



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF ENGINEERING

MEMORANDUM

TO: West Windsor Township Planning Board

FROM: Francis A. Guzik, PE, CME
Township Engineer/ Director of Community Development

DATE: June 8, 2021

SUBJECT: **West Windsor Plaza Associates, LLC – Square @ West Windsor
Minor Site Plan w/ Variance – Starbucks w/ Drive-Thru**
Block 8, Lot 10.03
#3518-3528 US Route 1 (Brunswick Pike)
PB21-01

Documents Received/Reviewed:

The following documents have been submitted for review:

- A. An ALTA/NSPS Land Title Survey for Block 8, Lot 10.03 prepared by Crest Engineering Associates Inc. (Daniel P. Hundley, PLS) consisting of two sheets dated February 24, 2021, revised through March 10, 2021;
- B. A survey plan entitled “Partial Topographic Survey” prepared by Crest Engineering Associates Inc. (Daniel P. Hundley, PLS) consisting of one sheet dated November 30, 2020, unrevised;
- C. A set of plans entitled “Preliminary / Final Minor Site Plan for Square at West Windsor – Drive Thru Building ‘C’ – Block 8, Lot 10.03, 3518-3528 Brunswick Pike, Township of West Windsor, Mercer County, New Jersey”, prepared by The Reynolds Group, Inc. (F. Mitchel Ardman, P.E.) consisting of fifteen (15) sheets dated May 14, 2021, unrevised;
- D. A report entitled “Stormwater Management System Operations & Maintenance Manual - West Windsor Plaza Drive-Thru – 3512 Brunswick Pike (Route 1) – Block 8, Lot 10.03 – West Windsor Township, Mercer County, New Jersey” – prepared by Kleinfelder, Inc. (James F. Cosgrove, Jr., P.E.) dated May 13, 2021;
- E. A document entitled “Stormwater Management Report - West Windsor Plaza Drive-Thru – 3512 Brunswick Pike (Route 1) – Block 8, Lot 10.03 – West Windsor Township, Mercer County, New Jersey” – prepared by Kleinfelder, Inc. (James F. Cosgrove, Jr., P.E.) dated May 13, 2021;
- F. A report entitled “Soils Permeability Investigation Report – Proposed Site Improvements – 3512 Brunswick Pike Block 8, Lot 10.03- Township of West Windsor, Mercer County, New Jersey” prepared by Dynamic Earth (Patrick J. Granitzki, P.E. & Francis Van Cleve, P.E.) dated May 14, 2021;

- G. A report referenced “Traffic Impact Assessment – Proposed Restaurant w/Drive-Thru – Block 8, Lot 10.03 - 3512 Brunswick Pike - Township of West Windsor, Mercer County, New Jersey” prepared by Dynamic Traffic (Nick Verderese, P.E. & Pat Downey, P.E.) dated May 13, 2021;
- H. A plan entitled “Draft Floor Plan – Square at West Windsor – Tenant Space ‘A’”, not bearing the title block of any firm nor signature of any professional, dated May 13, 2021;
- I. A plan entitled “Color Rendered Elevation – Square at West Windsor – Tenant Space ‘A’” prepared by Jeffrey Taylor Architects, dated April 1, 2021, revised through May 12, 2021;
- J. A spreadsheet document entitled “West Windsor Plaza Drive Thru Application Signage Chart (PB21-01)”, undated and unattributed.
- K. Development Application Package Including
 - Development Application;
 - Completed Site Plan Checklist;
 - Addendum 1 – Design Waiver/Exception Request;
 - Addendum 2 – B-2 Zoning “C” Variance and
 - A cover letter from Pennoni to Sam Surtees dated May 13, 2021

Narrative:

The applicant has submitted a minor site plan application to repurpose a vacant storefront into a fast-casual-type restaurant with drive thru window encompassing a total of 3,050 square feet. Appurtenant improvements include a drive-thru aisle with curbing and menu board, landscaping, five new 12’-high LED area lights, an outdoor seating area, a trash/recycling enclosure with concrete pad and a rain garden and pervious paver BMPs for stormwater management purposes.

I have reviewed the documentation submitted and offer the following for the Board’s consideration:

1.0 **Minor Site Plan**

1.01 The following checklist submission waivers have been requested by the applicant:

- Checklist item 200-15.C.2.(k) which requires “...location and size of proposed easements, right-of-way, public areas to be dedicated to the public or to be restricted or any other arrangement . Also the location of any Master Plan proposals indicating roadway, greenbelt, public area or facility shall be shown.” As none of these items are applicable to the proposed development, I have no objection to granting this waiver;
- Checklist item 200-15.C.2.(l) which requires the tabulation of building perimeter for fire apparatus access. As no new buildings are proposed, I have no objection to granting this waiver.
- In addition, the applicant is requesting a waiver from submitting a Green Development checklist. As the improvements are in previously disturbed areas, I have no objection to granting this waiver.

1.02 Commentary on the requested sign variances and other zoning aspects of the application are deferred to the Board Planner.

1.03 The plan depicts capacity for 15 vehicles in the “base” configuration without blocking the public sidewalk. The design vehicles used are a combination of large cars and large SUVs. An alternate configuration with a second entrance lane allows for the queuing of an additional three vehicles for a

total of 18 vehicles. The applicant should provide testimony to the Board regarding queuing lengths at similar establishments and the adequacy of the proposal.

- 1.04 Ordinance Section 200-29.I.(3) requires commercial one-way driveways to be a minimum of 15'-wide. The proposed drive-thru aisle is only 12' wide and will require a design waiver with testimony presented to the Board's satisfaction in support of the waiver.
- 1.05 The new drive-thru ingress off Old Meadow Road is sited between the center's customer driveway and the truck/loading area driveway. The close proximity creates a potential for conflicts with customers leaving the center with those trying to enter the drive-thru lane. Access to or from a drive-through is also prohibited from public streets per the use regulations of the B-2 Business District [Ordinance Section 200-202.J.(3)] and a variance will be required to permit it.

In addition, the layout is in non-compliance with the design standard at 200-29.I.(1)(f) which requires 200 feet of separation between driveway entrances connecting the same site to the same road. Testimony to the Board's satisfaction in support of this design waiver request must also be provided.

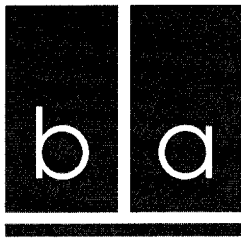
- 1.06 Impacts on parking demand for the Starbucks versus the former Pier One and what the overall site's current status is regarding existing and required parking should be discussed.
- 1.07 The applicant should provide testimony related to the outdoor seating area along the site driveway and the ability of the proposed landscaping to provide a buffer for patrons from cars driving by.
- 1.08 Stormwater is proposed to be managed through the use of a small-scale bioretention basin BMP and permeable paver BMPs. I have reviewed the construction details on the site plans and the calculations in the Stormwater Management Report and the BMP Operations and Maintenance (O&M) Manual and offer the following comments:
 - a. The proposed condition calculations assume a minimum time of concentration (T_c) of ten minutes. Per the April 2021 version of Chapter 5 (Page 22) of the NJ BMP Manual, a T_c must be calculated. Assumed minimums are no longer permitted to be used.
 - b. The proposed development calculations do not take into account the proposed 25' x 26.25' (656.25 square feet) dumpster pad. Please review and revise.
 - c. Revise the bioretention media soil content parameters on Sheet 12 to match the values in the March 2021 NJ BMP Manual Chapter 9.7.
 - d. Provide a detail for the Stormrax Flat Roof Rectangular Trash Rack to be used on the rain garden outlet structure.
 - e. The existing inlet in the location of the new trash enclosure is to be retrofit to a manhole with solid cover to prevent dumping, spilling or leaking of pollutants into the storm sewer system, which eventually discharges to the Duck Pond Run.
 - f. Provide a detail for the 'B' Inlet driveway plate.
 - g. The BMP Location Plan must be added to the O&M Manual.
 - h. Attachments "A" and "B" must be inserted into the O&M Manual.
 - i. Attachment "E" should be amended to include soil logs and pre-construction permeability testing. "Post Construction Test Results" should be clarified to refer to soil permeability.
 - j. The Probable Cost Estimate should be included in Attachment "F".
 - k. The Field Manuals for each BMP must be completed and included in Attachment "H".

- 1.09 The plan indicates 5 new 72-watt LED light fixtures at a 12'-mounting height. The applicant shall provide testimony on the average light intensity over the drive-thru aisle and what design standards were used to prepare the design. Other than the first two new light fixtures closest to Old Meadow Road, and one on the south side of the building, the other two free standing fixtures appear to be unnecessary due to existing site lighting and result in an overlit condition. Light controls and times of operation for new lights are also to be identified on the plan per §200-31.K.
- 1.10 There is a construction detail for a patio fence and gate on Sheet 11, but neither the Dimension Plan nor the Landscape Plan show a fence around the patio. Applicant is to clarify what is proposed.
- 1.11 Discussions at the TRC level included requests to consider driveway cross-connection to the adjoining property to the south (Lots 17 and 24) as a benefit to both properties' circulation designs. However, the applicant explained how current tenant lease agreements prohibited such an arrangement. Given the minor nature of the present application and the already tenacious nature of the retail market I do not recommend pursuing this further at this time. The issue should be explored again at the time of a more significant future site plan application.

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

FG:IH

cc: West Windsor Plaza Associates, LLC



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 Plaza Associates, LLC
Minor Site Plan
Block 8 Lot 10.03
3518-3528 US Route 1

Date: June 8, 2021

BA#: 3789.04

WWT#: PB 21-01

Introduction

The applicant, West Windsor Plaza Associates, LLC, has submitted an application seeking minor site plan approval as well as "c" variance and design waiver relief for the construction of a Starbucks drive-through and addition at the Square at Windsor Shopping Center. The site, which is identified by municipal tax records as Block 8 Lot 10.03, is located at 3518-3528 US Route 1 in the B-2 Business District (Neighborhood Center).

The following has been submitted for review:

1. Preliminary/Final Minor Site Plan prepared by The Reynolds Group, Inc., dated May 14, 2021 (no revision date)
2. ALTA/NSPS Land Title Survey prepared by Crest Engineering Associates, Inc., dated February 24, 2021 (last revised March 10, 2021).
3. Partial Topographic Survey prepared by Crest Engineering Associates, Inc., dated November 30, 2020 (no revision date).
4. Architectural floor plan dated May 13, 2021.
5. Colored façade rendering prepared by Jeffrey Taylor Architects, dated April 1, 2021 (last revised May 12, 2021).
6. Soils Permeability Investigation Report prepared by Dynamic Earth, dated May 14, 2021.
7. Stormwater Management Report prepared by Kleinfelder, Inc., dated May 13, 2021.
8. Stormwater Management System Operations and Maintenance Manual prepared by Kleinfelder, Inc., dated May 13, 2021.
9. Traffic Impact Statement prepared by Dynamic Traffic, dated May 13, 2021.

Property Description

The subject site is located in the northwesterly portion of the Township, near the intersection of US Route 1 and Meadow Road. The site has an area of 27.99 acres (1,219,444 square feet) and is somewhat irregular in shape. It fronts along US Route 1 and Meadow Road for approximately 754 feet and 1,046 feet, respectively.

The site is presently developed with the Square at Windsor Shopping Center. This commercial development consists of three (3) buildings. Two (2) of these buildings are located within the northwesterly half of the site closest to US Route 1, while the third building is located within its southeasterly portion furthest away from US Route 1. Altogether, these buildings contain a gross floor area of 206,201 square feet.

The site also contains a total of 1,069 parking spaces. Access to the shopping center is provided by a right-in, right-out driveway along US Route 1, as well as two (2) full-movement driveways along Old Meadow Road; one such driveway provides access to the main parking area, while the other provides access to a loading area.

Surrounding land uses consist of: commercial uses to the northwest; the MarketFair shopping center to the north; the recently approved Princeton Executive Park multifamily development to the east; the Windsor Woods multifamily development to the southeast; the recently approved Garden Homes (Duck Pond) multifamily development to the south; and the vacant site of a recently proposed urgent care, retail building, and hotel 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 seeks minor site plan approval as well as "c" variance and design waiver relief for the construction of a Starbucks drive-through and addition.

The proposed Starbucks is to be located within the northeasterly corner of the southeasterly building, in a space previously occupied by Pier 1 Imports. It is to occupy approximately 3,100 square feet of space and will contain approximately forty-five (45) indoor seats. The front façade will feature two (2) wall signs and a directional sign, while the side façade will feature one (1) wall sign and a directional sign. The applicant proposes to utilize the existing masonry, and will paint the existing metal trellis black.

To accommodate the proposed use, the applicant proposes an approximately fifty-nine (59) square foot bump-out and a drive-through. The façade of the bump-out will consist of EIFS which will match the color of the existing masonry. The entrance to the drive-through will extend from Meadow Road, between that frontage's aforementioned driveways. A bypass lane will extend to the loading driveway. Both the main entrance and the bypass lane will consist of permeable pavers.

From its entrance, the drive-through will wind around a proposed rain garden, pass by an order-menu, extend to a pick-up point, and connect to an existing drive aisle. The applicant has indicated that the drive-through can accommodate fifteen (15) vehicles. A banked entrance area is also proposed, which the applicant indicates can support an additional three (3) vehicles.

In addition to the aforementioned, the applicant has proposed a paver patio to the east of the proposed drive-through. The patio area will contain thirty-two (32) seats at eight (8) tables. Furthermore, a new freestanding identification sign is proposed near the main US Route 1 entrance. The sign will have a height of eight (8) feet and will feature the Starbucks logo as well as a "Drive-Thru" arrow. An additional "Drive-Thru" directional sign is located near the drive-through entrance, while a "Thank You/Exit Only" sign is located near the proposed pick-up point.

Master Plan

The Township adopted its most recent Land Use Plan Element of the Master Plan on February 12, 2020. As per this 2020 Land Use Plan, the subject site is located in the Neighborhood Center Business land use category, which generally coincides with the B-2 District. The 2020 Plan notes that the intent of this district is to recognize and preserve its existing development pattern. Where development and future development is proposed, the Plan recommends it 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.

The Plan also recommended expanding the list of permitted uses in the B-2 District, permitting fee-simple subdivided lots, and expanding the district to encapsulate additional properties, including the subject site. These recommendations were incorporated by Ordinance No. 2020-17.

Zoning

The site is located in the B-2 Business District, where in the proposed use is permitted. The following table outlines the zoning requirements for planned developments.

Table 1: B-2 District Standards

Regulations	B-2 Standards	Proposed	Code
Minimum Tract Area (ac)	3	27.99	200-201A.(17)(a)
Mix of Uses	3	> 3	200-201A.(17)(b)
Minimum Lot Frontage (ft)	250	754	200-201A.(17)(c)
Maximum FAR	0.20	0.17	200-201A.(17)(d)
Maximum Improvement Coverage (%)	60	52.40	200-201A.(17)(e)
Building Arrangement			
Minimum Lot Width (ft)	250	861	200-201A.(17)(f)[1]
Building Setback to Residence District (ft)	100	91.4	200-201A.(17)(f)[2]
Front Yard (ft)	50	83.0	200-201A.(17)(f)[3]
Side and Rear (ft)	30	94.4	200-201A.(17)(f)[3]
Minimum Distance between Building and Street Line (ft)	50	> 50	200-201A.(17)(f)[4]
Minimum Distance between Access Driveway and Residence District (ft)	50	> 50	200-201A.(17)(f)[5]
Building Height	2.5/35	1/30.2	200-201A.(17)(h)

"c" Variance Relief

The applicant has requested variance relief pursuant to NJSA 40:55D-70(c) from Section 200-201A.(17)(k)[3] which establishes the following. As noted, access to the drive-through is proposed from a public street. Please see the "Statutory Criteria" section of this memorandum for additional information.

"Access to and from drive-through facilities shall not be permitted onto public streets. Such access shall be provided from the internal road system servicing the planned commercial development. Ingress and egress points shall be coordinated so as not to impede the main traffic flow required for the overall planned development."

Waiver Relief

In addition, the applicant requires waiver relief from the following items:

1. Number of Wall Signs

Waiver relief is requested from Section 200-32B.(2)(a) which establishes that one (1) wall sign shall be permitted per business for each front business façade and each rear or side business façade. The applicant has proposed two (2) wall signs on the front façade.

2. Ground-Mounted Project/Tenant Identification Signage

Waiver relief is requested from Section 200-32B.(4)(a) which establishes that one (1) ground-mounted project/tenant identification sign for each street frontage shall be permitted for each planned development. As previously noted, the applicant has proposed an additional ground-mounted project/tenant identification sign along US Route 1. The sign will have a height of eight (8) feet, an area of seventeen (17) square feet, and will feature the Starbucks logo as well as a "Drive-Thru" arrow.

3. Instructional Signage

Waiver relief is requested from Section 200-32B.(8)(c) which establishes that the maximum instructional sign area shall be two (2) square feet. The applicant as proposed instructional ground signs with areas of 2.75 square feet as well as instructional wall signs with areas of eleven (11) square feet. Clarification on this latter area should be provided, as the colorized renderings suggest these signs will have areas of ten (10) square feet.

4. Driveway Separation

Waiver relief is requested from Section 200-29I.(1)(f) which establishes that where two (2) or more driveways connect a single site to any one (1) road, a minimum clear distance of two hundred (200) feet measured along the right-of-way line shall separate the closest edges of those driveways.

5. Driveway Width

Waiver relief is requested from Section 200-29I.(3) which establishes that a one-way driveway shall have a minimum width of fifteen (15) feet, whereas the applicant has proposed a width of twelve (12) feet.

Planning Review

We offer the following comments regarding the proposed development.

1. Proposed Circulation

As previously noted, the applicant requires "c" variance relief for providing access to the proposed drive-through from a public street, rather than internally from the site. As such, the applicant and the Board should discuss how the drive-through layout will impact the overall circulation of the site, as well as traffic along Old Meadow Road. Testimony should focus on the intersection of the drive-through and Old Trenton Road, as well as the intersection near the proposed pick-up point.

2. Queuing Length

The applicant has indicated that the queuing length of the proposed driveway is fifteen (15) vehicles, or eighteen (18) vehicles should a banked expanded entrance be constructed. The

applicant and the Board should discuss the potential for vehicular back-ups onto Old Meadow Road. The applicant's Traffic Impact Statement references 95th percentile queue lengths for coffee shops and fast food restaurants. Testimony should be provided as to whether queue lengths for similar Starbucks projects were also analyzed.

3. Banked Driveway Entrance

Testimony should be provided as to the proposed banked driveway entrance. The applicant and the Board should discuss the parameters in which this expanded area would be constructed. We note that should the driveway be expanded, the location of a proposed directional sign would need to be adjusted.

4. Signage

The following tables address the proposed signage.

Table 2: Wall Signage

Regulations	B-2 Standards	Proposed	Code
# of Signs per Façade	1	(W) Front Elevation: 2 Side Elevation: 2	200-32B.(2)(a)
Permitted Types of Signage	Internally lit raised letters with concealed ballast	Proposed	200-32B.(2)(b)[1]
Maximum Signage Area: For buildings less than 130 feet from the ROW (side)	90% of the linear business frontage (54 ft) Maximum area of 50 sf Maximum letter height of 18 in	19.635 square feet No letter height	200-32B.(2)(c)
Maximum Signage Area: For Buildings more than 400 feet from the ROW (front)	225% of the linear business frontage (58.8) Maximum area of 150 sf Maximum letter height of 3 ft	41.385 square feet 18 inches	200-32B.(2)(e)
Wall Signs Above the Roofline	Not permitted	Not proposed	200-32B.(2)(f)

Table 3: Ground-Mounted Project/Tenant Identification Signage

Regulations	B-2 Standards	Proposed	Code
# of Signs	1 for each street frontage	(W) 2	200-32B.(4)(a)
Maximum Area (sf)	165	17	200-32B.(4)(b)
Height (ft)	20	8	200-32B.(4)(c)
Height of Base (%)	17	Complies	200-32B.(4)(d)
Base of Sign	Constructed with consistent materials landscaped	Complies	200-32B.(4)(e)
Maximum Letter Height (in)	18	Complies	200-32B.(4)(f)
Maximum # of Tenants per Sign	6	Complies	200-32B.(4)(g)
Colors and Materials	Consistent with site	Complies	200-32B.(4)(h)
Lighting	Direct, external; internal illumination; back-lit raised letters	Complies	200-32B.(4)(i)
Mounting hardware	Hidden from view	Complies	200-32B.(4)(j)

Table 4: Instructional Signage

Regulations	B-2 Standards	Proposed	Code
Instructional Wall and Ground Signs	Permitted	Proposed	200-32B.(8)(a)
Number of Signs	Determined by Safety Considerations	To be discussed	200-32B.(8)(b)
Maximum Area (sf)	2	Ground: (W) 2.75 Wall Mounted: 11 sf	200-32B.(8)(c)

5. Proposed Number of Seats

The applicant has indicated that the outdoor patio will contain approximately thirty-two (32) seats, while the indoor restaurant will contain approximately forty-five (45) seats. This should be confirmed.

6. Metal Trellis

The applicant has proposed to paint an existing metal trellis black. The applicant should discuss the other metal trellises on the building and their respective colors. We note that the 2020 Land Use Plan encourages an attractive and unified design.

7. Outdoor Patio Area

The applicant has proposed an outdoor patio area which will be located between the drive-through and Old Meadow Road. The patio will be constructed of pervious pavers. It is our understand that it will also have trash receptacles and be for the exclusive use of Starbucks patrons. This should be confirmed.

8. Order Canopy

The near existing residential unit is located approximately three hundred (300) feet away from the proposed order canopy, while the near approved residential unit is approximately two hundred (200) feet away.

9. Proposed Operation

The applicant previously identified the following operational parameters. These should be confirmed.

- a. Hours of Operation. The applicant has indicated the following proposed expected hours of operation:
 - i. Monday through Saturday: 5:30 am to 10:00 pm
 - ii. Sunday: 6:00 am to 9:00 pm
- b. Staff. Approximately five (5) to six (6) staff members are expected per shift.
- c. Deliveries. Daily deliveries are expected from 6:00 pm to 5:30 am.

Statutory Criteria

The applicant is seeking variance relief pursuant to NJSA 40:55D-70(c)(1) and/or (2). The statute provides two approaches to 'c' variance relief, commonly referred to as the 'physical features' test and the 'public benefits' test. These are identified as follows:

1. Physical Features Test

An applicant may be granted c(1) variance relief when it is demonstrated that the noncompliant condition is caused by: 1) an exceptional narrowness, shallowness, or shape of the property; 2) exceptional topographic conditions or physical features uniquely affecting a specific piece of property; or 3) by reason of extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.

2. Public Benefits Test

An applicant may be granted c(2) variance relief where it can prove the following: 1) that the granting of the variance will advance the intents and purposes of the Municipal Land Use Law; 2) that the benefits of granting the variance substantially outweigh any potential detriments. The benefits are required to be public benefits rather than a benefit that simply accrues to the property owner.

In addition to the above, the applicant must address the Negative Criteria of the statute. To meet the negative criteria, an applicant must demonstrate the variance can be granted without substantial detriment to the public good and that it will not substantially impair the intent and purpose of the master plan and zoning ordinance.



Map 1: Aerial of Subject Site (scale: 1" = 400')

[https://burgis.sharepoint.com/sites/BurgisData/Shared Documents/W-DOCS/PUBLIC/Pb-3700series/Pb-3789.04/Planning Board/3789.04 SQ at West Winsor - Starbucks Drive Thru Planning Board Review 01 \(PB 21-01\).docx](https://burgis.sharepoint.com/sites/BurgisData/Shared Documents/W-DOCS/PUBLIC/Pb-3700series/Pb-3789.04/Planning Board/3789.04 SQ at West Winsor - Starbucks Drive Thru Planning Board Review 01 (PB 21-01).docx)

Cc: S. Surtees, WWT CD
Erica Ward, WWT CD
Lisa Komjati, WWT CD
Frank Guzik, Municipal Engineer
Ian Hill, PB Consultant Engineer
Dan Dobromilsky, PB Landscape Consultant
James Kochenour, PB Traffic Consultant
Jeff L'Amoreaux, PB Traffic Consultant
Timothy Lynch, Fire Marshall




WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF ENGINEERING

MEMORANDUM

DATE: June 8, 2021

TO: West Windsor Township Planning Board

FROM: Dan Dobromilsky, LLA,PP,LTE 
Township Landscape Architect

SUBJECT: **SQUARE @ West Windsor, Starbucks w/Drive-Thru**
PB 21-01 Minor Site Plan Application
Landscape Architectural Review Report
Block 8, Lot 10.03, 3518-28 U.S. 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 quantity of existing trees that will be removed to construct this project. However, the applicant has proposed the planting of a greater quantity of new trees to compensate for the tree removal. It is observed that there are several existing *Pyrus calleryana*, Bradford Pear trees in this location of the property that are showing signs of decline and were recently subject to excessive pruning. These trees will require replacement to retain conformance with the original site plan approval and Township code standards. Since this exotic tree species is highly invasive it would be appropriate to address the replacement of these trees with this project. A field review of the existing trees to be removed and replaced should be conducted as this project is implemented.
2. The plans specify a minor reconfiguration of the landscape beds along the pedestrian promenade at the storefronts based upon the new door location for this use. A field review of these modifications should be conducted to address anticipated pedestrian movements and retention of the cumulative area of landscape planting beds along the promenade.
3. The proposed new refuse enclosure in the rear service area will be expanded close to several very large mature trees that were preserved with the original site development. A field review of the configuration of the refuse enclosure should be conducted relative to the existing trees to implement any minor modifications that may be appropriate to ensure continued preservation of these trees.
4. The plans should be modified to indicate that the enclosure wall and gate for the new refuse area will match the existing materials and colors of adjacent refuse enclosures, and that the height shall be adjusted to match or exceed the height of the proposed compactor unit.
5. The paving materials and site furnishings for the outdoor dining terrace and pedestrian promenade at this location should match the existing material utilized throughout the center. The potential to re-use pavers and/or furnishings from the existing dining terrace should be considered. Details and specifications for the type, color, pattern, and layout of the pavers should be included with the construction permit plan set.

6. The landscape plan offers new or replacement plants to address code standards, however, several exotic plant species are proposed. It would be appropriate to adjust the species selection to utilize indigenous plant species in place of the exotic selections.
7. It would appear that a change of color is proposed for some of the existing metal architectural elements associated with this location. This aspect of the design should be examined in the context of the overall architectural design.

Upon request, additional comments may be offered based upon updated or modified submissions.

cc: S. Surtees
Board Consultants
Applicant



SURINDER S. ARORA, PE
President

ARORA and ASSOCIATES, P.C.

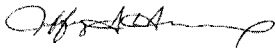
Consulting Engineers

Princeton Pike Corporate Center
1200 Lenox Drive, Suite 200, Lawrenceville, NJ 08648
(609) 844-1111 • Fax (609) 844-9799
www.arorapc.com

MEMORANDUM

DATE: June 8, 2021

TO: West Windsor Township Technical Review Committee

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


SUBJECT: West Windsor Plaza Associates – Starbucks Drive-Thru
Township Planning Board Review #1
Preliminary & Final Minor Site Plans
PB 21-01, Route 1 & Old Meadow Road
Block 8; Lot 10.03
West Windsor Township, Mercer County, New Jersey

We are in receipt of the following information for review:

- Cover Letter with Project Summary and Signage Chart included.
- One completed Development Application dated May 14, 2021.
- One Preliminary / Final Minor Site Plan for the Square at West Windsor Drive Thru Building 'C' (15 sheets) prepared by The Reynolds Group, Inc. dated May 14, 2021.
- One Site Plan Checklist prepared by Reynolds Group, Inc. undated.
- One Partial Topographic Survey ("Existing Conditions") prepared by Crest Engineering dated Nov. 30, 2021.
- One Traffic Impact Assessment prepared by Dynamic Traffic, LLC dated May 13, 2021.
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- One Stormwater Management Operations and Maintenance Manual prepared by Kleinfelder, Inc. dated May 12, 2021.
- One ALTA/NSPS Land Title Survey prepared by Crest Engineering dated February 24, 2021.
- One Proposed Tenant Space Floor Plan (1 sheet) prepared by Unknown (appears to match Jeffrey Taylor Architects' style in the next bullet), dated May 13, 2021.
- One Colored Exterior Elevations (1 sheet) prepared by Jeffrey Taylor Architects, dated April 1, 2021, last revised May 12, 2021.
- One copy of Addendum 1 Design Waivers list prepared by Pennoni Associates, Inc. dated April 21, 2021.
- One copy of Addendum 2 B2 Zoning "C" Variance list prepared by Pennoni Associates, Inc. dated April 21, 2021.
- Planning Board Transmittal letter from Lisa Komjati of West Windsor Township with response due to TPB June 16, 2021 for June 23, 2021 Planning Board Meeting.

The Applicant is seeking conceptual site plan approval to construct a drive-thru in the Square at West Windsor shopping center, which is allowed in the current B-2 zoning. The applicant indicates in its cover letter that "A small bump out (+/- 30SF) to the existing building is also proposed to accommodate a new drive through window. The site for the drive thru is Lot 10.03, Block 8 – the

Square at West Windsor. More specifically, the area of construction is between the former Pier 1 Imports store and Old Meadow Road.”

Access to the drive through window is shown as coming from Old Meadow Road with egress onto the main access and circulation roadway in front of Lowe’s, adjacent to its intersection with Old Meadow Road as well. Based on our measurement, 120 feet is proposed to separate the drive-through egress from the intersection of the main circulation roadway with Old Meadow Road. Fifteen vehicles are shown in the anticipated queue. It appears that the Applicant is proposing to redevelop about half of the old Pier 1 Imports store into a Starbucks with a drive-through and while the use is allowed, the access to the drive-through directly from Old Meadow Road is not permitted by ordinance.

1. Re-alignment of the proposed drive-through is required as access is not permitted along Old Meadow Road (as shown) under §200-201.A.17(k)(3) and is further not permitted under §200-202.J(3), which both read “Access to and from drive-through facilities shall not be permitted onto public streets. Such access shall be provided from the internal road system servicing the planned commercial development. Ingress and egress points shall be coordinated so as not to impede the main traffic flow required for the overall planned development.” Applicant is asking for a variance.
2. The Traffic Impact Assessment prepared by Dynamic Traffic is stamped Draft. It claims that “At the time of this report (which is Dated May 13, 2021) a tenant has not been selected.” Clarification is requested; we understand a Starbucks is proposed.
3. A queuing analysis for the Starbucks drive-through lane should be provided using standard queuing theory terms (e.g. time in system, probability of the drive-through driveway capacity being exceeded.)
4. Review of the Traffic Impact Assessment data revealed that the volumes in Figure 7 did not quite match the totals from adding Figures 2 through 6 together, though the differences were minimal. The Build Totals in Figure 13 and 17 matched the math from the figures preceding them once Figure 7 was accepted as the base.
5. Trash removal vehicle movements are to be shown accessing the trash enclosure location with a figure.
6. Circulation into, out of, and through the site for a typical West Windsor Township fire truck is to be demonstrated. We understand this will not include the drive-through as the clearance bar would prevent it.
7. The Merge Arrow Detail shown on Sheet 8 should be revised to end the left “banked” lane, merging it to the right, into the “existing” (or right) lane. Please adjust both the Merge Arrow Detail and the Dimension Plan and please use the correct arrow shape in the Dimension Plan.

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ARORA and ASSOCIATES, P.C.
Consulting Engineers

8. The trash enclosure may be proposed over a drainage inlet. Check.

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

Cc:

Lisa Komjati
Francis Guzik, PE, CME
Gerald Muller, Esq.
Tim Lynch
David Novak, PP, AICP

Sam Surtees
Dan Dobromilsky, LLA/PP/CTE
Joseph Burgis, PP, AICP
Ian Hill, PE
Nathaniel Welsh

West Windsor Township Fire & Emergency Services

Memorandum

DATE: June 9, 2021
TO: West Windsor Technical Review Committee
FROM: Chief Timothy M. Lynch
REGARDING: PB 21-01 – Square at West Windsor, Starbucks Drive Through.
3rd review

OVERVIEW

The proposed application is for an alteration to the existing site at the Square at West Windsor to allow for a Starbucks with drive through access from Old Meadow Road.

ACCESS

- Current proposal will have no effect on emergency vehicle access to the existing site.

WATER SUPPLY FOR FIRE PROTECTION

- Proposed site alterations will have no effect on existing firefighter water supply demands.

CONCLUSION

- There are no emergency response concerns regarding this application and we recommend approval.



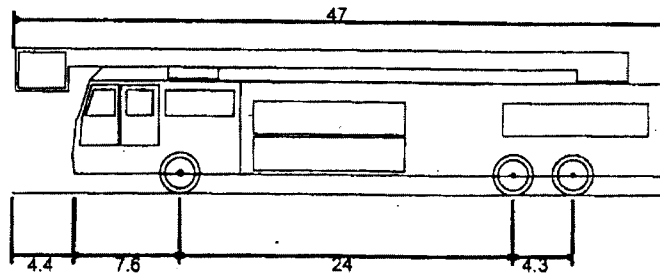
Honor ~ Integrity ~ Loyalty

West Windsor Township Fire & Emergency Services

Phone 609-799-8735 Fax 609-799-8926

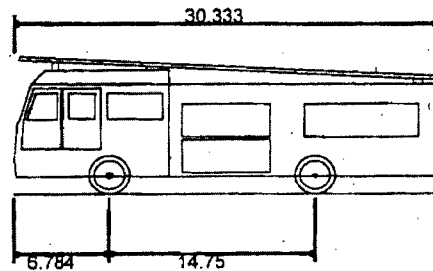
Fire Apparatus Dimensions for Turning Radii

The illustrations below of West Windsor Township fire apparatus may be used for determining the needed turning radii required for access to proposed applications for land development.



AERIAL 100' LADDER

Overall Length	47.000ft
Overall Width	8.333ft
Overall Body Height	10.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	36.250ft



PUMPER

Overall Length	30.333ft
Overall Width	8.333ft
Overall Body Height	10.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°



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