# WEST WINDSOR TOWNSHIP

## DEPARTMENT OF COMMUNITY DEVELOPMENT
## DIVISION OF LAND USE

WEST WINDSOR TOWNSHIP PLANNING BOARD
SPECIAL MEETING

DATE: February 25, 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:** February 4, 2026

6. ***APPLICATION:** **PB25-10**
**Montessori Kids Universe**
Conditional Use & Minor Site Plan
401-404 Avalon Square; Block 6.30, Lot 5.01
Property Zoned: RP-1 District
MLUL: 3/7/26

Applicant Avalon West Windsor, LLC/Montessori Kids Universe seeks conditional use and minor site plan approvals to operate a Montessori school within an existing mixed-use building at W Squared, located at 401-404 Avalon Square (Block 6.30, Lot 5.01) in the RP-1 Princeton Junction Redevelopment Plan District. This 25.44-acre tract is bounded by Washington Road and Station Drive. The school will occupy approximately 8,912 square feet on the first floor of the building, and it will also utilize a 4,450 square-foot outdoor playground. Seven dedicated parking spaces and a shared parking garage will serve this use. No changes to building height are proposed and no variances are required in connection with this application.

7. **CLOSED SESSION** (If needed)

8. **ADJOURNMENT** Targeted for 9:30 p.m.

Michael Karp, Chairman
Curtis Hoberman, Vice Chair

(*Indicates formal action may be taken).