



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

WEST WINDSOR TOWNSHIP PLANNING BOARD REGULAR MEETING

DATE: September 16, 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 on Non-agenda items
(Limit 15 minutes, 3 minutes per person, discussion on pending applications not permitted at this time)
5. ***MINUTES:** June 17, 2026; August 5, 2026
6. ***LIAISON REPORT:** Environmental Commission – Jyotika Bahree
7. ***APPLICATION:**
PB26-07
Ellsworth Realty Associates LLC
Preliminary/Final Major Site Plan
Block 5, Lots 20 & 76; 33 Princeton-Hightstown Road
Property Zoned: RP-7 District
MLUL: 9/30/2026

Following recent revisions to the RP-7A Princeton Junction Redevelopment Plan District zoning, applicant Ellsworth Realty Associates, LLC brings this site plan application to continue the modernization and upgrade of the existing mix-used walkable village center at the corner of Princeton Hightstown Road and Cranbury Road. Applicant proposes renovating several existing buildings and constructing three new buildings: two mixed-use buildings next to the to-be relocated driveway off Cranbury Road and a residential building in the rear of the center, replacing the existing dry-cleaning building. Upon completion the center will have 26 total residential units approximately 30,823 SF of commercial space.
8. ***ORDINANCE REFERRAL FROM TOWNSHIP COUNCIL:**
Ordinance 2026-17
An Ordinance amending the Bulk and Use standards of the RP-1 Zoning District (Block 6, Lots 54, 55.01 & 76) of the Township Code of West Windsor (1999)
9. **CLOSED SESSION** (If needed)
10. **ADJOURNMENT** Targeted for 9:30 p.m.

Michael Karp, Chairman
Curtis Hoberman, Vice Chair

(*Indicates formal action may be taken).