

# WEST WINDSOR TOWNSHIP

## DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

### CERTIFIED MAIL

emailed: [hkent-smith@foxrothschild.com](mailto:hkent-smith@foxrothschild.com)

October 26, 2023

Henry Kent-Smith  
Fox Rothschild, LLP  
Princeton Pike Corporate Center  
997 Lenox Drive, Building 3  
Lawrenceville, NJ 08648-2311

RE: **PB22-02**  
ER/UDC West Windsor LLC  
Preliminary/Final Major Site Plan, Subdivision & Sign Waivers - Phase 1  
Preliminary Site Plan - Phase 2  
332-340 Princeton-Hightstown Road  
Block 47, Lots 2, 3, 4, 5 & 6  
Property Zoned: B-2A District  
MLUL: 12/31/23

Dear Mr. Kent-Smith:

As you are aware the West Windsor Township Technical Review Committee (TRC) met on October 26, 2023 to review the above-referenced project and recommended moving your clients application to the Planning Board for a formal public hearing. In order to be scheduled for the December 13, 2023 Planning Board meeting, the following information would need to be submitted to this office no later than by noon on Wednesday, November 15, 2023:

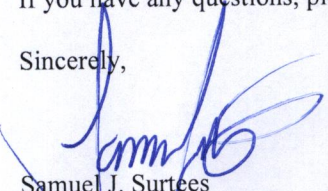
1. Please submit **seventeen (17) copies** of the following information:
  - a. Development Application
  - b. Rider to Application
  - c. Site Plan checklist
  - d. Subdivision checklist
  - e. Operation Matrix for proposed uses
  - f. Ownership disclosure statement for ER/UDC West Windsor, LLC
  - g. Traffic Impact Analysis
  - h. Environmental Impact Statement
  - i. West Windsor Township Green Development Practices checklist
  - j. Conditional Site Plan & Major Subdivision approval letter issued by Mercer County Planning Board dated 10/11/22
  - k. Declaration of Easements, Covenants, Conditions & Restrictions prepared by Jeffrey Chang, Esq.
  - l. Declaration of Cross Easements prepared by Jeffrey Chang, Esq.
  - m. Wetlands Investigation Report dated 2/9/23 prepared by EcolSciences, Inc.
2. Please submit **two (2) copies** of the following information:
  - a. Engineering report for Sanitary Sewer prepared by Bohler Engineering dated February 2023
  - b. Soils Report entitled "Storm Water Investigation" prepared by Melick-Tully & Associates revised through 9/18/23
  - c. Stormwater Management Facility Operations and Maintenance Manual prepared by Bohler Engineering revised through September 2022
  - d. Stormwater Management Report prepared by Bohler Engineering revised through September 2023
3. Please submit **fourteen (14) half scale and three (3) full scale revised plans** to address Township Staff reports & comments from the 10/26/23 TRC meeting:
  - a. ALTA/NSPS Land Title survey prepared by Counter Point



- b. Preliminary/Final Major Subdivision Plat prepared by Counter Point
  - c. Preliminary/Final Major Site Plan/Subdivision Plan, Sign Waivers - Phase 1 & Preliminary Major Site Plan - Phase 2, prepared by Bohler Engineering
  - d. Architectural Plans for Quick Chek prepared by Gary Kliesch & Associate Architects
  - e. Preliminary/Final Major Site Plan & Preliminary/Final Subdivision Plan prepared by Atlantic Traffic & Design
  - f. Truck-Turning Plan for SU-30 & WB-50 Design vehicle prepared by Bohler Engineering
  - g. Line of Sight exhibits for Rt. 571, Southfield Road & McGetrick Lane prepared by Bohler Engineering
4. Electronic Copy of exhibits to be presented to the Planning Board the night of the public hearing
5. Please submit an electronic copy (either Dropbox, thumbdrive or cd) of the documents requested in item #1 through #4 listed above and send to [ssurtees@westwindsortwp.com](mailto:ssurtees@westwindsortwp.com)

If you have any questions, please contact this office.

Sincerely,



Samuel J. Surtees  
Manager, Division of Land Use

SJS/lk  
Attachment  
c: B/L  
PB 22-02