



CONTROL POINT
ASSOCIATES, INC.
traditional methods | modern approaches

30 Independence Blvd
Suite 100
Warren, NJ 07059
Tel: 908.668.0099
cpasurvey.com

November 14, 2023

VIA COURIER
Henry Kent-Smith
Fox Rothschild, LLP
Princeton Pike Corporate Ctr
997 Lenox Drive, Building 3
Lawrenceville, New Jersey 08648

Mr. Samuel J. Surtees, Manager
West Windsor Township
Department of Community Development
Division of Land Use
271 Clarksville Road, P.O. Box 38
West Windsor, New Jersey 08550

RE: PB22-02
ER/UDC West Windsor LLC
Preliminary/Final Major Site Plan, Subdivision & Sign Waivers – Phase 1
Preliminary Site Plan – Phase 2
332-340 Princeton-Hightown Road
Block 47, Lots 2, 3, 4, 5 & 6
Property Zoned B-2A District
MLUL: 12/31/23
CPA File No.: 01-190482-00
Mercer County File No.: MC #22-702 & 22-703

Dear Samuel,

Enclosed please find the following items for your review with regard to the client's application to the Planning Board for a formal public hearing on December 13, 2023 for the above referenced project:

- Three (3) signed and sealed full-scale sets of the ALTA/NSPS Land Title Survey prepared by our office, dated March 10, 2020, last revised July 7, 2022 (revision #6)
- Three (3) signed and sealed full-scale copies of the Preliminary & Final Major Subdivision Plat prepared by our office, dated April 6, 2022, last revised November 14, 2023 (revision #4)
- Three (3) signed and sealed copies of the Legal Description for Proposed Right of Way Dedication prepared by our office, dated November 14, 2023
- Three (3) signed and sealed copies of the Legal Description for Proposed 14 Feet Wide Mercer County Right of Way Easement Across a Portion of Lot 2.01, Block 47 prepared by our office, dated November 14, 2023
- Three (3) signed and sealed copies of the Legal Description for Proposed Lot 2.01, Block 47 prepared by our office, dated November 14, 2023
- Three (3) signed and sealed copies of the Legal Description for Proposed 14 Feet Wide Mercer County Right of Way Easement Across a Portion of Proposed Lot 2.02, Block 47 prepared by our office, dated November 14, 2023



- Three (3) signed and sealed copies of the Legal Description for Proposed Lot 2.02, Block 47 prepared by our office, dated November 14, 2023
- Three (3) signed and sealed copies of the Legal Description for Proposed Right of Way Dedication to Mercer County Along Princeton-Hightstown Road prepared by our office, dated November 14, 2023
- Three (3) signed and sealed copies of the Legal Description for Proposed Right of Way Dedication to the Township of West Windsor Along McGetrick Lane and Southfield Road prepared by our office, dated November 14, 2023
- Three (3) signed and sealed copies of the Legal Description for Proposed Sidewalk Easement to the Township of West Windsor Across a Portion of Proposed Lot 2.01, Block 47 prepared by our office, dated November 14, 2023
- Fourteen (14) 11x17 sets of the ALTA/NSPS Land Title Survey prepared by our office, dated March 10, 2020, last revised July 7, 2022 (revision #6)
- Fourteen (14) 11x17 copies of the Preliminary & Final Major Subdivision Plat prepared by our office, dated April 6, 2022, last revised November 14, 2023 (revision #4)

Control Point Associates, Inc. is in receipt of the West Windsor Township Engineer Review Letter, dated October 19, 2023. Our responses are provided in *italics* below.

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West Windsor Township Engineer Review Letter prepared by Francis Guzik, dated October 19, 2023:

1.0 Subdivision

1.01 The following Subdivision checklist items have been deemed to be incomplete:

B. Section 200-53.C Preliminary Plat Details

- b. Checklist Item 2)(b) requires the name and address of the subdivider, and if a partnership or corporation, names of all individuals holding more than 10% ownership. Applicant to provide updated testimony on the current ownership of the various parcels within the overall tract to the TRC.

Comment: The owner and applicant are listed as ER/UDC West Windsor, LLC. Control Point Associates, Inc. is not aware of additional parties holding greater than 10-percent ownership.

1.03 A signature block shall be added to the subdivision plan for the Certification of the Land Surveyor who prepared the Survey and Map in accordance with the title Recordation Law 46:26B-2 (12). (previously on separate comment memo by M. McGuire, PLS – GeoTrek). This remains an open item. An updated subdivision plat was not included with the last submission. This remains an open item.

Comment: This comment has been addressed and a signature block has been added to the plat for the Certification of the Land Surveyor who prepared the Survey and Map.

7.0 General Comments

7.01 The following technical comments must be addressed:

7.03 The applicant shall provide metes and bounds descriptions for each parcel to be created and all easements to be granted, with closure calculations, to the Township Engineer for review and approval. Deeds and easement instruments are subject to the review and approval of the Board Attorney. These items remain to be provided:

Comment: Metes and Bounds descriptions for each parcel has been provided as well as the corresponding closure reports.



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New comment – the concrete sidewalk along McGetrick Lane encroaches into Lot 2.01 and now there needs to be a sidewalk easement provided for that encroachment. Submission of all required legal instruments and metes and bounds descriptions shall be made a condition of any favorable Board action on this application.

***Comment:** Acknowledged. Metes and Bounds descriptions for each parcel has been provided as well as the corresponding closure reports.*

Please contact me with any questions regarding the plan or this response letter.

Very truly yours,

CONTROL POINT ASSOCIATES, INC.

James D. Sens, P.L.S., P.P.
Branch Manager

KVG/ccm

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cc via email w/ enclosures:

Samuel Surtees – West Windsor Division of Land Use (ssurtees@westwindsortwp.com)
Tung-To Lam, P.E. – Bohler Engineering (tlam@bohlereng.com)
Matt Kunsman, P.E. - Bohler Engineering (mkunsman@bohlereng.com)