



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

WEST WINDSOR TOWNSHIP PLANNING BOARD REGULAR MEETING

DATE: February 1, 2023
TIME: 7:00 p.m.
LOCATION: West Windsor Township Senior Center
Large Activity Room
271 Clarksville Road

1. **STATEMENT OF ADEQUATE NOTICE**

2. **ROLL CALL OF MEMBERS**

3. ***MINUTES:** December 14, 2022

4. **CHAIRMAN'S COMMENTS
AND CORRESPONDENCE:** ☐ Public Comments - Non-agenda items (Limit 15 minutes.
(discussion on pending applications not permitted)

5. ***APPLICATIONS:**

a) PB22-04
Kayden LLC
Minor Site Plan & Bulk Variance
Block 25, Lot 25.01; 1676 Old Trenton Road
Property Zoned: R-1/C District
MLUL: 2/1/23

Applicant Kaydan, LLC seeks minor site plan and bulk variance approvals to construct an approximately 213 square-foot addition to the existing Edinburg Animal Hospital building on the property. The property is a 3.51-acre parcel located at 1676 Old Trenton Road, designated as Block 25, Lot 25.01 on the West Windsor tax maps, and located in the R-1/C Zoning District. As part of this application, Applicant also seeks to demolish and remove certain walkways, ramps, steps, retaining walls, and other improvements, and to install new walkways, ramps, steps, retaining walls, ADA parking space, and other site improvements on the property.

b) PB22-07
Nassau Park – Floor & Décor Outlets
Minor Site Plan & Sign Waiver
Block 7, Lots 78.01 & 78.19; 101 Nassau Park Blvd.
Property Zoned: B-3 District
MLUL: 2/3/23

Floor and Decor Outlets of America, Inc. (“Applicant”) seeks minor site plan approval to occupy 76,283 s.f. of the 1-story building (former Wal-Mart) at 101 Nassau Park Boulevard, for use as a Floor & Decor hard surface flooring store. The building is part of a condominium, which including common elements encompasses 63 acres for the center as a whole. Applicant proposes to add a new loading dock, make improvements to the parking lot, and install customary signage. Applicant seeks variances for temporary signage, and design standard exceptions relating to loading spaces and the size of building signage. Parking is proposed to increase by three spaces from 5,543 to 5,546.

6. **CLOSED SESSION**

(If needed)

8. **ADJOURNMENT**

Targeted for 10:00 p.m.

Michael Karp, Chair
Curtis Hoberman, Vice Chair

(*Indicates formal action may be taken).