

# MERCER COUNTY PLANNING BOARD



MCDADE ADMINISTRATION BUILDING  
PO BOX 8068  
TRENTON, NJ 08650-0068  
Phone 609-989-6545 Fax 609-278-8154

BRIAN M. HUGHES  
County Executive

KELVIN S. GANGES  
Chief of Staff  
LESLIE R. FLOYD, PP, AICP  
Planning Director  
MATTHEW ZOCHOWSKI, PP, AICP  
Planning Board Secretary

LILLIAN L. NAZZARO, ESQ.  
County Administrator  
BASIT A. MUZZAFFAR, PE.  
County Engineer  
ROBERT N. RIDOLFI, ESQ.  
Planning Board Counsel

October 11, 2023

Matthew Kunsman, PE  
Bohler Engineering  
30 Independence Boulevard, Suite 200  
Warren, New Jersey 07059

Email: [mkunsman@bohlereng.com](mailto:mkunsman@bohlereng.com) & [tlam@bohlereng.com](mailto:tlam@bohlereng.com) & [crocker@bohlereng.com](mailto:crocker@bohlereng.com)

Re: Site Plan & Major Subdivision  
**ER/UDC West Windsor**  
Block 47, Lots 2 - 6  
**Township of West Windsor**  
**Mercer County File No. MC #22-702 & 22-703**

Dear Mr. Kunsman:

Please be advised that the above referenced site plan and major subdivision prepared by Tung-To Lam, PE of Bohler Engineering, dated November 4, 2021 and last revised on March 9, 2022, was reviewed and approved on October 11, 2023 by the Mercer County Land Development Committee subject to the following conditions:

## Right of Ways, Easements & Dedications

1. The Mercer County Master Plan calls for a 116' Right-of-Way or 58' from center on Princeton-Hightstown Road (County Route 571). Applicant has revised the site plan to show the additional required right-of-way dedication and Right-of-Way easement. Please prepare a separate metes and bounds description and exhibit showing the dedication and easement areas.
2. Following Mercer County's review of the metes and bounds description of the dedication and easement areas, applicant shall submit 3 signed (in blue ink) original copies of the following documents. These documents can be found on the County Planning website:
  - a. Metes and Bounds Descriptions
  - b. Completed Sample Dedication Form
  - c. Completed Sample Easement Form
  - d. State of NJ Seller's Residency Certification/ Exemption Form
  - e. State of NJ Affidavit of Consideration for Use by Seller Form
3. Sight Triangle Easements shall be required at all existing and proposed road and street intersections with a County Road and at driveways as determined to be necessary by the County Engineer. Sight Triangle Easements shall be in accordance with current AASHTO standards and be shown on the plans.
  - a. A note shall be added to the plan set that areas within the sight triangle shall be free of all vegetation or obstructions 18" high or higher.
  - b. The Sight Triangle area shall be shown on the site plan and applicant shall submit the metes and bounds description of the easement for County Review.
  - c. Following Mercer County's review of the metes and bounds description of the Sight Triangle Easement and site plan revision, the applicant will need to submit 3 signed (in blue ink) and stamped original copies.

4. Applicant shall verify that a Cross Access and Maintenance Agreement has been provided to provide future cross access between the two newly created lots. Applicant is responsible for recording of this agreement with the County Clerk. A note shall also be placed on the plan set.
5. Applicant shall have permanent concrete markers set by a licensed land surveyor. These markers shall mark and reference key corner points on the newly subdivided lots. Concrete monuments shall be permanently marked or tagged with the certificate number of the land surveyor setting it per applicable State laws and statutes.
6. All metes and bounds descriptions shall be prepared by a licensed surveyor in the State of New Jersey.
7. Applicant shall prepare an Indemnification and Maintenance Agreement for all existing and proposed trees and/or benches along their frontage and record with the deed. Applicant shall submit draft document to County for review and approval prior to recording.

### **Site Plan**

8. Mercer County Land Development Standards call for street trees to be provided in all new (re)developments along the County Road frontage at minimum intervals of 60' and located 1' off the public R.O.W. Applicant has provided street trees.
9. In accordance with the Mercer County Master Plan, applicant is providing a 10' shared use path along their frontage. This requirement supersedes the County requirement for sidewalk.
10. Applicant is also proposing bicycle facilities along Southfield Road which is under jurisdiction of West Windsor Township. County staff recommend bicycle facilities be constructed that will connect the facilities on Princeton-Hightstown Road to the existing facilities on Southfield Road.
11. Plans shall include a note indicating "All sidewalk, sidepath and curb within the County Right-of-Way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the County Engineer or his/her representative(s).
12. Westbound left turn storage length (PH and Southfield) was lengthened an additional 50' to account for 151' (95<sup>th</sup> percentile) queue length during PM peak hour.
13. All construction or reconstruction within the County Right-of-Way shall be performed to County Standards and meet PROWAG standards. All driveways, aprons, curb and sidewalk shall be designed to County standards and meet the satisfaction of the County Engineer.
14. All Concrete in the County right-of-way shall be Class A with 28-day compressive strength of 4500 psi. A note to that effect shall be placed on site plan.
15. Mercer County requires a 6" typical curb reveal and 18" typical roadway box. County details are available online.
16. If applicant is making utility cuts within County pavement, applicant is required to repave the full width of the County Road extending 30' on either side of the last cut.
17. All road openings and work to be performed in the County Right-Of-Way will require a permit from the Mercer County Highway Division (Phone: 609-530-7500 [ext 122])
  - a. Application for Permit:  
<https://www.mercercounty.org/home/showpublisheddocument/27396/638246673596900000>

### **Stormwater**

18. The applicant is ultimately disturbing more than 1.0 acre of land and will therefore be considered a Major Development by NJAC 7:8. Stormwater runoff quantity reductions from the site are therefore required. These reductions have been met on the site by satisfying the requirements set forth by N.J.A.C. 7:8-5.6 (b)3.
19. The applicant has verified that the invert of all proposed stormwater basins will be at a minimum 2.0' above the Seasonal High Water Table (SHWT).
20. In accordance with NJAC 7:8-5.2(m), a maintenance plan in accordance with the New Jersey Best Management Practices Manual and NJAC 7:8-5.8 must be provided to the applicant and property owners to ensure that stormwater system can be maintained in perpetuity by the property owners. This maintenance plan and any future revisions shall be recorded with the County Clerk. The applicant shall provide proof of recording to the Mercer County Planning Board, and a copy of said plan for our records.

### **Administrative**

21. The applicant's site plan includes improvements to County facilities. County Engineer or his/ her representative(s) will be providing review, inspection and certification of the project. The improvements to the County facilities shall be included in the

22. inspection and certification of the County Engineer or his/ her representative(s). Copy of the final certification shall be furnished to the County Planning Board.
23. Mercer County reserves the right to reduce or close access driveways if they are deemed unsafe. If a left turn in or out of a property is deemed unsafe by the County Engineer, the County will prohibit left turns at that location and provide the necessary signage.
24. Cost of any inspection, outside of regular business hours work, of improvements to County facilities shall be the responsibility of the applicant.
25. Facilities other than those provided by public utilities shall not be located within the County right-of-way.
26. All Mercer County Planning Board approvals are contingent upon the applicant satisfying ALL of the conditions outlined in this letter. A formal written approval from Mercer County will not be issued until such a time in the future that these requirements are satisfied.

Please submit one physical (1) set of revised plans as well as one electric set of plans to this office. The foregoing approval is also subject to the applicant and any successor and/or assigns obtaining all other permits, consents and approvals, for the development and/or subdivision of the project.

If there are any subsequent changes as a result of comments from other reviewing agencies, please submit two (2) sets of revised plans for our file. If these changes affect storm water management or any County facility, be advised that further County review and approval will be required.

If you have any questions or comments regarding the aforementioned conditions, please contact Mercer County Engineer Basit Muzaffar at (609) 989-6600. If you have any other questions or comments regarding this application, please contact Matthew Zochowski of my office at (609) 989-6985 or at [mzochowski@mercercounty.org](mailto:mzochowski@mercercounty.org).

Sincerely,

*Leslie R. Floyd* (jkb)

Leslie R. Floyd  
Planning Director

LRF: MZ:jkb

cc: Robert Ridolfi, Esq.  
Basit A. Muzaffar, PE, Mercer County Engineer  
Mercer County Planning Board  
Hemant Marathe, Mayor of West Windsor Twp.  
Francis Guzik, PE, West Windsor Twp. Engineer  
Lisa Komjati, West Windsor PB Secretary