

WEST WINDSOR TOWNSHIP PLANNING BOARD
REGULAR MEETING

DATE: March 17, 2021

TIME: 7:00 p.m.

LOCATION: West Windsor Township Senior Center
271 Clarksville Road

1. **STATEMENT OF ADEQUATE NOTICE**

2. **ROLL CALL OF MEMBERS**

3. **CHAIRMAN'S COMMENTS
AND CORRESPONDENCE:**

☒ Public Comments - Non-agenda items (Limit 15 minutes)

4. ***CONSENT AGENDA:**

Minutes: July 15, 2020

Resolution: Planning Board Resolution 2021R-04

(Increase in Miller, Porter & Muller 2020 Budget)

5. **LIAISON REPORTS:**

a) Environment Commission

b) Affordable Housing Committee

6. ***APPLICATIONS:**

a) **PB20-11**

MarketFair – Tommy's Tavern

Minor Site Plan

Block 7.15, Lot 14.04; 3535 US Route 1

Property Zoned: B-2 District

MLUL: 3/30/21

MarketFair requests minor site plan approval for four (4) new outdoor patio areas. Specifically, the Applicant requests approval for: (i) a 428 sf expansion of the patio area for Tommy's Tap + Tavern (ii) a 472 sf expansion of the patio area near Starbucks; (iii) a 455 sf expansion of the patio area near Qdoba and 247 sf of patio area that was previously approved for this area but was not constructed; and (iv) 500 sf of new patio area to be constructed at the center as needed in the future. To compensate for the new coverage, the Applicant will reduce the length of some parking spaces in remote sections that are rarely used and convert to lawn. A design waiver is requested to construct the patios with impervious materials.

b) **PB20-10**

MarketFair- Comprehensive Signage Package

Sign Waiver(s)

Block 7.15, Lot 14.04; 3535 US Route 1

Property Zoned: B-2 District

MLUL: NA

MarketFair seeks minor site plan approval with waivers for updates to its comprehensive signage plan at the shopping mall on U.S. Route One which includes replacement and supplementing of building signs and freestanding signs around the property. Several waivers are requested in connection with this application including number of tenants that can be listed on a sign, sign area, sign height, letter height, and number of signs.

8. **CLOSED SESSION** (If needed)
9. **ADJOURNMENT** Targeted for 10:00 p.m.

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

(*Indicates formal action may be taken).