

March 24, 2020

**VIA HAND-DELIVERY**

Samuel Surtees, Manager  
Division of Land Use  
West Windsor Township Municipal Building  
271 Clarksville Road  
West Windsor, NJ 08550

Re: Application for Sign Waiver – 19 Roszel Road, West Windsor Township  
Rear Portion of Block 9, Lot 62 (Control Number **PB20-02SW**)

Dear Mr. Surtees:

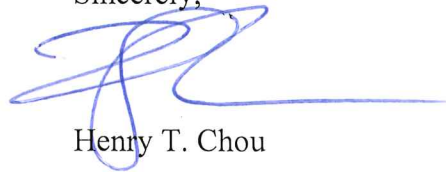
This office represents the applicant, 19 Roszel Road LLC, the owner of the above-referenced property. We are in receipt of your letter, dated March 18, 2020 and hereby enclose the following items per your request:

1. Eighteen copies of the Development Application.
2. Eighteen copies of the architectural elevation by Cerminara Architects, dated January 10, 2020.
3. Eighteen sets of five (5) different streetscape color photos of existing site conditions.
4. Eighteen copies of signage and lighting details by Rex Sign Systems.
5. Eighteen copies of a streetscape color rendering of proposed wall sign on second (rear) building.
6. Eighteen copies of Amended Preliminary and Final Major Site Plan by Hammer Land Engineering, dated 6/7/2014 (Sheet 3 only).
7. Completed W-9 form.
8. Completed Agreement to Pay for Professional Review and Inspections.
9. Check for \$300.00 application fee.
10. Check for \$1,500.00 for the escrow account.

Samuel Surtees  
March 24, 2020  
Page 2

Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

Henry T. Chou

Encls.

cc: 19 Roszel Road LLC (via email w/o encls.)

**DEVELOPMENT APPLICATION**

**CONTROL NO.** \_\_\_\_\_

Block(s) 9 Lot(s) 62 Date Received \_\_\_\_\_  
By \_\_\_\_\_

**TO BE COMPLETED BY APPLICANT (A-T)**

A. Property Owner's Name 19 Roszel Road LLC  
Address Three Garret Mountain Plaza, Suite 400  
(Street)  
Woodland Park New Jersey 07424  
(City) (State) (Zip)  
Phone ( 973 ) 279-9000 ext. 108  
(If property owner is a corporation, complete Section S-1)  
FAX ( ) N/A

B. Applicant's Agent Name Henry T. Chou, Esq., counsel for applicant  
Address Hill Wallack LLP, 21 Roszel Road  
(Street)  
Princeton NJ 08540  
(City) (State) (Zip)  
Phone ( 609 ) 734-4447  
FAX ( 609 ) 924-0808

(If applicant is not the owner, complete Section S-2)  
(If applicant is a corporation, complete Section S-3)  
(All correspondence will be mailed to person listed as applicant's agent)

C. Application Status

(1) New (2) Revision or Resubmission of Prior Application

(If (2) is checked, indicate prior application no. (s) PB 06-01AM)  
Attach copies of resolution, if available.

D. Type of Approval Sought

- Concept  Preliminary  Final  Preliminary/Final  
 GDP  Sign Waiver Request  Extension of Approval Request  
 Minor Subdivision  Major Subdivision  Major Site Plan  Minor Site Plan  
 Variance Request (Submit Variance Request Form)  
 Conditional Use Approval (Submit Conditional Use Request Form)  
 Request for Waiver of Submission Requirements (See appropriate subdivision or Site Plan checklist)  
 Above Application Pursuant to Board of Adjustment "D" Variance (Attach Resolution of Approval)

E. Engineer's Name and Firm Garv W. Dean, PE, PP

Address 181 West High Street  
(Street)  
Somerville NJ 08876  
(City) (State) (Zip)

Phone (908) 927-0100

FAX (908) 927-0181 gary@dolandean.com

License No. 33722

F. Architect's Name and Firm Carmine Cerminara, Cerminara Architects

Address 224 Courtyard Drive  
(Street)  
Hillsborough New Jersey 08844  
(City) (State) (Zip)

Phone (908) 685-7700

FAX (N/A) ccerminara@cerminaraarchitect.com

License No. C.7461

G. Plat/Plan Dated 6/7/2013 Title Amended Preliminary and Final Major Site Plan

H. Name and Location of Development (Street or Road and nearest public Street intersection)  
19 Roszel Road (Rear portion of Block 9, Lot 62)

Roszel Road and Alexander Road - Nearest Street Intersection

I. Present use of Land Office Use

J. Present Use of Structure N/A - Previously approved office building has not been built.

K. Proposed Use of Land N/A - waiver request for one (1) 75-square foot building mounted sign.

(If more than one use proposed, indicate various uses and areas on plat)

L. Proposed Use of Structure N/A - waiver request for one (1) 75-square foot building mounted sign.

(If more than one use proposed, indicate various uses and areas on plan)

M. Plat/Plan Data

1. Acreage to be subdivided N/A No. of Lots Proposed N/A

2. Type of Development Proposed (Conventional, Cluster, Planned Development)

N/A

3. Lot Areas 7.775 Acres

4. Acreage of Contiguous Parcel (s) in Same Ownership, not part of this  
Development N/A

5. Area of Site Plan to be Developed N/A Acres N/A SF

6. Floor Area of Proposed Structure:

Floor No.	<u>N/A</u>	<u>N/A</u>	SF
Floor No.	<u>N/A</u>	<u>N/A</u>	SF
Floor No.	<u>N/A</u>	<u>N/A</u>	SF
Floor No.	<u>N/A</u>	<u>N/A</u>	SF

7. If Addition to Existing Structure:

Floor No.	<u>N/A</u>	<u>N/A</u>	<u>SF</u>
Floor No.	<u>N/A</u>	<u>N/A</u>	<u>SF</u>
Floor No.	<u>N/A</u>	<u>N/A</u>	<u>SF</u>

8. Total Floor Areas N/A SF

9. Number of Parking Spaces N/A

N. Utility Data (indicate service proposed)

1. Water	<u>N/A</u>	4. Electric	<u>N/A</u>
2. Sanitary	<u>N/A</u>	5. Telephone	<u>N/A</u>
3. Gas	<u>N/A</u>	6. Heating Fuel	<u>N/A</u>

O. Zoning District ROM-2

P.	Zone Requirements	<u>N/A</u>	(Ordinance)	(Proposed)
1.	Min. Tract/Lot Area	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
2.	Min. Lot frontage	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
3.	Min. Lot Width	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
4.	Min. Lot Depth	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
5.	Min. Yards:	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
	Front	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
	Side	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
	Rear	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
6.	Max F.A.R.	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
7.	Max M.I.C.	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
8.	Max. Gross Density	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
9.	Max. Bldg. Height	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
10.	Parking Spaces Required	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

Q. Does Lot abut (check which applies)  
 State Road       County Road       Township Road

R. Copies of any Deed Restrictions or Covenants that will Apply (check one)  
 Attached       Not Attached

S. Other Information

1. Principal Office Address See Section A  
See Section A (Street)  
(City) (State) (Zip) Phone ( ) See Section A  
FAX ( )  
President's Name Michael Seeve  
Secretary's Name Michael Seeve

2. I, \_\_\_\_\_, consent to the filing of this Site Plan/  
Subdivision by \_\_\_\_\_  
(Agent)

\_\_\_\_\_  
(Owner's Signature) (Date)  
\_\_\_\_\_  
(Owner's Printed Name)

*Owner is the same as Applicant*

3. Principal Office Address \_\_\_\_\_  
(Street)  
(City) (State) (Zip) FAX Phone ( )  
( )

T.

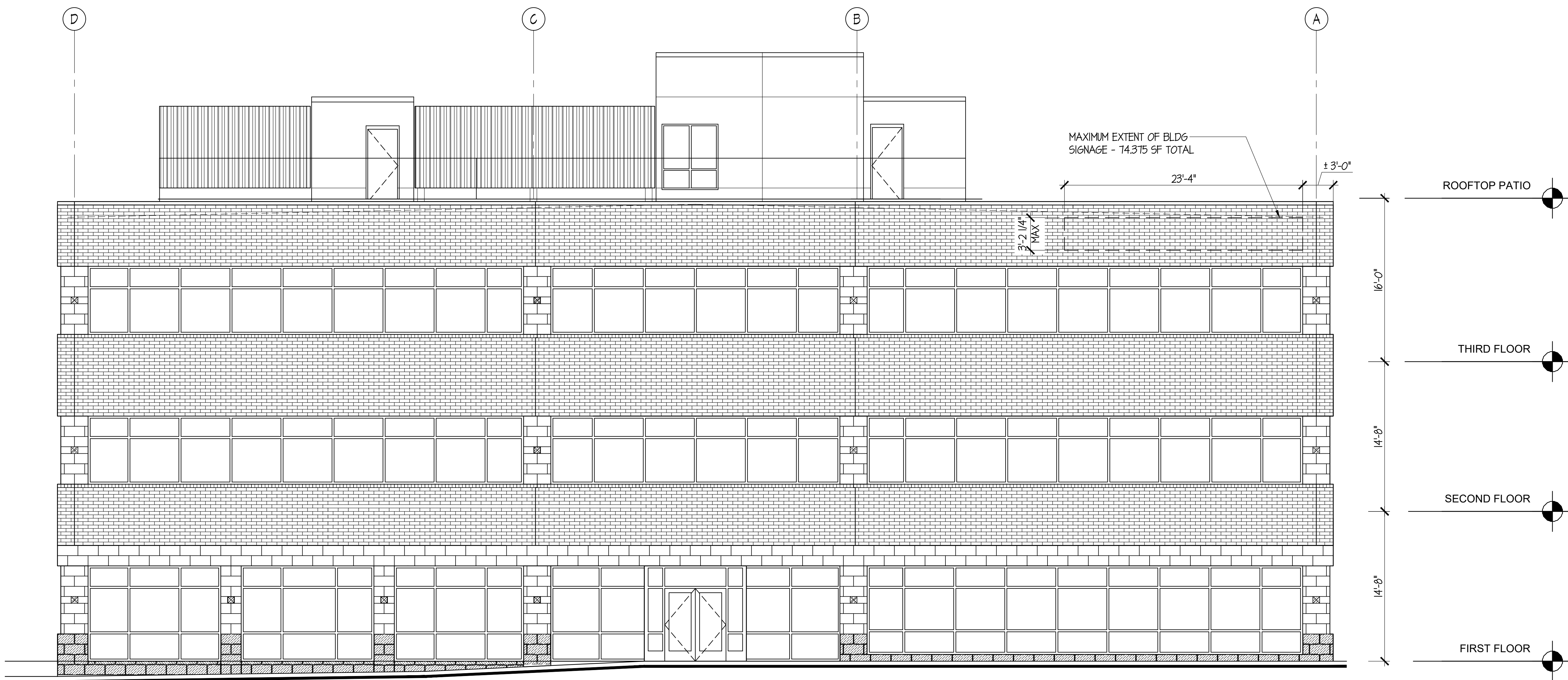
  
(Applicant's Signature)  
Michael Seeve  
(Applicant's Printed Name)

February 26, 2020  
(Date)

REVISIONS	
REV#	DESCRIPTION

This drawing and all information contained herein is authorized for use only by the party for whom the work was contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the written consent of Cerminara Architect. Copyright 2020, Cerminara Architect. All rights reserved.

**PROGRESS PRINT**  
10 JAN 20



1 EAST ELEVATION  
1/8" = 1' - 0"



224 COURTYARD DRIVE  
HILLSBOROUGH, NJ 08844  
PHONE 908.685.7700 | FAX 526.3019  
WWW.CERMINARAARCHITECT.COM

CARMINE CERMINARA, AIA  
NJ C.7461  
PA RA.012844.B

**19 ROSZEL ROAD**  
BUILDING #2  
19 ROSZEL ROAD  
TOWNSHIP OF WEST WINDSOR  
MERCER COUNTY, NJ 08850

**EAST PROPOSED BLDG SIGNAGE ELEVATION**  
SCALE AS NOTED

DATE	COMMISSION
---	19044
DRAWN BY	REVISION
JK	
CHECKED BY	
XXX	
SHEET	DRAWING

A7





Hill Wallack

19  
Hill Wallack  
RIPEN  
21



Hill Wallack

19

AVAILABLE FOR LEASE  
COMMERCIAL/INDUSTRIAL

Hill Wallack  
RIPEN

21

NO STOPPING  
ANYTIME



Hill Wallack





Hill Wallack

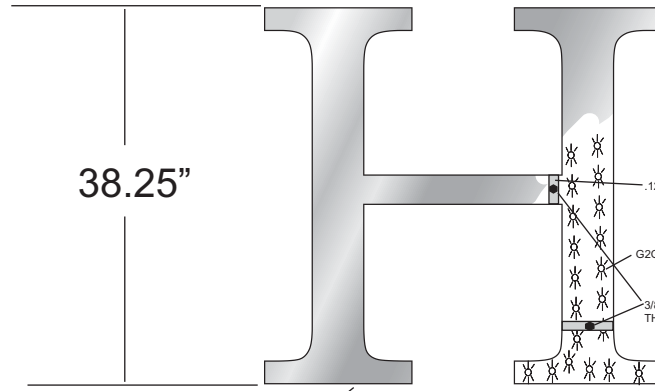
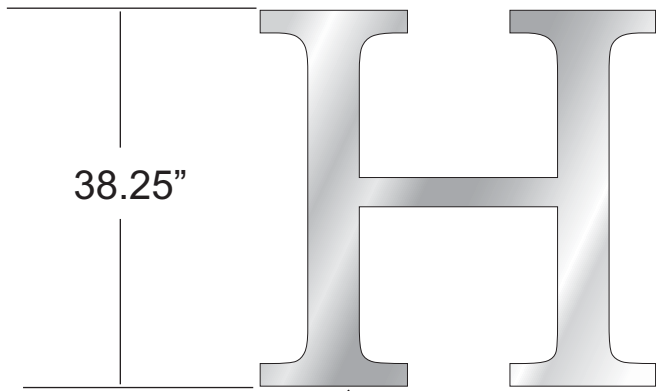
U-HAUL





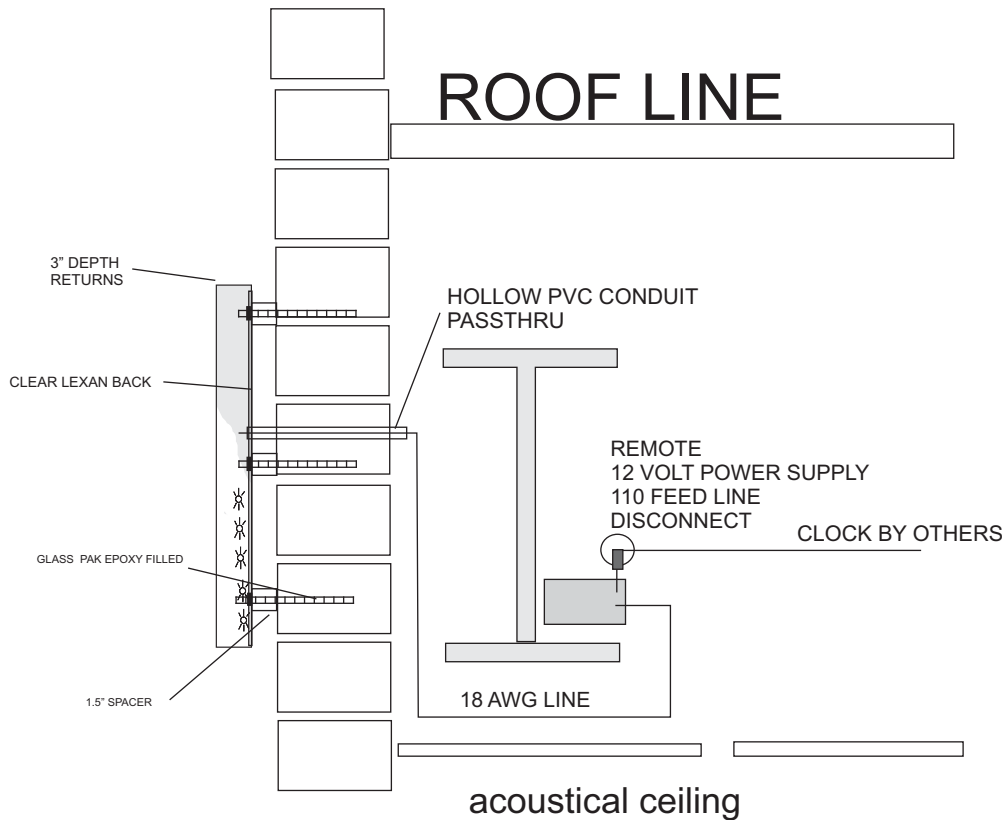
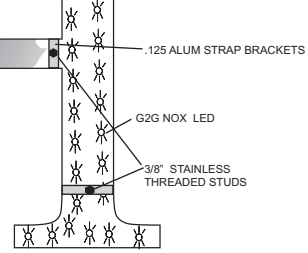
Hill Wallack





.125 alum face  
040 brushed silver anodized alum overlay

.125 alum face  
040 brushed silver anodized alum overlay



## lighting cut sheet

[www.g2glighting.com](http://www.g2glighting.com)

G2G NOX STYLE  
7500 KELVIN

**REX**  
**SIGN SYSTEMS** Since 1925

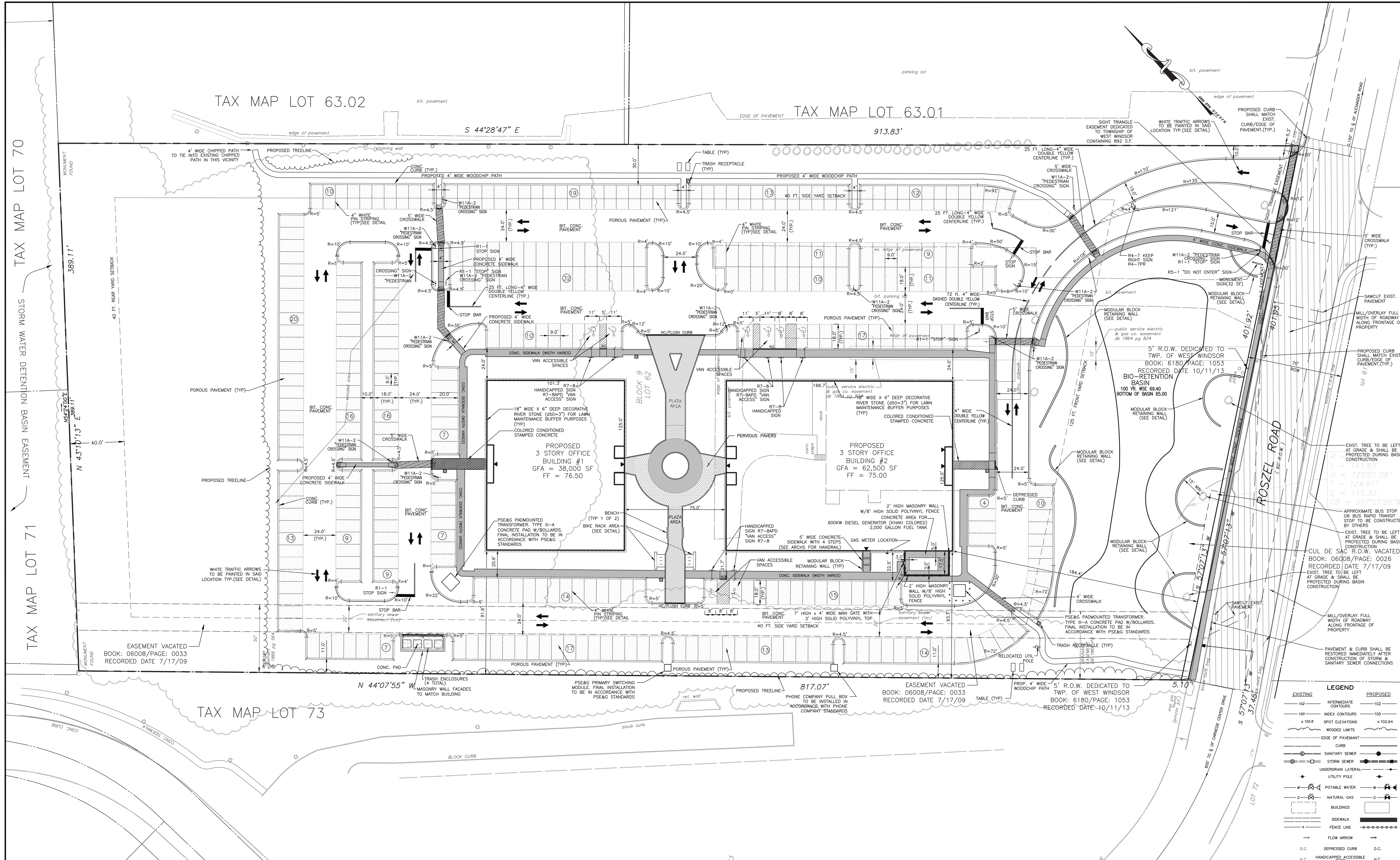
60 Steiner Ave Neptune City, NJ  
732 774 1377 - fax 732 988 1509 - don@rexsigns.net

Client: Hill Wallack  
19 Roszel Ave. West Windsor NJ  
Halo Letter design  
Dwg: Hill Wallack tech 2

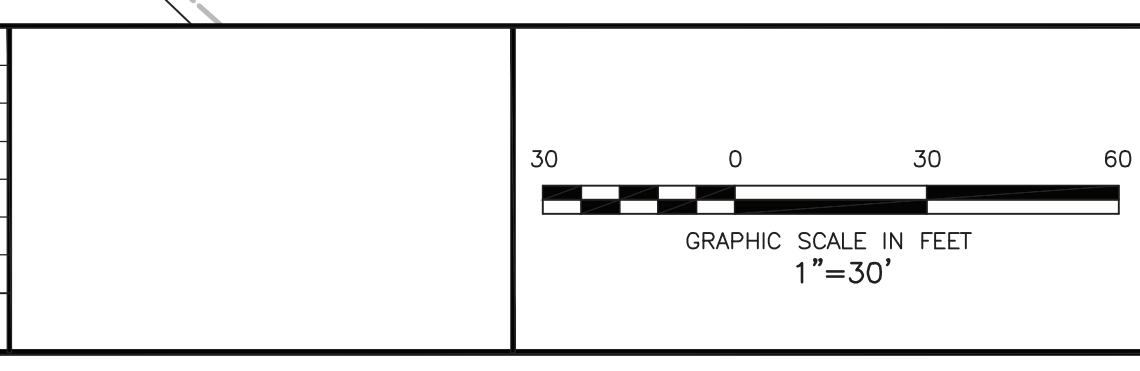


Hill Wallack

BUILDING SIGN



REVISION NO.	DATE	REVISION
16	07.08.14	FINAL AMENDED PERMIT & CONSTRUCTION SET
15	05.19.14	LAYOUT REVISIONS RELATED TO GENERATOR
14	05.15.14	UNDERDRAIN REVISIONS
13	05.12.14	PERMIT RESPONSE - R3 CONTROL #56864
12	04.23.14	METER FIT REVISIONS
11	04.11.14	SANITARY SEWER REVISIONS
10	03.12.14	PSE&G GAS SERVICE



**JOSEPH D. HANRAHAN**  
 PROFESSIONAL ENGINEER, N.J. LIC. No. GE40339

**HAMMER**  
 LAND ENGINEERING  
 CERTIFICATE OF AUTHORIZATION #24GA28176300  
 2640 HIGHWAY 70, SUITE 10B  
 MANASQUAN, NJ 08736  
 (TEL) 732.899.0898 (FAX) 888.712.4519

**SITE PLAN**  
 AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN  
 ROSZEL ROAD OFFICE BUILDINGS

TOWNSHIP OF WEST WINDSOR  
 MERCER COUNTY  
 NEW JERSEY

PROJECT NO. 12139  
 DRAWN BY DEK  
 SCALE 1"=30'

DATE 06/07/13  
 DESIGNED BY CLW  
 CHECKED BY JDH

HAMMER LAND ENGINEERING  
 SHEET NO. 3 of 16



THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED. THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF CERMINARA ARCHITECT. 2019, CERMINARA ARCHITECT COPYRIGHT ALL RIGHTS RESERVED



CARMINE CERMINARA, AIA  
 ■ NJ C.7461  
 ■ PA RA.012844.B

224 COURTYARD DRIVE  
 HILLSBOROUGH, NJ 08844

# 19 ROSZEL ROAD

OFFICE BUILDING #2

19 ROSZEL ROAD  
 TOWNSHIP OF WEST WINDSOR  
 MERCER COUNTY, NJ 08550

## SIGNAGE COMPARISON EAST ELEV.

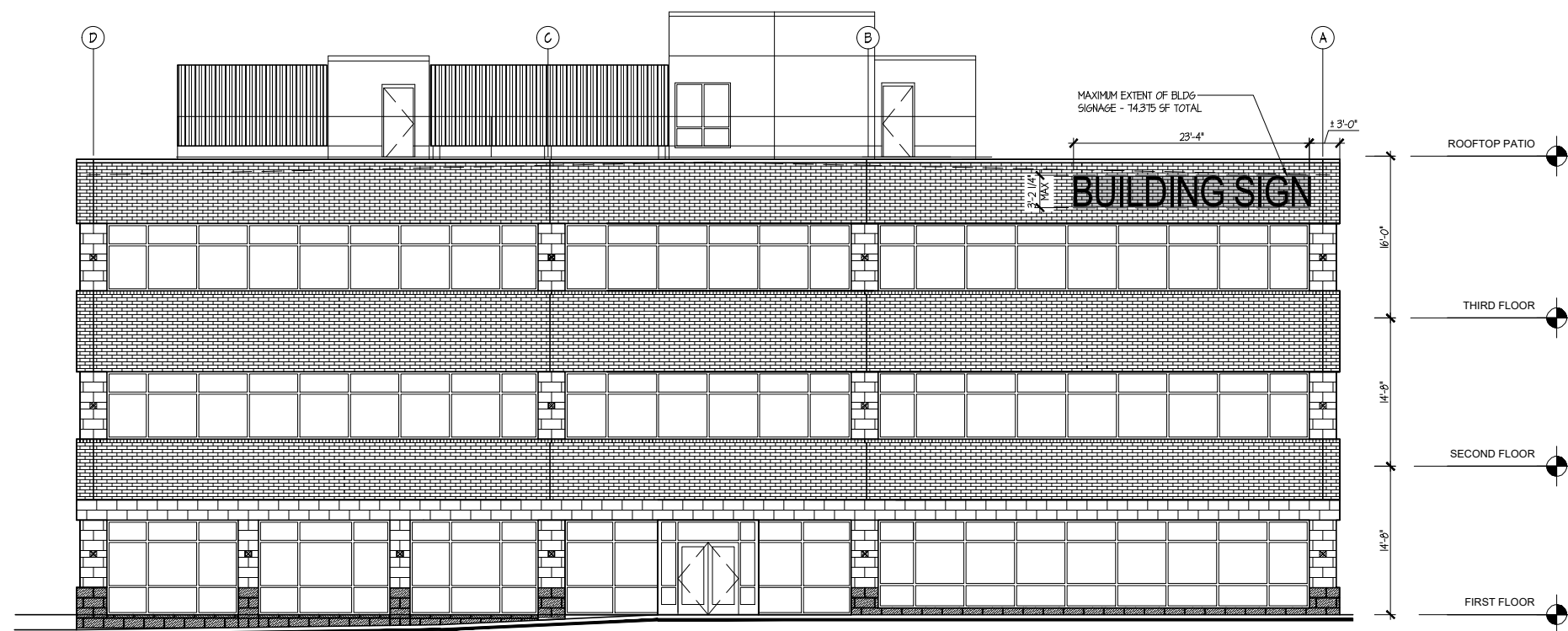
SCALE 1/8" = 1' - 0"

DATE REVISION  
 4 MAY 20 --- --

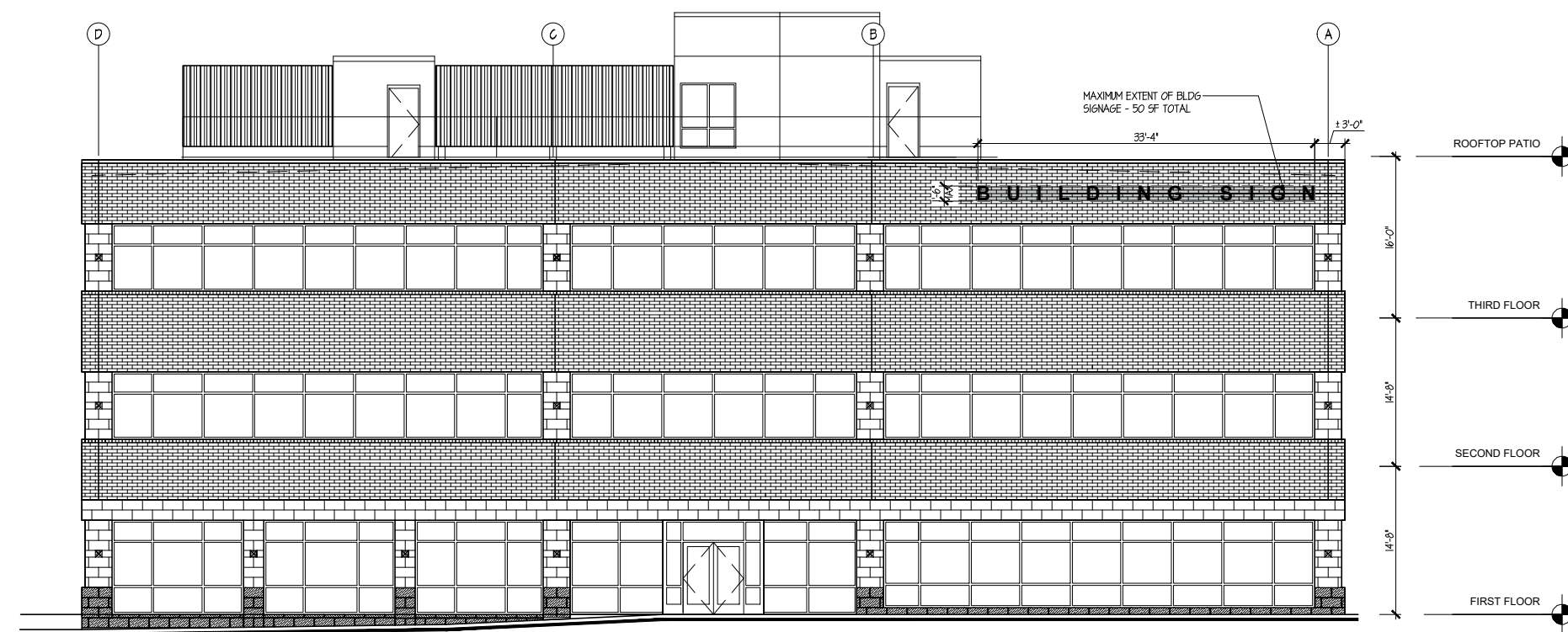
DRAWN BY  
 JK

COMMISSION  
 19044

DRAWING  
 SK.01



2 EAST ELEVATION - PROPOSED SIGNAGE  
 1/16" = 1' - 0"



1 EAST ELEVATION - PERMITTED SIGNAGE  
 1/16" = 1' - 0"