



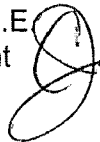
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MEMORANDUM

TO: Planning Board
West Windsor Township

FROM: Christopher B. Jepson, P.E.
Environmental Consultant 

DATE: November 9, 2020

SUBJECT: West Windsor Duck Pond Associates (PB 20-07)
Preliminary/Final Major Site Plan
Block 8, Lot 8
VCEA Project No. 19-20-WW

As West Windsor Township's environmental consultant, Van Cleef Engineering Associates (VCEA), has reviewed the submittal of site plans and accompanying information and visited the site for the above referenced application for a second Preliminary/Final Major Site Plan review and offers the following comments for the Board's consideration:

I. Overview

The applicant is seeking a review of the Preliminary/Final Major Site Plan for construction of a large residential development with all the improvements necessary for a complete project (roads, infrastructure, stormwater, water and sewer services, open space, etc.). The proposed project is located off the east side of Route 1. The project is purely residential with 22 buildings and an associated clubhouse. There is now a total of 360 residential units with 260 market rate units and 100 affordable units (27.7%). There are 9 different types of units (5 market rate and 4 affordable) which complies with Section 200-189.1B(1)(a). This proposed project is located in the new R-5C Zone which is the Affordable Housing District which will permit mid-rise and garden apartments. These properties total 62.896 acres of which 23 acres will be developed leaving

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39.9 acres as open space. Total proposed requested parking for this site is 813 spaces while 748 spaces are required. Currently the site has been partially developed and has a prior approval for a Hilton Garden Hotel. The previous development on this site consisted of a large stormwater detention basin, retaining walls, berms and a long gravel driveway to Route 1. There are vehicular and pedestrian connections to adjacent residential and commercial properties.

II. Comments/Recommendations on Pertinent Issues

A. Wetlands

Wetlands are present on the subject site. The latest Letter of Interpretation (LOI) was dated November 26, 2007 and verified the extent of the wetlands as shown on the plans. The previous owner completed the approved General Permit 6 and General Permit 10B approved fillings and the work associated with the approved Transitional Area Waiver. All of the NJDEP regulated activities were completed before the expiration dates of the permits (2013). NJDEP has confirmed this. Therefore, there is no further development taking place in any wetland areas or their buffers with this development.

B. Greenbelt

There is a large section of greenbelt located generally in the southern and eastern portion of the area and is associated with the existing forested area. This area is approximately 39.9 acres and has some very good mature woodland along with a portion of the Duck Pond Run stream that runs through the property. The applicant has indicated that this Greenbelt area will be covered by an easement. There is some construction proposed in the Greenbelt (730 square feet of asphalt) for a new emergency access however this area is not calculated in the area that comprises the Greenbelt. Please go into greater detail regarding the potential dedication. The forest in that area is a mature forest with many species including red maple, hickory, chestnut, walnut and sweetgum among many others present.

C. Water Quality

This site is located in the Duck Pond Run drainage basin. The Duck Pond Run runs through this property. A DRCC permit is required since more than 1 acre of impervious surfaces are proposed. There is extensive storm water management proposed for this project with 3 rain gardens and 6 infiltration basins along with the detention pond. The pond detention basin will be a wet basin (pond) and discharge to the adjacent wetlands (Duck Pond Run). There are 2 proposed surface aerators in the wet pond to alleviate any algae growth and associated odors during dry hot summer days. Some consideration should be given to constructing an on-site well to keep the water levels static during any drought conditions in the wet pond, however the applicant has indicated that the water level

has remained constant and that if a dedicated well is required for keeping the level constant – one will be constructed.

D. Environmentally Sensitive Areas

The proposed project site is underlain by the Stockton Sandstone geological formation. Stockton Sandstone is an important geological formation in providing potentially moderate to high aquifer recharge however the soils present on the site are less conducive to groundwater recharge. There is a flood hazard area located to the south and east of the proposed development on this site and shown on the plans. This site has a low erosion hazard. MIC is listed at 24.33% while 40% is permissible for the new zoning. During the site visit numerous bird species were seen including hawks, vultures, crows, robins, cardinals, sparrows, flickers and blue jays among others. Deer frequent this area.

E. Historic Resources

Route 1 is a historical route through the Township.

F. Other Environmental Concerns/Comments

The applicant has proposed three rain gardens located throughout the development. These rain gardens are also structures for stormwater quality – but even more so - an educational opportunity for residents to view the reference signs explaining the environmental benefits of the rain gardens and the plants within. This educational opportunity – almost hands on – is a terrific component of this development. However, for this to be both educational and functional – care must be taken to ensure that the rain gardens do percolate properly. In the information presented for review – the soils on site drain poorly. The applicant has indicated that the design for these rain gardens have replaced poor draining soils with highly permeable soils and bioretention medium and that these stormwater facilities will operate properly.

The applicant has submitted the Green Development Checklist. Many suggested practices are being utilized by the applicant including use of drought tolerant indigenous plant species, drip landscape irrigation, energy use reduction, bicycle and pedestrian friendly site design. An electric vehicle charging station option (240 volt) is being offered to all residents with garages (318) with 6 additional charging stations throughout the site. Two of these will be near the clubhouse. A shuttle will provide service to and from the Princeton Junction Train station for residents. Due to the soil conditions present – the use of permeable pavers will not be utilized. The applicant has indicated that the R-5C zone is exempt from Ordinance section 200-36.1. Please go into some further detail regarding this exemption.

III. ITEMS PROVIDED FOR REVIEW

- Preliminary/Final Major Site Plan (80 sheets), prepared by T&M Associates, dated June 8, 2020, revised September 4, 2020 and October 16, 2020.
- Cover Letter, prepared by Pennoni, dated June 12, 2020 and revised September 4, 2020.
- Supplement #2 Letter (13 affordable Units), prepared by Pennoni, dated September 4, 2020.
- Architectural Plans (20 sheets), prepared by Appel Design Group PA., dated June 9, 2020, revised September 3, 2020 and October 16, 2020.
- Landscape Architectural Plans (16 sheets), prepared by Sikora Wells Appel Associates dated June 11, 2020 and revised September 4, 2020.
- Boundary Survey Report, Topographic Survey, prepared by T&M Associates, various dates.
- Various Access and Easement Agreements including Drainage, Landscaping, Road Construction, Recreation, Emergency Access, Pedestrian, and One Way, prepared by T&M Associates, dated June 5, 2020 and revised September 3, 2020 and October 16, 2020.
- Descriptions of Access and Easements with plans (13 descriptions), prepared by T&M Associates, dated June 5, 2020.
- Amended & Restated Easement Access Plans (16 sheets), prepared by Pennoni, dated June 8, 2020 and revised September 4, 2020.
- Bicycle/Pedestrian Plan, Snow Removal, Open Space, Signage, Parking and Architectural Diversity (6 sheets), prepared by Pennoni, June 8, 2020 and revised September 4, 2020.
- Soil Permeability Investigation Report, prepared by Dynamic Earth, dated May 15, 2020 and revised June 11, 2010.
- Geotechnical Investigation Report, prepared by Dynamic Earth, dated December 16, 2019 and revised June 11, 2020.
- Development Application, Site Plan Checklist and Consents to Application, prepared by T & M Associates, dated June 8, 2020.
- Stormwater Management Report, prepared by Kleinfelder, Inc., dated June 12, 2020 and revised September 1, 2020.
- Stormwater Management System O&M Manual, prepared by Kleinfelder, Inc., dated June 12, 2020 and revised September 4, 2020.
- Stormwater Management Report Supplemental Stormwater Conveyance Calculations, prepared by T&M Associates, dated June 8, 2020.
- Water Service Report, prepared by T&M Associates, dated June 5, 2020 and revised October 16, 2020.
- Consents of Application/Letters of Service, various entities, various dates.
- Review of Affordable Density/Unit Counts, prepared by Hill Wallack, LLP, dated June 8, 2020.



- Trash Recycling and Bike Storage Plan (1 sheet), prepared by Appel Design Group, dated August 11, 2020 and revised October 16, 2020.
- Environmental Constraints and Land Use Permitting Summary, prepared by Kleinfelder, dated June 12, 2020.
- Individual Response Letters to West Windsor Consultants (7 letters), prepared by Pennoni, dated September 4, 2020 and revised October 16, 2020.
- Environmental Impact Statement (EIS) and Green Development Practices Checklist, prepared by T&M Associates, dated June 9, 2020 and revised September 2, 2020.
- Letters for Increased Impervious Coverage, prepared by Kevin Moore, Esq., dated September 11, 2020.

If you should have any questions or concerns regarding these comments please contact me at this office.

cc: Applicant
S. Surtees, WWT CD
D. Novak, Burgis Associates
D. Dobromilsky, Landscape Architect

Planning Board Members
Gerald Muller Esq., Miller, Porter & Muller
J. L'Amoreaux, Traffic Consultant
I. Hill, Consultant Engineer




WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF ENGINEERING

MEMORANDUM

Date: November 9, 2020

To: West Windsor Township Planning Board

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

SUBJECT: **W.W. DUCK POND ASSOC. – PB 20-07**
Preliminary/Final Major Site Plan
Landscape Architectural Review
R-5C Zone B-8; L-8 US Route 1 North

A site visit has been conducted and the plans submitted for this application have been analyzed, relative to Township codes and standards. The following comments regarding the Landscape Architectural design, are offered for consideration by the Board as this application is reviewed:

1. The site plans indicate that approximately 136 existing woodland trees will be removed to implement this project. These trees range in size from 5" to 37" diameter breast height (dbh), with an average size below 18" dbh. The trees are located in a narrow band along the northern property bounds that abuts the Windsor Woods apartments. These trees were preserved as a buffer between the previously proposed commercial use for this property and the Windsor Woods apartments. Now that the uses will be compatible, the undisturbed buffer strip is no longer required. The new planting will mitigate the loss of these trees, and this project will not present a significant impact upon the community forest.
2. The Township Greenbelt, and conservation easement was previously established in concert with the previous approval for commercial development. The applicant should confirm that dedication of these easements is complete.
3. This proposal offers a sensible and efficient layout to create an aesthetically pleasing and functional residential neighborhood, with desirable connections to existing and proposed employment and retail centers. The density of development will be quite high relative to other neighborhoods in West Windsor. The offset from major roadways and proximity to preserved woodland / Greenbelt will help ameliorate potential concerns associated with the density. The linkage to open space facilities at the Windsor Woods neighborhood will help create adequate space for outdoor recreation, including an open field, second playground, and opportunities to walk or jog through natural areas. The applicant should describe the spaces and facilities to be developed on this property, as well as those to be shared, to address the recreation and open space demand of this community. The Board should contemplate if proposed recreational improvements fully address the anticipated recreational needs associated with the new residents of this neighborhood. The closest Township park (Duck Pond Park) is to the southeast, with the vehicular or pedestrian route to the park traveling along Meadow Road at approximately 1-1/4 miles in distance from this property.

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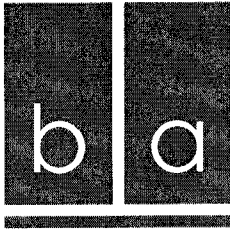
MEMORANDUM

To: W.W. Planning Board
Re: PB 20-07
Date: November 9, 2020

4. This applicant has reviewed and addressed numerous comments and concerns expressed by Township Professionals regarding code compliance and design details through the various Technical Review Meetings conducted for this project. The landscape design offers planting and other improvement to address and conform to the majority of Township standards, including street and parking lot trees, stormwater, recreation, and pedestrian area landscape architectural enhancement. The specified plantings offer an appropriate and desirable mix of species to create seasonal interest, spatial definition and visual buffering.
5. The only area of divergence has been the enclosure / screening of the refuse compactors. The applicant would prefer to construct PVC fencing to enclose and screen these areas. Staff recommends that masonry walls, constructed to a height above the height of the compactor unity, be implemented in lieu of the fencing.
6. The applicant should describe the functional and visual characteristics of the various above ground stormwater management basins for review by the Board. Rain gardens and extensive lengths of retaining wall, with decorative safety fences, will be constructed to create these basins. The change in grade, building materials, planting, and maintenance should be described.
7. It is recommended that the applicant consider the addition of some low level planting in association with the monument sign at Route One, and also along the street side facades of buildings #2, 4, 5, 7, 10, 14, 18, and 19.
8. Detailed construction plans for the recreation center (pool) should be subject to follow-up review at the time of building permit application to assure consistency with any Board approvals and standards.
9. Landscape maintenance and irrigation specifications / details should be subject to final review with resolution compliance and site plan acceptance.
10. It is anticipated that the applicant's presentation will include color drawings and images to fully illustrate the proposed landscape architectural and architectural design. The presentation should include a discussion of proposed and potential "green building" techniques.

Additional comments may be offered in response to the applicant's testimony or Board questions during the hearing.

cc: Board Members
Applicant
Professionals



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: West Windsor Duck Pond Associates
Preliminary and Final Site Plan
Block 8 Lot 8
Date: November 10, 2020
BA#: 3688.14
WWT#: PB 20-07

Introduction

The applicant, West Windsor Duck Pond Associates, has submitted an application seeking preliminary and final site plan approval to construct three hundred and sixty (360) multifamily units, which will consist of two hundred and sixty (260) market-rate units and one hundred (100) affordable units. The site, which is identified by municipal tax records as Block 8 Lot 8, is located along the US Route 1 Corridor in the R-5C Residence District.

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

1. Preliminary & Final Major Site Plan, prepared by T&M Associates. dated June 8, 2020 (last revised October 16, 2020).
2. Architectural Plan, prepared by Appel Design Group, dated March 19, 2020 (last revised October 16, 2020).
3. Landscape Architectural Plan, prepared by Sikora Wells Appel, dated June 11, 2020 (last revised September 4, 2020).
4. Package containing bicycle/pedestrian plan, open space plan, snow removal plan, signage plan, architectural diversity plan, parking plan.
5. Colored renderings of site plan.
6. Colored renderings of architectural plans.
7. Packages containing easement plans.
8. Elevation and Section Diagram at Closet for Trash/Recycling and Bike Storage exhibit.
9. Access and connector road exhibits, prepared by T&M Associates.
10. Various memos from the applicant's professionals.

Property Description

The subject site is located in the northwesterly portion of the Township, along the southerly side of the US Route 1 corridor. The site has a total area of 62.89 acres and is irregular in shape. It fronts along US Route 1 for approximately 336 feet, and has a depth of approximately 2,600 feet at its greatest. The site connects to US Route 1 via a stem which has a width of approximately 450 feet and a depth of approximately 900 feet. The majority of the site is located behind adjoining Block 8 Lots 10.02, 10.03, 18, 24, 26, 30, and 54.

While it is presently vacant, significant site improvements have been completed to support a prior 2007 approval for a hotel and office development. These improvements, which are largely focused near the northerly corner of the site, include: tree removal, grading and earthwork, a detention basin, retaining walls, berms, and a driveway. The southerly portions of the site contain a number of environmental constraints, including a stream, wetlands, a floodway, and a flood hazard area. A conservation easement also comprises a significant portion of the property. Nearly the entirety of the site is located in the Township's proposed greenbelt.

Surrounding land uses consist of: the Princeton Service Center and The Square at West Windsor commercial centers to the north; the Windsor woods multifamily development to the northeast; and undeveloped wooded areas to the south and southeast. See the aerial at the end of this memorandum for an overview of the subject site and its surrounding environs.

Proposed Development

The applicant proposes to construct a multifamily development which will consist of three hundred and sixty (360) units. The following table provides a breakdown of these units. They will predominantly be located within the northerly portion of the site, within the aforementioned previously disturbed area.

Table 1: Unit Type Summary

Unit Type	Number	Percent
Market-Rate Townhouse Units	260	72.2%
Affordable Apartment Units	100	27.8%
Total	360	100%

The following table provides a breakdown of the bedroom distribution of the proposed townhouse and apartment units. As shown, the entirety of the market-rate townhouses will be comprised of three-bedroom units.

Table 2: Bedroom Distribution

Unit Type	Market-Rate Townhouse	Affordable Apartments	Total
1-Bedroom	0	13	13
2-Bedroom	0	42	42
3-Bedroom	260	45	305
Total	260	100	360

Nine (9) different building types are proposed: five (5) building types for the market-rate units, and four (4) building types for the affordable units. Altogether, twenty-two (22) residential buildings are proposed. All of the affordable units will be located within five (5) of the twenty-two (22) residential buildings. Thus, the affordable units are not proposed to be located within the same buildings as the market-rate units. Building heights will be three (3) stories, and façades will typically consist of stone and siding with different roof styles.

In addition to the above, a clubhouse is proposed to be located near the easterly corner of the site. The clubhouse will have an area of approximately 2,475 square feet, and will contain a lobby, multi-purpose room, fitness center, package room, conference room, office, pantry, pavilion, and restrooms. A storage garage will be located to the northwest of the clubhouse, a gazebo will be located to its south, and a pool and spa will be located toward its east. A covered bicycle parking area will also be located adjacent to the garage.

The main vehicular access into the site is to be provided by a right-in, right-out driveway which will connect directly to US Route 1. An extension to Old Meadow Road is also proposed through adjoining Lots 10.03 and 10.02, while a one-way connection is to be provided to adjoining Lot 30. An emergency access easement is also proposed to adjoining Lot 10.02. Pedestrian access is also proposed to adjoining Lot 10.03.

Altogether, the applicant has proposed eight hundred and thirteen (813) parking spaces. These are to consist of one hundred and seventy-seven (177) surface spaces, three hundred and eighteen (318) garage spaces, and three hundred and eighteen (318) driveway spaces.

Master Plan

The following is noted regarding the Township’s master planning documents.

- ❖ 2019 Housing Element and Fair Share Plan (HE&FSP)

The Township adopted its most recent Housing Element and Fair Share Plan (HE&FSP) on February 27, 2019. The HE&FSP identified the subject site as a proposed component to address the Township’s third round new construction obligation.

Specifically, the 2019 HE&FSP notes that the Township intends to rezone the property to a new R-5C Affordable Housing District which would permit mid-rise apartments and garden apartments at a maximum gross density of ten (10) units per acre, with a minimum of twenty-five percent (25%) of units to be reserved for affordable housing. A concept plan was submitted by Garden Homes which was included in the HE&FSP. This plan anticipated six hundred and twenty-eight (628) rental units, including one hundred and fifty-seven (157) affordable units.

The Township Council adopted Ordinance 2019-04 on March 18, 2019 which implemented the R-5C District. The ordinance became effective on April 8, 2019.

❖ 2020 Land Use Plan

As per the Township's 2020 Land Use Plan, the subject site is located in the Residential (R-5C) land use category and corresponding R-5C Residence District. This land use category and corresponding district are designed to permit an inclusionary multi-family development consisting of mid-rise apartments and garden apartments with an affordable housing set-aside of twenty-five percent (25%). The average gross density is not to exceed ten (10) dwelling units per acre, and the net density is not to exceed forty (40) dwelling units per acre. Where feasible, the Land Use Plan envisions vehicular and pedestrian connections to its adjoining residential and commercial properties.

❖ 2018 Open Space and Recreation Plan

In addition to the HE&FSP and the Land Use Plan, the Township also adopted an Open Space and Recreation Plan (OSRP) on November 28, 2018. While the subject site is not specifically identified as a site for open space acquisition, the Greenbelt Map indicates that the majority of the site is located within a Proposed Greenbelt.

Zoning

The site is located in the R-5C Residence District. The following tables summarize the proposed development's compliance with the R-5C District's bulk standards and design standards.

Table 3: R-5C Bulk Standards

Area & Bulk Regulations	R-5C	Proposed	Code
Minimum tract area (ac)	60	62.89	200-189.2A(1)
Minimum tract frontage (ft)	150	394.46	200-189.2A(2)
Minimum yards (ft)			200-189.2A(3)
Building façade parallel to a tract line	15	> 15.00	200-189.2A(3)(a)
Building corner tangent to a tract line	5	19.1	200-189.2A(3)(b)
Minimum Buffer from lot line to parking, drive aisle, or turnaround area when adjacent lots are in common affiliated principal ownership	0	0	200-189.2A(4)
Drive aisles on Lot 10.02 and 54 if in common or affiliated principal ownership	Permitted	Proposed on Lot 10.02	200-189.2A(4)
Modification to the proposed greenbelt on Block 8 Lots 10.02 and 54	Permitted for Circulation	Proposed for Circulation	200-189.2A(5)
Maximum permissible density (du/ac)			200-189.2A(6)
Average gross density	10	5.72	200-189.2A(6)(a)
Net density	40	22.63	200-189.2A(6)(b)
Maximum improvement coverage (%)			200-189.2A(7)
Tract-wide	40	24.33	200-189.2A(7)
Maximum building height (ft)			
Community building	85	25.50	200-189.2A(8)
Garden apartments	50	41.24	200-189.2A(9)

Table 4: R-5C Design Standards

Area & Bulk Regulations	R-5C	Proposed	Code
Distance between structures (ft)			200-189.2A(10)(a)
Front building face to street curb/internal ROW	7	11.67	200-189.2A(10)(a)[1]
Side building face/corner to street curb/internal ROW	2	5.5	200-189.2A(10)(a)[1]
Building face/corner to parking area	5	6.5	200-189.2A(10)(a)[2]
End wall to window wall	25	> 25.0	200-189.2A(10)(a)[3]
Window wall to window wall (separate bldg..)	25	25.4	200-189.2A(10)(a)[4]
Window wall to window wall (same bldg.)	20	N/A	200-189.2A(10)(a)[5]
Building site design principals			
Garden apartments			200-189.2A(10)(b)[2]
Maximum # of units	45	26	200-189.2A(10)(b)[2][a]
Maximum length	335	280	200-189.2A(10)(b)[2][a]
Architectural Treatment Offset	2	> 2	200-189.2A(10)(b)[2][a]
Open balconies/private living spaces	Required	Provided	200-189.2A(10)(b)[2][b]

Planning Review

We offer the following comments on the proposed development:

1. Affordable Housing

The following is noted regarding the proposed affordable housing units.

- a. Number of Units. As previously noted herein, the Township's HE&FSP incorporated a concept plan from the applicant which envisioned six hundred and twenty-eight (628) rental units, including one hundred and fifty-seven (157) affordable units. Conversely, the site plan proposes three hundred and sixty (360) total multifamily units, including one hundred (100) affordable units.

The proposed number of affordable units accounts for a set-aside of 27.77%, which exceeds the R-5C District requirement of twenty-five percent (25%). As noted by the applicant, "the additional 13 units are voluntary and not required by ordinance." Nevertheless, we note that this will generate a shortfall of fifty-seven (57) affordable units which the Township will have to address.

- b. Distribution of Affordable Units.

As previously discussed, the proposed affordable units are to be located within five (5) of the twenty-two (22) buildings. These five (5) buildings will consist entirely of affordable units. As such, the affordable units are not proposed to be located within the same buildings as the market-rate units.

As established by Section 200-189.1B of the R-5C District, the "affordable units shall be located on site and shall be reasonably dispersed throughout the development phased in accordance with the affordable housing construction schedule set forth in NJAC 5:97-6.4(d)." This provision is consistent with NJAC 5:93-5.6(f) which establishes that "the Council encourages a design of inclusionary developments that integrates the low- and moderate-income units with the market units."

A memorandum provided by Robert Melvin PP, AICP of Pennoni dated September 4, 2020 notes several reasons for which the affordable and market rate units have not been interspersed within the same buildings. The following summarizes the opinions of the applicant:

- i. There is no specific requirement that the affordable units be interspersed through the development.
- ii. There are precedents in New Jersey, Mercer County, and in West Windsor where the affordable units are dispersed throughout a new community building by building and not interspersed within the buildings.
- iii. The affordable units have been placed in prime locations in the community, near open space and other amenities.
- iv. The interior physical differences between the affordable and the market-rate units make them impossible to join together in the same building.
- v. Allowing the affordable units to be separate from the market rate units would allow for a greater degree of flexibility to rent those units, should the need arise.
- vi. The separation of affordable units allows for the market-rate units to be sold at a higher price, which is necessary due to the required twenty-five percent (25%) set-aside.
- vii. The requirements of Fannie Mae for backing conventional condo mortgages make it difficult to intersperse the affordable and market rate units.
- viii. The UHAC construction guidelines make it difficult to intersperse the affordable and the market rate units.

The applicant and the Board should discuss this issue. The applicant should focus its testimony as to the specific conditions or proposed improvements which warrant the proposed distribution of units.

c. Bedroom Distribution.

The following table summarizes the proposed affordable bedroom distribution. As shown, it is in compliance with NJAC 5:80-26.3(b) of the Uniform Housing and Affordability Controls (UHAC). We find this satisfactory.

Table 5: Affordable Bedroom Distribution

Unit Type	Number of Units	Percentage	Required Percentage	Status
1-Bedroom	13	13%	At most 20%	Complies
2-Bedroom	42	42%	At least 30%	Complies
3-Bedroom	45	45%	At least 20%	Complies
Total	300	100%		

- d. Affordability Distribution. The following tables summarize the distribution of the proposed affordable units. As shown, the applicant is adequately addressing the distribution requirements for the required twenty-five percent (25%) set-aside, while the additional thirteen (13) units will all be reserved for moderate-income households. We find this satisfactory.

Table 6: Affordability Distribution (25% Set-aside)

Unit Type	Proposed Percentage	Total Proposed Percentage	Required Percentage	Total Required Percentage	Status
Very-Low	13.79%	50.57%	13%	Min 50%	Complies
Low	36.78%		37%		
Moderate	49.43%	49.43%	Max 50%	Max 50%	Complies

Table 7: Affordability Distribution (Additional 13 Units)

Unit Type	Proposed Percentage
Very-Low	0%
Low	0%
Moderate	100%

- e. Construction. The applicant will be required to conform to the affordable housing construction schedule established by NJAC 5:93-5.6(d) of the UHAC.

Table 8: Construction Phasing

Minimum Percentage of Low- and Moderate-Income Units Completed	Percentage of Market Housing Units Completed
0	25
10	25+ 1 unit
50	50
75	75
100	90
	100

2. Overall Building Site Design Principles

In addition to the aforementioned building design principles in Table 4 of this memorandum, the following is noted.

- a. Location of Parking Stalls. Section 200-189.2A(10)(a)[1][a] establishes that “parking stalls for residents and visitors shall be located near dwelling unit entrances.” While it appears as though the applicant is largely addressing this standard, we defer to the Township’s traffic consultant regarding this matter.
- b. Screening out Outdoor Private Living Areas. Section 200-189.2A(10)(a)[1][b] establishes that outdoor living areas shall be screened with plant materials, masonry structures, or wood fencing. It further establishes that these architectural elements must be compatible with both the style and material of the dwelling unit of which it is part.

Based upon the architectural plan, it appears as though the applicant will predominantly be addressing this screening with landscaping. We defer to the Board’s landscape architect regarding the adequacy of these proposed plantings for screening and privacy purposes.

- c. Design of Accessory Uses. Section 200-189.2A(10)(a)[1][c] establishes that the design of all accessory uses shall complement the architectural style, type, and design of the buildings and the overall project design.

The applicant is largely addressing this standard. Specifically, the proposed clubhouse features the same façade materials as the proposed residential buildings, and features similar roof designs. The proposed low walls and mailbox walls will also feature a storm veneer, similar to the proposed residential buildings.

3. Garden Apartment Design Principles

In addition to the aforementioned building design principles in Table 3, Section 200-189.2A(10)(a)[2][a] establishes that garden apartments “shall be grouped in clusters of consistent architectural design.”

While the overall design of the development is somewhat linear in nature, it does contain clusters which are generally bounded by the proposed alleys. These clusters are largely consistent in architectural design. Please see the discussion under the “Site Design” section of this report for additional information.

4. Site Design

In addition to those standards established for the R-5C District, Section 200-36.B establishes additional building site design standards. Specifically, this section notes that:

- a. The site plan should be broken into visually small groupings such as quadrangles, clusters, and courts. Devices to slow speed and reduce the size of each visual grouping, such as garden walls and gates, reduction in setbacks of facing buildings, and variable landscaping layout are encouraged.
- b. Boredom of visually repeated elements should be avoided. The use of curved streets or variety of architectural design or landscaping to avoid a view of more than three identical structures from any single point on a street should be encouraged.

As previously noted, the overall design of the development is somewhat linear in nature. However, it does feature clusters which are generally bounded by the proposed alleys. The following table summarizes these clusters, as well as the design type of those buildings. As shown, the clusters generally feature varying scheme types, and therefore have varying roof colors, window colors, horizontal and vertical siding colors, and stone colors. Thus, the proposed distribution of buildings is addressing the site design standards of the District.

Table 9: Building Cluster Summary

Cluster	Building #'s	Color Scheme	Roof Type
A	Building 1	Chardonnay	Gable
B	Building 2	Pennsylvania	Gable
	Building 3	Hamilton	Gable
	Building 5	Chardonnay	Hip
	Building 6	Pennsylvania	Gable
C	Building 4	Hamilton	Gable
D	Building 7	Pennsylvania	Gable
	Building 10	Chardonnay	Hip
E	Building 8	Hamilton	Hip
	Building 9	Chardonnay	Gable
	Building 11	Pennsylvania	Gable
	Building 12	Hamilton	Hip
F	Building 13	Pennsylvania	Gable
	Building 17	Hamilton	Gable
G	Building 14	Hamilton	Gable
	Building 18	Pennsylvania	Hip
H	Building 15	Chardonnay	Gable
	Building 16	Pennsylvania	Hip
	Building 19	Hamilton	Hip
	Building 20	Chardonnay	Gable
I	Building 21	Chardonnay	Gable
	Building 22	Pennsylvania	Hip

5. Vehicular, Bicycle, and Pedestrian Circulation

While we defer to the Board's traffic engineer regarding the majority of the site's circulation issues, we note the following.

- a. Access. Section 200-189.2B(1) establishes that there shall be at least two (2) points of unobstructed access to and from the tract. The applicant has provided access to the US Route 1 corridor as well as access to adjoining Lot 10.02.
- b. Street System. Section 200-189.2B(2)(a) encourages a variety of road types and widths. The proposed roadway system does provide a loop. It is largely linear in nature, and roadway widths typically range from twenty-four (24) feet to thirty (30) feet.
- c. Emergency Access. An emergency access drive has been provided to adjoining Lot 10.02, as required by Section 200-189.2B(2)(b).
- d. Connector Road to Old Meadow Road. Section 200-189.2B(2)(c) requires a one-way access in from Old Meadow Road through the existing development on Lot 10.02, which shall also provide access in one direction into Block 8 Lots 17, 24, and 30. The applicant has provided access to Meadow Road which extends through Lot 10.03 and Lot 10.02. This extension connects to proposed A Street, which in turn provides one-way access to adjoining Lot 30.
- e. Connector Road to Route 1. Section 200-189.2B(2)(d) establishes that should the owner of Block 8 Lot 18 redevelop its property, the developer of Block 8 Lot 8 shall provide an easement granting two-way access from the access road from Route 1 to Lot 18. The applicant has indicated that an easement for this access has been prepared.
- f. Vehicular Connections to Adjacent Properties. As previously noted, access has been proposed between adjoining Lots 10.02 and Lot 18 as required. A future roadway connection has also been provided to Lot 30.
- g. Location of Access Ways. Section 200-189.2B(2)(g) establishes that access ways may be permitted on adjoining lots when in common principal ownership, which would also require an easement. The site plan indicates that a portion of "A' Street" will be located within adjoining Lot 10.03, which is owned by West Windsor Plaza Associates, LLC, which has the same common principal ownership at West Windsor Duck Pond Associates, LLC. An easement has been provided.
- h. Pedestrian Connections. Section 200-189.2B(2)(h)[1] requires a comprehensive on-site pedestrian circulation, while Section 200-189.2B(2)(h)[2] requires pedestrian connections to Block 8 Lots 10.03, 24, 10.02, and 54.

The applicant has provided a comprehensive on-site pedestrian circulation plan. Further, direct pedestrian connections are shown extending to Lot 10.03 and 10.02. While direct pedestrian access is not proposed between the subject site and Lot 54, pedestrian access to this site is provided from the aforementioned connection to adjoining Lot 10.02 and is therefore meeting the intent of the ordinance.

Clarification should be provided as to how pedestrian access to Lot 24 will be provided.

- i. Bikeways. Section 200-189.2B(2)(i) establishes that bikeways shall be combined with motor vehicle access and identified with an appropriate street marking such as a sharrow or striped shoulder outside of vehicular lanes, or otherwise provide a separate parallel system adjacent to motor vehicle access.

The applicant has proposed sharrows along the main outside loop of the development. The widths of these roadways are thirty (30) feet, which is compliant with Section 200-29.N.(3).

- j. Comprehensive Bicycle and Pedestrian Plan. Section 200-189.2B(2)(j) requires a comprehensive bicycle and pedestrian plan. This has been provided.

6. Parking and Loading Requirements

The following is noted regarding the parking and loading requirements of the R-5C District.

- a. Required Number of Parking Spaces. Section 200-189.2C(1) establishes that the Residential Site Improvement Standards (RSIS) shall govern the required number of parking spaces.

Accordingly, the applicant has utilized the RSIS standards for garden apartments. Utilizing those standards, the applicant has calculated a need of seven hundred and forty-eight (748) parking spaces. Note b of NJAC 5:21-4.14 of the RSIS further notes that the requirement for attached units include provisions for guest parking (0.5 spaces), and that guest parking must be provided for on street or in common parking areas. Thus, the proposed three hundred and sixty (360) units will require one hundred and eighty (180) parking spaces to be located in common parking areas.

The applicant has proposed a total of eight hundred and thirteen (813) parking spaces, which will consist of one hundred and seventy-seven (177) surface spaces, three hundred and eighteen (318) garage spaces, and three hundred and eighteen (318) driveway spaces. The applicant will ultimately require a waiver from Section 200-28.D.(2)(b) for exceeding the minimum number of required parking spaces.

The applicant has indicated that parking will be managed by a future condo association or landlord. Each market rate unit will have a garage and a tandem space dedicated to the unit. Furthermore, two-thirds ($\frac{2}{3}$) of the affordable units will have a garage and tandem space dedicated to it, while the remaining one-third ($\frac{1}{3}$) will have a dedicated surface parking space. The remainder of the surface parking will be split into zones for guest parking.

Based upon the signage plan, it appears as though surface spaces will be reserved with signs. The applicant should confirm this.

- b. Car Share and Shuttles. Section 200-189.2C(3) establishes that a resident shuttle service or ride-sharing service to Princeton Junction Station shall be provided on or before the date when a minimum of fifty percent (50%) of the units are occupied. This amenity will be provided near the proposed clubhouse and raingarden.
- c. Bicycle Sharing. Section 200-189.2C(4)(a)[1] establishes that each garden apartment shall have a dedicated interior space or enclosed room for the storage of bicycles, and that such spaces may be located within a garage. These interior spaces have been provided.

In addition to the above, Section 200-27.B(2) establishes that the number of bicycle spaces shall be one (1) space for each twenty (20) parking spaces. For the proposed eight hundred and thirty-seven (837) parking spaces, this would require forty-two (42) bicycle parking spaces. In addition to the interior bicycle parking spaces, seven (7) exterior bike racks are proposed which will accommodate forty-two (42) bicycle parking spaces. The bike rack at the clubhouse will also be located underneath a cover. We find this satisfactory.

7. Open Space and Recreation Facilities

The following is noted regarding open space and recreation:

- a. Common Open Space. Section 200-189.2D.(1)(a) establishes that there shall be a minimum of forty thousand (40,000) square feet of common open space, which may not include lands in conservation easements. The applicant's Open Space Plan indicates that a total of 65,429 square feet of common open space is to be provided, which will include the following.

Table 10: Common Open Space

Type	Square Feet	Percentage
Pocket Park	32,979	50.40%
Play Area	3,800	5.81%
Basin/Lake Walk	11,500	17.58%
Pool & Club House	11,400	17.42%
Linear Path	5,750	8.79%
Total	65,429	100.00%

- b. Natural Open Space. In addition to the requirement pertaining to common open space, Section 200-189.2D.(1)(b) requires that a minimum of thirty-eight (38) acres remain as a greenbelt, consisting of natural features, significant wooded areas, vegetation, channels, floodways, or water bodies. The Open Space Plan indicates that the applicant is addressing this standard.
- c. Play Lots. Section 200-189.2D.(1)(c)[1] requires one (1) playlot with an area of three thousand five hundred (3,500) square feet, which shall be primarily utilized by older children. The applicant has provided a play area behind Building 4 which has an area of 3,800 square feet.
- d. Swimming Pool. Section 200-189.2D.(1)(c)[2] requires one (1) swimming pool, which shall have an area of one thousand eight hundred (1,800) square feet. The applicant is addressing this standard.
- e. Tennis Courts, Basketball Courts, and Playfields. Section 200-189.2D.(1)(c)[3] establishes that there is no requirement for tennis courts, basketball courts, or play fields on-site, provided that there is at least one tennis court, one half-sized basketball court, and a play field accessible to residents on Block 8, Lots 54 and 10.02. The applicant is providing access to these fields through easements and sidewalk connections.

- f. Multipurpose Community Facility. Section 200-189.2D.(1)(c)[4] requires a recreation center or multipurpose community facility, which shall be within walking or easy biking distance of the majority of the residents it is intended to serve. As previously noted, the applicant has proposed a 2,800-square foot clubhouse. This clubhouse is generally located when 1,000 feet of any residential building, as measured along the street network.

8. Landscape Standards

Section 200-189.2.E establishes the landscape standards for the R-5C District. We defer to the Township’s landscape architect regarding compliance with these standards.

9. Signage Regulations

The following is noted regarding open space and recreation:

- a. Signage plan. Section 200-189.2.F(2) establishes that a signage plan shall be provided showing the specific design, location, size, height, construction, and illumination of proposed signs. This has been provided.
- b. Monument Signage. The applicant has proposed two (2) monument signs: a LED sign which is to be located near the Route 1 entrance, and a more traditional sign to be located near the entrance of adjoining Lot 10.02 along Meadow Road. The following table summarizes the proposed monument signs’ compliance to the standards of the R-5C District.

Table 11: Monument Signage

Bulk Regulations	R-5C District	Route 1	Meadow Road	Standard
Number of Signs	2	2 Proposed Signs		200-189.2.F(3)(a)[1]
Area (sf)	60	60	60	200-189.2.F(3)(a)[2]
LED Area (sf)	50	40	N/A	200-189.2.F(3)(a)[2]
Max Height (ft)				
Route 1	12	12	N/A	200-189.2.F(3)(a)[3]
Meadow Road	6	N/A	6	200-189.2.F(3)(a)[3]

In addition to the above, Section 200-189.2.F(3)(a)[4] establishes that LED signs shall not be used for third-party advertising of any kind except for announcements by the Township, except that political signage shall not be permitted. The applicant has added a note on the signage plan indicating that the LED sign shall only display “information solely related to the development, except for announcements by the Township as permitted by the R-5C District.”

Moreover, this section establishes that the LED changeable digital signage must conform to any applicable NJDOT regulations. The applicant has indicated that the lighting shall met those regulations.

- c. Wayfinding Signage. In addition to the proposed monument signs, the applicant has proposed both wall-mounted and free-standing wayfinding signage. The following is noted:
- i. Number of Signs per Building. Section 200-189.2.F(3)(b)[1] establishes that one (1) freestanding or wall wayfinding sign shall be permitted for each building entrance. One (1) wall-mounted sign is proposed for the office and for the clubhouse. The applicant has proposed one (1) clubhouse wall sign, as well as one (1) building address sign for each residential building.
 - ii. Freestanding Wayfinding Signs. Section 200-189.2.F(3)(b)[2] permits freestanding wayfinding signs to be spaced throughout the site. The applicant has proposed such signage.
 - iii. Maximum Area: Wayfinding Sign Area. Section 200-189.2.F(3)(b)[3] establishes a maximum sign area of nine (9) square feet and a maximum letter height of four (4) inches. The applicant is complying with this standard.
 - iv. Maximum Height: Freestanding Wayfinding Sign. Section 200-189.2.F(3)(b)[4] establishes a maximum height of six (6) feet for a freestanding sign. The applicant is complying with this standard.
 - v. Maximum Area: Community Center Sign Area. Section 200-189.2.F(3)(b)[5] establishes a maximum sign area of fifty (50) square feet for the community center. The applicant has proposed a sign area of forty-nine (49) square feet for the clubhouse.
- d. Street Address Signage. Section 200-189.2.F(3)(c) establishes that street signage shall be provided on each building. Street address numbers shall have a height of eight (8) inches. The applicant is complying with this standard.

10. Loading, refuse and recycling, and service utility areas.

Section 200-189.2.G establishes the loading, refuse and recycling, and service utility regulations. The applicant should indicate compliance with these standards. We note the following:

- e. Outdoor Storage Areas. Section 200-189.2.G.(6)(a)[1] establishes that a central area consisting of trash compactors and recycling facilities shall be provided to service the entire development. This area shall be conveniently located for residential deposition of waste and recyclables.

The applicant has provided two (2) dumpster locations: one (1) along H Alley, and one (1) along B Street. The applicant should discuss the rationale behind these locations.

- f. Individual Dwelling Units. Section 200-189.2.G.(6)(b)[1] establishes that individual garden apartment dwelling units shall provide a location within the unit for storage of designated recyclable materials. Garden apartment units for which a garage is rented may have such storage space within the attached garage structure.

Based upon the provided architectural plans, it appears as though both the market rate units and the affordable units have designated trash/recycling spaces. We note that the proposed trash/recycling space for certain affordable units are to be shared with bicycle storage space. These spaces will typically have a width of five and one-half (5.5) feet and a depth of two (2) feet.

Waiver Relief

Waiver relief is required from the following items. Additional waivers may be identified by the Township's other professionals.

1. Excess Number of Spaces. Waiver relief is requested from Section 200-28.D.(2)(b) for exceeding the minimum number of required parking spaces. As previously noted, seven hundred and twenty-one (721) spaces are required whereas eight hundred and thirteen (813) space are proposed.
2. Average Footcandles. Waiver relief is requested from Section 200-31.K.(4) which establishes an average footcandle of 0.6 for residential areas, whereas a footcandle of 0.9 is proposed.



Map 1: Aerial of Subject Site (scale 1" = approx. 600')

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Cc: S. Surtees, WWT CD
Lisa Komjati, WWT CD
Gerald Muller, Esq. PB Attorney
Frank Guzik, Consultant Engineer
Ian Hill, Engineering Consultant
Dan Dobromilsky, PB Landscape Consultant
James Kochenour, PB Traffic Consultant
Jeff A L'Amoreaux, PB Traffic Consultant
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MEMORANDUM

DATE: November 10, 2020

TO: West Windsor Township Planning Board

FROM: Jeffrey A. L'Amoreaux, P.E.
Traffic Consultant


SUBJECT: West Windsor Duck Pond Associates
Preliminary and Final Major Site Plan
Township Planning Board Memorandum #1
PB20-07
US Route 1 North
Block: 8, Lots: 8, 10.02 and 10.03
West Windsor Township, Mercer County, New Jersey

We are in receipt of the following information for review pertaining to the submission of Preliminary and Final Major Site Plans for the construction of a multi-family development to be located along US Route 1 northbound:

- A Referral and Recommendations Request Transmittal dated October 22, 2020 from Erika Ward due November 10, 2020
- A response cover letter dated October 16, 2020 to Sam Surtees, Manager – Division of Land Use Township of West Windsor, from Robert Melvin, AICP/PP of Pennoni Associates
- A Development Application for Block 8 Lot 8 (*Note: this may be slightly incomplete as lots 10.02 & 10.03 are not listed with Lot 8*) signed by the Applicant 10/16/2020
- One Site Plan Checklist (*only lists Block 8, Lot 8, not Lots 10.02 or 10.03*) dated June 10, 2020, updated September 4, 2020
- West Windsor Township Green Development Practices Checklist completed and dated June 9, 2020, updated September 2, 2020
- A letter dated June 8, 2020 to Samuel Surtees, Land Use Manager, Township of West Windsor from Thomas F. Carroll, III, of Hill Wallack, LLP regarding Site Plan Application of West Windsor Duck Pond Associates, LLC – Unit Count, Density and Affordable Units
- One memorandum dated October 5, 2020 to Samuel J. Surtees from Gerald J. Muller of Miller Porter & Muller, P.C. regarding Windsor Woods Apartments and Square at West Windsor Easements – Maximum Impervious Coverage (MIC) question with attachments
- A letter “Supplement 1” dated September 4, 220 to Sam Surtees, Manager – Division of Land Use Township of West Windsor, from Robert Melvin, AICP/PP of Pennoni Associates regarding Supporting the Project Density; Affordable & Market Building Locations
- A letter “Supplement 2” dated September 4, 2020 to Sam Surtees, Manager – Division of Land Use Township of West Windsor, from Robert Melvin, AICP/PP of Pennoni Associates regarding “Potential to Add 13 Affordable Units”

- A letter “Supplement 3” dated October 16, 2020 to Sam Surtees, Manager – Division of Land Use Township of West Windsor, from Robert Melvin, AICP/PP Pennoni Associates regarding “Design Waiver/Exception Request”
- A letter dated October 16, 2020 to Sam Surtees, Manager – Division of Land Use Township of West Windsor, from Robert Melvin, AICP/PP of Pennoni Associates containing a listing of street addresses for all units by building number.
- A response letter dated October 16, 2020 to West Windsor Township Affordable Housing Committee from Robert Melvin, AICP/PP of Pennoni Associates responding to four comments.
- A response letter dated October 16, 2020 to Francis Guzik, PE, CME, Township Engineer from Robert Melvin, AICP/PP of Pennoni Associates
- A response letter dated October 16, 2020 to Chief Timothy M. Lynch, Township of West Windsor from Robert Melvin, AICP/PP of Pennoni Associates
- A response letter dated October 16, 2020 to Jeffrey A. L’Amoreaux, PE, Traffic Consultant from Robert Melvin, AICP/PP of Pennoni Associates
- A response letter dated October 16, 2020 to David Novak, PP, AICP from Robert Melvin, AICP/PP of Pennoni Associates
- A response letter dated October 16, 2020 to Dan Dobromilsky, LLA, PP, LTE from Robert Melvin, AICP/PP of Pennoni Associates
- A response letter to Christopher B Jepson, PE, Environmental Consultant from Robert Melvin, AICP/PP of Pennoni Associates
- A letter to Samuel J. Surtees from James F. Cosgrove, Jr., P.E. of Kleinfelder, dated June 12, 2020 with attachments
- One copy of a Traffic Impact Study prepared by Dynamic Traffic, last revised October 16, 2020, originally dated July 7, 2017.
- Description of Access Drive Easement over Portion of Lot 8 in Block 8 located in the Township of West Windsor, Mercer County, New Jersey prepared by T and M Associates dated September 24, 2020
- Description of Connector Road Easement over Portion of Lot 8 in Block 8 in the Township of West Windsor, Mercer County, New Jersey prepared by T & M Associates dated September 24, 2020
- Description of Landscape Easement Area “A” over Portion of Lot 10.02 in Block 8 in the Township of West Windsor, Mercer County, New Jersey prepared by T & M Associates dated June 5, 2020 revised September 3, 2020
- Description of Landscape Easement Area “B” over Portion of Lot 10.02 in Block 8 located in the Township of West Windsor, Mercer County, New Jersey prepared by T & M Associates dated June 5, 2020 revised September 3, 2020
- Description of Emergency Access Easement over Portion of Lots 10.02 and 54 in Block 8 located in the Township of West Windsor, Mercer County, New Jersey prepared by T & M Associates dated June 5, 2020 revised September 3, 2020
- Description of Drainage Easement Within Portion of Lot 8 in Block 8 located in the Township of West Windsor, Mercer County, New Jersey prepared by T & M Associates dated June 5, 2020 revised October 16, 2020

- Description of Drainage Easement Within Portion of Lot 8 in Block 8 located in the Township of West Windsor, Mercer County, New Jersey prepared by T & M Associates dated June 5, 2020 revised October 16, 2020
- Description of Drainage Easement Withing Portion of Lot 8 in Block 8 located in the Township of West Windsor, Mercer County, New Jersey prepared by T & M Associates dated June 5, 2020 revised October 16, 2020
- Description of Access Easement over Portion of Lot 10.02 in Block 8 located in the Township of West Windsor, Mercer County, New Jersey prepared by T & M Associates dated June 5, 2020 revised September 3, 2020
- Description of Access Easement over Portion of Lot 10.03 in Block 8 located in the Township of West Windsor, Mercer County, New Jersey prepared by T & M Associates dated June 5, 2020 revised September 3, 2020
- Description of Access and Landscape Easement over Portion of Lot 10.03 in Block 8 located in the Township of West Windsor, Mercer County, New Jersey prepared by T & M Associates dated June 5, 2020 revised September 3, 2020
- Description of One-Way Access Easement over Portion of Lot 8 in Block 8 located in the Township of West Windsor, Mercer County, New Jersey prepared by T & M Associates dated June 5, 2020 revised September 3,2020
- Description of One-Way Access Easement over Portion of Lot 10.02 in Block 8 located in the Township of West Windsor, Mercer County, New Jersey prepared by T & M Associates dated June 5, 2020 revised September 3, 2020
- Description of Water Main Easement over Portion of Lot 10.02 in Block 8 located in the Township of West Windsor, Mercer County, New Jersey prepared by T & M Associates dated June 5, 2020 revised September 3, 2020
- Description of Pedestrian Easement, Portion of Lot 10.03 in Block 8 located in the Township of West Windsor, Mercer County, New Jersey prepared by T & M Associates dated June 5, 2020 revised September 3, 2020
- A letter to Samuel J. Surtees from Mark D. Dahn, of Wilf Law Firm, LLP, dated June 9, 2020
- Two letters to Samuel J. Surtees from Jonathan Frieder of West Windsor Plaza Associates, LLC, dated June 9 and June 10, 2020
- A letter dated October 17, 2020 to Bob Melvin of Pennoni Associates from Bob Valvano of MRC regarding play lots for Windsor Woods and Duck Pond
- West Windsor Township Environmental Impact Statement Worksheet, completed, undated
- Wood Duck Pond Development Boundary Survey Report Lot 8, Block 8 West Windsor Township, Mercer County, N.J. prepared by T & M Associates dated June 3, 2020
- A Water Service Report West Windsor Duck Pond Preliminary and Final Site Plan prepared by T & M Associates dated June 5, 2020 revised October 16, 2020
- A letter, dated September 2, 2020 and revised October 16, 2020 regarding sanitary sewer flow to Francis Guzik from Richard A. Moralle, P.E., P.L.S., P.P., CME of T & M Associates, with attachment
- One bound set of Preliminary & Final Site Plans for West Windsor Duck Pond (81 sheets), prepared by T & M Associates, dated June 8, 2020, latest revision October 16, 2020

- One bound set of revised architectural plans including floor plans and elevations (21 sheets) for the proposed residential buildings prepared by Appel Design Group, bearing a latest revision date of October 16, 2020, original date March 19, 2020
- Undated Parking Plan, Bicycle/Pedestrian Plan, Open Space Plan, Snow Removal Plan/Waste Removal Plan, Signage Plan, and Architectural Diversity Plan, by Pennoni Associates.
- Cover Letter from Laurance D. Appel, R.A. of Appel Design Group, dated June 9, 2020.
- Elevations and renderings (5 Sheets) dated September 3, 2020 and (1 sheet) dated October 16, 2020, prepared by Appel Design Group
- One packet (16 sheets) Easement Exhibits and (2 sheets) Artist's Renderings prepared by Pennoni Associates, undated
- A Resolved Final Boundary and Topographic Survey, prepared by T & M Associates, dated December 24, 2019
- One set of Easement Exhibits (16 sheets) prepared by T & M Associates (1 dated September 4, 2020, 2 dated September 24, 2020 and the remaining 13 dated September 3, 2020)
- One packet of Easement Agreements unexecuted and undated
- One bound set of Landscape Plans (16 sheets), dated June 11, 2020, last revision September 4, 2020, prepared by Sikora Wells Appel
- An 8-1/2" by 11" sketch depicting Trash/Recycling and Bike Storage prepared by Appel Design Group, dated August 11, 2020

The development proposal, in the R-5C district, calls for the construction of 360 dwelling units, on a parcel of land fronting on US Route 1 and accessing the Windsor Woods residential complex roadway system to Old Meadow Road via an easement through the adjacent Lowe's shopping center property. Access to US Route 1 is proposed by a right-in/right-out driveway, and access to Old Meadow Road is proposed using an existing roadway which is part of the Windsor Woods complex internal roadway system.

A clubhouse, pool and other amenities are proposed. A new driveway will be provided to Old Meadow Road from the internal parking area of Windsor Woods. The driveway to US Route 1 has been constructed as of this writing. The site was previously approved for a hotel and office buildings.

The proposed dwelling units are mostly three-bedroom units which are combined as single or multi-level homes in three story structures. Thirteen one-bedroom, forty-two two-bedroom and 305 three-bedroom homes are proposed. 260 market rate and 100 affordable units are proposed. We have the following comments, with new comments in italics following our original comments from August 4, 2020.

Traffic Impact Study

1. The Traffic Impact Study cover indicates that this is for Block 8 – Lot 8. It does not list Lots 10.02 or 10.03 on the cover. The Traffic Impact Study was conducted in accordance with generally accepted traffic engineering principles.

2. The Traffic Impact Study is consistent with the Parking Plan in its 360-unit count for the Trip Generation used to predict future trips.

Site Plan

3. Conventional street lighting poles with breakaway bases are proposed along the entrance from US 1 and at the intersections within the site. The streetlight poles at the intersection corners would be a good place to mount the street name signs to provide visual cues to motorists that they are at intersections. See comment 11.
4. Many intersection corners inside the site are proposed to have reinforced concrete aprons to permit overrunning by large vehicles. The applicant has modified how the aprons interact with ADA curb ramps for pedestrians. The Construction Details on Sheet 61 show a Belgian Block “curb” demarcation on the inside of the aprons that becomes flush at the ADA curb ramps. We find this proposal to be acceptable.
5. Parking was examined in accordance with RSIS, and a surplus of 65 spaces is estimated as indicated on the Parking Plan prepared by Pennoni. Note that the Applicant has indicated that garages will be restricted from any use other than vehicle storage, which will be enforceable by a Neighborhood Association. Units which do not have garages and whose occupants rely on on-street parking may not have parking in the immediate vicinity of their dwelling. The Applicant has indicated that the Parking Plan shows areas reserved for Units without garages or driveways. Will there be numbered spaces reserved for certain units or signs indicating for which units said spaces are reserved?
6. E Alley should have sufficient space for motorists to turn around. The applicant has demonstrated how a Passenger Car (P Vehicle) can K-turn and exit. This is shown on Sheet 80 of the plan set, but it is not a clean movement. The P vehicle has to swing out wide, drive over the grass and drop “off the curb” to make this movement out of the last driveway along E Alley to exit facing forward. Perhaps the last driveway on E Alley can be widened to accommodate this required maneuver.
7. Roadway widths do not appear to conform to RSIS. The applicant has indicated that the “alleys” are alleys in name only, that they are actually residential access roads with a 24’ width because of the frequency of driveways. The applicant should provide testimony demonstrating conformance to RSIS standards.
8. “Sharrow” pavement markings are proposed throughout the site. The applicant has correctly cited the R-5C ordinance’s intent to provide bicycle circulation.
9. STOP signs, stop bars, crosswalks and double yellow pavement markings should be used sparingly. Rather than use STOP signs at every intersection on-site, consider using them at major intersections along ‘A’ Street. (At least two crosswalks were found to have up to four vehicle movements that would have to routinely back into the landing ends of the crosswalk.) It would perhaps be better to eliminate most of these crosswalks and instead Pedestrian Area Signs at the

entrances to the development. We believe that we can work with the applicant's engineer to reduce the pavement markings and develop a simpler design as a condition of approval, which we offer as a path forward for the Board's consideration.

10. The applicant's engineer has placed a W1-1aR sign in advance of the curve in the outbound direction and a W1-1L with W13-1P (15 MPH) on the inbound direction on Road A. The W1-1aR does not conform as designed and should also be replaced with a W1-1R/W13-1P combination for consistency.
11. Are street name signs proposed as cited by RSIS standards? The Applicant's engineer has added a typical D3-1 sign detail for "Sample St" to the sign details on Sheets 12-15 and 65 of the set but does not show where they are posted. Sizes of the signs for the street names should be provided. At the Board's option, this can be made a condition of approval.
12. The sign details on Sheet 65 incorrectly depict the R7-8P Van Accessible plaque as having the same width as the R7-8 Reserved Handicapped Parking Sign mounted above it. It is labeled correctly as 18"x 9" and the sign above it is also correctly labeled as 12"x18", both are listed as width x height. They should be shown relative to each other such that the plaque beneath the sign is somewhat wider so that we don't get someone installing a 12"x 9" plaque beneath the sign so that it looks like it does in the detail.
13. The Architectural Diversity Plan should be updated to the correct number of units on the Site Plan.
14. There is some question as to whether the Ladder Truck Template used is the correct one for West Windsor Township Ladder Trucks. We defer to Mr. Lynch on this matter. The Fire Truck Turning Plan on Sheet 72 shows a fire truck going outside the paved area. This should be resolved.
15. We could not identify a provision for Snow Storage and Removal as required by the R-5C Zoning Ordinance.

This completes our comments.

CC:	Lisa Komjati	Chris Jepson, PE
	Sam Surtees	Gerry Muller, Esq
	Dan Dobromilsky, LLA, PP, CTE	Francis Guzik, PE
	Lt. Tim Lynch	Joseph Burgis, PP, AICP
	Robert Melvin, Pennoni Associates	David Novak, PP, AICP
	James L. Kochenour, P.E., P.P.	



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 10, 2020

SUBJECT: **West Windsor Duck Pond Associates, LLC**
Preliminary/Final Major Site Plan
Block 8, Lot 8
#3478 US Highway Route 1 North (Brunswick Pike)
PB20-07

Documents Received/Reviewed:

The following documents have been submitted for review:

- A. Plans entitled "Preliminary and Final Site Plans – West Windsor Duck Pond – Tax Map Sheets 13.01, 13.02, 13.02, & 13.04 - Block 8; Lots 8, 10.02, and 10.03, Township of West Windsor, Mercer County, New Jersey" 81 Sheets total, prepared by T&M Associates (Richard A. Moralle, P.E. & L.S.) dated June 8, 2020, revised through October 16, 2020;
- B. Survey entitled "Resolved Final Boundary and Topographic Survey – Block 8, Lot 8 – West Windsor Township, Mercer County, New Jersey - ALTA/NSPA (2016) Land Title Survey" prepared by T&M Associates (Richard A. Moralle, P.E. & L.S.) dated December 24, 2019, unrevised;
- C. Report entitled "West Windsor Duck Pond – Boundary Survey Report – Lot 8, Block 8 – West Windsor Township, Mercer County N.J." prepared by T&M Associates (Richard A. Moralle, P.E. & L.S.) dated June 3, 2020, unrevised;
- D. Architectural Plans entitled "West Windsor Duck Pond – West Windsor, NJ" consisting of Floor Plans and Elevations, 20 sheets total, prepared by Appel Design Group (Laurance D. Appel, R.A.) dated March 19, 2020, revised through October 16, 2020;
- E. Landscape Architecture Plans entitled "West Windsor Duck Pond – West Windsor, New Jersey" consisting of 16 sheets total, prepared by Sikora Wells Appel Landscape Architecture (Joseph T. Sikora, C.L.A.) dated June 11, 2020, revised through September 4, 2020;
- F. Several single sheet plans, dated June 8, 2020 and revised through October 16, 2020, prepared by Pennoni (Robert Melvin, AICP/PP), including:
 1. Bicycle / Pedestrian Plan;
 2. Open Space Plan;
 3. Snow Removal Plan;
 4. Signage Plan;
 5. Architectural Diversity Plan; and

6. Parking Plan

- G. Stapled bundle of undated 11x17" color exhibits prepared by Pennoni (Robert Melvin, AICP/PP) consisting of an aerial photograph of the site and surrounding areas with the proposed development superimposed and identifying existing and proposed easements for the development with adjoining properties, including:
1. "All Easements – Duck Pond Site Area";
 2. "Amended & Restated Easement Access (Block 8; Lot 10.03 to Block 8; Lot 8 and Block 8; Lots 10.02 and 54)";
 3. "Amended & Restated Easement Access (Block 8; Lots 10.02 and 54 to Block 8: Lot 8)";
 4. "Amended & Restated Route 1 Easement Access (2-Way) (Block 8: Lot 8 to Block 8; Lots 10.02 and 54)";
 5. "Amended & Restated Easement Drainage (Block 8: Lot 8 to Block 8; Lots 10.02, 10.03 and 54)";
 6. "Conditional 1-Way Access in from Meadow Road (Block 8; Lots 10.03, 10.02, 8 to Block 8; Lots 30, 17, 24)";
 7. "Pedestrian Path Easement (Block 8, Lot 10.03 to Block 8, Lot 8)";
 8. "Reciprocal Recreation Facilities Easement Agreement (Block 8; Lot 8 and Block 8, Lots 10.02 and 54);
 9. "1-Way Access to Route 1 (Block 8; Lot 8 to Block 8; Lot 18);
 10. "1-Way Access (Drainage) (Block 8; Lot 8 to Block 8; Lot 18);
 11. "Drainage Easement (Block 8; Lot 8 to Block 8; Lot 30)";
 12. "Road Access Easement (Block 8; Lot 10.03 to Block 8; Lot 8)";
 13. "Overview Plan (Duck Pond Site: Block 8, Lot 8)
 14. "Emergency Access Easement (Block 8; Lot 10.02 and 54 to Block 8; Lot 8)";
 15. "Lowe's Landscaping Easement (Block 8; Lot 10.03 to Block 8; Lot 8)"; and
 16. "Windsor Woods Landscaping Easement (Block 8; Lot 10.02 and 54 to Block 8; Lot 8)"
- H. Two undated 11x17" color exhibits prepared by Pennoni (Robert Melvin, AICP/PP) consisting of an overall site layout exhibit and an enlargement of the pool/clubhouse area;
- I. Report entitled "Stormwater Management Report – West Windsor Duck Pond – Block 8, Lot 8 - West Windsor Township, Mercer County, New Jersey", prepared by Kleinfelder, Inc. (James F. Cosgrove, Jr., P.E.) dated June 12, 2020, revised through September 4, 2020;
- J. Report entitled "Stormwater Management Report – Supplemental Stormwater Conveyance Calculations - Preliminary and Final Site Plans – West Windsor Duck Pond Apartments – Tax Map Sheets 13.01, 13.02, 13.02, & 13.04 - Block 8; Lots 8, 10.02, and 10.03", prepared by T&M Associates (Richard A. Moralle, P.E. & L.S.) dated June 8, 2020, revised through October 16, 2020;
- K. Document entitled "Stormwater Management System Operations & Maintenance Manual - West Windsor Duck Pond – Block 8, Lot 8 - West Windsor Township, Mercer County, New Jersey", prepared by Kleinfelder, Inc. (James F. Cosgrove, Jr., P.E.) dated June 12, 2020, revised through September 4, 2020;
- L. Report entitled "Report of Geotechnical Investigation – Proposed Residential Development – 3478 Brunswick Pike – Block 8, Lot 8 - Township of West Windsor, Mercer County, New Jersey", prepared by Dynamic Earth (Francis Van Cleve, P.E. & Peter H. Howell, P.E.) dated December 16, 2019, revised through June 11, 2020;
- M. Report entitled "Soils Permeability Investigation Report – Proposed Residential Development – 3478 Brunswick Pike – Block 8, Lot 8 - Township of West Windsor, Mercer County, NJ", prepared by Dynamic Earth (Patrick J. Granitzki, P.E. & Francis Van Cleve, P.E.) dated May 15, 2020, revised through June 11, 2020;

- N. Report entitled “Sanitary Sewer Report – West Windsor Duck Pond Preliminary and Final Site Plan” prepared by T&M Associates (Richard A. Moralle, P.E. & L.S.) dated June 5, 2020, revised through October 16, 2020;
- O. Letter from T&M Associates (Richard A. Moralle, PE, PLS, PP, CME) to this office, dated September 2, 2020 revised through October 16, 2020, requesting sewer allocation in the amount of 115,013 gallons per day (gpd);
- P. Report entitled “Water Service Report – West Windsor Duck Pond Preliminary and Final Site Plan” prepared by T&M Associates (Richard A. Moralle, P.E. & L.S.) dated June 5, 2020, revised through October 16, 2020;
- Q. Draft legal instruments, including:
 - 1. “One Way Access Easement Agreement” between Block 8, Lot 8; Block 8, Lots 10.02 & 54; Block 8, Lot 10.03; and Block 8, Lots 17, 24 & 30.
 - 2. “Conditional Access and Drainage Easement Agreement” between Block 8, Lot 8 and Block 8, Lot 18;
 - 3. “Amended and Restated Easement Agreement” between Block 8, Lot 8; Block 8, Lot 10.03; and Block 8, Lots 10.02 & 54;
 - 4. “Roadway Construction and Access with Landscaping Easement Agreement” between Block 8 Lot 10.03 and Block 8, Lot 8;
 - 5. “Drainage Easement Agreement” between Block 8, Lot 8 and Block 8, Lots 17, 24 & 30;
 - 6. “Reciprocal Recreation Facilities Easement Agreement” between Block 8, Lots 10.02 & 54 and Block 8, Lot 8;
 - 7. “Reciprocal Emergency Access Easement Agreement” between Block 8, Lots 10.02 & 54 and Block 8, Lot 8;
 - 8. “Pedestrian Access Easement Agreement” between Block 8, Lot 10.03 and Block 8, Lot 8;
 - 9. “Landscaping Easement Agreement” between Block 8, Lots 10.02 & 54 and Block 8, Lot 8; and
 - 10. “Storm Water Management and Conservation Easement” between Block 8, Lot 8 and the Township of West Windsor.
- R. Legal descriptions with accompanying plan exhibits prepared by T&M Associates (Michael S. Finnegan, P.P., P.L.S) all dated June 5, 2020, revised through September 3, 2020 (except as noted in **bold** below), including:
 - 1. “Description of Landscape Easement Area “A” over a Portion of Lot 10.02 in Block 8 Located in the Township of West Windsor, Mercer County, New Jersey”;
 - 2. “Description of Landscape Easement Area “B” over a Portion of Lot 10.02 in Block 8 Located in the Township of West Windsor, Mercer County, New Jersey”;
 - 3. “Description of Pedestrian Easement, Portion of Lot 10.03 in Block 8 Located in the Township of West Windsor, Mercer County, New Jersey”;
 - 4. “Description of Access Easement over a Portion of Lot 10.02 in Block 8 Located in the Township of West Windsor, Mercer County, New Jersey”;
 - 5. “Description of One-Way Access Easement over Portion of Lot 10.02 in Block 8 Located in the Township of West Windsor, Mercer County, New Jersey”;
 - 6. “Description of Emergency Access Easement over Portion of Lots 10.02 and 54 in Block 8 Located in the Township of West Windsor, Mercer County, New Jersey”;
 - 7. “Description of One-Way Access Easement over Portion of Lot 8 in Block 8 Located in the Township of West Windsor, Mercer County, New Jersey”;
 - 8. “Description of Access and Landscape Easement over a Portion of Lot 10.03 in Block 8 Located in the Township of West Windsor, Mercer County, New Jersey”;

9. “Description of Water Main Easement over a Portion of Lot 10.02 in Block 8 Located in the Township of West Windsor, Mercer County, New Jersey”;
 10. “Description of One-Way Access Easement over a Portion of Lot 10.03 in Block 8 Located in the Township of West Windsor, Mercer County, New Jersey”;
 11. “Description of Access Easement over a Portion of Lot 10.03 in Block 8 Located in the Township of West Windsor, Mercer County, New Jersey”;
 12. “Description of Drainage Easement over a Portion of Lot 8 in Block 8 Located in the Township of West Windsor, Mercer County, New Jersey for Drainage from Lot 30 in Block 8” **revised through October 16, 2020**;
 13. “Description of Drainage Easement over a Portion of Lot 8 in Block 8 Located in the Township of West Windsor, Mercer County, New Jersey for Drainage from Lot 10.03 in Block 8” **revised through October 16, 2020**;
 14. “Description of Drainage Easement over a Portion of Lot 8 in Block 8 Located in the Township of West Windsor, Mercer County, New Jersey for Drainage from Lot 18 in Block 8” **revised through October 16, 2020**;
 15. “Description of Access Drive Easement over Portion of Lot 8 in Block 8 Located in the Township of West Windsor, Mercer County, New Jersey” **dated September 24, 2020, unrevised; and**
 16. “Description of Connector Road Easement over Portion of Lot 8 in Block 8 Located in the Township of West Windsor, Mercer County, New Jersey” **dated September 24, 2020, unrevised**
- S. Overall exhibit map prepared by T&M Associates (Michael S. Finnegan, P.P., P.L.S) dated June 5, 2020, unrevised, showing all easements described in Submission Item Q, above;
- T. Letter to Samuel J. Surtees, West Windsor Township Division of Land Use Manager, from Kleinfelder, Inc. (James F. Cosgrove, P.E.) referenced “Environmental Constraints and Land Use Permitting Summary on Garden Homes/Duck Pond Development Site”, dated June 12, 2020;
- U. Letter to Samuel J. Surtees, West Windsor Township Division of Land Use Manager, from Hill Wallack LLP (Thomas F. Carroll, III) referenced “Site Plan Application of West Windsor Duck Pond Associates, LLC – Unit Count, Density and Affordable Units”, dated June 8, 2020;
- V. Owner’s Consent letters from the following entities authorizing West Windsor Duck Pond Associates, LLC to make Site Plan application to the Board:
1. West Windsor Plaza Associates, LLC (Block 8, Lot 10.03) dated June 9, 2020;
 2. West Windsor Developers, LLC (Block 8, Lots 10.02 and 54) dated June 10, 2020; and
 3. WWW West Windsor, LLC and JAB West Windsor, LLC (tenants-in-common owners of Block 8, Lot 8) dated June 9, 2020.
- W. Color 11x17 Architectural renderings showing an “Alley View” and “Courtyard View” of the proposed development, prepared by Appel Design Group, dated September 3, 2020, consisting of two sheets;
- X. Color 11x17 Architectural rendering entitled “Affordable Buildings #1, 3, 4, 13, and 14 – Entrance Alley View”, prepared by Appel Design Group, dated October 16, 2020, consisting of one sheet;
- Y. Color 11x17 Architectural elevations of Market Rate Buildings #9, #8, and #7 prepared by Appel Design Group, dated March 19, 2020, revised through September 3, 2020, consisting of three sheets;
- Z. Submission letters from Pennoni to each of the Board’s professionals, all dated October 16, 2020, itemizing how each of the previously outstanding review comments have been addressed with the current submission;

- AA. Document referenced “Supplement #1 – Supporting the Project Density, Affordable & Market Building Locations” prepared by Pennoni and addressed to Sam Surtees, West Windsor Township Land Use Manager, dated September 4, 2020;
- BB. Document referenced “Supplement #2 – Potential to Add 13 Affordable Units” prepared by Pennoni and addressed to Sam Surtees, West Windsor Township Land Use Manager, dated October 16, 2020;
- CC. Document referenced “Supplement #3 – Design Waiver / Exception Request” prepared by Pennoni and addressed to Sam Surtees, West Windsor Township Land Use Manager, dated October 16, 2020;
- DD. Document containing proposed full address list of each unit in each building in tabular format presented as a letter from Robert F. Melvin, AICP/PP of Pennoni to Samuel J. Surtees, Manager – Division of Land Use for West Windsor Township, dated October 16, 2020;
- EE. Sketch entitled “Elevation and Section Diagram at Closet for Trash/Recycling and Bike Storage” prepared by Appel Design Group, dated August 11, 2020.
- FF. Letter from MRC to Bob Melvin of Pennoni, dated October 17, 2020, regarding suitability of existing and proposed playground equipment;
- GG. “Will-Serve” letters from the following public utilities:
 - 1. Public Service Electric and Gas, dated May 14, 2020; and
 - 2. Verizon New Jersey, Inc., dated May 18, 2020; and
- HH. Development Application Package, including:
 - Completed Development Application form;
 - Completed Site Plan Checklist;
 - Environmental Impact Statement Worksheet; and
 - Green Development Practices Checklist.

Narrative:

This project is located on Lot 8 in Block 8 (62.896 acres in size) in the R5-C zoning district and comprises the entirety of same. The applicant is applying for preliminary and final site plan approval for the construction of:

- Twenty-two (22) three-story “garden” apartment buildings, designed with a townhouse appearance with individual garages and driveways, totaling 360 units (260 market, 100 affordable) as follows:
 - Buildings 1, 3, 4, 13 & 14: (exclusively affordable units) 100 units total, broken down as follows:
 - 1-BR – 13 units;
 - 2-BR – 42 units; and
 - 3-BR – 45 units.
 - The remaining seventeen buildings contain a total of 260 market-rate, 3-bedroom units.
- Appurtenant improvements including, but not limited to, access drives and parking, sidewalks, utility infrastructure, landscaping and lighting.
- Specific recreational site amenities include a clubhouse with pool; three rain gardens: two of them with boardwalk features for nature watching, one of which near the clubhouse also incorporates a gazebo; five “pocket parks” distributed around the site; a 3,800 square foot play area; a “lake walk” pedestrian path encircling the existing wet pond on-site and a “linear path” pedestrian feature that runs north-south through the center of the development.

- A reciprocal recreation agreement is also being proposed with the adjacent Windsor Woods apartment complex to the east that would allow for sharing of the recreational amenities on Lot 8 with the Windsor Woods residents in exchange for West Windsor Duck Pond residents having access to Windsor Woods's basketball court, tennis court, tot lot and playing fields.

The site is currently vacant and primarily cleared with an existing wet pond stormwater management facility and storm sewer infrastructure that was partially installed as part of a previously approved hotel and office building development, dating back to 2007 when the site was in the ROM-1 zoning district. The existing basin is to remain; however, most of the rest of the previously installed infrastructure is to be removed to facilitate the proposed development.

The site will maintain the right-in, right-out access to US Route 1 North which were constructed under the prior approval. The is also proposed a full-movement access to Old Meadow Road over an access easement obtained from Windsor Woods, as well as an emergency access cross-connection between the two developments.

The property is heavily constrained with environmental restrictions including wetlands, transition areas and flood hazard areas. However, the environmental permitting to allow the extent of the proposed development was obtained by the prior developer, and limited site construction was undertaken to grandfather those approvals. No further environmental permitting from NJDEP is anticipated. The Duck Pond Run more or less forms the westerly property line of the tract, with an unnamed tributary paralleling same approximately 200-250 feet to the east, before they ultimately confluence prior to entering a culvert that runs compass north under US Route 1.

The Duck Pond Run Sanitary Sewer Interceptor runs through the property and will be the line to which the project connects its sanitary sewage flows. Potable water will be provided by New Jersey American Water.

Upon review of the documentation submitted the following comments are offered:

1.0 Site Plan

1.01 The following item from the site plan checklist requires a submission waiver:

a. Section 200-13 (Preliminary Site Plan Approval)

- Checklist item #9 requires all wetlands areas be depicted with surveyor's metes and bounds for the outbound areas. This has not been provided; however, all wetlands on site are currently contained within a conservation easement that was recorded as part of the previous development/environmental permitting. I have no objection to the Board granting this waiver.

1.02 The application requires waivers from Final Site Plan Checklist Items 200-14.C.1.a), C.1.b)(1) & C.1.b)(5) in lieu of indicating them as complete. 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, the waivers are warranted.

1.03 In addition to construction of the prior project's intersection with US-1 northbound, the applicant also received a Letter of No Interest (LONI) from NJDOT for a 628-unit apartment proposal for this property. Since the current proposal is less intense (from a traffic standpoint) than the 628-unit proposal, it is presumed by the applicant's Traffic Engineer that no modifications to the governing NJDOT Access Permit will be required. I defer to the Township Traffic Consultant to concur or recommend requiring a new LONI from NJDOT.

1.04 According to the Boundary Survey documentation provided (Submission Items B & C, above), a portion of the 30" sanitary sewer trunkline known as the Duck Pond Run Interceptor on the subject property (between the US-1 ROW and a spot approximately 70 feet east of the common property corner at the southwesterly corner of Block 8, Lot 18) is not currently contained within an easement to the benefit of West Windsor

Township. As a condition of any approval by the Board on this application, the applicant will be required to grant a corrective easement, centered on the as-built location of the structures and piping. As the sewer runs relatively close to the common lot line of Lot 18 in places, a portion of this easement will be located thereon, and the Lot 8 easement will result in a “variable-width”. The remaining piece of the necessary easement will be obtained from the Lot 18 property owner (Onyx 3490, LLC) as part of their proposed redevelopment plans for Lot 18.

- 1.05 Per the same survey documents, the applicant’s surveyor claims to have resolved a reputed “deed overlap” between Lots 8 and 18. The overlap appears to have resulted from an erroneous course distance being recorded as part of a minor subdivision between Lot 18 and Lot 24 in 1985 per a map prepared by Trenton Engineering. This data will be provided to the Project Surveyor for Lot 18 (Onyx 3490, LLC) to refute or concede when/if they return to further their proposal under PB19-07. If they concede, the Board may request Onyx to file a corrective deed; however, this is ultimately a civil matter between the two property owners.
- 1.06 A Sanitary Sewer report identifying the expected sewer demand for the project has been provided (Submission Item N, above) and indicates a total sewer demand of 115,013 gallons per day. A Treatment Works Approval permit from NJDEP will be required for this development. The applicant has submitted a request for reservation of sewer capacity from Township Council this request to my office (Submission Item O). However, the request will not be brought to Council until after an approval by the Board, if granted.
- 1.07 The proposed design requires extensive retaining wall systems to be constructed around the site. These areas include but are not limited to: the northerly embankment of the pond where the sidewalk to Building 21 is located, around the perimeters of each rain garden, and along the bulk of the common property line with Windsor Woods. Detailed designs will need to be submitted for review as part of the building permit applications for same, should the Board approve this application. A note to this effect has been added to the plans.
- 1.08 The plans will have to address the decompaction of the proposed lawn area subsoils due to former and future fill operations. Soil restoration plans are included in the site plan set, and are subject to the review and approval of the Mercer County Soil Conservation District. The plans also note that any imported soil, including topsoil, will have to be tested for contaminants and proven to meet the limits suitable for residential use. This should be made a condition of any Board action on this application.

2.0 Access and Circulation:

2.01 The unit breakdown for the site results in calculated parking demand of 721 spaces, broken down as follows:

- 1-BR 13 units @ 1.8 spaces per unit = 23 spaces
- 2-BR 42 units @ 2.0 spaces per unit = 84 spaces
- 3-BR 305 units @ 2.1 spaces per unit = 641 spaces
748 spaces

The applicant is proposing to provide 813 spaces, with 636 contained within either a garage or tandem driveway and the remaining 177 spaces being surface spaces available to the affordable housing residents who don’t have access to a garage or driveway and visitors. A design waiver is required to exceed the required number of parking spaces, with supporting testimony satisfactory to the Board.

The 177 surface spaces require a total of six (6) ADA-accessible spaces, which have been provided.

- 2.02 Ordinance Section 200-29.N(3) requires that bicycle access should be combined with motor vehicle access where possible, with two-way driveways to be 30-foot wide so as to provide for bicycle access. The applicant is proposing to provide 30’-wide roads with “sharrows” along “A” Street, “B” Street and a portion of “H” Alley. The remainder of the site roadways will be 24’ in width. I have no objection to this proposal.

2.03 Ordinance Section 200-36.D requires the identification of fire lanes, which have not been depicted on the plans. A truck turning template for a WB-50 design vehicle was provided, but demonstrates an inability to negotiate several roadway/driveway corners. To address this, the applicant is proposing reinforced concrete behind depressed curb where the turning fire truck may need to temporarily encroach on that space. Full-faced Belgian block curb is proposed behind this area to provide protection for pedestrians. I have no objection to the proposal, subject to the approval of the Director of Fire and Emergency Services and the Township Traffic Consultant.

3.0 Stormwater Management:

3.01 The applicant has submitted a Stormwater Management Report and related documents for this project. The achieved design meets Township Code, and I offer the following comments:

- a. Stormwater Management will be achieved through use of the existing Retention Basin BMP, three (3) individual “rain garden” bioretention systems, and six (6) infiltration trench systems dispersed throughout the site. I have reviewed the calculations and the design methodology and find it to be in accordance with good engineering practice, and in compliance with the applicable regulations for Water Quantity management. The peak discharge rates in the developed condition for the 2-, 10- and 100-year design storms are 2.08, 5.42 and 9.02 cubic feet per second (cfs), respectively, which are comfortably less than the allowable peak rates of 5.13, 10.43 and 14.86 cfs, respectively.
- b. The applicant has submitted geotechnical and permeability test reports (Submission items L and M) and the soil testing was performed in the proper locations and the permeability testing indicates that, if properly constructed, the infiltration facilities are viable as proposed.
- c. The calculations indicate that groundwater recharge balance has been achieved and exceeded, and the design of same is acceptable to this office.
- d. Due to the proximity of the infiltration trenches to Buildings 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15 and 16 and the relatively shallow SHWT, groundwater mounding analyses were performed to assess potential impacts to these structures by these features. The calculations show no adverse impacts to adjacent building foundations.
- e. Since the site’s retention pond discharges into a stream that discharges directly into the Delaware and Raritan Canal, there is an enhanced water quality standard from DRCC that requires reducing the post-construction total suspended solids (TSS) pollutant load by 95%. Through use of a “treatment train” of the rain gardens and the wet pond, the calculations indicate that this enhanced standard has been met.

3.02 A separate report was provided for the purpose of demonstrating an adequate storm sewer capacity design (Submission Item J). The calculations, as revised through October 16, 2020, demonstrate that the storm sewer system has been properly sized to convey the 100-year design storm peak runoff to the SWM Basin.

3.03 Ordinance Section 200-101.A requires a maintenance plan for stormwater management measures. The applicant has submitted same for review and approval (Submission Item K) and I find that it was prepared in accordance with the NJDEP Maintenance Guidance guidelines and have no objection to it as a pre-construction document. Additional information must be obtained during and after construction and added to supplement what is currently contained therein, but I have no further comment at this stage.

3.04 The modified retention basin and any areas proposed for ground water recharge and/or water quality treatment are require to be placed in an easement that prevents their alteration, removal or neglect. The Township shall be given the right, but not the obligation, to enter the property for periodic inspections and to perform any required maintenance, should the owner fail to do so. The cost of any necessary repairs undertaken by the Township shall be placed as a lien against the property. A Storm Water Management and

Conservation Easement instrument has been submitted for review to address this requirement. I defer to the Board Attorney to comment on the merits and suitability of same.

4.0 Lighting

- 4.01 Ordinance Section 200-31.K identifies the footcandle intensity required for various areas of a site. A table has been provided that shows the applicant is generally in conformance at the internal road intersection standard of 3.0 footcandles, but the overall average for the site of 0.9 footcandles is in excess of the 0.6 footcandle level designated for residential areas. The applicant has indicated his intent to seek a design waiver from the 0.6 foot-candle standard. I have no objection to this request, but testimony will need to be provided to the Board's satisfaction.
- 4.02 The applicant is to provide testimony regarding the nighttime hours of operation for the site lighting. The applicant has indicated to Staff that roadway and alley lighting will remain on all night, while the courtyard lighting will be turned off via timer from the hours of 10 p.m. to 6 a.m. I have no objection to this proposal, but testimony will need to be provided to the Board's satisfaction.

5.0 General Comments

- 5.01 Metes and bounds descriptions for all proposed easements and dedications have been submitted and reviewed by this office. The easement descriptions identified under Submission Item R, Sub-items 1 through 16, have been reviewed and found to be consistent with their respective plan documents and accurate with respect to area and closure.
- 5.02 Draft easement instruments and other agreements have been submitted. The forms of the easement and agreements shall be reviewed and approved by the Board Attorney.
- 5.03 Detailed grading of all handicapped ramps and accessible routes to each building entrance shall be provided at 10-scale, minimum. Proposed elevations at both sides of ramps, landings and accessible routes shall be provided to show compliant cross-slopes as well as running slopes. The applicant has requested to submit this information during the resolution compliance process, should the Board act favorably on the application. I have no objection to their proposal, but it should be made a condition of any Board action.
- 5.04 The Applicant is to submit an Engineer's construction cost estimate for review. The Applicant will be required to post performance guarantees and inspection fees for the site improvements in accordance with the MLUL and the Township Ordinance.
- 5.05 All Township sanitary sewer and connection details are to be provided on the plans in accordance with Ordinance Section 200-91. I note that the proposed ultimate connection to the Duck Pond Run Interceptor line is proposed to be effected by reconstructing a 21-foot deep \pm existing manhole. Detailed engineering design of the means and methods to be employed in this connection, including shoring designs and dewatering techniques and maintenance of existing flows in the system, will be required to be provided to this office for review and approval prior to construction. This is recommended to be made a condition of any approval granted by the Board on this application.
- 5.06 The proposed "invert in" of the reconstructed manhole referenced in Comment 5.05 is identified at elevation 52.40, but the proposed slope of the sewer line and the invert out of the upstream manhole (and the fact that the reconstructed manhole is identified as a "drop" manhole) indicates that the invert in should be 56.40 feet. The applicant shall review the design and revise as necessary.
- 5.07 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. Similarly, electronic copies of the Stormwater Management report and Maintenance Plan are requested to be submitted upon approval by this office.

5.08 Other outside agency approvals will also be required. The following approvals are anticipated at this time:

- Mercer County Planning Board
- Mercer County Soil Conservation District
- Delaware and Raritan Canal Commission
- New Jersey Department of Environmental Protection -Treatment Works Approval

All outside agency approvals are to be obtained as a condition of any approval that may be granted.

This completes the review of the plans. Upon resubmission, the Applicant is to include a cover letter indicating specifically where and how each of these comments has been addressed. Additional comments may be provided based on response to these comments and subsequent revisions.

FG:ILH

cc: Applicant
Richard Morralle, PE - T&M
Ian Hill, PE - VCEA

MEMORANDUM

TO: West Windsor Technical Review Committee

CC: Sam Surtees, Land Use Manager, West Windsor Township
John Mauder, Township Liaison to Affordable Housing Committee

FROM: West Windsor Affordable Housing Committee

DATE: November 10, 2020

RE: PB 20-07 West Windsor Duck Pond Associates (Third Submission)

Members of the Affordable Housing Committee ("AHC") reviewed the third submission of the plans for West Windsor Duck Pond Associates (PB 20-07).

The AHC still has the following questions and concerns.

1. Mix of Affordable Units

The AHC again noted that all of the affordable units are segregated in separate buildings. That does not meet our criteria. Applicant previously argued in Supplemental Response #1 that "dispersed" is different from "interspersed" and the AHC found this to be without merit. Applicant refers to "many precedents in New Jersey, in Mercer County and in West Windsor Township where affordable units...are dispersed by building and not interspersed within buildings." We continue to believe this is an inaccurate argument and in direct contradiction of practice in West Windsor.

We believe it would be appropriate for the applicant to ask for a waiver from the provision in the zoning for reasonable dispersal of the units. We believe this is imperative because we do not want to set a precedent.

2. Number and Types of Affordable Units

The updated application contains the 13 additional affordable housing units offered by the Applicant. The AHC previously noted that the additional 13 units would all be moderate income units and would like to know from the township whether West Windsor as a whole would have enough of other income level units to meet the appropriate percentages. Does the township have an overage or shortfall of any type (income level) of affordable units?

3. Amenities

The AHC noted that the development will have access to tennis/basketball at neighboring Windsor Woods. The AHC understands that the pedestrian path must avoid flood hazard areas.

Is there an extra cost for amenities, including the pool? Is it free for residents of affordable units? If an affordable unit becomes a rental unit, is there an extra cost for using the amenities? The AHC would like to see the amenities free to residents, market rate or affordable, rental or for sale.

4. Parking/Garages/EV

The AHC noted the sign which identifies the parking spaces assigned to affordable units; however, the parking location detail was not clear in the site plan sheets 12-14.

With respect to garages, David Novak mentions in correspondence that garages might be rented. Is there a separate rent for garages?

There are 6 EV charging stations mentioned in correspondence but only 2 seem to show on the plan. How many will there be? Is there a charge?

5. Garbage

The AHC noted that the trash/recycling/bike storage space in units without garages is 2' by 5 1/2' and the AHC believes this is too small. In addition, the plans appear to only show one area for the 2 units on the second and third floor. Is there enough space for both units?

The AHC noted that the screening of refuse areas is still vinyl but was increased to 8' from 6' but we were unable to find vinyl fencing that is 8' and would ask for clarification on this.