



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: January 25, 2023

SUBJECT: **Kaydan, LLC: Edinburg Animal Hospital
Minor Site Plan and Bulk Variance**
Block 25, Lot 25.01
1676 Old Trenton Road (Mercer County Route 535)
PB22-04

Documents Received/Reviewed:

The following documents have been submitted for review:

- A. Set of plans entitled "Minor Site Plan and Bulk Variance Approvals – Alterations and Additions to Existing Animal Hospital and Veterinary Clinic for: Edinburg Animal Hospital – 1676 Old Trenton Road, West Windsor Township, Mercer County, New Jersey" prepared by David Barger Architects (DBA) (unattributed) consisting of four (4) sheets dated April 6, 2022, revised through January 10, 2023;
- B. Set of plans entitled "Edinburgh Animal Hospital – 25 Chestnut Street, Suite 3 Haddonfield, NJ 08033" prepared by Stout & Caldwell Engineers, LLC (SCE) (Robert R. Stout, P.E., P.L.S.), unsigned, dated January 10, 2023, consisting of two (2) sheets: a "Plan Of Survey" and a "Site & Grading Plan";
- C. Development Application package, including:
 - Development Application form;
 - Request for Bulk Variance form;
 - Green Development Checklist;
 - Site Plan Checklist;
 - Planning Board Resolutions PB01-07 and PB12-03 from previous applications on the subject property;

Narrative:

The subject property is located on 3.51 acres at #1676 Old Trenton Road, and consists of a 2-story veterinary clinic/hospital/residence building and parking. A 213 SF building addition (office) is proposed along with the relocation of the ADA-accessible ramp. Commentary on the zoning aspect of the application is deferred to the Board Planner.

I have reviewed the documentation and offer the following comments for the Planning Board's consideration:

1.0 **Minor Site Plan**

1.01 The applicant is requesting the following submission waivers from the Township Minor Site Plan Checklist:

- Section 200-15.C 2)(c) which requires a survey be provided. The survey plan provided does not depict the actual existing conditions in the field. Whereas only thirteen (13) parking spaces are identified on the submitted "Plan of Survey", recent aerial photography obtained from Nearmap dated March 3, 2022 (and on Google maps) indicates that there are seventeen (17) striped paved parking spaces with an additional five vehicles parked in the stone area north of the garage. I do not support this waiver request. The Survey plan shall be updated to reflect actual existing conditions with dimensions.
- Section 200-15.C 2)(f) which requires all existing ponds, watercourses and streams as well as designated greenbelt or wetlands to be shown on the plan. The "Plan of Survey" (Submission Item B) indicates that the property is located within FEMA Flood Zone AE. Review of the DFIRM mapping indicates that the FEMA base flood elevation (BFE) in this location is 69 feet. The limit of this flood hazard area and the limit of the associated NJDEP Flood Hazard Area Design Flood elevation (FEMA BFE plus 1 foot) shall be identified on the survey. The location of the waterway generating this flood hazard area and any associated riparian zones shall also be identified on the plan. Depending on its vicinity to the proposed improvements, a Flood Hazard Area Applicability Determination and/or Verification may be required.
- Section 200-15.C 2)(h) which requires the distances measured along the right-of-way line to the nearest street intersections. I have no objection to granting this request.
- Section 200-15. C 2)(m) which requires the location of all existing utilities. I have no objection to granting this waiver, subject to the applicant receiving a NJ-One Call utility markout prior to construction, and noting that requirement on the drawings.

1.02 The SCE grading plan shall be revised to make a clear distinction between existing and proposed grade elevations. Any proposed ADA-ramps will require railings in accordance with ADA standards. These are shown on the architectural plans but not identified on the site plan. A construction detail for same must also be provided.

1.03 The limits of existing features to be removed shall be clearly identified on the Plan of Survey, which also contains demolition notes and is presumed to be intended to function as a "demolition plan"

1.04 As identified above, there are 17 existing striped parking spaces, whereas the plan calls out 13 spaces, which was the number shown on the previous site plan (PB12-03), and whereas nine (9) is the number required by Township Ordinance. The previous application did not require a parking design waiver because there was no proposed increase in paved surfaces. It is assumed that the same

rationale will hold for the current situation, although some of the existing 17 spaces may be of substandard size, since 13 stalls represents what could fit within the limits of existing pavement at conforming stall dimensions.

Any driveway aisle and/or parking spaces of nonconforming dimensions will be required to be indicated on the plans, with a design waiver for same requested from the Planning Board.

- 1.05 The survey shall be revised to provide the correct street address of the property, which is currently identified as 25 Chestnut Street, Suite 3 Haddonfield, NJ 08033”.

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: Kaydan, LLC
I. Hill, VCEA