



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: June 2, 2021

SUBJECT: **HSC West Windsor, LLC**
Preliminary/Final Major Site Plan – Phase 1 (Hotel and Retail)
Preliminary Major Site Plan – Phase 2 (Urgent Care)
Block 8, Lots 17, 24 and 30
3496-3500 US Highway Route 1 North (Brunswick Pike)
PB20-09

Documents Received/Reviewed:

The following documents have been submitted for review:

- A. Plans entitled “Preliminary and Final Site Plan for HSC West Windsor, LLC – Proposed Tractor Supply Company, Woodsprings Hotel & Urgent Care – Block 8; Lots 17, 24 & 30, Tax Map Sheet # 13.02, Latest Rev. Date 01-01-1996 – 3500 Brunswick Pike (U.S. Route 1) - Township of West Windsor, Mercer County, New Jersey” thirty (30) sheets total, prepared by Dynamic Engineering (Joshua M. Sewald, P.E.) dated March 16, 2020, revised through May 10, 2021 and an attached “Alternate Cross-Access Grading Exhibit”, Sheet 1 of 1, dated March 9, 2021;
- B. Survey entitled “ALTA/NSPS Land Title Survey – Hix Snedeker – Existing Conditions - Block 8, Lots 17, 24 and 30 – 3500 Brunswick Pike (N.J.S.H. Route 1) – West Windsor Township, Mercer County, New Jersey -” prepared by Dynamic Survey, LLC (Craig Black, P.E. & L.S.) dated April 27, 2018, revised through October 30, 2018;
- C. Survey entitled “Wetlands Location Plan – Hix Snedeker – Existing Conditions - Block 8, Lots 17, 24 and 30 – 3500 Brunswick Pike (N.J.S.H. Route 1) – West Windsor Township, Mercer County, New Jersey -” prepared by Dynamic Survey, LLC (Craig Black, P.E. & L.S.) dated December 14, 2018, unrevised;
- D. Report entitled “Environmental Impact Statement Prepared for: HSC West Windsor, LLC – Proposed Tractor Supply Company, Woodsprings Hotel & Urgent Care – 3500 Brunswick Pike (U.S. Route 1) - Block 8; Lots 17, 24 & 30, - Township of West Windsor, Mercer County, New Jersey” prepared by Dynamic Engineering (Joshua M. Sewald, P.E.) dated August 2020;
- E. Architectural Plans consisting of a Floor Plan and Elevations for the Tractor Supply Company store, 2 sheets total, prepared by Cyntergy (unattributed.) dated May 13, 2021;
- F. Architectural Plans consisting of Floor Plans and Elevations – Woodspring Hotel – West Windsor – 3500 Brunswick Pike, Princeton NJ” consisting of three (3) sheets total, prepared by Phillips & Donovan Architects, LLC (H. Joseph Phillips, R.A.) with floor plans dated October 14, 2020, unrevised, and elevations dated June 3, 2020, unrevised;

- G. Sign details plan for Woodspring Suites, undated and unattributed;
- H. Report entitled “Stormwater Management, Groundwater Recharge and Water Quality Analysis for HSC West Windsor, LLC – Proposed Tractor Supply Company, Woodsprings Hotel & Urgent Care – 3500 Brunswick Pike (U.S. Route 1) - Block 8; Lots 17, 24 & 30, - Township of West Windsor, Mercer County, New Jersey” prepared by Dynamic Engineering (Joshua M. Sewald, P.E.) dated March 2020, last revised March 2021;
- I. Document entitled “Stormwater Management Measures – Maintenance Plan & Field Manuals” prepared by Dynamic Engineering (Joshua M. Sewald, P.E.) dated December 17, 2020, last revised May 10, 2021;
- J. Report entitled “Sanitary Sewer & Potable Water Engineer’s Report for HSC West Windsor, LLC –3500 Brunswick Pike (U.S. Route 1) - Block 8; Lots 17, 24 & 30, - Township of West Windsor, Mercer County, New Jersey” prepared by Dynamic Engineering (Joshua M. Sewald, P.E.) dated December 2020;
- K. Plan entitled “Existing Flood Hazard Area Map – Hix Snedeker – Existing Conditions - Block 8, Lots 17, 24 and 30 – 3500 Brunswick Pike (N.J.S.H. Route 1) – West Windsor Township, Mercer County, New Jersey -” prepared by Dynamic Engineering (Kyle C. Kavinski, P.E.) dated March 30, 2020, revised through June 19, 2020;;
- L. Report referenced “Preliminary Cut/Fill Report” dated March 18, 2021, estimating the proposed import soil volume for the development to be 83,240 cubic yards;
- M. Document referenced “Freshwater Wetlands Letter of Interpretation: Line Verification – File and Activity No. 1113-18-0004.1 FW180001” issued by the New Jersey Department of Environmental Protection (NJDEP) dated January 22, 2019;
- N. Document referenced “Flood Hazard Area Verification Approval – File No. 1113-18-0004.1 LUP200002” issued by the New Jersey Department of Environmental Protection (NJDEP) dated July 10, 2020;
- O. Letter of Site Plan Approval issued by the Mercer County Planning Board dated August 12, 2020;
- P. Soil Erosion and Sediment Control Plan Certification issued by the Mercer County Soil Conservation District dated February 11, 2021;
- Q. Development Application Package, including:
 - Completed Development Application form;
 - Completed Site Plan Checklist;
 - Completed Attachment D – Major Development Stormwater Summary
 - Environmental Impact Statement Worksheet; and
 - Green Development Practices Checklist.

Narrative:

The subject property is a 12.6-acre tract of three contiguous parcels (Lots 17, 24 and 30 in Block 8) on the northbound side of US Route 1. The tract is newly assigned B-2 zoning designation, previously within the ROM-1 (Research, Office and Limited Manufacturing) zoning district. The applicant proposes to construct the following permitted uses in two phases:

- a one-story, 12,529 square foot Urgent Care facility (Phase II);
- a one-story, 19,097 square foot Tractor Supply store (Phase I); and
- a 4-story, 122-room hotel with 12,154 square foot footprint/total floor area of 48,616 square feet (Phase I).

The property is bounded by US Route 1 to the northwest, existing commercial uses to the southwest and northeast, and vacant land to the southwest that is the location of the recent West Windsor Duck Pond Associates, LLC (WWDPA) residential apartment approval (Block 8, Lot 8, Application PB20-07). The Duck Pond Run Sewer Interceptor runs in an easement on the adjacent property along the rear of the tract and is the line to which this project’s sanitary sewerage flows will connect. The property is subject to several environmental constraints, including wetlands, transition areas, flood hazard

areas and Township Greenbelt. The property is currently vacant and being operated as a farm under a woodland management plan per available tax records.

The project proposes access from US Route 1 North with a right-in ingress at the northwesterly corner, and a right-out egress at the northeasterly corner of the site. In addition, there will be a secondary means of ingress-only through an access easement to be granted by the WWDPA project at the southwest corner of the property. All egress traffic must exit onto US-1 northbound.

I have reviewed the documentation submitted and offer the following comments for the Board's consideration.

1.0 Site Plan

- 1.01 The following waivers from the site plan submission checklists have been requested in a letter dated March 18, 2021 from Section 200-14 (Final Site Plan Approval):
- Checklist items 200-14.C.1 a) and 200-14.C.1 b)(1) relate to situations where Final Site Plan approval is being sought separately. As Preliminary and Final Site Plan approvals are being sought concurrently for Phase 1 and Final Site Plan for Phase II is not being sought at this time, granting these waivers is warranted.
 - The applicant has also requested a waiver from Final Site Plan Checklist item 200-14.C.1 b)(3) related to not submitting building elevations for the Urgent Care facility. However, since the Final Site Plan application does not include this use, so it is not applicable. Application for final site approval, including this checklist item, will be required at some later date.

2.0 General

- 2.01 The applicant has submitted a valid Letter of Interpretation: Line Verification document (Submission Item M) that was issued by NJDEP on January 22, 2019 along with a "Wetlands Location Plan" (Submission Item C). These documents identify four small pockets of wetlands that exist onsite:
- Two of the wetlands areas are proposed to be filled. Area "A" in the front, northeast corner of the property, centers on the common lot line with Lot 10.01. Area "B" is in the rear center portion of the property. These wetlands are identified to be filled under a NJDEP Wetlands General Permit. Obtaining the necessary Freshwater Wetlands General Permit should be a condition of approval as outlined in Comment 7.06.
 - The other two areas (Areas "C" and "D") are not proposed to be disturbed. These undisturbed wetlands are proposed to be placed within a conservation easement discussed in Comment 2.02.
- 2.02 The proposed development is located within the Delaware & Raritan Canal Commission's Review Zone "B". The plans provide for a conservation easement that is a minimum of 100 feet off of the FEMA 100-year flood line for the Duck Pond Run, slightly expanded to include wetlands areas C and D identified in Comment 2.01. The Flood Hazard Line shown on the plans has been verified by NJDEP in the document identified above as Submission Item N. Delaware & Raritan Canal Commission approval will be required as outlined in Comment 7.06.
- 2.03 The project proposes extensive earthwork in order to raise grades from 4 feet to 6 feet above existing. This requires extensive retaining wall systems to be constructed along the eastern and western side property lines to contain the fill material. A generic modular block wall detail is included on the plan, and the plans note detailed designs will need to be submitted at the time of application for building permits.

Site earthwork calculations indicate that over 80,000 cubic yards of fill material will need to be imported to construct the project, as designed. The applicant should provide testimony to the Board's satisfaction to support the proposed grading. Fill will have to be tested for contaminants and proven to be suitable for non-residential use. If approved by the Board, the applicant shall engage the services of a geotechnical engineer to supervise the site fill and roadway construction and certify that acceptable compaction levels are obtained in compliance with NJDOT specifications. Appropriate notes have been added to the plans reflecting this.

- 2.04 A minimum of two project benchmarks are required to be established and documented on the plans. The applicant has requested to defer this to the time of resolution compliance. Should the Board approve this application, I have no objection to making it a condition of approval.
- 2.05 Detailed grading insets (10-scale) have been provided to demonstrate compliance with ADA-accessibility for accessible parking spaces, curb ramps and routes to accessible entrances. I have reviewed same and a few minor comments have been submitted to the applicant directly, rather than listing them here. Township Engineer approval of the ADA-accessibility of site design should be made a condition of any Board action on this application.
- 2.06 The applicant shall provide testimony to the Board regarding ownership and disposition of the existing three-parcel tract as a result of this application.

3.0 Access and Circulation

- 3.01 The property fronts on and will have its primary access via US Route 1 North. As such, a Major Access Permit will need to be obtained from NJDOT.
- 3.02 The applicant is providing a 30'-wide main central driveway stem, with 24'-wide driveways servicing the various parking areas. Besides the entrance-only access from Lot 8 in the rear of the property, the plans also depict a 24'-wide cross-access connection to Lot 18 near the NJDOT ingress, which may or may not be approved by NJDOT due to its close proximity to the highway access points for this development and Lot 18.

Potential proposed cross-access connections to Lots 10.01 and 18 (an alternate location further setback from US 1) are not included in the formal site plan drawing set, but the potential grading and construction of same are contemplated in the plan entitled "Alternate Cross-Access Grading Exhibit" that is attached to the end of the site plan drawing set as Sheet 1 of 1. Provisions for cross-access are always recommended and encouraged. The applicant shall provide testimony to the Board on the current status of discussions with adjoining property owners and their amenability (or lack thereof) to entering into such agreements, and also their willingness to construct same as part of initial site work, or only upon securing reciprocal agreement.

- 3.03 To compliment the WWDPA access, the applicant is providing an 8'-wide bikeway for pedestrians and bicyclists connecting the subject property to the WWDPA site to the rear. It should be discussed by the Board Attorney whether an access easement from the applicant to WWDPA (Block 8, Lot 8) is required over either the one-way driveway (that exclusively conveys traffic from the WWDPA site into this site) or the proposed bikeway. It is noted that the location of the proposed access needs to be coordinated between the two projects as the WWDPA alignment currently indicates it closer to the east property line.
- 3.04 The applicant's parking calculations indicate that a total of 273 spaces are required, broken down as follows:
- Hotel use – 122 rooms x 1 space/room plus 14 employees x 1 space/2 employees = 129 spaces
 - Retail use – 19,097 square feet x 1 space/350 square feet (min) or 250 sf (max) = between 55 & 96 spaces
 - Urgent Care use – 12,529 sf x 1 space/ 142 sf = 89 spaces

Given the above, a range of 273 minimum and 314 maximum spaces are required for the overall site, whereas the applicant has provided 292 spaces overall. Use-specific parking provisions are as follows:

- Hotel use – 129 spaces required, 133 spaces provided (design waiver required);
 - Retail use – 55-96 spaces required, 73 spaces provided (complies);
 - Urgent Care use – 89 spaces required, 86 spaces provided (design waiver required).
- 3.04 Loading areas for the Hotel and Urgent Care are not identified on the plan. The applicant should provide testimony regarding loading areas for each of the three uses and whether the ordinance standards are met. If not met, design waivers from the requirements of Ordinance Section 200-27.D need to be requested with justifications.

- 3.05 Ordinance Section 200-29.D.1 requires that sidewalk adjacent to parking areas be raised 6 inches or more above the parking area. There are areas onsite adjacent to the Tractor Supply and to the Hotel that utilize flush curb with wheel stops or bollards in lieu of curbing. The applicant is requesting a waiver from this standard, and must provide testimony to the Board's satisfaction that safety is not compromised in support of this waiver request.
- 3.06 Ordinance Section 200-29.I.1.(g) requires a single point of access/egress for all development that fronts on an arterial road such as US-1, unless the property has a frontage of 1,000 feet or greater. The subject property does not and is proposing separate access and egress driveways. A design waiver will be required with testimony to the Board's satisfaction in support of the request.
- 3.07 Ordinance Section 200-29.J requires where access to a parking area serving 100 or more spaces is proposed, then acceleration/deceleration lanes designed in accordance with AASHTO standards must be provided. The applicant is requesting a waiver from this standard and must provide testimony to the Board's satisfaction in support thereof.
- 3.08 Ordinance Section 200-29.M.(3) requires 10'-wide landscape islands between parking spaces and access or circulation drives. There are instances on the site plan where this width is only 9 feet, and comment is deferred to the Township Landscape Architect.
- 3.09 Provisions for bicycle parking per the requirements of §200-27.B(2) are made for sixteen bicycle spaces (7 Hotel, 4 TSC, 5 Urgent Care) which complies with the Code. The bike rack construction detail indicates the proposed use of inverted "U"-type, as preferred by the Board.
- 3.10 Further comment on the access and circulation aspects of the design are deferred to the Board's Traffic Consultant.

4.0 Stormwater Management

- 4.01 The project will ultimately disturb more than one acre of land and result in the addition of more than one quarter acre of new impervious surfaces. As such, all aspects of the Township's stormwater management ordinance must be met, including water quality, and the checklist at §200-104.B. Because this application was deemed complete prior to the adoption of the new Township Green Infrastructure Stormwater Control Ordinance (SCO), the review of this application is undertaken under the "old" SCO standards.
- 4.02 The applicant proposes multiple stormwater best management practices (BMPs) consisting of two surface infiltration basin BMPs, porous pavement BMPs, an underground detention basin BMP and several water quality mechanical treatment devices. I have reviewed the applicant's stormwater calculations and offer the following:
- a. The proposed design is in compliance with the stormwater quantity management standard of the SCO.
 - b. The two surface infiltration basins and pervious pavement BMPs will adequately address the applicant's groundwater recharge requirements under the SCO.
 - c. The two surface infiltration basins, mechanical treatment devices (vortex and filtration) and pervious pavement BMPs will adequately address the applicant's water quality requirements under the SCO.
- 4.03 The applicant should present testimony on the ability to utilize permeable materials for site improvements like sidewalks, the outdoor display areas associated with the retail store, hotel pool/patio areas, and parking stalls exceeding the required number of stalls, as per §200-36.1 of the ordinance. The applicant has proposed some areas to be surfaced in this manner, but some are not and as such, will require design waiver relief, which the applicant intends to seek.

- 4.04 I have reviewed the Stormwater Maintenance manual submitted (Submission Item I) and find that it is well-prepared and suitable for recording as a pre-construction document. Supplemental information will be required to be added to it post-construction on the as-built BMPs.
- 4.05 The Stormwater Management BMPs shall be placed in an easement that prohibits their alteration, removal or neglect. Further, the Township must be given the right, but not the obligation, to enter the property and perform emergency repairs or maintenance should the owner fail to do so. The expenses incurred as a result of such a scenario occurring will be back-charged to the owner and filed as a lien against the property.

5.0 Utilities

- 5.01 The proposed sewer service for the development will require a Treatment Works approval by NJDEP. Additionally, a request for reservation of sewer capacity will be required to be submitted for Township Council action. A Sanitary Sewer Report has been submitted (Submission Item J) that indicates the total sewerage flows for the overall development (including the Urgent Care) is 14,809.7 gallons per day (gpd) and 11,509.7 gpd when discounting the Urgent Care facility. As the Urgent Care is not currently part of the Final Site Plan application, and allocations are only valid for one year, the TWA and Council allocation should be based upon the Phase I uses at this time.
- 5.02 The site sewer connection to the Duck Pond Run Interceptor is to be accomplished using a manhole connection rather than a saddle connection. A detailed design of the means and methods to affect this connection (dewatering, shoring, flow diversions, etc.) is required to be submitted to the Township Engineer for review and approval prior to construction. Notes to this affect are to be added to the plans.
- 5.03 Potable water will be provided to this development by NJ American. The location of any site fire hydrants is subject to the review and approval of the Director of Fire and Emergency Services, as are any designated fire lanes.

6.0 Lighting

- 6.01 The proposed lighting design consists of a combination of pole-mounted area lights and building-mounted light fixtures. All light fixtures are proposed to be LED. The pole-mounted lights are Lithonia gull-wing-type with 89W fixtures at a typical mounting height of 25 feet, with two fixtures near the Urgent Care facility have a mounting height of 20 feet. The Tractor Supply has three (3) ANP Lighting “18” Warehouse Shade” building-mounted fixtures with a mounting height of 20 feet, powered by 40W LEDs, at its main entrance. The remainder of the building-mounted fixtures are Lithonia OLW Wall Pack fixtures with a mounting height of 18 feet powered by 44W LEDs. Determination of architectural consistency of these light fixtures with the proposed buildings per Ordinance Section 200-31.A is deferred to the Board Planner and Township Landscape Architect.
- 6.02 The lighting design is in non-conformance with Ordinance Section 200-31.K.(1) and (2) as follows:
- Parking areas: average illuminance of 1.39 foot-candles (fc) where 0.5 fc is required; and
 - Intersection with public street (US Route 1): 0.69 fc where 3.0 fc is required.

The applicant has expressed the intent to seek design waivers from these standards and will need to provide testimony to the Board’s satisfaction in support of these requests.

- 6.03 The applicant is to provide testimony regarding the nighttime hours of operation for the site lighting. Testimony and the plans are to indicate what lighting, if any, can be turned off or dimmed in intensity after a certain time, and what lighting is to remain on overnight for security purposes. The plans will be required to provide this information as well as indicate type and location of the proposed controls (switches, timers, sensors, etc.).

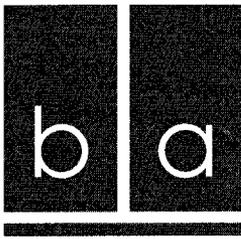
7.0 General Comments

- 7.01 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.
- 7.02 All Township sanitary sewer and connection details are to be provided on the plans in accordance with Ordinance Section 200-91.
- 7.03 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.
- 7.04 Metes and bounds descriptions for all proposed easements and dedications will be required. Closure calculations for all proposed lots, easements and dedication area will be required
- 7.05 All construction details are subject to the review and approval of the Township Engineer.
- 7.06 Other outside agency approvals will also be required. The following are approvals are anticipated at this time:
- Mercer County Planning Board - **Provided**
 - Mercer County Soil Conservation District - **Provided**
 - Delaware and Raritan Canal Commission
 - NJDEP (TWA Permit)
 - NJDEP (LOI (**Provided**), FHA Verification (**Provided**), Wetlands General Permit)
 - NJDOT (Highway Access Permit)

This completes the review of the referenced site plan documents. Other comments may be offered based on the responses to the above issues.

FG:IH

cc: Applicant (jwisniewski@wisniewskilaw.com)
Joshua Sewald, PE, Applicant's Engineer (jsewald@dynamicec.com)



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: HSC West Windsor, LLC
Preliminary and Final Site Plan
Block 8 Lots 17, 24, and 30

Date: June 2, 2021

BA#: 3688.16

WWT#: PB 20-09

Introduction

The applicant, HSC West Windsor, LLC, has submitted an application for the development of a Tractor Supply Company retail building, a Woodspring Suites Hotel, and an urgent care building. The site, which is identified by municipal tax records as Block 8 Lots 17, 24, and 30, is located in the B-2 Neighborhood Center Business District.

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

1. Preliminary and Final Site Plan prepared by Dynamic Engineering, dated March 16, 2020 (last revised May 10, 2021), consisting of thirty-one (31) sheets.
2. ALTA/NSPS Land Title Survey prepared by Dynamic Survey, dated April 27, 2018 (last revised October 30, 2018), consisting of one (1) sheet.
3. Wetlands Location Plan prepared by Dynamic Survey, December 14, 2018
4. Flood Hazard Area Map prepared by Dynamic Engineering, dated March 30, 2020 (last revised June 19, 2020), consisting of one (1) sheet.
5. Architectural Plan for Tractor Supply Company prepared by Cyntergy, dated May 13, 2021 (no revision date), consisting of two (2) sheets.
6. Architectural Plan for Woodspring Suites prepared by Phillips & Donvan Architects, LLC, dated October 14, 2020 (no revision date), consisting of three (3) sheets.
7. Signage Plan for Woodspring Suites.
8. Environmental Impact Statement prepared by Dynamic Engineering, dated August 2020.
9. Stormwater Management Report prepared by Dynamic Engineering, dated March 2020.
10. Preliminary Cut/Fill Report prepared by Dynamic Engineering, dated March 18, 2021.
11. Sanitary Sewer and Potable Water Engineer's Report prepared by Dynamic Engineering, dated December 2020.
12. Stormwater Management Report prepared by Dynamic Engineering, dated March 2020.
13. Stormwater Management Measures prepared by Joshua M. Sewald PE, PP, dated December 17, 2020 (last revised May 10, 2021).

Property Description

The subject site is located in the northwesterly corner of the Township, near the intersection of US Route 1 and Emmons Drive. The site has a total area of 12.492 acres (544,147 square feet) and is slightly irregular in shape. It fronts along US Route 1 for approximately five hundred and thirty-six (536) feet and has a depth of approximately one thousand and eighty (1,080) feet.

The site is presently vacant. All three lots comprising it are heavily wooded and are identified by municipal tax records as qualified farmland. Four (4) pockets of wetlands exist on site: one (1) located near its northerly front corner; one (1) located near its center; and two (2) located near its rear property line.

Surrounding land uses consist of the Windsor Green Shopping Center, a hotel/restaurant, and other commercial uses to the north; the Square at West Windsor to the east; the future site of the Garden Homes (Duck Pond) multifamily development to the southeast; and the Princeton Service Center commercial development to the west. 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 Tractor Supply Company retail building, a Woodspring Suites Hotel, and an urgent care building. The following is noted:

1. Urgent Care

An urgent care facility is proposed within the front portion of the site, near its northerly corner. The building will have a footprint of 12,529 square feet. Parking areas are to be located toward its northerly, easterly, and southerly sides. Altogether, eighty-six (86) parking spaces are located in these areas. We note that the applicant is only seeking preliminary site plan approval for this use at this time. It is also located in the Phase II portion of the development.

2. Tractor Supply Company

A Tractor Supply Company retail building is proposed within the central portion of the site. The building will have a footprint of 19,097 square feet. A 15,300 square foot fenced outdoor storage area is proposed along the westerly side of the building, while a 3,000 square foot trailer and equipment area is located to the building's northwest.

The façade of the building will predominantly feature tan EIFS with a stone veneer base. A red EIFS band as well as stone veneer columns are located along each façade. The front and left (northeasterly) façade of the building will also feature wood trellises.

A parking area is to be located to the north of the building. This area will include sixty-eight (68) parking spaces, including twenty (20) permeable spaces. A loading area is located near its rear northeasterly corner.

3. Woodspring Suites Hotel

Finally, a Woodspring Suites Hotel is proposed within the southerly rear of the site. The hotel will have a footprint of 12,154 square feet and will contain one hundred and twenty-two (122) rooms within four (4) floors. The rooms will be greater than two hundred and fifty (250) square feet.

Parking areas are to be located to the north, south, east, and west of the proposed hotel. Altogether, these areas will contain one hundred and thirty-three (133) spaces, including thirty-six (36) permeable spaces.

Ingress into the site from US Route 1 will be provided a one-way driveway near the northwesterly corner of the site, while egress onto US Route 1 will be provided by a one-way driveway near the site's northeasterly corner. An additional ingress driveway extending from adjoining Lot 8 is also proposed. Lot 8 was recently approved to permit a multifamily inclusionary development. Access to adjoining Lot 18 is also proposed. Altogether, two hundred and eighty-seven (287) parking spaces are proposed.

Master Plan

As per the Township's 2020 Land Use Plan, the site is located in the Neighborhood Center Business (B-2) land use category, which is primarily located near the northwesterly section of the Township along the US Route 1 corridor. The 2020 Plan notes that this land use category corresponds to the B-2 District, which generally permits retail stores and shops, personal service establishments, offices, eating and drinking establishments, and planned commercial developments. The areas which are currently located in this district are generally developed with larger commercial centers that include locally oriented goods and services, as well as goods and services which attract a more regional clientele. Both MarketFair and the Windsor Green Shopping Center are located in this district, as well as smaller, individual commercial uses located in the vicinity of Emmons Drive and Farber Road. The district is also located in close proximity to some of the Township's inclusionary and mixed- use housing developments as well as the Carnegie Center office development.

It is the intent of this land use category to recognize and preserve the existing development pattern of this district. Where development and future development is proposed, it should be done so in a manner which promotes an attractive and unified design, meets the needs of both local residents and a regional clientele, and avoids negative impacts to the existing traffic patterns in the surrounding area. For those portions of the district along the US Route 1 corridor, access easements and driveways will be provided between properties to the greatest degree feasible in order to reduce the number of trips onto the highway. Buffering along the US Route 1 corridor is also strongly encouraged.

In addition to the aforementioned, the 2020 Plan recommended expanding the B-2 District to incorporate several sites, one of which includes the subject site. The Plan noted that while these properties were located in the ROM-1 District, they were nevertheless within immediate proximity to two (2) existing multifamily developments as well as two (2) tracts which have been rezoned to permit multifamily housing. As such, those lots were found to be more appropriate for retail and commercial development. It was also recommended that the Township expand the list of permitted uses in the B-2 District to include: hotels; fitness and wellness centers; fast food restaurants and banks with drive-throughs; urgent care and out-patient surgical facilities; elder care facilities; freestanding mortuaries without crematoriums; and gasoline service stations with convenience stores.

These recommendations were largely incorporated into the Township’s zoning regulations by Ordinance #2020-17, which was adopted by the Township Council on July 28, 2020.

Zoning

The site is located in the B-2 District, wherein the proposed uses are permitted. The following tables compare the proposed development’s compliance with the bulk standards of the B-2 District.

Table 1: B-2 Bulk Standards

Regulations	Required	Proposed	Code
Minimum Lot Area (ac)	3	12.49	200-201.A.17(a)
Mix of Uses (#)	3	3	200-201.A.17(b)
Minimum Lot Frontage (ft)	250	523.3	200-201.A.17(c)
Maximum FAR			
One-Story	0.20	0.06	200-201.A.17(d)
Multi-Story Hotels	0.35	0.09	200-201.A.17(d)
Maximum Improvement Coverage (%)	60	45.9	200-201.A.17(e)
Minimum Lot Width (ft)	250	523.3	200-201.A.17(f)[1]
Minimum Distance to Residential District (ft)	100	169.2	200-201.A.17(f)[2]
Minimum Setbacks			
Front Yard (ft)	50	142.7	200-201.A.17(f)[3]
Side Yard (ft)	15	62.8	200-201.A.17(f)[3]
Rear Yard (ft) ¹	50	169.2	200-201.A.17(f)[3]
Minimum Distance Between Access Driveway and Res. District (ft)	50	> 50.0	200-201.A.17(f)[4]
Common Open Space	Article XXVII	Will Comply	200-201.A.17(g)
Maximum Building Height (st/ft)	3/45	Will Comply	200-201.A.17(h)
Hotel Standards			
Maximum Building Height (st/ft)	4/55	Will Comply	200-201.A.17(j)[1]
Minimum Side Yard (ft)	40	70.0	200-201.A.17(j)[2]
Minimum Rear Yard (ft)	75	169.2	200-201.A.17(j)[2]
Minimum Units (#)	20	122	200-201.A.17(j)[3]
Minimum Unit Floor Area (sf)	250	> 250	200-201.A.17(j)[4]

¹ In those instances where a yard abuts a residential district or lot line, the yard shall be increased by 15 feet.

Design Waivers

The following design waivers will be required. Additional waivers may be identified by the applicant's other consultants.

1. Parking, Loading, and Circulation

The following waivers are related to parking, loading, and circulation:

- a. Sidewalk Width. Waiver relief has been requested from Section 200-29D.(1) which establishes that "sidewalks between parking areas and principal structures, along aisles and driveways and wherever pedestrian traffic shall occur shall be provided with a minimum width of four feet of passable area and be raised six inches or more above the parking area, except when crossing streets or driveways. At points of intersection between pedestrian and motorized lines of travel and at other points where necessary to avoid abrupt changes in grade, a sidewalk shall slope gradually so as to provide an uninterrupted line of travel. Guide rails and wheel stops permanently anchored to the ground shall be provided in appropriate locations. Parked vehicles shall not overhang or extend over sidewalk areas unless an additional sidewalk width of 2 1/2 feet is provided to accommodate such overhang."

The applicant should clearly specify which portion of this provision requires waiver relief. We note that the sidewalks located adjacent to the parking areas near the urgent care and the hotel have widths of six (6) feet.

- b. Number of Loading Spaces. Waiver relief has been requested from the provisions of Section 200-27D which establishes the required number of loading berths. The proposed urgent care building requires one (1) loading berth, whereas zero (0) are proposed. The proposed Tractor Supply Company requires two (2) loading berths, whereas one (1) is proposed. Finally, the proposed hotel requires one (1) loading berth, whereas zero (0) are proposed.
- c. Points of Egress. Waiver relief has been requested from Section 200-29I.(1)(g) which establishes that "where a development fronts on a principal, major or minor arterial or a major collector, a combined one point of access and egress to parking and service areas shall be provided, except where large frontages (1,000 feet or larger) are involved." As previously noted, the applicant has provided two (2) driveways along US Route 1.
- d. Acceleration/Deceleration Lanes. Waiver relief has been requested from Section 200-29J which establishes that "where access to a parking area of 100 or more spaces is proposed, acceleration and/or deceleration lanes shall be provided in accordance with design criteria established by the American Association of State Highway and Transportation Officials Standards Manuals." No such lanes have been proposed.

2. Landscaping

The following waivers are related to landscaping.

- a. Buffer Width. Waiver relief has been requested from Section 200-91P.(6)(c)[1][a] which establishes a buffer area of twenty-five (25) feet in width. At its narrowest, the applicant has proposed a buffer of 0.9 feet along the easterly side lot line and a buffer of approximately six (6) feet along the westerly side lot line.
- b. Preservation of Existing Trees. Waiver relief has been requested from Section 200-91P.(6)(c)[1][b] which requires that the preservation of "existing trees within the landscape buffer area. If existing vegetation is insufficient, the landscape strip shall be supplemented with new understory plantings of shade-tolerant coniferous and ornamental trees in naturalistic groupings."
- c. Landscape Strip. Waiver relief has been requested from Section 200-91P.(6)(d)[1] which requires a landscape strip "consisting of a double staggered row of evergreen trees of six feet to eight feet height spaced eight feet on center." The applicant should clearly specify from which portions of this provision waiver relief is requested. We note that the proposed landscape strips do not consist of double staggered rows, and are spaced greater than eight (8) feet on center.
- d. Screening of Interior Drives. Waiver relief has been requested from Section 200-91P.(7)(e) which establishes that "parking areas shall be screened from interior drives using evergreen, deciduous and flowering trees and shrubs to create a continuous landscape strip of 10 feet minimum width. Consider integration of pedestrian walkways within these strips."
- e. Planting of Basins. Waiver relief has been requested from Section 200-91P.(4)(a)[2][d] which establishes plant quantities for basins.

3. Lighting

The following waivers are related to landscaping.

- a. Driveway Intersections. Waiver relief has been requested from Section 200-29G.(1) which establishes that "all parking areas shall be lighted to provide a minimum of three footcandles at driveway intersections with main roads and a total average illumination of 0.5 footcandle throughout the parking area."
- b. Parking Lots. Waiver relief has been requested from Section 200-31K.(1) which establishes that parking lots shall have an average of 0.5 footcandles.

Planning Review

We offer the following comments on the proposed development.

1. Urgent Care Provider

It is our understanding that no specific urgent care tenant has been identified yet. This should be confirmed. We note that the applicant is only seeking preliminary site plan approval for this portion of the development. Furthermore, this area is also identified on Sheet 5 as being in the Phase II portion of development. Thus, we note that the final design of this area will be addressed during the final site plan review process.

2. Cross-Access

The following is noted in regard to cross-access.

- a. Land Use Plan. For those portions of the B-2 District along the US Route 1 corridor, the 2020 Land Use Plan strongly encourages access easements and driveways to be provided between properties to the greatest degree feasible in order to reduce the number of trips onto the highway.
- b. Adjoining Lot 18. The applicant shows a potential driveway connection to adjoining Lot 18 near the northwesterly corner of the site. The Alternate Cross Access Grading exhibit also shows alternate access to Lot 18 closer to the proposed Tractor Supply Company. In the event that the state expresses concern regarding the former cross-access driveway being located too closely to US Route 1, the former alternative driveway may be preferable.
- c. Adjoining Lot 8 (Duck Pond). The applicant has proposed an ingress driveway as well as an eight (8) foot wide sidewalk extending from adjoining Lot 8, which will contain the Duck Pond multifamily development. We find this satisfactory.
- d. Adjoining Lot 10.01. A conceptual cross-access driveway to adjoining Lot 10.01 is also identified on the Alternate Cross Access Grading Exhibit. This driveway is located to the north of the proposed urgent care. It is our understanding that such a connection would only be implemented if there was a mutual agreement between the owner of the subject site and the owner of adjoining lot 10.01. This should be discussed.

3. Circulation, Parking, and Loading

While we defer to the Township’s traffic consultant regarding circulation and parking issues, we note the following:

- a. Proposed Number of Parking Spaces. Based upon the Township’s off-street parking standards, the proposed uses require a minimum of two hundred and seventy-three (273) parking spaces and a maximum of three hundred and fourteen (314) parking spaces. The applicant has proposed two hundred and eighty-seven (287) spaces, which complies with the Township’s standards.
- b. Parking Distribution. The following table provides a summary of this distribution.

Table 2: Parking Distribution

Use	Required Parking Spaces	Proposed Parking Spaces
Urgent Care	89	86
Tractor Supply Company	55-96	68
Woodspring Suites Hotel	129	133

- c. Internal Circulation. The applicant and the Board should discuss the proposed internal vehicular and pedestrian circulation of the site. The applicant should provide the rationale for the proposed circulation routes.
- d. Tractor Supply Company Parking Spaces. A row of twenty (20) parking spaces are located along the westerly side of a drive aisle extending past the proposed Tractor Supply Company. These spaces will be comprised of pervious pavers. It is our understanding that these spaces will typically be utilized for employee parking. This should be discussed.
- e. Bicycle Parking. Section 200-27.B(2) establishes that one (1) bicycle space shall be required for each twenty (20) parking spaces or fraction thereof. The proposed two hundred and eighty-seven (287) parking spaces would therefore require fifteen (15) parking spaces.

The applicant has proposed three (3) bicycle parking areas. Five (5) bicycle spaces are proposed near the urgent care building, four (4) bicycle spaces are proposed near the Tractor Supply Company, and seven (7) spaces are proposed near the Woodspring Suites Hotel. This accounts for a total of sixteen (16) bicycle spaces. The applicant has proposed “U”-shaped bicycle racks.

- f. Tractor Supply Company Loading Area. As previously noted, a loading area is located near the rear northeasterly corner of the proposed Tractor Supply Company building. Due to its visibility, the Board and the applicant should discuss the treatment of this area. We note that the applicant has extended certain façade elements to the rear elevation, including the stone veneer base, stone veneer columns, and red EIFS band. These elements should help increase the visual interest of this area.

4. Hotel: Outdoor Space Amenity

The applicant has proposed an outdoor grill area and picnic tables. The applicant has indicated that this outdoor space amenity is intended for visitors of the proposed hotel.

5. Design Standards and Site Layout

The following is noted regarding the design standards and site layout.

- a. Section 200-209.A.(8)(e). Section 200-209.A.(8)(e) establishes design standards for mixed use developments. This section notes that any mixed-use design shall be based on a planned development concept providing for a unified Master Plan governing the land use, circulation, open space and utility needs of the development. Comprehensive design guidelines for building and site layout as well as landscape treatment shall be provided along with a provision for maintenance of common areas and spaces.
- b. 2020 Land Use Plan. The aforementioned is reiterated by the 2020 Land Use Plan which notes that where development and future development is proposed, it should be done so in a manner which promotes an attractive and unified design.
- c. Matching Features. Architectural plans for the proposed Woodspring Hotel and Tractor Supply Company have been provided, which the applicant notes have been “revised to provide a unified architectural design.” Specifically, the stone veneers of the two buildings will match, as well as the color of the wood trusses.
- d. Hotel Siding. The colorized sign rendering of the proposed hotel suggests that its façade will consist of an EIFS, whereas the architectural plan suggests it will consist of siding. This should be clarified.
- e. Additional Site Features. The applicant should discuss whether any other site features – such as street furniture and internal signage – will also relate to one another.

6. Signage

The following is noted regarding signage:

- a. Ground Mounted Project Identification Signage. A ground mounted project identification sign is proposed near the entrance of the site. It appears that the sign is largely meeting the standards of Section 200-32B.(4). However, the applicant should clarify the proposed letter height (which is limited to eighteen (18) inches) as well as the method of illumination.
- b. Tractor Supply Company Wall Sign. The proposed Tractor Supply Company building is approximately four hundred and twenty (420) feet from the front property line. Thus, as per Section 200-32B.(2)(e), its maximum sign area may be 225% of the linear business frontage, with a maximum area of 150 square feet. The maximum letter height is permitted to be three (3) feet.

The proposed Tractor Supply Company wall sign has an area of one hundred and twenty-six (126) square feet. This is below the maximum permitted sign area. We find this satisfactory. The applicant should discuss the proposed letter height as well as the proposed illumination of the sign.

- c. Woodspring Hotel Wall Sign. The proposed Woodspring Hotel is more than four hundred (400) feet from the right-of-way. Thus, as per Section 200-32B.(2)(e), its maximum sign area may be 225% of the linear business frontage, with a maximum area of 150 square feet. The maximum letter height is permitted to be three (3) feet. One (1) sign is permitted per elevation.

The proposed Woodspring Hotel has four (4) proposed wall signs, one (1) for each of its façade. Each sign will have an area of 94.96 square feet, with a maximum letter height of 1'4". This is below the maximum permitted sign area as well as the maximum letter height. The applicant should discuss the proposed illumination of the sign.



Map 1: Aerial of Subject Site (scale: 1" = 500')

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MEMORANDUM

TO: Planning Board
West Windsor Township

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

DATE: June 2, 2021

SUBJECT: HSC West Windsor, LLC (PB 20-9)
Preliminary/Final Major Site Plan
Block 8, Lot 17, 24 & 30
VCEA Project No. 20-18-WW

As West Windsor Township's environmental consultant, Van Cleef Engineering Associates (VCEA), has reviewed the Planning Board submittal of site plans and accompanying information and visited the site for the above referenced application for a preliminary/final major site plan and offers the following comments for consideration:

I. Overview

The applicant is seeking a review for a preliminary/final major site plan for the construction of a proposed commercial development and related facilities. The project is located at 3500 Brunswick Pike (Route 1) and is in the recently rezoned new B-2 zone. The site is 12.49 acres in size. The proposed project consists of a Woodsprings Hotel (4 stories, 12,154 square feet), an Urgent Care facility (12,529 square feet) and a tractor supply company (19,097 square feet). These uses are permitted in the B-2 Business District (Neighborhood Center). There are no variances requested from the B-2 zone with this application, however several waivers are being requested. They include parking, loading berths, traffic, landscaping and site lighting among others. The applicant has received a B-2 rezoning designation. The maximum impervious coverage (MIC) permitted is 60% and this proposal is for 45.9% MIC. The proposed parking is 292 spaces with 3

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oversized spaces being proposed. The floor area ratio (FAR) is below the maximum permissible. Stormwater management is also proposed for this development.

II. Comments/Recommendations on Pertinent Issues

A. Wetlands

Wetlands are present on this subject site and are located in the northeast corner on the property. The two isolated wetlands are proposed to be filled under a NJDEP General Permit # 6. The applicant has provided NJDEP Letter of Interpretation (LOI) for this property for wetlands verification and Flood Hazard Area Verification Approval from NJDEP has been received. The wetland area is approximately 8000 square feet.

B. Greenbelt

The site is heavily forested with sweetgum and maple the predominant species indicating a damp environment. Proposed Green belt occurs on this development site. The proposed Greenbelt area occurs in the rear portion of the site and coincides with the forested wetland area. Much of this wooded area will be removed (8.54 acres). Unfortunately, the trees must be removed to accommodate the site design along the Route One corridor. This wooded area has become isolated from other areas of contiguous Greenbelt and is not quite as significant.

C. Water Quality

This site is located in the Duck Pond Run drainage basin. This proposed development plan indicates a DRCC permit is required since the proposed project contains more than an acre of additional MIC and is located in DRCC Zone B. The Duck Pond Run is the closest water body and is about 500 feet away. There is stormwater management proposed with one underground detention basin shown on the plan and two other basins. Pervious materials have been utilized to some extent. Please go into some further detail regarding this stormwater management proposal. The DRCC has approved the 100-foot flood plain buffer and it is shown on the plans.

D. Environmentally Sensitive Areas

The proposed project site is underlain by the Stockton Sandstone geological formation. Stockton Sandstone is not a very important geological formation in providing aquifer recharge. There are some minor areas of slopes greater than 5-10% located on this site with minor development proposed for those areas. There is an area that can be subject to flood waters as mentioned above. The majority of this site has a deep groundwater table.

E. Historic Resources

There is one historic residence that is located at 439 Meadow Road (circa 1858). Route 1 also known as the Brunswick Pike is also considered a historical route.

F. Other Environmental Concerns/Comments

This site is wooded and clearcutting would have to take place. The parking shown is excessive and with the recent variation in storm patterns – any stormwater facilities would need to be robust. The stormwater system in place for the adjacent property contains many concrete walls and extends far to the rear of that adjoining site. Could a DEP-approved treatment device be implemented for this system?

Please consider the greater use of West Windsor Green Development techniques. The applicant has indicated that LED lighting will be utilized along with native plants and electric car charging locations at the hotel. Pervious pavers are shown in several parking areas (Sheet 4). Pervious pavement should be considered for other areas as well. Solar energy generation systems will be considered.

The applicant has stated that corrosion issues may arise from utilizing stormwater as a secondary water source. If PVC piping is utilized in the plumbing systems corrosion is negligible. Greater use of stormwater BMPs are suggested – such as rain gardens, etc.

III. ITEMS PROVIDED FOR REVIEW

- Development Application, Site Plan Checklist and Major Development Stormwater Summary.
- Mercer County Planning Board Project Approval, dated August 12, 2020.
- Project cover letter with consultant responses, prepared by Dynamic Engineering, dated May 14, 2021.
- NJDEP Flood Hazard Area Verification Approval, dated July 10, 2020.
- NJDEP Wetlands LOI – Line Verification, dated January 22, 2019.
- Environmental Impact Statement, prepared by Dynamic Engineering, dated August 2020.
- Wetlands Location Plan (1 sheet), prepared by Dynamic Engineering, dated December 14, 2018.
- Existing Flood Hazard Area Map, prepared by Dynamic Engineering, dated March 30, 2020 and revised June 19, 2020.
- Sanitary Sewer & Potable Water Engineer's Report, prepared by Dynamic Engineering, dated December, 2020.



- Mercer County Soil Erosion and Sediment Control Plan Certification, dated February 11, 2021.
- Major Development Stormwater Summary (MS4, Tier A), prepared by Dynamic Engineering, dated August 31, 2020.
- West Windsor Green Development Checklist, prepared by Dynamic Engineering, dated May 10, 2021.
- Stormwater Management Measures, prepared by Dynamic Engineering, dated April 2015.
- New Hotel Floor Plans (2 sheets), prepared by Phillips&Donovan Architects, LLC, dated October 14, 2020.
- Tractor Supply Elevations (2 sheets), prepared by Cyntergy, dated August 13, 2020 and revised May 13, 2021.
- ALTA/NPS Land Title Survey (1 sheet), prepared by Dynamic Survey, LLC, dated April 27, 2018 and revised October 30, 2018.
- Existing Drainage Area Map (4 sheets), prepared by Dynamic Engineering, dated March 16, 2020 and revised August 10, 2020.
- Preliminary and Final Site Plan (26 sheets), prepared by Dynamic Engineering, dated March 16, 2020, August 3, 2020, December 21, 2020, March 17, 2021 and May 10, 2021.

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

cc: Applicant	Planning Board Members
S. Surtees, WWT CD	Gerald Muller Esq., Gerald Muller Law
D. Novak, Burgis Associates	J. L'Amoreaux, Traffic Consultant
D. Dobromilsky, Landscape Architect	F. Guzik, Township Engineer



SURINDER S. ARORA, PE
President

ARORA and ASSOCIATES, P.C.

Consulting Engineers

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MEMORANDUM

DATE: June 2, 2021

TO: West Windsor Township Technical Review Committee

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

SUBJECT: HSC West Windsor, LLC
Preliminary and Final Major Site Plan
Township Planning Board Memorandum #1
West Windsor Township Application PB 20-09
US Route 1 North
Block: 8, Lots: 17, 24 &30
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:

- One Transmittal Letter from Dynamic Engineering Consultants, P.C. dated May 17, 2021
- One Resubmission Cover Letter with Responses to Comments prepared by Dynamic Engineering Consultants, P.C. dated May 14, 2021
- One completed Development Application amended May 14, 2021
- One completed Site Plan Checklist amended May 14, 2021
- One NJDEP Flood Hazard Area Verification Approval dated July 10, 2020
- One Mercer County Planning Board Approval Letter dated August 12, 2020
- One copy of Attachment D – Major Development Stormwater Summary, prepared by Dynamic Engineering dated August 31, 2020
- One Environmental Impact Statement prepared by Dynamic Engineering dated August 2020
- One Green Development Practices Checklist prepared by Dynamic Engineering dated May 10, 2021
- One NJDEP Freshwater Wetlands Letter of Interpretation: Line Verification stamped January 22, 2019
- One Mercer County Soil Conservation District Certification dated February 11, 2021
- One Sign Details Exhibit - Woodspring Suites
- One Sanitary Sewer & Potable Water Engineer's Report prepared by Dynamic Engineering dated December 2020
- One Preliminary Cut and Fill Report prepared by Dynamic Engineering dated March 18, 2021.
- A Stormwater Management Measures Maintenance Plan & Field Manual last revised May 10, 2021, sealed by Joshua M. Sewald, P.E., P.P.
- A Stormwater Management, Groundwater Recharge and Water Quality Analysis, last revised March 2021, prepared by Dynamic Engineering Consultants, PC

Preliminary and Final Major Site Plan
HSC West Windsor, LLC
Township Planning Board Memorandum #1
West Windsor Township, Mercer County, New Jersey
June 2, 2021
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- One electronic set of Preliminary & Final Site Plans for HSC West Windsor, LLC (31 sheets), prepared by Dynamic Engineering Consultants, P.C., dated March 16, 2020, last revised May 10, 2021
- One ALTA/NSPS Land Title Survey, prepared by Dynamic Survey, LLC, dated April 27, 2018, last revised October 30, 2018
- One Wetlands Location Plan prepared by Dynamic Survey, LLC, dated December 14, 2018
- One Existing Flood Hazard Area Map prepared by Dynamic Engineering dated March 30, 2020 last revised June 19, 2020
- Architectural Drawings (2 sheets) of the proposed Tractor Supply, prepared by Cyntergy, sealed May 13, 2021
- Architectural Drawings (3 sheets) Floor Plans and Elevations of the proposed Woodsprings Suites Hotel prepared by Phillips & Donovan Architects, LLC., Floor Plans are dated October 14, 2020, Elevations are dated June 3, 2020
- West Windsor Township Referral and Recommendation Request Transmittal dated May 17, 2021, from Lisa Komjati due Wednesday, June 2, 2021 for Planning Board Meeting June 9, 2021

The development proposal, in the B-2 zoning district, calls for the construction of a 12,529 square foot urgent care facility, a 19,097 square foot Tractor Supply Company retail store (supplemented by a 15,300 square foot outdoor sales area) and a 122-room Woodsprings Suites hotel. The three land uses are proposed to be constructed on a vacant, wooded parcel adjacent to US Route 1's northbound side and accessed by motorists via four roadways – a one-way in driveway from northbound US Route 1, a one-way exit drive to northbound US Route 1, a two-way future driveway from the adjacent parcel to the southwest (a/k/a the Onyx site), and a one-way entrance driveway from Duck Pond Estates, a to-be-constructed 347-unit condominium project bordering the project's east side. In previous submissions by the Duck Pond Estates applicant, this HSC West Windsor, LLC project has been referred to as the Olsen and Potts properties.

We have the following comments.

Vehicular Access

1. A previously-submitted traffic impact analysis, prepared by Dolan and Dean, was conducted in accordance with generally-accepted engineering principles. The driveways to and from US Route 1 will require issuance of an Access Permit by the New Jersey Department of Transportation.

We are concerned about the configuration of the proposed exit, which can be seen in the site plan set. The driveway exits the property at a 45-degree angle, which requires an exiting motorist to turn his/her head beyond that required by a conventional 90-degree approach and makes visibility of oncoming traffic with both eyes (needed for depth perception and judgment of speed) more difficult.

The exit is proposed at a point where northbound US Route 1 diverges into two separate roadways – a three-lane main thoroughfare and a one-lane collector-distributor roadway. Although the Dolan and Dean report assigns exiting traffic to the collector-distributor (CD) roadway, in our

Preliminary and Final Major Site Plan
HSC West Windsor, LLC
Township Planning Board Memorandum #1
West Windsor Township, Mercer County, New Jersey
June 2, 2021
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professional opinion exiting motorists may attempt to cross the CD roadway and adjacent gore-striped division area to directly access the three-lane northbound thoroughfare. To potentially mitigate this issue, we encourage the applicant's engineer to examine installation of flexible delineator posts in the gore area at a spacing sufficient to deter drivers from traversing the gore, and further encourage them to use the CD roadway instead.

Finally, exiting driveway motorists' sight distance could be compromised by the large highway sign structure upright just south of the proposed exit. We recognize these serious safety matters are ultimately between NJDOT and the applicant. Despite legal correspondence to the contrary received by the Township, we believe that a vehicle interconnection to the Lowe's property to the north might ameliorate these matters. Such a connection was added by the applicant in the "Alternate Cross-Access Grading Exhibit" provided as the last page in the Plans Set, though Lowe's has not agreed to proposed cross-access connections to date.

2. Bicycle and pedestrian access should be afforded between the project and the Lowe's shopping center. A sidewalk is shown connecting to Duck Pond Estates, but there is none shown to the Lowe's shopping center.
3. The applicant is asking for a waiver regarding driveway separation on US Route 1 (§200-29.I(1)(g)). The applicant should supply correspondence from NJDOT or testimony as appropriate in support of the waiver request.

Site Plan

4. Parking for each use appears to be in conformance with Township ordinances, except for the Urgent Care, which supplies 86 parking spaces while 89 are required, §200-27.B(1) for Medical or Dental Clinic or Office (1 space for every 142 sf of building floor area). The hotel can employ up to 22 persons before it does not meet the Ordinance requirement (1 space for each rental room plus one for each two persons employed therein).
5. Loading areas are required by ordinance §200-27.C & §200-27.D at all three land uses, however, only one is proposed, at the Tractor Supply Company store. Waivers are requested at the other two locations.
6. The Fire Truck Circulation Exhibit shown on Sheet 29 appears to touch or drive over curbs throughout the site; the swept path seems to nearly touch a light standard by the southwest corner of the Tractor Supply portion. Also, the exhibit does not show a fire truck circulating around the northeast corner of the Urgent Care building. We defer to Township Fire Chief Tim Lynch on the suitability of this design.
7. Rather than use concrete wheel stops around Tractor Supply with flush curb, the applicant should consider using bollards, as wheel stops without curb may be a tripping hazard.
8. We recommend the applicant remove the stop sign and stop bar from the Duck Pond Estates driveway to the rear of the Woodsprings Suites hotel. They are not viewed as necessary.

Preliminary and Final Major Site Plan
HSC West Windsor, LLC
Township Planning Board Memorandum #1
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9. We recommend the applicant add a note to the plans stating that enforcement of Title 39 (N.J. Vehicle Code) is authorized on the site.

This completes our comments currently. Additional comments may be provided as this project moves forward.

CC:	Lisa Komjati	Chris Jepson, PE
	Sam Surtees	Gerry Muller, Esq.
	Dan Dobromilsky, LLA, PP, CTE	Ian Hill, PE
	Lt. Tim Lynch	Joseph Burgis, PP, AICP
	David Novak, PP, AICP	John S. Wisniewski, Esq.



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF ENGINEERING

MEMORANDUM

Date: June 2, 2021

To: West Windsor Township Planning Board

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

Subject: **HSC WEST WINDSOR, LLC – P/F Major Site Plan**
PB 20-09 Landscape Architectural Review Report
(B-8, L-17, 24 and 30) 3500 Route One

The plans and documents submitted for this application have been analyzed and the following questions and comments are offered for consideration as this application is reviewed:

1. A significant portion (~11 ac.) of this 12.49 acre site is mapped as Proposed Greenbelt in the Township Master Plan. There is a narrow strip of dedicated Greenbelt along the common property line on the adjacent Square Shopping Center property. This area of the Township Greenbelt is part of a broad area (~88 acres) of environmentally sensitive lands associated with the Duck Pond Run, which mostly occurs 500' to 1600' south of this site. Although, there are some areas of wetlands and floodplain present on this property, the majority of Greenbelt on this site is most likely due to the wooded nature of the property and the previous connection to the greater Duck Pond Run branch of the Greenbelt.

The lands directly behind or south of this property have been previously cleared and filled for approved and permitted development (Duck Pond Associates – Multi-Family Housing), and thus the woodland on this site are no longer directly connected to the greater Duck Pond Run Greenbelt. Connectivity, or avoiding habitat fragmentation, is a major feature of the Greenbelt. Preserving this entire site as a disconnected woodland patch would not present a significant contribution to the Greenbelt. Nonetheless, the loss of 10.5 acres of existing woodland to develop this site as proposed will be locally significant. The tree inventory estimate indicates that 1462 trees, with an average diameter of 6" will be removed, and the planting plan will provide for the planting of 255 new trees.

2. The proposed design for the stormwater management basins will not fully address the intent of Township code standards (200-91.P.4.), that these areas should be integrated into the landscape as an aesthetic or environmental enhancement of the property, in addition to the stormwater function. The designed recharge method (sand bottom) and uniform, rectilinear graded form for these areas will contradict the Township standards. Through the TRC - Technical Review Committee, examination a compromise design that will screen these areas from surrounding views, by planting a dense, informal, hedgerow of shrubs and trees was developed for these basins. The current landscape design is consistent with staff recommendations in this regard.

MEMORANDUM

To: W.W. Planning Board
From: Dan Dobromilsky
Re: PB 20-09
Date: 6-2-21

3. A landscape transition area of 25' width, inclusive of a 10' wide landscape strip, intended to screen ground level views between non-residential and residential properties, is required along the rear property bounds with this proposal. The closest residential building on the adjacent Duck Pond Associates property will be offset 150' from the rear east corner of the proposed hotel parking lot. The residential building will be at an angle such that this building will be offset 300' from the rear south corner of the hotel parking lot. On this property, the rear stormwater infiltration basin will be constructed within this 150' to 300' offset. Along the property bounds, a flat transition area of 30' width will be created. The distance and proposed planting in these areas will buffer any views between the commercial and residential uses. On the residential property a rain garden stormwater basin and dense landscape will also be developed within this offset between uses. According to Township Code standards (200-227) the Planning Board is to make a determination that the proposed landscape transition buffer is satisfactory. In addition to planting, the Board may request the installation of a fence to achieve the required screening.
4. The proposed landscape architectural design offers planting, site furnishings, and decorative pavements to address Township Code standards (200-91.P.) in a satisfactory manner. The proposed landscape design will greatly enhance the aesthetics of this development. A note should be inserted on the plans indicating that any additional ground level utility elements (e.g. water meter hot box, or irrigation equipment) will be screened by landscape plantings.
5. On the Green Development Practices Checklist the applicant has indicated that only indigenous species have been proposed with the landscape design. However, a few tree and plant species native to other continents are proposed. The potential to utilize alternate indigenous species for these selections should be explored.
6. "Consideration" of alternative energy generation and several other practices associated with the building materials is indicated on the Green Development Practices Checklist. The applicant should elaborate on what will occur as part of these considerations.
7. The applicant has modified the architectural building design and materials in response to staff comments through the TRC review. Testimony should be offered regarding the intended architectural harmony between the three buildings. The location and visibility of the rooftop mechanical equipment and building façade lighting should be presented to the Board for review. Conditions regarding the architectural design of the proposed Urgent Care building should be imposed to maintain the intended consistency of design and materials.
8. The location and intended use of the outdoor merchandise display areas should be presented for review by the Board. Conditions specifically regulating or restricting outdoor display of items and extended term deployment of banners or similar forms of advertising on building facades, fences, and/or along the frontage or Route One should be contemplated.

This review is based on the information received to date. Additional comments may be provided as new information is received.

cc: S. Surtees
Board Consultants
Applicant

West Windsor Township Fire & Emergency Services

Memorandum

DATE: April 21, 2021
TO: Technical Review Committee
FROM: Chief Timothy M. Lynch
REGARDING: PB 20-09, HSC West Windsor, 3rd review

OVERVIEW

The applicant, HSC West Windsor, LLC, has submitted an application for the development of a commercial complex comprised of; one multi-story hotel with one-hundred twenty two (122) guest rooms, one 19,307 square foot retail spaces proposed to be occupied by Tractor Supply Company, and one 12,529 retail space proposed to be occupied by an unspecified urgent care.

ACCESS

- Applicant has provided plans showing compliance with fire apparatus turning radius requirements.

WATER SUPPLY FOR FIRE PROTECTION

- Applicant has relocated and added hydrants in compliance with our previous requests. Hydrants now appear to be adequately spaced, located, and numbered to provide for appropriate fire protection water supply to the site.

MISCELLANEOUS

- A lock box to allow immediate access by the Fire Department shall be installed on the front of each building.
- The position of the fire department connection that supports the fire sprinkler system shall be at the front of each building.
- Applicant shall limit the number of trees in close proximity to the buildings as they restrict access by the fire department.
- Full fire sprinklers will be required in each building.
- Applicant should be aware that under N.J.A.C. 5:70, 510.1 *Emergency Responder Radio Coverage* – “All new buildings shall have approved radio coverage for emergency responders within the building based upon existing coverage levels of the public safety communications systems of the jurisdiction at the exterior of the building.”



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- The applicant may be required by the construction official to conduct a radio signal strength survey of the building while under construction, and if deemed necessary a radio signal amplification system would need to be installed.

CONCLUSION

- I have no additional comments from previous reviews and continue to recommend approval.

Thank you.



Honor ~ Integrity ~ Loyalty