



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

WEST WINDSOR TOWNSHIP SITE PLAN REVIEW ADVISORY BOARD

DATE: December 8, 2014
TIME: 7:30 p.m.
LOCATION: West Windsor Municipal Building – Room C

AGENDA

1. STATEMENT OF ADEQUATE NOTICE

2. ROLL CALL OF MEMBERS

3. *APPLICATION:

- a) **ZB 14-06**
PEREIRA INVESTMENT CORP.
“c” and “d(4)” Variances & Preliminary/Final Major Site Plan
Block 5, Lot 19
Property Zoned: RP-7 District
MLUL: 2/5/15
(continued from 6-23-14; 9-8-14 and 10-27-14)

A proposed mixed use development consisting of 44,904 square feet of commercial uses on the first floor and 45,582 square feet of residential uses on the second floor. The parcel is landlocked and access is provided by easement through the adjoining Ellsworth Center I site. The overall parcel is 3.849 acres and consists of partially constructed commercial buildings which were undertaken pursuant to a prior site plan approval. A total of 171 parking stalls and associated drainage improvements will be included. Variances as to the distance from the curb to the building, maximum side yard and curb to overhang are required in only several locations. A variance as to Maximum Floor Area Ratio is requested (0.268 proposed where 0.25 is permitted).

- b) **PB14-10**
MANEELY PRINCETON LLC
Preliminary/Final Major Site Plan & Subdivision with Bulk Variances
Block 10, Lot 8.01; Old Bear Brook Road
Property Zoned: PMN District
MLUL: 1-30-15

The Project involves the 45.8 acre Maneely Property located on Bear Brook and Old Bear Brook Road in the PMN zone. The proposed development includes a 10 acre subdivision for future affordable housing development, 192 corporate suites, 40 apartments above approximately 20,000 s.f. of retail space located in two (2) buildings, and 51 Townhomes. The proposal incorporates a “Main Street” connecting the various project elements into an integrated neighborhood design, with recreational amenities dispersed throughout the project. The main access is provided from Bear Brook Road by way of a new roundabout. Bulk variances for Townhome end lot area and width and signage are requested.

4. ADJOURNMENT

(*Indicates formal action may be taken).

Allen Schectel, Chair
Ted Begun, Vice Chair

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