



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

WEST WINDSOR TOWNSHIP ZONING BOARD OF ADJUSTMENT

DATE: Thursday, September 24, 2020
TIME: 7:00 p.m.
LOCATION: West Windsor Township Senior Center
271 Clarksville Road

AGENDA

1. STATEMENT OF ADEQUATE NOTICE
2. ROLL CALL OF MEMBERS
3. *MINUTES: January 23, 2020
4. *RESOLUTION:
ZB19-05
MICHAEL MCMASTER
"c" Bulk Variance
16 Fairview Ave.
Block 42, Lot 9
5. CHAIR'S COMMENTS
& CORRESPONDENCE: Public Comment – Non-agenda items (limit 15 minutes)
6. *APPLICATION:
 - a) **ZB 19-09**
ALASTAIR BELLANY & DEBORAH YAFFE
Request for 1 year extension of approval
Block 24, Lot 7.05; 211 South Mill Road
Property Zoned: R-20 District
MLUL: N/A
 - b) **ZB 19-06**
WINDSOR 1 DEVELOPMENT LLC
d-3; d-4; d-6; c Bulk Variances; Minor Subdivision;
P/F Major SP and Conditional Use
Block 7 Lot 59; 3499 U.S. Route One
Property Zoned: B-2 District
MLUL: 9/24/20

With this application for development, Windsor 1 Developers, LLC (the "Applicant") seeks to construct, establish, and maintain a new 5,585 sq. ft. Wawa convenience store with an 8-pump (16 fueling positions) gasoline dispensing facility and a proposed four-story custom Hyatt House Hotel, along with accessory onsite parking, stormwater facility, landscaping, lighting, fencing, signage and related site improvements. As part of the overall plan of development, the Applicant also seeks minor subdivision approval to subdivide Lot 59 into two lots. The proposed Hyatt House Hotel and Wawa convenience store with fueling facility will each operate on their own separate lot.

271 CLARKSVILLE ROAD · PO BOX 38 · WEST WINDSOR, NEW JERSEY 08550 · (609) 799-9396 · FAX (609) 275-4850

WEBSITE: WWW.WESTWINDSORNJ.ORG

7. **CLOSED SESSION** (If needed)
8. **ADJOURNMENT** [Targeted for 10pm]

* Indicates formal action may be taken

Susan Abbey, Chair
Curtis Hoberman, Vice Chair