



# WEST WINDSOR TOWNSHIP

## DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

DATE: June 5, 2024

TIME: 6:30 p.m.

LOCATION: West Windsor Township Municipal Building  
271 Clarksville Road  
Meeting Room "A"

1. **STATEMENT OF ADEQUATE NOTICE**

2. **ROLL CALL OF MEMBERS**

3. **CHAIRMAN'S COMMENTS  
AND CORRESPONDENCE:**

4. **PUBLIC COMMENTS:**                    ✕ Public Comments - Non-agenda items  
*(Limit 15 minutes, 3 minutes per person discussion on pending  
applications not permitted at this time)*

5. **\*MINUTES:**                                April 17, 2024

6. **\*RESOLUTION:**                        **PB22-02**  
ER/UDC West Windsor LLC  
Preliminary/Final Major Site Plan, Subdivision & Sign Waivers -  
Phase 1 (QuickChek)  
Preliminary Site Plan - Phase 2 (Drive Thru Restaurant)  
Block 47, Lots 2, 3, 4, 5 & 6; 332-340 Princeton-Hightstown Road

7. **\*APPLICATIONS:**                        a) **PB24-02**  
**Ellsworth Realty Assoc. LLC**  
Concept Plan & Rezoning  
33 Princeton-Hightstown Road; Block 5, Lot 20  
Property Zoned: RP-7 District  
MLUL: N/A

Concept review for the mixed-use development known as Ellsworth Village Center (corner of Princeton Hightstown and Cranbury Roads) to consider updating an existing building along Cranbury Road with apartments on top of commercial space, new residential building and public space fronting Cranbury Road, improvements to parking and stormwater infrastructure and additional residential units to the rear of the site, with astatic upgrades to the existing commercial building (where Dunkin' Donuts is located). The applicant is seeking feedback allowing the Township Council to explore changes to the redevelopment plan, no new development will be approved at this time.

b) **PB24-03**

**Crossings @ Princeton Junction**

Concept Plan & Rezoning

23 Cranbury Road; Block 5, Lots 62, 66 & 76

Property Zoned: RP-7 District

MLUL: N/A

K. Hovnanian New Jersey Operations, LLC has made application to the Planning Board for Concept Plan Review of a proposed residential development on property fronting Cranbury Road (County Route 615) and designated as Tax Lots 62 (25 Cranbury Road), 66 (29 Cranbury Road) and 76 (23 Cranbury Road) in Block 5. K. Hovnanian seeks to build thirty-seven (37) market-rate townhomes on Lots 62 and 76 with associated stormwater drainage facilities (detention basin) on Lot 66. Development of adjacent Lot 20 in Block 5 as a residential/commercial mixed-use project by others will include affordable units required for this townhome project.

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|----|------------------------------|------------------------|
| 8. | <b><u>CLOSED SESSION</u></b> | (If needed)            |
| 9. | <b><u>*ADJOURNMENT</u></b>   | Targeted for 9:30 p.m. |

Michael Karp, Chairman  
Curtis Hoberman, Vice Chair

(\*Indicates formal action may be taken).