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November 15, 2023

**VIA HAND DELIVERY**

West Windsor Township  
 Division of Land Use  
 c/o Samuel Surtees  
 271 Clarksville Road  
 West Windsor, NJ 08550

**RE: Preliminary & Final Major Site Plan and Preliminary & Final Major Subdivision Application  
 ER/UDC West Windsor, LLC  
 Lots 2-6 in Block 47  
 332-340 Hightstown Road and 125 Southfield Road  
 West Windsor, New Jersey**

Dear Mr. Surtees:

Please be advised that our office continues to represent the interests of ER/UDC West Windsor, LLC the “Applicant/Owner” with regard to the preliminary and final major site plan and preliminary and final major subdivision applications in regard to the above referenced property. Per you letter dated October 26, 2023, enclosed please find Applicant’s resubmission in advance of the December 13, 2023 Planning Board Meeting:

1. Seventeen (17) copies of the Development Application with Rider to Application;
2. Seventeen (17) copies of the Subdivision Checklist;
3. Seventeen (17) copies of the Site Plan Checklist;
4. Seventeen (17) copies of the Operation Matrix for proposed uses;
5. Seventeen (17) copies of the Ownership Disclosures for the Applicant/Owner;

A Pennsylvania Limited Liability Partnership

California Colorado Delaware District of Columbia Florida Georgia Illinois Minnesota  
 Nevada **New Jersey** New York North Carolina Pennsylvania South Carolina Texas Washington



6. Seventeen (17) copies of the Environmental Impact Statement prepared by EcolSciences, Inc. dated November 4, 2021;
7. Seventeen (17) copies of the West Windsor Township Green Development Practices Checklist;
8. Seventeen (17) copies of the Declaration of Easements, Covenants, Conditions & Restrictions prepared by Jeffrey Chang, Esq.;
9. Seventeen (17) copies of the Declaration of Cross Easements prepared by Jeffrey Chang, Esq.;
10. Seventeen (17) copies of the Letter of Interpretation – Absence LOI prepared by EcolSciences, Inc. dated February 9, 2023;
11. Seventeen (17) copies of the “Updated Traffic Impact Analysis for ER/UDC West Windsor LLC” prepared by Gary Dean, P.E. of Dolan & Dean dated March 2, 2023, last revised;
12. Two (2) signed and sealed copies of the Engineer’s Report for Sanitary Sewer prepared by Bohler Engineering NJ, LLC dated February 2023;
13. Two (2) copies of the Supplemental Storm Water Investigation prepared by GZA GeoEnvironmental Inc. dated July 12, 2022;
14. 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;
15. Two (2) signed and sealed copies of the Stormwater Management Report prepared by Bohler Engineering NJ, LLC dated November 2021, last revised November 2023;
16. Three (3) signed and sealed sets and Fourteen (14) half-sized sets of the Preliminary & Final Major Site Plans and Preliminary & Final Major Subdivision Plans prepared by Tung-To Lam, P.E., of Bohler Engineering NJ, LLC, dated November 4, 2021, last revised November 7, 2023;
17. Three (3) signed and sealed sets and Fourteen (14) half-sized sets of the 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 7, 2023;



18. Three (3) signed and sealed sets and Fourteen (14) half-sized sets of the Line of Sight Exhibits (A) & (B), prepared by Bohler Engineering NJ, LLC, dated December 5, 2022, last revised November 7, 2023;
19. Three (3) signed and sealed sets and Fourteen (14) half-sized sets of the ALTA/NSPS Land Title Survey, prepared by James D. Sens, P.L.S. of Control Point Associates, Inc., dated March 10, 2020, last revised July 7, 2022;
20. Three (3) signed and sealed sets and Fourteen (14) half-sized sets of the Preliminary/Final Major Subdivision Plat prepared by James D. Sens, P.L.S. of Control Point Associates, Inc., dated April 6, 2022, last revised November 14, 2023;
21. Three (3) signed and sealed copies of the Legal Description for the Proposed Right of Way Dedication prepared by Control Point Associates, Inc., dated November 14, 2023;
22. Three (3) signed and sealed copies of the Legal Description for the Proposed 14 Feet Wide Mercer County Right of Way Easement Across a Portion of Lot 2.01, Block 47, prepared by Control Point Associates, Inc., dated November 14, 2023;
23. Three (3) signed and sealed copies of the Legal Description for the Proposed Lot 2.01, Block 47, prepared by Control Point Associates, Inc., dated November 14, 2023;
24. Three (3) signed and sealed copies of the Legal Description for the Proposed 14 Feet Wide Mercer County Right of Way Easement Across a Portion of Lot 2.02, Block 47, prepared by Control Point Associates, Inc., dated November 14, 2023;
25. Three (3) signed and sealed copies of the Legal Description for the Proposed Lot 2.01, Block 47, prepared by Control Point Associates, Inc., dated November 14, 2023;
26. Three (3) signed and sealed copies of the Legal Description for the Proposed Right of Way Dedication Along Princeton-Hightstown Road prepared by Control Point Associates, Inc., dated November 14, 2023;
27. Three (3) signed and sealed copies of the Legal Description for the Proposed Right of Way Dedication Along McGetrick Lane and Southfield Road prepared by Control Point Associates, Inc., dated November 14, 2023;
28. Three (3) signed and sealed copies of the Legal Description for the Proposed Sidewalk Easement prepared by Control Point Associates, Inc., dated November 14, 2023;
29. Three (3) signed and sealed sets and Fourteen (14) half-sized sets of the Architectural Plans prepared by Gary Kliesch, A.I.A. of GK+a Architects, P.C. dated March 22, 2022, last revised March 3, 2023;



30. Three (3) signed and sealed sets and Fourteen (14) half-sized sets of the Preliminary/Final Major Site Plan and Preliminary/Final Subdivision Plans prepared Atlantic Traffic & Design, dated December 15, 2022 last revised March 15, 2023;
31. One (1) copy of the Point-By-Point Response Letter prepared by Bohler Engineering NJ, LLC dated November 14, 2023; and
32. One (1) copy of the Point-By-Point Response Letter prepared by Control Point Associates, Inc., dated November 14, 2023.

Please, note an electronic link to the enclosed has been provided. Thank you for your continued professional courtesies throughout this process.

Very truly yours,

A handwritten signature in black ink, appearing to read "Henry L. Kent-Smith".

Henry L. Kent-Smith

JRC/CJR

Enc.

Cc. VIA EMAIL w/o attachments  
ER/UDC West Windsor, LLC  
Oliver Young, A.I.A.  
Gary Dean, P.E.  
Tung-To Lam, P.E.  
Henry Kent-Smith, Esq.