

WEST WINDSOR TOWNSHIP PLANNING BOARD
REGULAR MEETING

DATE: February 7, 2018
TIME: 7:00 p.m.
LOCATION: West Windsor Municipal Building – Room A

AGENDA

1. **STATEMENT OF ADEQUATE NOTICE**
2. **ROLL CALL OF MEMBERS**
3. ***CONSENT AGENDA:** a) Minutes: July 26, 2017; January 3, 2018
4. **CHAIRMAN'S COMMENTS
AND CORRESPONDENCE:** ☐ Public Comments - Non-agenda items (Limit 15 minutes)
5. ***APPLICATION:**
PB16-12
BEAR BROOK HOMES LLC
Preliminary Major Subdivision and Bulk Variance
Block 9, Lots 55 & 56
106 & 110 Bear Brook Road
Property Zoned: R-3A District
MLUL: 2-8-18

This 10 acre property is located with frontage on Bear Brook Road, directly opposite Greylynne Drive, and it backs up to Little Bear Brook. Seven new, single-family lots are proposed, with homes in the 3,500 sf range. They will all be traditional in design, featuring large front porches. Supplementing these are three townhouses, two of which will be low/moderate income units. The site design is a simple cul-de-sac, with well over half the site remaining undeveloped, dedicated open space that will be allowed to revert to natural woodlands. All of the lots and proposed home designs will conform to the bulk requirements of the R-3A zone, with no variances required.

6. **CLOSED SESSION:** (If Needed)
7. **ADJOURNMENT** Targeted for 10:00 p.m.

Gene R. O'Brien, PE (ret.) Chair
Michael Karp, Vice Chair

(*Indicates formal action may be taken)