



# WEST WINDSOR TOWNSHIP

## DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

### WEST WINDSOR TOWNSHIP PLANNING BOARD REGULAR MEETING

DATE: May 6, 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:                                March 18, 2026
6. \*APPLICATIONS:                        **PB26-02**  
**Market Fair Mall/Tenant Improvements**  
Preliminary/Final Site Plan & Bulk Variances  
3535 US Route 1; Block 7.15, Lot 14.04  
Property Zoned: B-2 District  
MLUL: 6/3/2026

Teachers Insurance and Annuity Association is the owner of Block 7.15, Lot 14.04, as designated on the tax map of the Township of West Windsor, said property being located at 3535 US Highway 1, Princeton, New Jersey. The Property is 27.54 +/- acres and is in the B-2 Business District (the "B-2 Zone"). The Property is currently improved with the existing Marketfair Mall consisting of approximately 280,695 +/- SF, and associated parking with existing driveway access to Route 1. The Applicant is seeking preliminary and final site plan approval with bulk variances and design waiver relief in order to complete the internal and external remodel of four tenant spaces on the southeast side of the Marketfair Mall with façade and building signage improvements, hardscape and landscape improvements, two (2) building additions consisting of approximately 274 +/- SF and 145 +/- SF and a proposed vestibule and additional landscape islands in the parking lot.

