



# WEST WINDSOR TOWNSHIP

## DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

### WEST WINDSOR TOWNSHIP PLANNING BOARD REGULAR MEETING

DATE: December 20, 2023

TIME: 6:30 p.m.

LOCATION: West Windsor Township Municipal Building  
271 Clarksville Road  
Meeting Room "A"

1. **STATEMENT OF ADEQUATE NOTICE**

2. **ROLL CALL OF MEMBERS**

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

4. **PUBLIC COMMENTS:**

☒ Public Comments on Non-agenda items  
(Limit 15 minutes, 3 minutes per person, discussion on pending applications not permitted at this time)

5. **\*MINUTES:**

November 1, 2023; December 6, 2023

6. **\*RESOLUTIONS:**

- a) **PB23-05**  
**400 Steps, LLC**  
Preliminary/Final Major Site Plan  
15 Cranbury Road (rear); Block 5, Lots 19 & p/o 20
- b) **PB19-08Amended**  
**The Townes @ West Windsor (fka Heritage Village)**  
Amended Final Site Plan & Subdivision  
2044 Old Trenton Road; Block 28, Lots 15.02, 15.03 & 21.01

7. **\*APPLICATION:**

**PB23-09**  
**Market Fair – South End Improvements**  
Minor Site Plan & Sign Waivers  
3535 US Route 1; Block 7.15; Lot 14.04  
Property Zoned: B-2 District  
MLUL: 12/20/23

Teachers Insurance and Annuity seeks minor site plan approval with waivers for updates to the south end of the MarketFair mall including a new mall entrance and a new restaurant entrance both with signage. The new entrances will face Meadow Road. The proposed signage, which is consistent with prior signage approvals for MarketFair requires sign waivers for height and number of signs.

8. **CLOSED SESSION**

(If needed)

9. **ADJOURNMENT**

Targeted for 9:30 p.m.

Michael Karp, Chairman  
Curtis Hoberman, Vice Chair

(\*Indicates formal action may be taken).