WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF LAND USE

WEST WINDSOR TOWNSHIP PLANNING BOARD
REGULAR MEETING

DATE: April 15, 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 25, 2026

6. ***RESOLUTIONS:**

PB25-10
Montessori Kids Universe
Conditional Use & Minor Site Plan
401-404 Avalon Square; Block 6.30, Lot 5.01

PB24-08
Trustees of Princeton University – Baseball Ballpark
Amended Final Site Plan with Waivers
Washington Road & US Route 1; Block 3, Lot 1.0113

7. **LIAISON REPORT:** Environmental Commission – Jyotika Bahree

8. ***APPLICATION:**

PB19-13 3rd Amendment
Senior Living @ Bear Creek aka Axria, Inc.
Amended Final Site Plan
SE corner of Village Road & Old Trenton Road
Block 33, Lot 1.022
Property Zoned: PRRC District
MLUL: 4/15/2026

The principal change is that the first floor has been raised 1.5 ft and the basement garage area has been reconfigured and lowered so that there are no longer intermediate floors. The reconfiguration also allows for reduction in the lower level/garage area and more efficient circulation with a nominal reduction of two parking spaces. The Courtyard area has been modified, reducing the pavilion size but not its function and adding fire pits and barbecues along with enhanced seating areas. The impervious surface area has been reduced slightly from 11.50 acres to 11.46 acres.

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).