

January 15, 2024

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 constituting our formal resubmission to West Windsor Township regarding the above referenced project:

- Four (4) 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 January 12, 2024.
- Fourteen (14) reduced 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 January 12, 2024.
- Four (4) signed and sealed sets of the *Preliminary & Final Major Site Plans & Preliminary & Final Major Subdivision Plan*, prepared by Atlantic Traffic and Design, dated December 5, 2022, last revised January 11, 2024.
- Fourteen (14) reduced sized sets of the *Preliminary & Final Major Site Plans & Preliminary & Final Major Subdivision Plan*, prepared by Atlantic Traffic and Design, dated December 5, 2022, last revised January 11, 2024.

The following plan modifications are made in response to comments received by members of the Planning Board during the December 13, 2023 hearing:

### Site Plan

- The proposed Site Plan Signage Package for QuickChek and the Restaurant has been modified to incorporate comments from the members of the Planning Board. Refer to Site Plan Sheet C-301.
  - The building mounted signage on the North Façade of the QuickChek building has been reduced from 86 SF to 46.7 SF and the letter height of same has been reduced from 33" to 28".
  - The proposed restaurant freestanding sign (located along Princeton-Hightstown Road on proposed Lot 2.02) square footage has been reduced from 100 SF to 48 SF and is compliant with ordinance requirements for square footage.
  - The proposed monument sign located along Princeton-Hightstown Road for Proposed Lot 2.01 has been reduced in total square footage from 100 SF to 80 SF.
  - The canopy mounted signage on the North Façade of the QuickChek gas canopy has been reduced in size from 22.6 SF to 17.75 SF and the letter and logo height of same has been reduced from 25.5" to 17".

- A specification for the proposed generator has been included on Sheet C-909 of the Site Plans.
- Additional signage (R5-12 'No Thru Traffic' and W14-2 'No Outlet') has been incorporated on the Site Plans at the entry to McGetrick Lane. Refer to plans prepared by Atlantic Traffic and Design.

## Landscaping

- The cherry laurels (PXOL) have been swapped to shamrock inkberry holly (IGS)
- Landscaping has been adjusted per the QC monument sign size reduction

## Lighting

- The lumen package for the C-1 canopy lights has been reduced from 15L to 13L
- The C-2 canopy lights have been dimmed from 100% to 70%
- The lumen package for area lights at all driveway intersections have been reduced from 18L to 12L
- The calculation summary is as follows:
  - The minimum under the canopy is 22.6 fc, and the maximum is 38.5 fc (reduced from 47.1 fc)
  - The average within parking lots decreased from 6.4 to 5.6
  - The property line maximum decreased from 4.8 fc to 3.2 fc as a result of lowering the lumen package for the lights at driveways, and is now occurring along Princeton-Hightstown Road instead of McGetrick Lane
  - There is a new waiver for minimum illumination within driveway intersections - the minimum decreased from 3.0 fc to 2.0 as a result of lowering the lumen package for the lights at driveways

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