

Traffic Engineering, Transportation Planning & Design

277 White Horse Pike, Suite 203, Atco, NJ 08004  
P: 609-714-0400 F: 609-714-9944 www.sallc.org

David R. Shropshire, PE, PP  
A Andrew Feranda, PE, PTOE, CME  
Randal C. Barranger, PE  
Nathan B. Mosley, PE, CME

August 27, 2020

Mr. Greg Kanter  
American Properties Realty, Inc.  
517 Route 1 South, Suite 2100  
Iselin, NJ 08830

(via email: gkanter@americanproperties.net)

Re: **West Windsor Township Traffic Response Letter  
Heritage at West Windsor  
Block 28, Lots 15 & 21  
Old Trenton Road (CR 535) and Princeton-Hightstown Road (CR 571)  
West Windsor Township, Mercer County, NJ  
SA Project No. 18196-A**

Dear Greg:

In response to the Arora and Associates, P.C. review comments dated August 3, 2020, Shropshire Associates, LLC has prepared a brief point-by-point response letter with additional analyses. The following numbered responses correspond to the number review comments in the August 3, 2020 traffic review letter.

1. Agreed. The proposed affordable housing units will be placed throughout the site in the Building Type E buildings, of which there are fifteen (15) proposed with four (4) affordable units per building.
2. With regards to the pro-rata fair-share contribution requirements for West Windsor Township, it is asked that the calculations and values be based upon the most recent Traffic Engineering Assessment for the Heritage at West Windsor site.
  - a. Site plan approval was granted by Mercer County for the Heritage at West Windsor development to include the following access provisions under existing conditions.
    - Old Trenton Road (CR 535) – The County has granted approval for a full-movement site driveway along westbound Old Trenton Road under current conditions. This driveway also includes widening to Old Trenton Road to facility the construction of a dedicated left-turn lane for inbound left-turn movements from Old Trenton Road.
    - Princeton-Hightstown Road (CR 571) – The County has granted approval for this driveway to permit right-turns in, left-turns out, and right-turns out at the driveway location. The County has prohibited the inbound left-turn movements at this driveway location.

In addition, the County has required the following conditional changes to the accesses to Old Trenton Road and Princeton-Hightstown Road in the future.



- Old Trenton Road (CR 535) – The County has required as part of its conditional approval for the adjacent residential development in East Windsor Township that this development construct a new traffic signal at the Old Trenton Road/Windsor Center Drive intersection and allow for an internal connection to allow outbound traffic from the Heritage at West Windsor residential site to access the signal. If this is approved and upon the new traffic signal becoming operational, then the County has requested that the Heritage at West Windsor site driveway to westbound Old Trenton Road (CR 535) be restricted to prohibit outbound left-turn movements at the site driveway location, as they can then be made at the future signalized intersection.
  - Princeton-Hightstown Road (CR 571) – As a condition of the County approval, it was agreed upon with the County that if safety concerns arise at the future Princeton-Hightstown Road driveway that the County can reevaluate and potentially modify this driveway if desired.
- b. As indicated above, Mercer County has granted approval for this driveway to permit right-turns in, left-turns out, and right-turns out at the Princeton-Hightstown Road driveway location. The County has prohibited the inbound left-turn movements at this driveway location.
3. Agreed. As previously indicated, the “flag” connection of the proposed lot will not be utilized for future access as part of the Heritage at West Windsor residential development, and will be limited to potential farming activities and access only.
4. With regards to the Layout Notes, the Applicant has the following responses.
- a. As indicated, the site represents a development of “low intensity”, and the appropriate Residential Site Improvement Standards (RSIS) parameters will be utilized.
  - b. As indicated in Table 4.2 of the NJ RSIS parameters, the majority of the roadways within the proposed Heritage at West Windsor residential development will be classified as Residential Access roadways. These will include Roads A, B, C, D, and E.
- Road F and the cul-de-sac at the end of Road A will fall under the cul-de-sac classification per RSIS Table 4.2. Road G will be similar to the two-way Alley classification per Table 4.2 in the RSIS.
5. Agreed. As noted above Mercer County has granted approval for full movements at the Old Trenton Road (CR 535) site driveway under current conditions.
6. As noted above, the proposal is for the provision of a one-way only cross access easement with the adjacent parcel in East Windsor Township for future outbound access to the signalized Old Trenton Road/Windsor Center Drive intersection. The provision of this easement is shown in the latest site plans. Mercer County is in favor



of this easement and internal connection between our development and the adjacent parcel.

With regards to the multiple proposed dedicated turning lanes along eastbound Old Trenton Road beyond just the left-turn lane at the Old Trenton Road site driveway, Mercer County has given approval for this design. The only note from the County was that this was dependent upon our design being integrated in with the improvements being done in East Windsor Township with regards to roadway striping on Old Trenton Road at its future signalized intersection with Windsor Center Drive.

Should you have any questions please feel free to contact us.

Sincerely,  
**Shropshire Associates LLC**

A handwritten signature in black ink, appearing to read 'Nathan B. Mosley', written over a circular stamp or watermark.

Nathan B. Mosley, P.E., C.M.E.  
Senior Project Manager

*NBM/jab*  
*Attachments*

cc:	Randy Csik	(via email: rcsik@americanproperties.net)
	Frank Petrino	(via email: fpetrino@eckertseamans.com)
	William Parkhill	(via email: wjp@midatlanticeng.com)
	Michael Weseloski	(via email: mweseloski@midatlanticeng.com)