



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

WEST WINDSOR TOWNSHIP PLANNING BOARD REGULAR MEETING

DATE: April 21, 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. **LIAISON REPORTS:**
 - a) Environment Commission
 - b) Affordable Housing Committee
5. ***APPLICATION:**

PB20-06
East Ridge Development, LLC
Concept Plan & Rezoning
Block 47, Lots 2, 3, 4, 5 & 6
SW corner of RT 571 & Southfield Road
Property Zoned: P-1 District
MLUL: N/A

Applicant East Ridge Development, LLC presents this concept plan for a proposed 5,869 s.f. Quick Chek retail convenience store, with indoor and outdoor seating and gasoline station, as well as a proposed 4,541 s.f. restaurant building with drive-thru. The project will be located on the corner of Southfield Road and McGetrick Lane. The property is approximately 3.904 +/- acres in area and is currently vacant. The applicant also seeks to subdivide into two separate lots for each use. Each lot will contain associated parking/circulation areas, with a total of 92 parking spaces available to users of each facility. The lots will share stormwater management facilities. The property is located within the Planned Village Center zone, however, it is intended that the property be rezoned and governed by the standards of the proposed B-2A zone.
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).