



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

WEST WINDSOR TOWNSHIP PLANNING BOARD REGULAR MEETING

DATE: June 17, 2026

TIME: 6:30 p.m.

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

AGENDA

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: May 6, 2026
6. *RESOLUTION: **PB26-02**
Market Fair Mall/Tenant Improvements
Preliminary/Final Major Site Plan
3535 US Route 1; Block 7.15, Lot 14.04
7. *APPLICATIONS: **a) PB26-05**
Woodstone Residential Annex LLC
Preliminary/Final Major Site Plan
200 Farber Road; Block 86, Lot 58.02
Property Zoned: R-5F District
MLUL: 6/30/2026

The applicant is seeking amended preliminary and final site plan approval to revise the portion of the site previously approved for a retail/commercial building with a 4-story, 35-unit apartment building. The pre-school approved with original application is under construction. The design is intended to be similar in style and complement the existing Woodmont Way community across the Canal Pointe Boulevard with attached garages, stone facing, and similar finishes with extensive landscaping throughout the property.

b) PB26-06

Clark Plaza

Signage Waiver

217 Clarksville Road; Block 10, Lot 14

Property Zoned: B-1 District

MLUL: 6/30/26

Applicant seeks a waiver from the nonresidential sign requirements which allow for a 48-sf sign, not to exceed 9 ft in height. The existing sign is 60 sf and 12.5 ft tall. The proposed sign is 126 sf and 16.25 ft tall and will be internally illuminated. The proposed sign will be placed in the same location as the existing sign. It identifies the property address and includes 14 spaces for the tenants. The landscaping around the bottom of the sign will be replaced with appropriate plantings. No other changes of any kind are proposed for the site.

c) PB26-03

Princeton Ascend Development LLC

Sign Variance

43 Princeton-Hightstown Road, Ste 2106; Block 12.04, Lot 25

Property Zoned: RP-7 District

[continued from May 6, 2026)

Continuation of application for relief for signage accessory to a mixed-use building at 43 Princeton Hightstown Road: a variance from § 200-258(D)(4)(d)[1] of the West Windsor Township zoning ordinance (the “Ordinance”) to permit a monument sign where the Property is set back less than 50 feet from the right-of-way; a variance from § 200-258(D)(4)(d)[2] of the Ordinance to permit a monument sign measuring 100 square feet; and a variance from § 200-258(D)(4)(d)[3] of the Ordinance to permit a monument sign that is 12 feet high.

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| 8. | <u>LIAISON REPORT:</u> | Environmental Commission – Jyotika Bahree |
| 9. | <u>CLOSED SESSION</u> | (If needed) |
| 10. | <u>*ADJOURNMENT</u> | Targeted for 9:30 p.m. |

Michael Karp, Chairman
Curtis Hoberman, Vice Chair

(*Indicates formal action may be taken).