

November 10, 2023

Via FedEx

Henry Kent-Smith | Partner
Fox Rothschild LLP
Princeton Pike Corporate Center
997 Lenox Drive
Lawrenceville, NJ 08648

**RE: Township of West Windsor Resubmission
Proposed Food Store with Fuel Sales
Block 47; Lots 2- 6
332 Hightstown Road & 125 Southfield Road
Township of West Windsor
Mercer County, New Jersey
BENJ# J190844**

Dear Mr. Kent-Smith:

Enclosed, please find the following items for your use in the resubmission to West Windsor Township regarding the above referenced project:

- Seventeen (17) copies of the Environmental Impact Statement prepared by EcolSciences, Inc. dated November 4, 2021;
- Seventeen (17) copies of West Windsor Township Green Development Practices Checklist;
- Seventeen (17) copies of the Mercer County Conditional Approval Letter dated October 11, 2023;
- Seventeen (17) copies of the Wetland Investigation prepared by EcolSciences, Inc. dated February 9, 2023;
- Seventeen (17) copies of the Letter of Interpretation – Absence LOI prepared by EcolSciences, Inc. dated January 24, 2023;
- Seventeen (17) copies of the Site Plan Checklist dated March 02, 2023;
- Seventeen (17) copies of the Subdivision Checklist dated March 02, 2023;
- Two (2) signed and sealed copies of the Engineer's Report for Sanitary Sewer, prepared by Bohler Engineering NJ, LLC dated February 2023;
- Two (2) copies of the Storm Water Investigation prepared by Melick-Tully & Associates dated August 30, 2021;
- Two (2) copies of the Supplemental Storm Water Investigation prepared by GZA GeoEnvironmental Inc. dated July 12, 2022;
- Two (2) signed and sealed copies of the Stormwater Management Facility Operation & Maintenance Manual prepared by Bohler Engineering NJ, LLC dated November 2021, last revised November 2023;
- Two (2) signed and sealed copies of the Stormwater Management Report prepared by Bohler Engineering NJ, LLC dated November 2021, last revised November 2023;

- Three (3) signed and sealed sets of the *Preliminary & Final Major Site Plans & Preliminary & Final Major Subdivision Plan*, prepared by Bohler Engineering NJ, LLC, dated November 4, 2021, last revised November 7, 2023;
- Fourteen (14) half-sized sets of the *Preliminary & Final Major Site Plans & Preliminary & Final Major Subdivision Plan*, prepared by Bohler Engineering NJ, LLC, dated November 4, 2021, last revised November 7, 2023;
- Three (3) signed and sealed sets of *Fire Truck Turning Exhibit, WB-50 Truck Turning Exhibit & SU-40 Truck Turning Exhibits*, prepared by Bohler Engineering NJ, LLC, dated December 5, 2022, last revised November 07, 2023;
- Fourteen (14) half-sized sets of *Fire Truck Turning Exhibit, WB-50 Truck Turning Exhibit & SU-40 Truck Turning Exhibits*, prepared by Bohler Engineering NJ, LLC, dated December 5, 2022, last revised November 07, 2023;
- Three (3) signed and sealed sets of *Line of Sight Exhibits (A) & (B)*, prepared by Bohler Engineering NJ, LLC, dated August 17, 2020, last revised November 7, 2023; and
- Fourteen (14) half-sized sets of *Line of Sight Exhibits (A) & (B)*, prepared by Bohler Engineering NJ, LLC, dated August 17, 2020, last revised November 7, 2023.
- One (1) Thumb drive containing all documents listed above.

In response to the Technical Review Committee Township Engineer review letter, prepared by Francis A. Guzik, PE, dated October 19, 2013, Bohler Engineering offers the following responses:

1.0 Subdivision

1.01

B. Section 200-53.C Preliminary Plat Details

b. Refer to enclosed documents provided by the attorney which clarifies the ownership.

1.03 Refer to enclosed Atlantic Traffic Plans. No revisions were required by the county. Refer to the Dean & Dolan Plans which show re-stripping of Princeton-Hightstown Road for your reference.

2.0 Site Plan

3.0 Access and Circulation

3.01 Testimony will be provided regarding the County revisions.

3.06

a. 'Accessible EV Charging' Sign has been provided for the designated for the Accessible EV charging areas. Refer to sheets C-301 and C-902.

b. 'Accessible EV Charging' Sign has been provided for the designated for the Accessible EV charging areas. Refer to sheets C-301 and C-902.

3.07 Addressed.

3.09 ADA grading and curb ramps along CR-571 has been revised to alleviate cross slope concerns and follow PROWAG guidelines for truncated domes spacing. Refer to sheets C-401 and C-402.

4.0 Stormwater Management

4.05 The orifice for Bioretention Basin #2 has been revised to 94.18 to accommodate the 10.2" effective depth from the GWR calculations. The WQ design storm elevation is now 94.17 which is below the first orifice elevation. Refer to sheets C-404 and C-905.

4.07 A revised O&M Manual has been provided to include soil testing data. Refer to the documents enclosed.

4.08 Acknowledged.

5.0 Utilities

5.01 Acknowledged.

5.03 Addressed.

6.0 Lighting

6.02 Addressed.

7.0 General Comments

7.01

- g. Bioretention Basin #1 detail have been revised to show a 6" perforated underdrain instead of 3". Refer to sheet C-907.
- o. Addressed.

7.03 Will be provided under separate cover.

7.04 Will provide as a condition of approval.

In response to the Technical Review Committee Traffic Consultant review letter, prepared by Quazi Masood, P.E., PTOE and William T. Dougherty, P.E., PTOE dated October 18, 2023, Bohler Engineering offers the following responses:

23. Detail Sheet B, Sheet C-902, has been revised to read the dimension of 'ONLY' pavement marking as 8', not 8'-4".

In response to the Technical Review Committee Planner review letter, prepared by David Novak, PP, AICP, dated October 18, 2023, Bohler Engineering offers the following responses:

Zoning Table

1. Zoning table has been revised to include a comparison between impervious and pervious coverage. Refer to sheet C-301.
2. Zoning table has been revised to include the minimum queuing length. Refer to sheet C-301.
3. Zoning table has been revised to adjust the FAR calculation for lot 2.02 to be 0.076 not 0.075. Refer to sheet C-301.

Operational Information

- The operation matrix is included as part of this submission. No change is proposed.

Fueling Stations

- No Change proposed.

Design Standards

4. Colorized Exhibit – Will be provided at the public hearing.
5. Solar Ready Roof – No Change.

Accessory Structures

6. Proposed Generator – Acknowledged, Mr. Dobromilsky confirm confirmed at the last TRC that the proposed landscaping satisfies the requirements.
7. Transformer – Acknowledged, Mr. Dobromilsky confirm confirmed at the last TRC that the proposed landscaping satisfies the requirements.

Parking and Circulation

8. Proposed Number of Parking Spaces: Proposed Lot 2.01 – Testimony will be provided.
9. Proposed Number of Parking Spaces: Proposed Lot 2.02 – Testimony will be provided.

Signage

10. Wall Signage – Testimony will be provided.
11. Street Address Signs – To be clarified by Architect.
12. Monument Signage – Testimony will be provided.
13. Canopy Signage – Testimony will be provided. Signage table has been revised to include the Permitted Letter and Logo height of 8". Refer to Sheet C-301.
14. Comparisons to Area – Will be provided at the public hearing.

In response to the Technical Review Committee Landscape Architectural Review #4, prepared by Dan Dobromilsky, LLA,PP,LTE, dated October 18, 2023, Bohler Engineering offers the following responses:

A site visit has been conducted and the plans for this application have been analyzed relative to Township standards. The following comments regarding the landscape architectural aspects of this proposal are offered for consideration as this application is reviewed:

- Previous comments and questions regarding the site layout, landscape plan, and construction details have been addressed with this submission. The Planning Board report will include comments regarding any variance or design waiver requests. No objections are offered regarding these items at this time. Previous comments regarding green building elements and architectural details will also be offered with the report to the Board.

RESPONSE: Acknowledged.

- The landscape compliance chart on sheet C-702 of the plan set indicates that a landscape transition buffer is required as this property abuts a residentially zoned property to the south. The P-1 zone that abuts this property along McGetrick Lane does not include a residential use component. At the corner of McGetrick Lane and Southfield Road the property meets the R-30 Zone at a point. In this location the R-30 property is the Township Public Works facility. It may be appropriate to clarify these details in the chart.

- 1- **RESPONSE:** The Landscape Compliance Chart for the project has been revised to clarify the site's buffering requirements with its only adjacency to residential zone or use at the Southeastern property corner (at the West Windsor Public Works Department).

In response to the West Windsor Fire & Emergency Services Memorandum, prepared by Sam Surtees, Land Use Manager, dated October 25, 2023, Bohler Engineering offers the following responses:

Miscellaneous

- A lock box to allow immediate access by the Fire Department shall be installed on the front of each building.

RESPONSE: Knox Box locations are called out on the site plan. Refer to sheet C-301.

- The position of the fire department connection that supports the fire sprinkler system shall be at the front of each building.

RESPONSE: The proposed 'Quick Chek' building does not have a sprinkler system and the restaurant with drive through is still preliminary a sprinkler system for the building is not anticipated at this time.

- Applicant shall limit the number of trees in close proximity to the buildings as they restrict access by the fire department.

RESPONSE: Acknowledged.

- Applicant should be aware that under N.J. A.C. 5: 70, 510. 1 Emergency Responder Radio Coverage — "All new buildings shall have approved radio coverage for emergency responders within the building based upon existing coverage levels of the public safety communications systems of the jurisdiction at the exterior of the building."

- The applicant may be required by the construction official to conduct a radio signal strength survey of the building while under construction, and if deemed necessary a radio signal amplification system would need to be installed.

RESPONSE: Acknowledged.

Should you have any questions or comments concerning this or any other matter, please do not hesitate to contact our office.

Sincerely,

BOHLER ENGINEERING NJ, LLC



Matthew Kunsman, P.E.



Tung-To Lam, P.E.

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Enclosure

cc: Biff McGuire, ER/UDC West Windsor, LLC