



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF ENGINEERING

MEMORANDUM

TO: West Windsor Township Planning Board

FROM: Francis A. Guzik, PE, CME
Director of Community Development/Township Engineer

DATE: November 30, 2023

SUBJECT: **ER/UDC West Windsor, LLC**
Preliminary and Final Major Subdivision Phases 1 & 2
Preliminary and Final Major Site Plan Phase 1
Preliminary Major Site Plan Phase 2
Block 47, Lots 2, 3, 4, 5 & 6
Princeton-Hightstown Road (CR 571), Southfield Road & McGetrick Lane
PB 22-02

Documents Received/Reviewed:

- A. Plans entitled "Preliminary and Final Major Site Plans, Subdivision Plan Sign Waivers Phase 1 & Preliminary Major Site Plan Phase 2 for ER/UDC West Windsor, LLC – Proposed QuickChek Food Store with Fuel Sales and Restaurant with Drive-Thru – Map 23.03 Block 47, Lot 2-6 – 332-340 Hightstown Road and 125 Southfield Road – Township of West Windsor, Mercer County, New Jersey" prepared by Bohler Engineering NJ, LLC (Bohler) (T. Lam, PE), consisting of twenty-six (26) sheets dated November 4, 2021, revised through November 7, 2023;
- B. Survey entitled "ALTA/NSPS Land Title Survey – Block 47, Lots 2, 3, 4, 5, & 6 – 332-340 Hightstown Road, and 125 Southfield Road – Township of West Windsor, Mercer County, New Jersey" prepared by Control Point Associates, Inc. (CPA) (James D. Sens, PLS) consisting of two (2) sheets dated March 10, 2020, revised through July 7, 2022*;
- C. Plan entitled "Preliminary & Final Major Subdivision Plat – Block 47, Lots 2, 3, 4, 5, & 6 – 332-340 Hightstown Road, and 125 Southfield Road – Township of West Windsor, Mercer County, New Jersey" prepared by Control Point associates, Inc. (James D. Sens, PLS) consisting of one (1) sheet dated April 6, 2022, revised through November 14, 2023;
- D. Architectural plans entitled "Proposed Building for QuickChek – Block 47, Lot 2-6 – 332-340 Hightstown Road & 125 Southfield Road – Township of West Windsor, Mercer County, New Jersey" prepared by Gary Kliesch and Associate Architects (Gary Kliesch, AIA) dated March 22, 2021, revised through March 3, 2023, consisting of four (4) sheets;
- E. Report entitled "Stormwater Management Report Prepared for: ER/UDC West Windsor LLC – Block 47; Lots 2-6 – Township of West Windsor, Mercer County, New Jersey" prepared by Bohler (Tung-To Lam, PE) dated November 2021, revised through November 2023;

- F. Report entitled “Updated Traffic Impact Analysis for: ER/UDC West Windsor LLC – Proposed Restaurant with Drive-Thru and Convenience Store with Fuel Service - Block 47; Lots 2-6 –West Windsor Township, Mercer County, New Jersey” prepared by Dolan & Dean Consulting Engineers, LLC (Gary W. Dean, PE & Rianna Kirchhof, PE) dated March 2, 2023, unrevised;
- G. Report entitled “Environmental Impact Statement for Block 47, Lots 2, 3, 4, 5, and 6 – Township of West Windsor, Mercer County, New Jersey” prepared by EcolSciences, Inc. (David P. Moskowitz, Ph.D., PWS & Karen Tekel, PWS) dated November 4, 2021, unrevised.
- H. Document entitled “Stormwater Management Facility Operations and Maintenance Manual Prepared for: ER/UDC West Windsor LLC – Block 47; Lots 2-6 – Township of West Windsor, Mercer County, New Jersey” prepared by Bohler (Tung-To Lam, PE) dated November 2021, revised through November 2023;
- I. Soils report entitled “Stormwater Investigation – Proposed Quick Chek Food Store and Restaurant – West Windsor, Mercer County, New Jersey” prepared by Melick-Tully and Associates (MTA) dated August 30, 2021 (provided as Appendix C to Submission Item E);
- J. Truck turning exhibits for West Windsor fire truck, SU-30 and WB-50 design vehicles prepared by Bohler Engineering NJ, LLC (T. Lam, PE), each consisting of one (1) sheet dated December 5, 2022, revised through November 7, 2023;
- K. Line of Sight Exhibits for Princeton Hightstown Road, Southfield Road and McGetrick Lane prepared by Bohler Engineering NJ, LLC (T. Lam, PE), consisting of two (2) sheets dated August 17, 2020, revised through November 7, 2023;
- L. Plans entitled “Preliminary & Final Major Site Plan & Preliminary & Final Major Subdivision Plan” prepared by Atlantic Traffic & Design (Paul B. Going, P.E.) dated December 5, 2022, revised through March 15, 2023, consisting of three (3) sheets, including Off-Site Pavement Marking & Signing Plan along with Plan/Profile and Section drawings for McGetrick Lane;
- M. Report entitled “Engineer’s Report for Sanitary Sewer Prepared for: ER/UDC West Windsor LLC – Block 47; Lots 2-6 – Township of West Windsor, Mercer County, New Jersey” prepared by Bohler (Tung-To Lam, PE) dated February 2023;
- N. Letter report referenced “Wetland Investigation – Block 47, Lots 2, 3, 4, 5, & 6 – West Windsor, New Jersey” from EcolSciences, Inc. (David Moskowitz, Ph.D.) to Tung-To Lam of Bohler dated February 9, 2023;
- O. A Letter of Interpretation: Presence/Absence Determination File No. 1113-04-0010.1 LLI230001 issued by NJDEP dated October 12, 2023 confirming that freshwater wetlands and/or transition areas are not present on the subject property.
- P. Legal instrument entitled “Declaration of Cross-Easements” prepared by Jeffrey R. Chang, Esq.;
- Q. Legal instrument entitled “Declaration of Easements, Covenants, Conditions and Restrictions” prepared by Jeffrey R. Chang, Esq.;
- R. Conditional Site Plan and Major Subdivision approval letter issued by the Mercer County Planning Board dated October 11, 2023;
- S. Various survey legal descriptions, prepared by CPA dated November 14, 2023, including:
- “Proposed Right-of-Way Dedication – Township of West Windsor, Mercer County, New Jersey”;
 - “Proposed Lot 2.01 Block 47 – Township of West Windsor, Mercer County, New Jersey”;

- “Proposed 14 Feet Wide Mercer County Right-of-Way Easement Across a Portion of Lot 2.01, Block 47 – Township of West Windsor, Mercer County, New Jersey”;
- “Proposed Lot 2.02 Block 47 – Township of West Windsor, Mercer County, New Jersey”;
- “Proposed 14 Feet Wide Mercer County Right-of-Way Easement Across a Portion of Lot 2.02, Block 47 – Township of West Windsor, Mercer County, New Jersey”;
- “Proposed Right-of-Way Dedication to Mercer County along Princeton-Hightstown Road – Township of West Windsor, Mercer County, New Jersey”;
- “Proposed Right-of-Way Dedication to the Township of West Windsor, along McGetrick Lane and Southfield Road, Mercer County, State of New Jersey”;
- “Proposed Sidewalk Easement to the Township of West Windsor across a Portion of Proposed Lot 2.01, Block 47 – Township of West Windsor, Mercer County, New Jersey”;

T. Development Application Package Including

- Development Application
- Rider to Application
- Various checklists
- Operations Matrix for the proposed uses
- Ownership Disclosure Statements for ER/UDC West Windsor, LLC, West Windsor Investors, LLC and East Ridge NJ, LLC

Narrative:

The subject property is a tract of five contiguous parcels (Lots 2 through 6 in Block 47) totaling 3.904 acres that front on three separate roadways, Princeton Hightstown Road (Mercer County Route 571), Southfield Road and McGetrick Lane. The tract is located within the B-2A zoning district. The applicant proposes to combine the five properties and then subdivide them into two new parcels. The properties are proposed to be developed with a proposed restaurant with drive-thru on the westerly parcel (Proposed Lot 2 on the Subdivision Plan) and a QuickChek convenience store with fueling stations on the easterly property (Proposed Lot 1). Commentary on the Planning and Zoning aspects of the application are deferred to the Board Planner.

The property is bordered by actively-farmed vacant land opposite McGetrick Lane to the southwest (P-1 Zoning District), commercial (B-2) development opposite CR 571, a dental office contiguous to the northwest (P-1), and commercial development (B-4) across Southfield Road containing in part a CVS pharmacy, day care and restaurant uses.

The subject property drains to the Bear Brook (Below Trenton Road) HUC 14 subwatershed and is part of the larger Millstone River (Above Carnegie Lake) HUC 11 watershed. Soil types underlying the property entirely consist of Hydrologic Soil Group (HSG) “B” soils (Sassafrass sandy loam) per available mapping. The property is also located within the Stony Brook Regional Sewerage Authority (SBRSA) River Road Sewer Treatment Plant sewer service area and is tributary to the Southfield Road sanitary sewer pumping station. Domestic water supply in this area is provided by New Jersey American Water.

I have reviewed the revised documentation submitted and offer the following for the Board’s consideration.

1.0 **Subdivision**

- 1.01 The applicant has requested waiver from Subdivision checklist item Section 200-54 Final Plat Approval, Major Subdivision checklist items 10, 14 and 18. All of these relate to the situation where Preliminary and Final approvals are sought separately. Since joint approvals are sought I have no objection to granting the requested waivers.
- 1.02 The West Windsor tax maps show an existing right-of-way half-width for McGetrick Lane of 22.5 feet along a portion of the tract's frontage. A dedication to 25 feet from the centerline of the existing right-of-way is required and indicated.

Additionally, a proposed realignment of McGetrick Lane intersection with Southfield Road results in the dedication of additional right-of-way to the Township, as well as rendering certain existing right-of-way unnecessary. Vacation of this right-of-way area will be subject to separate Township Council action after completion of the proposed improvements and removal of the existing roadway in this area. It is presumed that the bulk will be vacated to the benefit of the property to the south (Block 21.27, Lot 1). There are no objections to the areas proposed to be dedicated to the Township.

2.0 **Site Plan**

- 2.01 The applicant has requested waivers from the following Site Plan checklist item Section 200-14.C.1 Final Site Plan Details checklist items 200-14.C.1.a), C.1.b)(1) & C.1.b)(5). These items all relate to the Applicant having obtained a preliminary approval prior to proceeding for final approval. Since the application is joint preliminary and final approval (for Phase 1) the waivers are warranted, and I take no objection to the Board granting them.
- 2.02 The project is proposed to be constructed in two phases. Phase 1 consists of all site improvements, including the building pad for the restaurant use. Phase 2 will include the construction of the restaurant building. There are no objections to the proposed phasing.

3.0 **Access and Circulation**

- 3.01 The property has frontage on County Route 571 and individual driveway intersections are proposed for each property. Mercer County approval of this project is required, and the applicant has received a conditional approval for the Subdivision and Site Plan from the County at this time (see Submission Item R). The Board should condition any favorable action on this application on the Applicant obtaining the County's unconditional approval.
- 3.02 Other vehicular access points include a right-in, right-out connection to Southfield Road and two full-movement connections to McGetrick Lane; one from each lot.
- 3.03 Along the McGetrick Lane frontage the applicant is proposing roadway widening, an 8'-wide combined pedestrian/bicycle sidewalk and curb, along with a realignment of its Southfield Road intersection to occur directly opposite the CVS retail center driveway. Concrete sidewalk is also proposed along the Southfield Road frontage.
- 3.04 Per Township Code Section §168-57 McGetrick Lane is designated as one-way in the eastbound direction, between Southfield Road and CR 571. During the TRC period, it was discovered that the enabling Ordinance applied to the section of McGetrick that no longer exists and is now occupied by the WWM project /CVS center. The applicant is improving the two-way traffic along its McGetrick frontage. The issue of continuing to allow two-way traffic at the northern/western intersection with

CR571 is deferred to the Township Traffic Consultant. If the intersection is to be revised to one-way as a result of this application and the development's traffic movements, then it is subject to Township Council approval, and a subsequent Ordinance amendment to update the Traffic Code.

- 3.05 The applicant has provided parking calculations that indicate that a range of 29 minimum and 42 maximum spaces are required for the convenience store with fueling station lot, and 45 spaces required for the fast food with drive-thru restaurant lot. Design waivers will be required, with testimony to the satisfaction of the Board demonstrating sufficiency of the proposed number of stalls:
- a. For the QuickChek lot, 52 spaces are proposed, which is in excess of the allowable maximum of 42.
 - b. For the fast-food with drive-thru lot 45 spaces are proposed, whereas the ordinance standard (1 space per 100 square feet of gross floor area) requires 46 spaces (Ordinance Section 200-28A. requires all fractional spaces to be rounded up).
- 3.06 The applicant indicates the plan as presented requires the following design waivers. Identification of the specific relief requested and testimony to the satisfaction of the Board in support of the requested relief must be provided for each.
- a. Ordinance section 200-27.D.(1) requiring a loading space for the drive-thru restaurant. None is proposed.
 - b. Ordinance section 200-29.B.(2) and Section 200-230, which prohibit parking and loading areas in the space between the front building line and the street. This relief is necessary for both lots.
 - c. Ordinance Section 200-29.D.(1) which requires raised sidewalks between parking areas and principal structures, whereas the applicant is proposing flush sidewalks with bollard protection in lieu of curbing for the convenience store.
 - d. Ordinance Section 200-29.I.(1)(f) which requires that for any two driveways that connect a single site to the same roadway, there must be a minimum of 200 feet between driveway access points. For development that fronts on an arterial street, access to parking and service areas, where practicable, shall be provided by a single access to the arterial street.
 - e. Ordinance Section 200-29.I.(1)(g) which provides that where a development fronts on a principal, major or minor arterial or a major collector, a combined one point of access and egress to parking and service areas shall be provided, except where large frontages (1,000 feet or larger) are involved. In those instances where two or more driveways connect a single site to any one road, a minimum clear distance of 300 feet measured along the right-of-way line shall separate the closest edges of any two such driveways.
 - f. Ordinance Section 200-29.I.(3) which provides that for commercial driveways that one-way driveways be 15-30 feet in width and that two-way driveways be 24-feet in width, with all driveways five feet wider at the curblin, and this additional width shall be maintained for a distance of 20 feet into the site.
 - g. Ordinance Section 200-57.E.2 which specifies required design dimensions for intersection sight triangles based on street classifications. The applicant proposes to use AASHTO design standards for these elements instead. I have no objection to the use of the alternate standard, consistent with prior applications before the Board.
- 3.07 The proposed grading design is in conformance with ADA accessibility design guidelines.

- 3.08 The solid waste enclosure for the restaurant use is located within the drive-thru/bypass lanes. Testimony shall be provided to the Board on what steps will be taken by the business operator to minimize conflicts with trash trucks and drive-thru patrons.
- 3.09 Request for Title 39 enforcement of traffic regulations on the property is recommended.
- 3.10 Further comment on the access and circulation aspects of the design are deferred to the Board's Traffic Consultant.

4.0 Stormwater Management

- 4.01 The project will ultimately disturb more than one acre of land and result in the addition of more than one-quarter acre of new regulated motor vehicle surfaces. As such, all aspects of the Township's Green Infrastructure (GI) Stormwater Control Ordinance (SCO) must be met, including water quality.

The stormwater management design has been reviewed by this office and found to be in compliance with the Township SCO with respect to Green Infrastructure, Water Quality Management, Water Quantity Management and Groundwater Recharge requirements. The rainfall depths used in the stormwater calculations are those that were in effect prior to the NJDEP passage of the Inland Flood Protection Rule, effective July 17, 2023, because the application was deemed technically complete before that date.

- 4.02 The Stormwater BMP O&M Manual submitted is in compliance with the Maintenance Plan guidance published on the NJDEP website. A deed notice for the document is required to be recorded as a condition of any site plan approval granted.
- 4.03 The applicant is advised that current Ordinance section 200-105.1 requires it to enter into an agreement with the Township, in form satisfactory to the Planning Board Attorney, requiring the installation and maintenance by the applicant and the applicant's successors in interest, all such stormwater management improvements proposed by the applicant, and approved by the Board, for this project.

5.0 Utilities

- 5.01 The project is located within the Southfield Road Pump Station service area, where capacity issues have been previously studied and identified. The proposed development will add additional sewage flows to this system, the quantity of which has been identified by the applicant (see Comment 5.02 below). Improvements to the system are ongoing and in various stages of construction and design. A request for reservation of sewer capacity will be required to be submitted for Township Council action, should the project be approved. Additionally, developers of each property are required to make a pro-rata reimbursement for costs of wastewater capacity improvements designed and constructed by Township and/or others per Code Section 82-19E. These are to be made conditions of any Board action on this application.
- 5.02 The Engineer's Report for Sanitary Sewer (Submission Item M) indicates that sanitary sewerage demand for the proposed development will be 3,886 gallons per day (gpd). Therefore, the project will not require a Treatment Works Approval from NJDEP but will require the applicant to request and receive allocation from Council as mentioned in comment 5.01 and also from Stony Brook Regional Sewerage Authority.
- 5.03 Both the restaurant and convenience store will require grease traps and grease monitoring pits in accordance with Township Code. These devices are identified on the submitted plan with acceptable locations for each. Formal review will occur at time of construction permit applications.
- 5.04 Potable water and fire protection will be provided by NJ American Water. The number and location of fire hydrants is subject to the review and approval of the Director of Fire and Emergency Services.

6.0 Lighting

- 6.01 The lighting design consists of twenty (20) pole-mounted area lights, twenty-four (24) canopy lights (above the fueling stations), forty-two (42) soffit lights (along the roof overhang of the QuickChek building) and three (3) wall sconces (one on restaurant, two on QuickChek).
- 6.02 The intersection of the realigned McGetrick Lane with Southfield Road opposite the CVS driveway access has an existing streetlight adjacent to the CVS driveway in this location. The applicant is recommending the Township have another PSE&G cobrahead streetlight installed at this location. I recommend the applicant perform and submit night light level readings at this location as a condition of site plan approval to verify whether existing lighting is adequate or additional public street lighting is required.
- 6.03 Code Sections 200-29.G and 200-31.K.(1) requires an average intensity of 0.5 footcandles (fc) throughout parking areas, whereas the calculations indicate that 6.4 fc are being provided. This will require a design waiver with supporting testimony to the Board's satisfaction that security concerns justify the extremely bright conditions proposed. The areas of average level exceedances, the proposed operating hours and ability to reduce these average levels, where exceeded, are to be part of the discussion.
- 6.04 The applicant requests a waiver from Code Section 200-31.K(3) limiting maximum lighting intensity to 1.0 footcandles (fc) at property lines, whereas the maximum identified is 4.8 fc at the McGetrick Lane driveway intersection. Instead, I believe this will require a design waiver from 200-31.K(4) which requires for intersections lighting levels of 3.0 footcandles. I offer no objection to the Board granting the waiver for this intersection location.

7.0 General Comments

- 7.01 All construction details, including final design of the stormwater management BMPs and their amenities, are subject to the review and approval of the Township Engineer. This will be made a condition of any Board action on this application.
- 7.02 The applicant has provided metes and bounds descriptions for each parcel to be created and all easements to be granted, with closure calculations, to the Township Surveyor for review and approval. The majority of the prior comments on the technical aspects of same have been addressed. The remaining minor comments will be provided directly to the applicant's surveyor, as necessary. Deeds and easement instruments are subject to the review and approval of the Board Attorney. Approval of these survey and legal documents shall be made a condition of any Board action on this application.
- 7.03 The applicant shall provide **two** engineer's estimates of probable construction costs for this project. One will include all Phase I site improvements for the purpose of establishing the required construction inspection escrow fees, while the other will be used for the purpose of establishing the required performance guarantee amounts. The latter is to consist solely of those improvements in the Township or County rights-of-way or improvements ultimately to be dedicated to the Township/County as well as any proposed buffer landscaping and berming. A performance guarantee for setting of monumentation and property corners markers as indicated on the subdivision plat will also be required to be posted. This will be made a condition of any Board action on this application.
- 7.04 As per Ordinance section 200-81.1 the Applicant will be required to provide, via both hard copy and in electronic format, approved site plans being submitted for signature and as-built surveys upon project completion should this project be approved and constructed. Electronic copies of the Stormwater

Management Report and Maintenance Manual are also requested upon approval of same. This will be made a condition of any Board action on this application.

- 7.05 Other outside agency approvals will also be required with formal development applications. The following are approvals that are potentially anticipated at this time:
- Mercer County Planning Board
 - Mercer County Soil Conservation District and NJDEP Construction Discharge Permit
 - Delaware and Raritan Canal Commission

This completes the review of the submitted documents. Other comments may be offered based on the responses to the above issues.

FG:IH
cc: Applicant (HKent-Smith@foxrothschild.com)
Tung-To Lam, PE, Applicant's Engineer (tlam@bohlereng.com)



MEMO:

Date: 11/30/23

To: Francis Guzik, PE

From: Michael J. McGuire, PLS

A handwritten signature in black ink, appearing to read "M. McGuire", enclosed within a hand-drawn circular scribble.

**RE: PB 22-02 East Ridge ER/UDC
Survey Review**

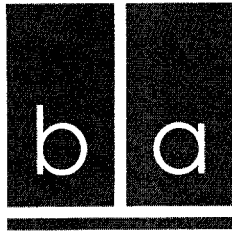
I have reviewed the resubmission of the above referenced project and the following Documents:

- Major Subdivision Plan, entitled Preliminary & Final Major Subdivision Plat, Block 47. Lots 2,3,4,5 & 6, 332-340 Hightstown Road, and 125 Southfield Road, Township of West Windsor, Mercer County, NJ prepared by Control Point Associates, Inc., dated 4/6 /22, last revised 11-14-23 and digitally signed 11/14/23 (Revision 4).
- Lot, Easement and right of way closure calculations.
- One signed and sealed copy of the Legal Description for Proposed Right of Way Dedication (1 page) prepared by Control Point Associates, Inc., dated November 14, 2023
- One signed and sealed copy of the Legal Description for Proposed 14 Feet Wide Mercer County Right of Way Easement Across a Portion of Lot 2.01, Block 47 (1 page) prepared by Control Point Associates, Inc., dated November 14, 2023
- One signed and sealed copy of the Legal Description for Proposed Lot 2.01, Block 47 prepared by Control Point Associates, Inc., dated November 14, 2023
- One signed and sealed copy 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 (2 pages) prepared by Control Point Associates, Inc., dated November 14, 2023
- One signed and sealed copy of the Legal Description for Proposed Lot 2.02, Block 47 (1 page) prepared by Control Point Associates, Inc., dated November 14, 2023
- One signed and sealed copy of the Legal Description for Proposed Right of Way Dedication to Mercer County Along Princeton-Hightstown Road prepared (1 page) by Control Point Associates, Inc. dated November 14, 2023
- One signed and sealed copy of the Legal Description for Proposed Right of Way Dedication to the Township of West Windsor Along McGetrick Lane and Southfield Road (2 pages) prepared by Control Point Associates, Inc., dated November 14, 2023
- One signed and sealed copy of the Legal Description for Proposed Sidewalk Easement to the Township of West Windsor Across a Portion of Proposed Lot 2.01, Block 47 (1 page) prepared by Control Point Associates, Inc., dated November 14, 2023

GeoTrek has the following comments on the documents:

1. The consultant shall add the individual easement areas for the 14' right of way easement along Princeton-Hightstown Road on Lots 2.01 & 2.02 and the area shown (6508 SF/0.149AC.) shall be labeled (Total Area).
2. The description for Lot 2.02 shall have the call out "Concrete monument to be set" added to course #3.
3. All descriptions should be revised to reflect the new revision date of the Subdivision Plan prior to the resubmission.
4. The consultant has addressed all other prior GeoTrek Environmental and Surveying comments.
5. The consultant shall address any additional Subdivision Plat or General Comments outlined in the reviews prepared by the Township Engineer.
6. There may be additional comments based on responses to the above comments.

MJM



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

B U R G I S
ASSOCIATES, INC.

Principals:
Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA
David Novak PP, AICP

MEMORANDUM

To: West Windsor Planning Board
West Windsor Division of Land Use

From: David Novak PP, AICP

Subject: ER/UDC West Windsor, LLC
Preliminary and Final Major Subdivision
Preliminary and Final Major Site Plan
Block 47 Lots 2, 3, 4, 5, and 6
Princeton Hightstown Road and Southfield Road

Date: November 22, 2023

BA#: 3908.07

WWT#: PB 22-02

Introduction

The applicant, East Ridge Development, LLC, has submitted an application seeking preliminary and final major subdivision approval as well as preliminary and final major site plan approval for the development of a QuickChek retail convenience store with fueling stations as well as a drive-through restaurant. The site, which is identified by municipal tax records as Block 47 Lots 2, 3, 4, 5, and 6, is located at the southwesterly corner of Princeton Hightstown Road and Southfield Road in the P-1 Planned Village Center District.

In addition to the application form and application checklists, the following has been submitted for review.

1. Preliminary and final site plan prepared by Bohler, dated November 4, 2021 (last revised November 7, 2023).
2. Preliminary and final major subdivision plat prepared by Control Point Associates, Inc., dated February 25, 2020 (last revised November 14, 2023).
3. Turning movement templates prepared by Bohler dated December 5, 2022 (last revised November 7, 2023).
4. Line of sight exhibit prepared by Bohler, dated August 17, 2020 (last revised November 7, 2023).

5. Survey prepared by Control Point Associates, Inc., dated February 25, 2020 (last revised July 7, 2022).
6. Architectural plan (QuickChek) prepared by gk+a Architects, PC, dated March 22, 2021 (last revised March 3, 2023).
7. Off-site pavement marking and signage plan, McGetrick Lane profile, and cross sections prepared by Atlantic Traffic+Design, dated December 5, 2022 (last revised March 15, 2023).
8. Wetland investigation prepared by EcolSciences, Inc., dated February 9, 2023.
9. Updated traffic impact analysis prepared by Dolan and Dolan Consulting Engineers, LLC, dated March 2, 2023.
10. Engineer's report for sanitary sewer prepared by Bohler, dated February 2023.
11. Environmental impact statement prepared by EcolSciences, Inc., dated November 4, 2021.
12. Stormwater Management Facilities Operations and Maintenance Manual prepared by Bohler, dated November 2021 (last revised November 2023).
13. Memorandum from Fox Rothschild, dated November 15, 2023.
14. Memorandum from Control Point Associates, Inc., dated November 14, 2023.
15. Memorandum from Bohler, dated November 10, 2023.
16. Memorandum from EcolSciences, Inc., dated January 24, 2023.
17. Memorandum from Township of West Windsor dated October 26, 2023.
18. Rider to application.
19. Operations matrix.
20. Cross-access easement language.
21. Metes and bounds descriptions.
22. Ownership disclosures.
23. Mercer County Planning Board approval dated October 11, 2023.

Property Description

The subject site is located in the easterly portion of the Township, at the southwesterly corner of Princeton Hightstown Road and Southfield Road. The site has a total area of approximately 3.9 acres and is irregular in shape. It is comprised of five lots which are briefly summarized below. Altogether, the subject site has approximately 444 feet of frontage along Princeton Hightstown Road, 365 feet of frontage along Southfield Road, and 584 feet of frontage along McGetrick Lane.

Block 47 Lot 2	Block 47 Lot 3	Block 47 Lot 4	Block 47 Lot 5	Block 47 Lot 6
<p>Block 47 Lot 2 comprises the westerly corner of the subject site.</p> <p>The lot has an area of approximately 0.9 acres and is rectangular in shape.</p> <p>It is presently developed with a vacant office building with a footprint of approximately 2,394 square feet, as well as a parking area and driveway.</p>	<p>Block 47 Lot 3 has an area of approximately 0.3 acres and is rectangular in shape.</p> <p>It is presently developed with a vacant single family-dwelling as well as a frame garage and driveway.</p>	<p>Block 47 Lot 3 has an area of approximately 0.3 acres and is rectangular in shape.</p> <p>It is presently developed with a vacant single family-dwelling as well as a frame garage and driveway.</p>	<p>Block 47 Lot 5 comprises the easterly corner of the subject site.</p> <p>The lot has an area of approximately 0.5 acres and is somewhat rectangular in shape.</p> <p>It is presently developed with a vacant single-family dwelling and former garage.</p>	<p>Block 47 Lot 6 comprises the southerly half of the subject site.</p> <p>The lot has an area of approximately 1.7 and is somewhat triangular in shape.</p> <p>It is presently developed with a vacant single-family dwelling and associated barn.</p>

Surrounding land uses consist of: the McCaffrey Market (Southfield Commercial) shopping center and West Windsor Estates 1 residential neighborhood to the north; the Valero gas station to the northeast; the CVS shopping center to the east; a public works department building to the southeast; farmland and the Heatherfield residential neighborhood to the south; and a dental office to the west. See the aerial at the end of this memorandum for an overview of the subject site and its surrounding environs.

Proposed Improvements

The applicant has submitted an application seeking preliminary and final major subdivision approval as well as preliminary and final major site plan approval for the development of a QuickChek retail convenience store with fueling stations as well as a drive-through restaurant. The following is noted.

QuickChek w/Fueling Stations

A QuickChek retail convenience store with fueling stations is proposed within the easterly portion of the site, on Proposed Lot 1.

The QuickChek is to be located in the southerly half of the proposed lot. It will have a total area of 5,852 square feet and will include ten indoor seats and sixteen outdoor seats.

Eight multi-product fuel dispensers providing sixteen fueling stations are to be located to the north of the proposed QuickChek. The dispensers and two kiosks are to be located beneath a canopy. A fueling zone and underground tanks are to be located to the north of the canopy. Parking areas are to be located to the north, south, east, and west of the proposed QuickChek.

Altogether, ninety-seven parking spaces are proposed: fifty-two spaces are to be located on Proposed Lot 1, while forty-five spaces are to be located on Proposed Lot 2. Access to the site is to be provided by five separate driveways:

- ❖ Two driveways along Princeton Hightstown Road, both of which will be right-in and right-out.
- ❖ One driveway along Southfield road which will be right-in and right-out.
- ❖ Two driveways along McGetrick Lane which will be full-movement driveways.

The applicant also proposes to realign McGetrick Lane to match with the driveway behind the existing CVS on Block 28 Lot 1.01.

Proposed Drive-Through Restaurant

A drive-through restaurant is proposed within the westerly portion of the site, on Proposed Lot 2.

The restaurant will be situated within the easterly portion of the proposed lot. It will have an area of 4,541 square feet and will include one hundred and thirty-four seats, including ninety-four indoor seats and forty outdoor seats.

The drive-through will primarily be positioned along the southerly and easterly sides of the building, while parking spaces will generally be located to the building's north and west.

Master Plan

As per the 2020 Land Use Plan, the site is located in a new Neighborhood Center Business (B-2A) land use category which proposes a new corresponding B-2A District. The 2020 Land Use Plan notes that the properties (Block 22 Lot 3.02; Block 47 Lots 1, 2, 3, 4, 5, and 6) located within this land use category are located at an intersection which predominantly features other commercial retail uses. It further notes that Block 47 Lots 1, 2, 3, 4, 5, and 6 consist of smaller properties, several of which currently contain abandoned and dilapidated buildings.

As such, the 2020 Land Use Plan notes that these properties are more appropriate for retail and commercial development. Specifically, it recommends that this new land use category and corresponding district permit small-scale stores and shops, offices, eating and drinking establishments, banks and fast food establishments with drive-throughs, medical care establishments, gasoline service stations with a convenience store, medical and professional offices, and freestanding mortuaries without crematoriums. Car washes are also recommended to be an accessory use to a gasoline service station.

Ultimately, the 2020 Plan notes that it is the intent of this land use category and corresponding district to encourage future development and redevelopment while also protecting the adjoining residential neighborhoods. It establishes that any future development and redevelopment in this area should provide sufficient buffering and landscaping. Parking and signage should also be designed so as to be non-intrusive for the surrounding properties. Lot consolidation is also strongly encouraged for Block 47 Lots 1, 2, 3, 4, 5, and 6 in order to accommodate a more useable area and to promote a more cohesively designed environment.

Zoning

Pursuant to the recommendation of the Master Plan, the B-2A District was established on July 12, 2021 by Ordinance No. 2021-12. The district permits gasoline service stations in conjunction with a convenience store, restaurants and neighborhood taverns including curbside pickup and drive-through establishments, and fast-food operations with or without drive-throughs. The following table summarizes the standards of the B-2A District.

Table 1: B-2A Bulk Standards

Regulations	Required	Proposed Lot 2.01	Proposed Lot 2.02	Section
Min. Lot Area (ac)	1	90,284	59,607	200-202.2A.
Min. Lot Frontage (ft)				200-202.2B.
Hightstown Road	125	234.52	233.25	200-202.2B.
Southfield Road	125	329.63	N/A	200-202.2B.
McGetrick Lane	125	297.09	254.27	200-202.2B.
Min. Front Yard				200-202.2C.(1)
Hightstown Road	40	84.0	102.0	200-202.2C.(1)
Southfield Road	40	66.3	N/A	200-202.2C.(1)
McGetrick Lane	40	62.2	85.1	200-202.2C.(1)
Min. Rear Yard	20	N/A	N/A	200-202.2C.(2)
Min. Side Yard	15	54.5	35.5	200-202.2C.(3)
Max. FAR (sf)	0.18	0.065	0.076	200-202.2E.
Max. Imp. Cov. (%)	70	67.6	59.3	200-202.2F.(2)
Impervious Materials (%)	55	52.6	45.7	200-202.2F.(1)
Total (%)	70	67.6	63.0	200-202.2F.(2)
Max. Building Height (st/ft)	2.5/35	1/32	1/<35	200-202.2G.
Drive-Through Standards				200-202.2H.
Setback to Property Line (ft)	12	12	12	200-202.2H.(1)
Min. Queuing Length (ft)	180	NA	180	200-202.2H.(3)
Access	Internally	Internally	Internally	200-202.2H.(4)

Planning Review

We offer the following comments on the proposed development:

Operational Information

The applicant had previously provided an operations matrix for the proposed QuickChek. This is summarized below. No such matrix has been provided for the drive-through restaurant since a tenant has not yet been identified.

1. Hours of Operation. The proposed hours of operation are twenty-four hours a day, seven days a week.
2. Employees. The QuickChek intends to employ forty to fifty people. A maximum of eight to ten employees are anticipated during peak shifts,. A minimum of three employees (consisting of two inside and one outside) will be on site at any given time.
3. Fuel Type. Eight multi-product fuel dispensers are proposed. This includes two low-flow diesel dispensers designed for smaller trucks and diesel cars.
4. Trash/Recycling. A private hauler will be utilized.

5. Fuel Deliveries. Fuel deliveries will occur seven to eight times per week, on demand. Deliveries will be conducted by a WB-50 truck and will generally last twenty-five to thirty minutes. Trucks will not be permitted to idle during delivery.
6. Store Deliveries. Store deliveries will be provided by both WB-50 trucks and SU-30 box trucks. WB-50 truck deliveries will occur seven to eight times per week and will generally last twenty-five to thirty minutes. Trucks will not be permitted to idle during delivery. Deliveries will be hand-trucked and rolled into the store through its backdoor.

SU-30 box truck deliveries will occur five to six times a day, five days a week. Deliveries will generally last twenty-five to thirty minutes. Trucks will not be permitted to idle during delivery. Deliveries will be hand-trucked and rolled into the store through its backdoor.

Design Standards

Section 200-202.1 establishes the design standards for the B-2A District. The proposed design largely conforms to these design standards. We note the following:

7. Colorized Exhibit. Section 200-202.1(1) establishes that the B-2A District “shall have a consistent architectural theme and traditional village scale matching or compatible with nearby retail buildings to the greatest extent practicable.” Likewise, Section 200-202.1(3) establishes that “exterior wall materials shall be compatible with newer retail and residential buildings in the immediate area.” Accordingly, we recommend the applicant provide an exhibit to demonstrate that the Shrewburry color to be utilized for the QuickChek brick veneer will be complementary to the colors utilized for the nearby CVS building and the McCaffrey Center.
8. Porous Pavers. Section 200-202.1(4) establishes that “areas of high pedestrian activity shall be differentiated from parking areas utilizing special ground texture treatments which may include brick, stone, cobblestones, patterned concrete or pavers, and other suitable material.” Porous pavers are proposed around both buildings. We recommend the applicant provide an overview of how these pavers will differentiate those pedestrian areas from vehicular areas.
9. Solar Ready Roof. Section 200-202.1(3) establishes that “solar PV shingles and panels that are of a compatible or complementary appearance are encouraged.” It is our understanding that the flat-roof design of the QuickChek could be made solar ready. This should be confirmed.

Accessory Structures

Section 200-202D. establishes the standards relating to accessory structures in the B-2A District. While the proposed site plan conforms with these standards, we note the following:

10. Proposed Generator. A portion of the proposed generator is located in the required front yard requirement otherwise established for accessory structures. Section 200-202.2D.(7) establishes that that generators may be located in a front yard setback provided they are appropriately landscaped. Thus, we defer to the Township Landscape Architect regarding this matter.
11. Transformer. Section 200-202.2D.(5) establishes that electric vehicle charging stations, transformers, and other utility structures are exempt from the front yard setback requirement. A proposed transformer is to be located within a required front yard setback. We defer to the Township Landscape Architect regarding its visual treatment.

Parking and Circulation

We note the following regarding parking and circulation.

12. Proposed Number of Parking Spaces: Proposed Lot 2.01. **Waiver relief** is required from Section 200-28D(2)(b) for exceeding the required number of parking spaces on Proposed Lot 2.01. Fifty-two spaces are proposed (or fifty-five spaces when factoring in the EVSE/Make-Ready bonus), whereas a maximum of forty-two spaces are permitted. The applicant should discuss the request for the additional spaces.
13. Proposed Number of Parking Spaces: Proposed Lot 2.02. Forty-five parking spaces are required for Proposed Lot 2.02, and the applicant has provided forty-five physical spaces. However, the proposed EVSE/Make-Ready spaces provides a bonus of two additional spaces, thereby increasing the number to forty-seven spaces. This technically requires **waiver relief**.

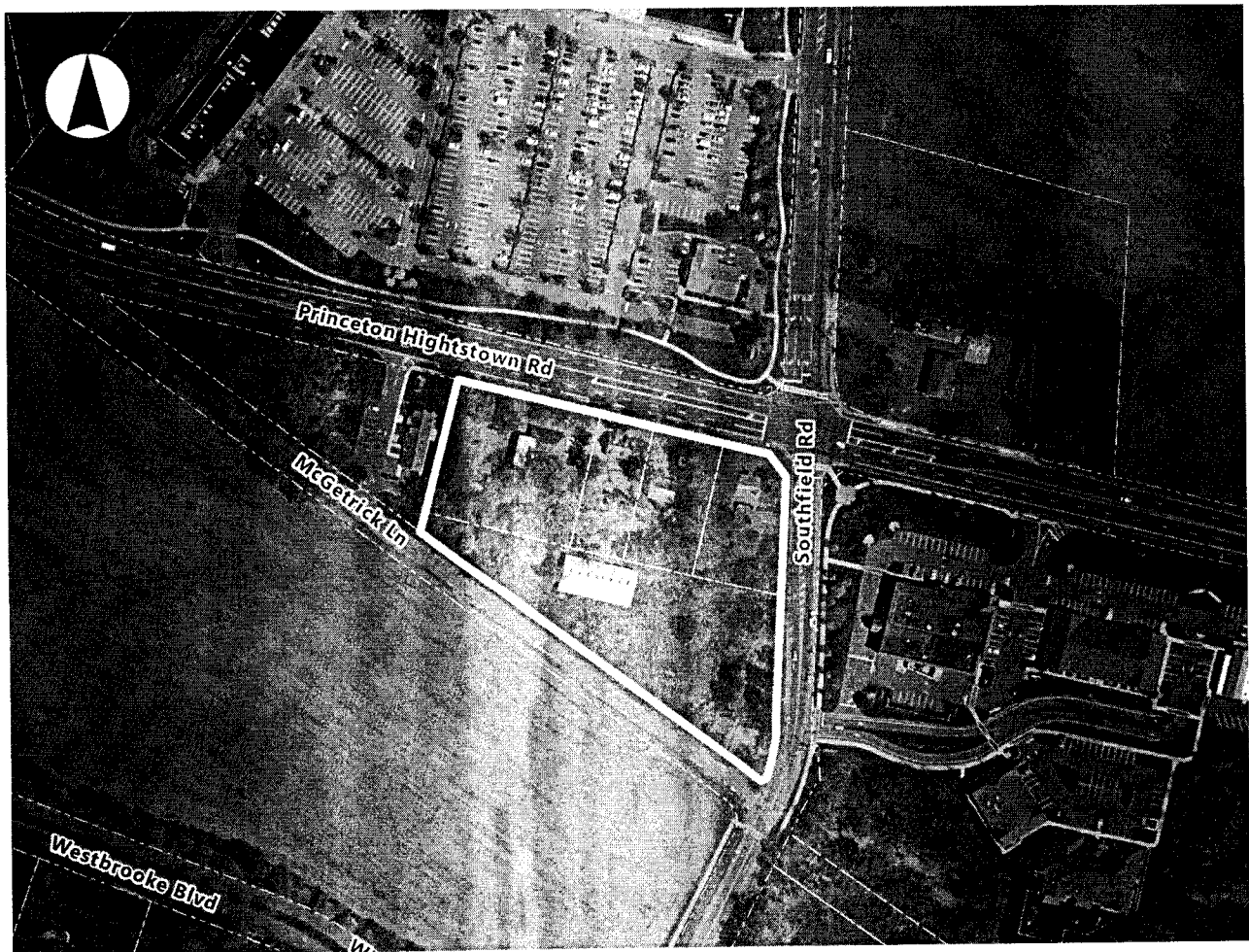
Signage

The applicant has proposed wall signage, street address signage, monument signage, canopy signage, and instructional signage.

14. Wall Signage. Two wall mounted signs are to be located on the proposed QuickChek building. The applicant requires **waiver relief** for exceeding the maximum number of permitted signs (2 proposed, 1 permitted per business), the areas of the signs (86.01 square feet and 46.7 square feet proposed, 50 square feet permitted), and the maximum letter height (39 inches and 28 inches proposed, 18 inches permitted).
15. Street Address Signs. The applicant proposes two street address signs. The locations of these street address signs should be discussed.

16. Monument Signage. Two monument signs are to be located on Proposed Lot 2.01, while a second monument sign is to be located on Proposed Lot 2.02. The applicant requires **waiver relief** from the number of proposed signs, as well as for their permitted height (13.8 feet and 7.7 feet proposed for those signs on Proposed Lot 2.01, 4 feet permitted) and area (100 square feet proposed for those signs on Proposed Lot 2.01, 48 square feet permitted). The applicant should be prepared to discuss the rationale for the placement of the signs, the anticipated hours of signage illumination, and the envisioned design of the monument sign on Proposed Lot 2.02.
17. Canopy Signage. Signage is to be located along the northerly side of the proposed canopy. The applicant requires **waiver relief** from the height of the signs (25.5 inches proposed, 8 inches permitted).
18. Comparisons to Area. We recommend the applicant prepare an exhibit showing comparisons of the proposed signage to existing signate in the area.

Map 1: Subject Site (scale: 1" = 250')



West Windsor Township Fire & Emergency Services

Memorandum

DATE: November 18th, 2023
TO: Sam Surtees, Land Use Manager
FROM: Chief Timothy M. Lynch
REGARDING: PB 22-02, ER/UDC

OVERVIEW

The proposed development is a commercial mixed complex comprised of; one approximately 5,852 square foot “Quick Chek” food/convenience store with indoor and outdoor seating, an 8-pump fueling station, and an approximately 4,541 square foot restaurant with drive through.

ACCESS

Appears to be adequate for fire apparatus to make all necessary turns in, within and out of the complex.

WATER SUPPLY FOR FIRE PROTECTION

Water supply appears to be adequate for the complex.

MISCELLANEOUS

- A lock box to allow immediate access by the Fire Department shall be installed on the front of each building.
- The position of the fire department connection that supports the fire sprinkler system shall be at the front of each building.
- Applicant shall limit the number of trees in close proximity to the buildings as they restrict access by the fire department.
- 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.

Conclusion

All originally cited concerns have been addressed and updated. I recommend approval.



Honor ~ Integrity ~ Loyalty




WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF ENGINEERING

MEMORANDUM

Date: November 29, 2023

To: West Windsor Township Planning Board

From: Dan Dobromilsky, LLA,PP,LTE
Landscape Architect 

SUBJECT: **ER/UDC West Windsor, LLC (fka East Ridge Dev.)**
Prelim./Final Major Site Plan, Subdivision & Waivers
Landscape Architectural Planning Board Review
B-47 & L-2,3,4,5 & 6 SW Corner Rt. 571 & Southfield Road
PB 22-02 B-2a Zone

A site visit has been conducted and the submitted plans have been analyzed. The following questions and comments are offered for consideration as this application is reviewed:

1. This project will not impact the Township Greenbelt, which occurs east of this site, behind the Township Public Works facility. Approximately 175 existing, live trees will be impacted and likely removed, to develop this project as proposed. The plans propose an attempt to preserve 18 of the existing trees, but it is likely that the majority of these trees will not survive as viable landscape trees. The excavation, fill, grading, stormwater management, structural construction, and utilities required to develop this commercially zoned property do not afford a practical setting for existing tree preservation. The development plans specify the planting of 65 new trees, along with over 900 new shrubs. Although, the new landscape cannot fully mitigate the loss of mature trees, this proposal will result in a managed landscape that is much more aesthetically appealing and sustainable. A final decision on actual preservation of the 18 trees noted above can be made before construction begins, subject to Township concurrence, as part of the Zoning Permit review.
2. The proposed landscape architectural design adequately addresses the standards and guidelines offered by Township codes for the location and redevelopment proposed with this application. All previous concerns and comments expressed through the TRC review have been addressed via plan revisions reflected in this current submission.
3. 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 the majority of this property along McGetrick Lane does not include a residential use component. However, at the corner of McGetrick Road and Southfield Road, the property may meet the R-30 Zone at a point. In this location, the R-30 property is the Township Public Works facility. Thus, no actual residential property directly abuts this property. The proposed landscape buffers, and offsets, are significant and appropriate for this location.

MEMORANDUM

To: West Windsor Planning Board
Re: PB 22-02
Date: November 29, 2023

4. The graded form of the stormwater management areas will be linear or geometric, which will require a waiver from code standards (200-91.P.4.). However, the overall landscape development and environmental benefits of the stormwater infiltration elements should compensate for this deviation from code standards.
5. The Green Building Checklist responses list several favorable elements to be implemented with this project. The proposed flat roofing for the building and gas canopy would seem to be very conducive to the implementation of solar PV, which could be considered as positive rationale for the proposed design as compared to the pitched roofing or mansards requested with the design guidelines of this zone. Solar panels are not presently proposed. Implementation of structural and utility connections for make the structures solar-ready should be discussed.

Upon request, additional comments may be offered based upon the submission of updated or modified documents or questions from the Board.

cc: Applicant
Plan Review Professionals



SURINDER S. ARORA, PE
President

ARORA and ASSOCIATES, P.C.

Consulting Engineers

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1200 Lenox Drive, Suite 200, Lawrenceville, NJ 08648
(609) 844-1111 • Fax (609) 844-9799
www.arorapc.com

MEMORANDUM

DATE: December 1, 2023

TO: West Windsor Township Planning Board

FROM: Quazi Masood, P.E., PTOE QM
William T. Dougherty, P.E., PTOEWTD
Traffic Consultants

SUBJECT: East Ridge Development - QuickChek and Fast-Food Use
Planning Board Memo #1 Amended
Preliminary Site Plan and Rezoning
PB 22-02
Princeton-Hightstown Road (CR 571) and Southfield Road
Block 47; Lots 2-6
West Windsor Township, Mercer County, New Jersey

Document Received

We are in receipt of the following documents for review:

- One Yellow Planning Board Review Transmittal Letter from Lisa Komjati (1 page) dated November 10, 2023 with reports due Thursday, November 30, 2023
- One copy of the Submission Requirements Letter (2 pages) prepared by West Windsor Township dated October 26, 2023
- One Transmittal/Responses Letter (5 pages) prepared by Bohler Engineering NJ, LLC dated November 10, 2023 (Matt Kunzman & Tung-To Lam)
- One copy of the Environmental Impact Statement (62 pages) prepared by EcolSciences, Inc. dated November 4, 2021;
- One copy of West Windsor Township Green Development Practices Checklist (7 pages);
- One copy of the Mercer County Conditional Approval Letter (3 pages) dated October 11, 2023;
- One copy of the Wetland Investigation Report (1 page) prepared by EcolSciences, Inc. dated February 9, 2023;
- One copy of the Proposal to Perform - Letter of Interpretation – Absence LOI (2 pages) prepared by EcolSciences, Inc. dated January 24, 2023
- One copy of the Site Plan Checklist (8 pages) dated March 02, 2023;
- One copy of the Subdivision Checklist (11 pages) dated March 02, 2023;
- One signed and sealed copy of the Engineer's Report for Sanitary Sewer (5 pages), prepared by Bohler Engineering NJ, LLC dated February 2023;
- One copies of the Storm Water Investigation (47 pages) prepared by Melick-Tully & Associates (a division of GZA) dated August 30, 2021;
- One copy of the Supplemental Storm Water Investigation (15 pages) prepared by GZA GeoEnvironmental Inc. dated July 12, 2022;

- One signed and sealed copy of the Stormwater Management Facility Operation & Maintenance Manual (112 pages) prepared by Bohler Engineering NJ, LLC dated November 2021, last revised November 2023;
- One signed and sealed copy of the Stormwater Management Report (227 pages) prepared by Bohler Engineering NJ, LLC dated November 2021, last revised November 2023;
- One signed and sealed set of the Preliminary & Final Major Site Plans & Preliminary & Final Major Subdivision Plan (27 sheets), prepared by Bohler Engineering NJ, LLC, dated November 4, 2021, last revised November 7, 2023;
- One signed and sealed set of Fire Truck Turning Exhibit, WB-50 Truck Turning Exhibit & West Windsor Trash Truck Turning Exhibits (3 sheets), prepared by Bohler Engineering NJ, LLC, dated December 5, 2022, last revised November 07, 2023;
- One signed and sealed set of Line of Sight Exhibits (A) & (B) (2 sheets), prepared by Bohler Engineering NJ, LLC, dated August 17, 2020, last revised November 7, 2023; and
- One Transmittal/Responses Letter (3 pages) prepared by Control Point Associates, Inc. dated November 10, 2023 (James D. Sens)
- One signed and sealed full-scale set of the ALTA/NSPS Land Title Survey (2 sheets) prepared by Control Point Associates, Inc., dated March 10, 2020, last revised July 7, 2022 (revision #6)
- One signed and sealed full-scale copy of the Preliminary & Final Major Subdivision Plat (1 sheet) prepared by Control Point Associates, Inc., dated April 6, 2022, last revised November 14, 2023 (revision #4)
- One signed and sealed copy of the Legal Description for Proposed Right of Way Dedication (1 page) prepared by Control Point Associates, Inc., dated November 14, 2023
- One signed and sealed copy of the Legal Description for Proposed 14 Feet Wide Mercer County Right of Way Easement Across a Portion of Lot 2.01, Block 47 (1 page) prepared by Control Point Associates, Inc., dated November 14, 2023
- One signed and sealed copy of the Legal Description for Proposed Lot 2.01, Block 47 prepared by Control Point Associates, Inc., dated November 14, 2023
- One signed and sealed copy 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 (2 pages) prepared by Control Point Associates, Inc., dated November 14, 2023
- One signed and sealed copy of the Legal Description for Proposed Lot 2.02, Block 47 (1 page) prepared by Control Point Associates, Inc., dated November 14, 2023
- One signed and sealed copy of the Legal Description for Proposed Right of Way Dedication to Mercer County Along Princeton-Hightstown Road prepared (1 page) by Control Point Associates, Inc. dated November 14, 2023
- One signed and sealed copy of the Legal Description for Proposed Right of Way Dedication to the Township of West Windsor Along McGetrick Lane and Southfield Road (2 pages) prepared by Control Point Associates, Inc., dated November 14, 2023
- One signed and sealed copy of the Legal Description for Proposed Sidewalk Easement to the Township of West Windsor Across a Portion of Proposed Lot 2.01, Block 47 (1 page) prepared by Control Point Associates, Inc., dated November 14, 2023

- One Transmittal Cover Letter (4 pages) from Fox Rothschild, LLP dated November 15, 2023
- One copy of the Development Application (5 pages) dated March 2, 2023 with Rider to Application (4 pages);
- One copy of the Subdivision Checklist;
- One copy of the Site Plan Checklist (8 pages) dated March 6, 2023;
- One copy of the Operation Matrix for proposed uses (2 pages);
- One copy of the Ownership Disclosures for the Applicant/Owner (3-1 page documents);
- One set of the Architectural Plans of the QuickChek (4 sheets) prepared by Gary Kliesch, A.I.A. of GK+a Architects, P.C. dated March 22, 2022, last revised March 3, 2023;
- One copy of the Updated Traffic Impact Analysis for ER/UDC West Windsor LLC (65 pages) prepared by Gary Dean, P.E. of Dolan & Dean dated March 2, 2023;
- One copy of the Declaration of Easements, Covenants, Conditions & Restrictions prepared by Jeffrey Chang, Esq.;
- One copy of the Declaration of Cross Access Drainage Easement prepared by Jeffrey Chang, Esq.;
- One set of Off-Site Pavement Marking and Signing Plans (3 sheets) prepared by Atlantic Traffic and Design Engineering, LLC dated December 5, 2022, last revised March 15, 2023
- One Rider to the Application (4 pages) received November 30, 2023

Project Description

The project proposes to construct a **5,852** square foot QuickChek convenience market with 16 fueling positions, and on an adjacent lot, a 4,541 square foot Fast Food Restaurant with drive-through service at the southwest corner of Southfield Road and Princeton Hightstown Road intersection.

The site is currently bounded to the north by Princeton-Hightstown Road (County Route 571). To the east is Southfield Road and to the east of Southfield Road stands a commercial development. To the south is McGetrick Lane. To the west is a building housing a healthcare practice (Tuttle Dental). The site currently comprises of several unoccupied residences and outbuildings. Both McGetrick Lane and Southfield Road are under the jurisdiction of West Windsor Township.

Access to and from the site is proposed by way of a three-quarter-movement entrance driveway (right out but both movements in) along Princeton-Hightstown Road near the western property line. East of that, a right-in/right-out driveway is proposed along Princeton-Hightstown Road. Further, a Right-in/Right-out driveway is proposed along Southfield Road, and finally, two full-movement driveways are proposed along McGetrick Lane. Parking provisions for the site will include parking aisles and adjacent spaces fronting the QuickChek and the restaurant, and separate parking modules as needed. Several waivers, listed under Access, Parking and Loading Requirements on the supplied plan, are being considered for request by the Applicant, including spacing of driveways.

The development is currently located in the *B-2A Planned Village Center* zoning district and will

require variances as listed in the Site Layout Plan's notes section.

Review Comments

Arora and Associates P.C. (Arora) have completed the Traffic Engineering review. The applicant has addressed all Traffic Engineering related comments, including the pavement marking comment that was pending in the most recent memorandum. However, this memo documents a few critical issues concerning this application as stated below.

- This memo recommends that the Planning Board and/or the Township Council to revise/amend Township Code Section §168-57 to redesignate McGetrick Lane roadway section to be converted to one-lane-one-way eastbound (from existing two-way configuration) between Princeton-Hightstown Road (C.R. 571) and the Tuttle Dental office driveway. East of the Tuttle Dental office driveway, McGetrick Lane will operate as a two-lane-two-way roadway. The roadway directional layout is shown graphically below.
- Additionally, this memo recommends the West Windsor Township to take appropriate measures to remove the existing Stop sign posted at the corner of McGetrick Lane and CR 571 intersection.

During the TRC Review process, it was discovered that per §168-57, McGetrick Lane is designated as one-way in the eastbound direction. This finding was further investigated, and it was determined that this one-way designation applied to the portion of McGetrick Lane between Southfield Road and C.R. 571 that has since become the CVS site on the east side of Southfield Road and therefore no longer exists. This memo also documents that the Applicant is revising the lower/eastern portion of McGetrick to better align with the CVS driveway and maintain two-way traffic to the Tuttle Dental driveway.

The proposed directional configuration along McGetrick Lane and the recommended removal of the Stop sign are shown below in **Figure 1** through **Figure 4**; where **Figure 3** and **Figure 4** represents the Site Plans received above from both Bohler Engineering NJ, LLC and Atlantic Traffic and Design Engineering, LLC.

Figure 1: Recommended Layout of McGetrick Lane

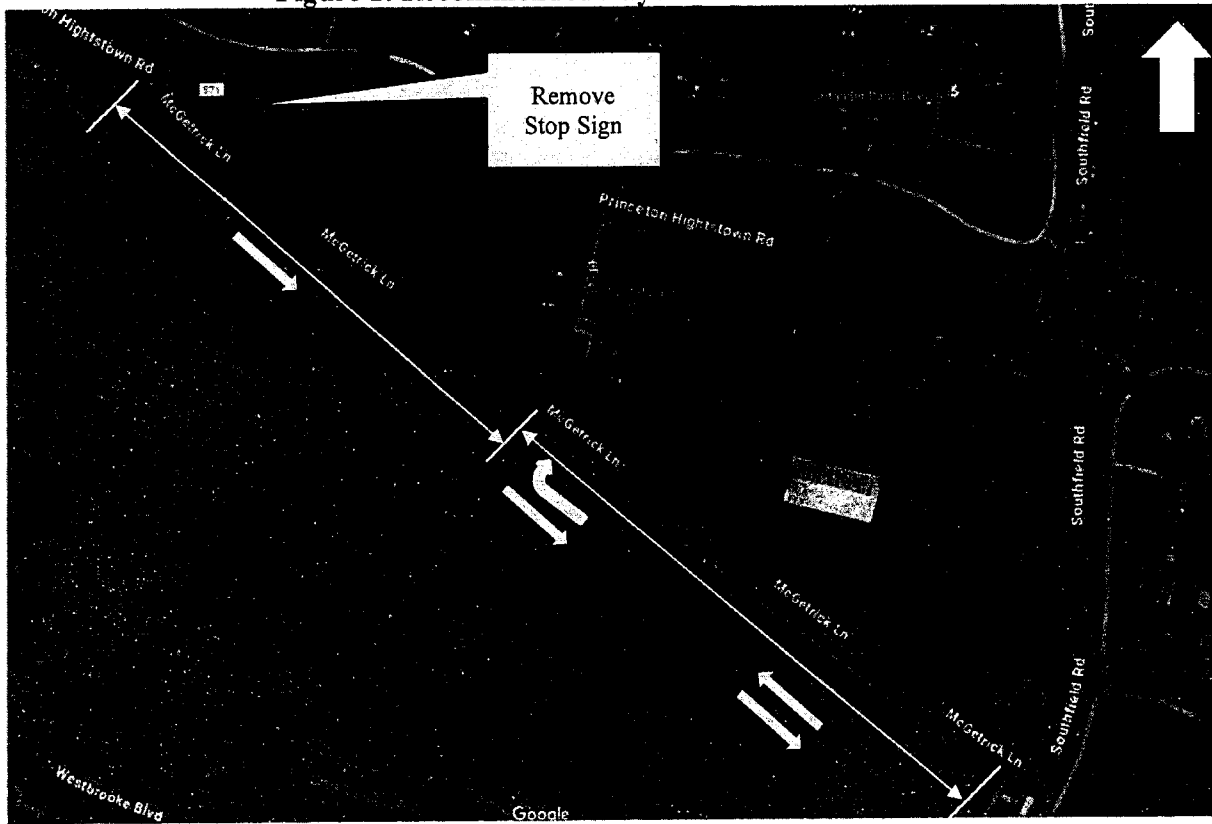


Figure 2: Recommended Removal of the Stop Sign

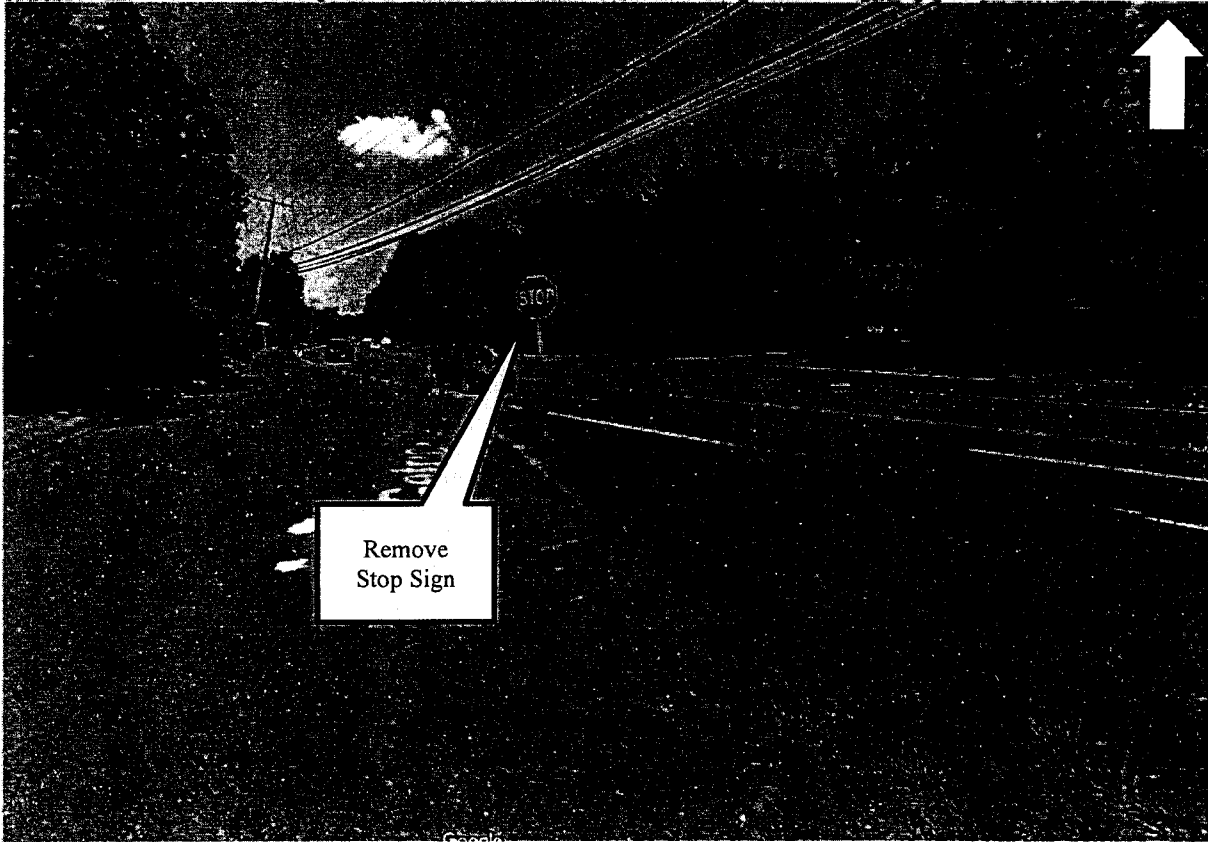


Figure 3: McGetrick Lane Layout Plan by Atlantic Traffic and Design Engineering, LLC

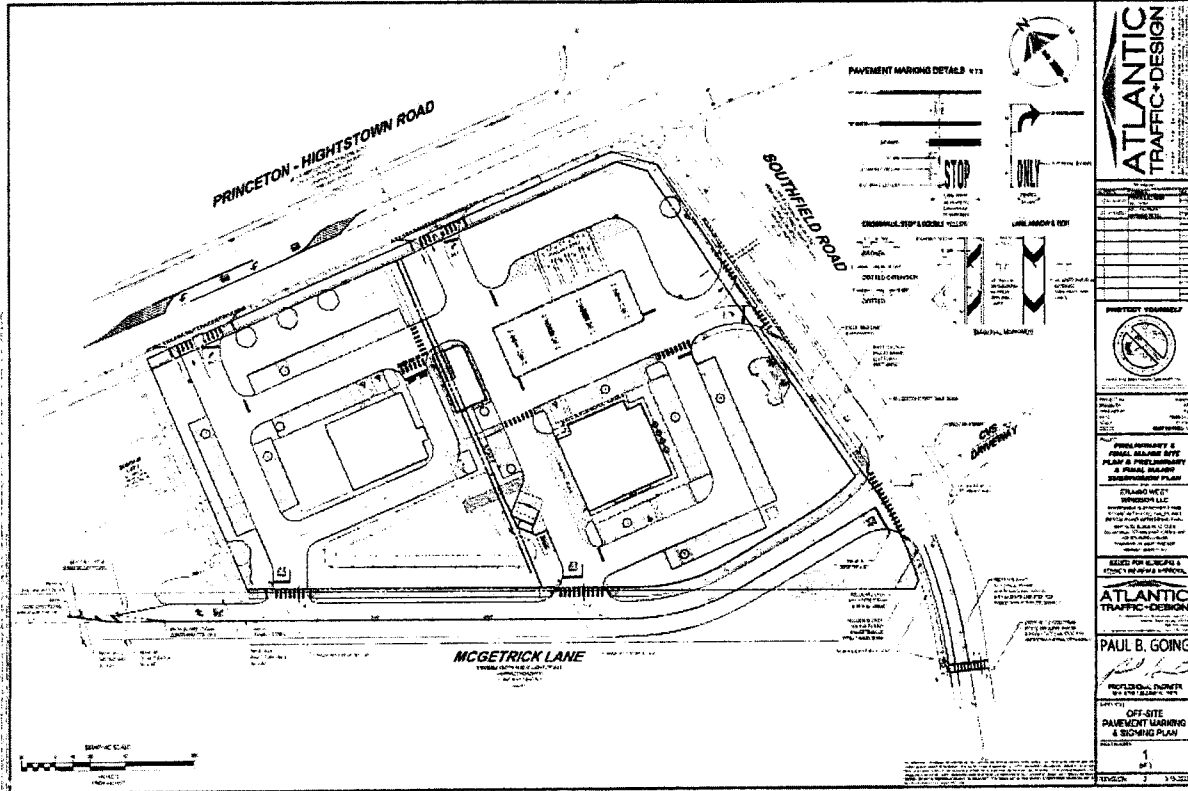
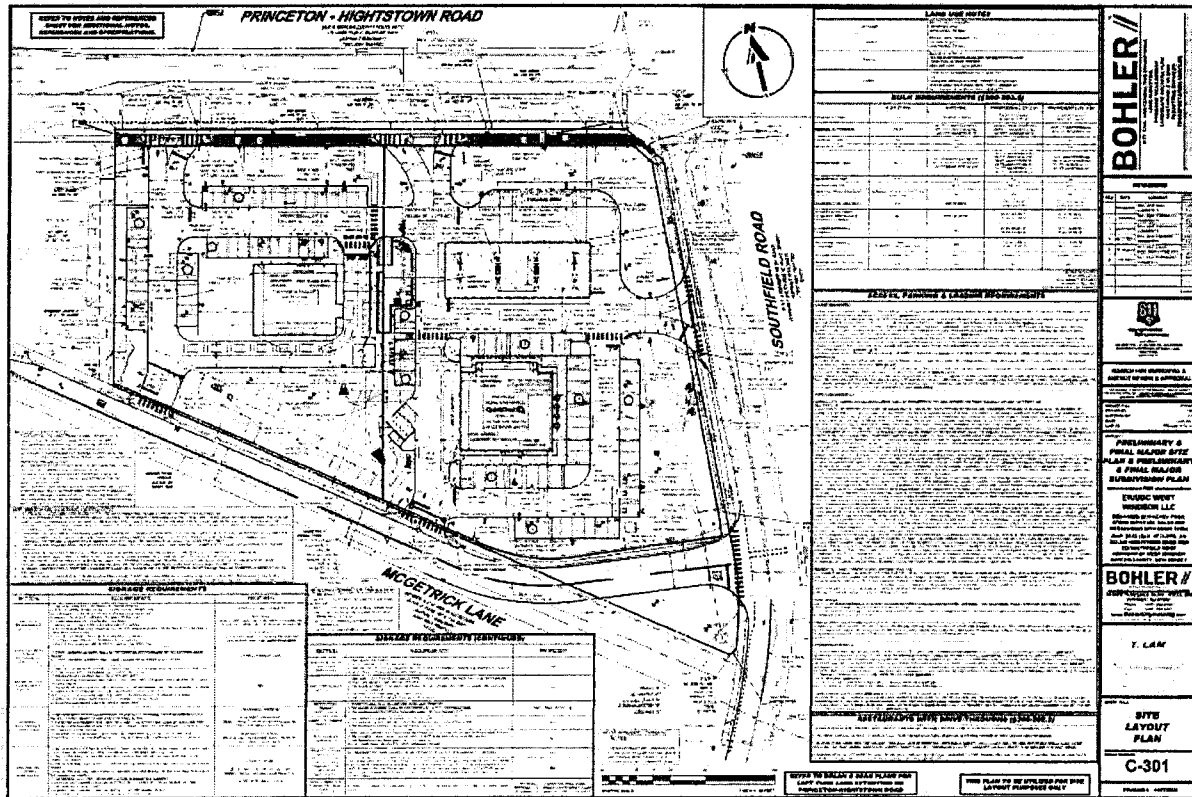


Figure 4: McGetrick Lane Layout Plan by Bohler Engineering, NJ, LLC



Furthermore, memorandum supports Applicant's following waiver and variance requests as submitted to the Township:

- Variance from Section § 200-202.2: *No Loading space provided, where one (1) space is required.* It is to be noted that the Applicant has indicated that deliveries to the restaurant on proposed lot 2 will occur during times that the restaurant is not in operation. As such, this variance approval is recommended.
- Waiver request: *Where two or more driveways connect a single site to any one road, a minimum clear distance of two hundred (200) feet measured along the right-of-way line shall separate the closest edges of any two such driveways. Where such development fronts on an arterial street, access to parking and service areas, where practicable, shall be provided by a single access to the arterial road.* The two site driveways aligned along CR 571 are right-ion-right-out driveways and will not accommodate and left turn into the site movement. As such this memo supports this waiver request. Additionally, Mercer County has also approved the two driveway openings along CR 571.

- Waiver request: *Where a development fronts on a principal, major or minor arterial or a major collector, a combined one point of access and egress to parking service areas shall be provided.* The proposed layout for the site will provide better circulation of vehicular movement. As such this memo supports this waiver request.
- Waiver request: *Commercial driveways shall be fifteen (15) to thirty (30) feet wide for one-way and twenty-four (24) feet wide for two-way. Driveways shall be five (5) feet wider at the curb line and this additional width shall be maintained for a distance of twenty (20) feet into the site.* This memo supports this waiver to facilitate the fire truck, trash truck and delivery truck vehicular turning movements.
- Waiver request: *Parking lots, loading, and unloading areas shall be prohibited in the area between the front building line and street line.* This memo supports this waiver as 40-foot wide front yard setback has been proposed in the site plans.
- Waiver request: *For Proposed Lot 1, 52 parking spaces proposed where 42 spaces maximum required.* This memo supports this waiver as the additional parking spaces at Quick Chek facility since this proposal will not adversely impact the site circulation or any vehicular movement.
- Waiver request: *With a minimum width of four feet of passable area and be raised six inches or more above the parking area, except when crossing streets or driveways. At points of intersection between pedestrian and motorized lines of travel and at other points where necessary to avoid abrupt changes in grade, a sidewalk shall slope gradually so as to provide an uninterrupted line of travel. Guide rails and wheel stops permanently anchored to the ground shall be provided at appropriate locations. Parked vehicles shall not overhang or extend over sidewalk areas unless an additional sidewalk width of 2 1/2 feet is provided to accommodate such overhang. (Section 200- 29. D. 1).* This memo supports this waiver as the site plans have been revised to accommodate bollards around the Quick Chek facility instead of wheel stops to avoid any tripping hazards.
- Waiver request: *No parking or loading spaces shall be permitted in the front yard area of any business district. (Section 200- 230).* This memo supports this waiver since 40-foot wide front yard setback has been proposed in the site plans.

cc:

Lisa Komjati
Francis Guzik, PE, CME
Gerald Muller, Esq.
Patti Thompson
Ian Hill, P.E.

Sam Surtees
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