



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

WEST WINDSOR TOWNSHIP PLANNING BOARD REGULAR MEETING REVISED AGENDA

DATE: November 10, 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. ***MINUTES:** October 20, 2021
 5. ***RESOLUTION:** **PB20-15**
Princeton Junction Train Station Redevelopment
Preliminary/Final Major Site Plan & Subdivision
Block 6, Lots 8, 54, 55.01 & 76
 6. ***APPLICATION:** **PB18-06 AMENDED**
Ellsworth Realty Associates LLC
Amended Preliminary/Final Major Site Plan
15-19; 29 & 31 Cranbury Road
Block 5, Lots 20, 20.01, 20.02, 20.03, 20.04, 62, 76, 66 & 48
Property Zoned: RP-7 & R-20B District
MLUL: 12/11/2021
- The applicant/owner, Ellsworth Realty Associates, LLC (the Applicant”), is filing an Amended Preliminary and Final Site Plan application in connection with the previously approved redevelopment of the “Ellsworth Center” located at the intersection of Cranbury Road and Princeton Hightstown Road (aka Route 571). The current site plan approval for the Ellsworth Center was approved in 2019. This approval resulted in a total retail area of 53,000 S.F. and 30 apartments (including affordable units). The current Amended Preliminary and Final Site Plan application seeks to modify the proposed stormwater management for the development. The previously proposed underground detention system on lot 62 will be eliminated and relocated to a proposed surface basin (wet basin/pond) on lot 66. Lot 66 is a 1 acre residential lot with an existing single family residence. The proposed pond is located in front of the residence, which will remain. This property is separated from the Ellsworth Center by a stone driveway which is the access to Township Open Space.
7. **CLOSED SESSION** (If needed)
 8. **ADJOURNMENT** Targeted for 10:00 p.m.

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

(*Indicates formal action may be taken).
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