



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: January 31, 2024

SUBJECT: **ER/UDC West Windsor, LLC – Planning Board Submission #2**
Preliminary and Final Major Subdivision Phases 1 & 2
Preliminary and Final Major Site Plan Phase 1
Preliminary Major Site Plan Phase 2
Block 47, Lots 2, 3, 4, 5 & 6
Princeton-Hightstown Road (CR 571), Southfield Road & McGetrick Lane
PB 22-02

This is the applicant's second submission. Previously submitted documents are repeated below in *italic* text while new or updated information is identified with **bold** text:

Documents Received/Reviewed:

- A. *Plans entitled "Preliminary and Final Major Site Plans, Subdivision Plan Sign Waivers Phase 1 & Preliminary Major Site Plan Phase 2 for ER/UDC West Windsor, LLC – Proposed QuickChek Food Store with Fuel Sales and Restaurant with Drive-Thru – Map 23.03 Block 47, Lot 2-6 – 332-340 Hightstown Road and 125 Southfield Road – Township of West Windsor, Mercer County, New Jersey" prepared by Bohler Engineering NJ, LLC (Bohler) (T. Lam, PE), consisting of twenty-six (26) sheets dated November 4, 2021, revised through January 12, 2024;*
- B. *Survey entitled "ALTA/NSPS Land Title Survey – Block 47, Lots 2, 3, 4, 5, & 6 – 332-340 Hightstown Road, and 125 Southfield Road – Township of West Windsor, Mercer County, New Jersey" prepared by Control Point Associates, Inc. (CPA) (James D. Sens, PLS) consisting of two (2) sheets dated March 10, 2020, revised through July 7, 2022;*
- C. *Plan entitled "Preliminary & Final Major Subdivision Plat – Block 47, Lots 2, 3, 4, 5, & 6 – 332-340 Hightstown Road, and 125 Southfield Road – Township of West Windsor, Mercer County, New Jersey" prepared by Control Point associates, Inc. (James D. Sens, PLS) consisting of one (1) sheet dated April 6, 2022, revised through November 14, 2023;*
- D. *Architectural plans entitled "Proposed Building for QuickChek – Block 47, Lot 2-6 – 332-340 Hightstown Road & 125 Southfield Road – Township of West Windsor, Mercer County, New Jersey" prepared by Gary Kliesch and Associate Architects (Gary Kliesch, AIA) dated March 22, 2021, revised through January 10, 2024, consisting of four (4) sheets;*

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- E. Report entitled “Stormwater Management Report Prepared for: ER/UDC West Windsor LLC – Block 47; Lots 2-6 – Township of West Windsor, Mercer County, New Jersey” prepared by Bohler (Tung-To Lam, PE) dated November 2021, revised through November 2023;
- F. Report entitled “Updated Traffic Impact Analysis for: ER/UDC West Windsor LLC – Proposed Restaurant with Drive-Thru and Convenience Store with Fuel Service - Block 47; Lots 2-6 –West Windsor Township, Mercer County, New Jersey” prepared by Dolan & Dean Consulting Engineers, LLC (Gary W. Dean, PE & Rianna Kirchhof, PE) dated March 2, 2023, unrevised;
- G. Report entitled “Environmental Impact Statement for Block 47, Lots 2, 3, 4, 5, and 6 – Township of West Windsor, Mercer County, New Jersey” prepared by EcolSciences, Inc. (David P. Moskowitz, Ph.D., PWS & Karen Tekel, PWS) dated November 4, 2021, unrevised.
- H. Document entitled “Stormwater Management Facility Operations and Maintenance Manual Prepared for: ER/UDC West Windsor LLC – Block 47; Lots 2-6 – Township of West Windsor, Mercer County, New Jersey” prepared by Bohler (Tung-To Lam, PE) dated November 2021, revised through November 2023;
- I. Soils report entitled “Stormwater Investigation – Proposed Quick Chek Food Store and Restaurant – West Windsor, Mercer County, New Jersey” prepared by Melick-Tully and Associates (MTA) dated August 30, 2021 (provided as Appendix C to Submission Item E);
- J. Truck turning exhibits for West Windsor fire truck, SU-30 and WB-50 design vehicles prepared by Bohler Engineering NJ, LLC (T. Lam, PE), each consisting of one (1) sheet dated December 5, 2022, revised through November 7, 2023;
- K. Line of Sight Exhibits for Princeton Hightstown Road, Southfield Road and McGetrick Lane prepared by Bohler Engineering NJ, LLC (T. Lam, PE), consisting of two (2) sheets dated August 17, 2020, revised through November 7, 2023;
- L. Plans entitled “Preliminary & Final Major Site Plan & Preliminary & Final Major Subdivision Plan” prepared by Atlantic Traffic & Design (Paul B. Going, P.E.) dated December 5, 2022, **revised through January 11, 2024**, consisting of three (3) sheets, including Off-Site Pavement Marking & Signing Plan along with Plan/Profile and Section drawings for McGetrick Lane;
- M. Report entitled “Engineer’s Report for Sanitary Sewer Prepared for: ER/UDC West Windsor LLC – Block 47; Lots 2-6 – Township of West Windsor, Mercer County, New Jersey” prepared by Bohler (Tung-To Lam, PE) dated February 2023;
- N. Letter report referenced “Wetland Investigation – Block 47, Lots 2, 3, 4, 5, & 6 – West Windsor, New Jersey” from EcolSciences, Inc. (David Moskowitz, Ph.D.) to Tung-To Lam of Bohler dated February 9, 2023;
- O. A Letter of Interpretation: Presence/Absence Determination File No. 1113-04-0010.1 LLI230001 issued by NJDEP dated October 12, 2023 confirming that freshwater wetlands and/or transition areas are not present on the subject property.
- P. Legal instrument entitled “Declaration of Cross-Easements” prepared by Jeffrey R. Chang, Esq.;
- Q. Legal instrument entitled “Declaration of Easements, Covenants, Conditions and Restrictions” prepared by Jeffrey R. Chang, Esq.;
- R. Conditional Site Plan and Major Subdivision approval letter issued by the Mercer County Planning Board dated October 11, 2023;

- S. *Various survey legal descriptions, prepared by CPA dated November 14, 2023, including:*
- *“Proposed Right-of-Way Dedication – Township of West Windsor, Mercer County, New Jersey”;*
 - *“Proposed Lot 2.01 Block 47 – Township of West Windsor, Mercer County, New Jersey”;*
 - *“Proposed 14 Feet Wide Mercer County Right-of-Way Easement Across a Portion of Lot 2.01, Block 47 – Township of West Windsor, Mercer County, New Jersey”;*
 - *“Proposed Lot 2.02 Block 47 – Township of West Windsor, Mercer County, New Jersey”;*
 - *“Proposed 14 Feet Wide Mercer County Right-of-Way Easement Across a Portion of Lot 2.02, Block 47 – Township of West Windsor, Mercer County, New Jersey”;*
 - *“Proposed Right-of-Way Dedication to Mercer County along Princeton-Hightstown Road – Township of West Windsor, Mercer County, New Jersey”;*
 - *“Proposed Right-of-Way Dedication to the Township of West Windsor, along McGetrick Lane and Southfield Road, Mercer County, State of New Jersey”;*
 - *“Proposed Sidewalk Easement to the Township of West Windsor across a Portion of Proposed Lot 2.01, Block 47 – Township of West Windsor, Mercer County, New Jersey”;*
- T. *Development Application Package Including*
- *Development Application*
 - *Rider to Application*
 - *Various checklists*
 - *Operations Matrix for the proposed uses*
 - *Ownership Disclosure Statements for ER/UDC West Windsor, LLC, West Windsor Investors, LLC and East Ridge NJ, LLC*

Narrative:

The subject property is a tract of five contiguous parcels (Lots 2 through 6 in Block 47) totaling 3.904 acres that front on three separate roadways, Princeton Hightstown Road (Mercer County Route 571), Southfield Road and McGetrick Lane. The tract is located within the B-2A zoning district. The applicant proposes to combine the five properties and then subdivide them into two new parcels. The properties are proposed to be developed with a proposed restaurant with drive-thru on the westerly parcel (Proposed Lot 2 on the Subdivision Plan) and a QuickChek convenience store with fueling stations on the easterly property (Proposed Lot 1). Commentary on the Planning and Zoning aspects of the application are deferred to the Board Planner.

The property is bordered by actively-farmed vacant land opposite McGetrick Lane to the southwest (P-1 Zoning District), commercial (B-2) development opposite CR 571, a dental office contiguous to the northwest (P-1), and commercial development (B-4) across Southfield Road containing in part a CVS pharmacy, day care and restaurant uses.

The subject property drains to the Bear Brook (Below Trenton Road) HUC 14 subwatershed and is part of the larger Millstone River (Above Carnegie Lake) HUC 11 watershed. Soil types underlying the property entirely consist of Hydrologic Soil Group (HSG) “B” soils (Sassafrass sandy loam) per available mapping. The property is also located within the Stony Brook Regional Sewerage Authority (SBRSA) River Road Sewer Treatment

Plant sewer service area and is tributary to the Southfield Road sanitary sewer pumping station. Domestic water supply in this area is provided by New Jersey American Water.

This is the applicant's second Planning Board submission. My previous comments are repeated below in *italic* text while updated commentary is provided in **bold** text.

1.0 Subdivision

1.01 *The applicant has requested waiver from Subdivision checklist item Section 200-54 Final Plat Approval, Major Subdivision checklist items 10, 14 and 18. All of these relate to the situation where Preliminary and Final approvals are sought separately. Since joint approvals are sought I have no objection to granting the requested waivers.*

1.02 *The West Windsor tax maps show an existing right-of-way half-width for McGetrick Lane of 22.5 feet along a portion of the tract's frontage. A dedication to 25 feet from the centerline of the existing right-of-way is required and indicated. **The Board should incorporate this as a condition of any favorable action on this application.***

*Additionally, a proposed realignment of McGetrick Lane intersection with Southfield Road results in the dedication of additional right-of-way to the Township, as well as rendering certain existing right-of-way unnecessary. Vacation of this right-of-way area will be subject to separate Township Council action after completion of the proposed improvements and removal of the existing roadway in this area. It is presumed that the bulk will be vacated to the benefit of the property to the south (Block 21.27, Lot 1). There are no objections to the areas proposed to be dedicated to the Township. **The Board should incorporate this as a condition of any favorable action on this application.***

2.0 Site Plan

2.01 *The applicant has requested waivers from the following Site Plan checklist item Section 200-14.C.1 Final Site Plan Details checklist items 200-14.C.1.a), C.1.b)(1) & C.1.b)(5). These items all relate to the Applicant having obtained a preliminary approval prior to proceeding for final approval. Since the application is joint preliminary and final approval (for Phase 1) the waivers are warranted, and I take no objection to the Board granting them.*

2.02 *The project is proposed to be constructed in two phases. Phase 1 consists of all site improvements, including the building pad for the restaurant use. Phase 2 will include the construction of the restaurant building. There are no objections to the proposed phasing.*

3.0 Access and Circulation

3.01 *The property has frontage on County Route 571 and individual driveway intersections are proposed for each property. Mercer County approval of this project is required, and the applicant has received a conditional approval for the Subdivision and Site Plan from the County at this time (see Submission Item R). **The Board should condition any favorable action on this application on the Applicant obtaining the County's unconditional approval.***

3.02 *Other vehicular access points include a right-in, right-out connection to Southfield Road and two full-movement connections to McGetrick Lane; one from each lot.*

3.03 *Along the McGetrick Lane frontage the applicant is proposing roadway widening, an 8'-wide combined pedestrian/bicycle sidewalk and curb, along with a realignment of its Southfield Road intersection to*

occur directly opposite the CVS retail center driveway. Concrete sidewalk is also proposed along the Southfield Road frontage.

- 3.04 *Per Township Code Section §168-57 McGetrick Lane is designated as one-way in the eastbound direction, between Southfield Road and CR 571. During the TRC period, it was discovered that the enabling Ordinance applied to the section of McGetrick that no longer exists and is now occupied by the WWM project /CVS center. The applicant is improving the two-way traffic along its McGetrick frontage. The issue of continuing to allow two-way traffic at the northern/western intersection with CR571 is deferred to the Township Traffic Consultant. If the intersection is to be revised to one-way as a result of this application and the development's traffic movements, then it is subject to Township Council approval, and a subsequent Ordinance amendment to update the Traffic Code. **Please see the Arora and Associates review memorandum dated January 23, 2024 for a history of traffic patterns and restrictions on existing McGetrick Lane and the proposed modifications to same for the sake of public safety and improved traffic circulation. If this application is approved, the Planning Board's Resolution should also provide a position on the McGetrick changes.***
- 3.05 *The applicant has provided parking calculations that indicate that a range of 29 minimum and 42 maximum spaces are required for the convenience store with fueling station lot, and 45 spaces required for the fast food with drive-thru restaurant lot. **Design waivers will be required, with testimony to the satisfaction of the Board demonstrating sufficiency of the proposed number of stalls:***
- a. *For the QuickChek lot, 52 spaces are proposed, which is in excess of the allowable maximum of 42.*
 - b. *For the fast-food with drive-thru lot 45 spaces are proposed, whereas the ordinance standard (1 space per 100 square feet of gross floor area) requires 46 spaces (Ordinance Section 200-28A. requires all fractional spaces to be rounded up).*
- 3.06 *The applicant indicates the plan as presented requires the following design waivers. **Identification of the specific relief requested and testimony to the satisfaction of the Board in support of the requested relief must be provided for each.***
- a. *Ordinance section 200-27.D.(1) requiring a loading space for the drive-thru restaurant. None is proposed.*
 - b. *Ordinance section 200-29.B.(2) and Section 200-230, which prohibit parking and loading areas in the space between the front building line and the street. This relief is necessary for both lots.*
 - c. *Ordinance Section 200-29.D.(1) which requires raised sidewalks between parking areas and principal structures, whereas the applicant is proposing flush sidewalks with bollard protection in lieu of curbing for the convenience store.*
 - d. *Ordinance Section 200-29.I.(1)(f) which requires that for any two driveways that connect a single site to the same roadway, there must be a minimum of 200 feet between driveway access points. For development that fronts on an arterial street, access to parking and service areas, where practicable, shall be provided by a single access to the arterial street.*
 - e. *Ordinance Section 200-29.I.(1)(g) which provides 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. In those instances where two or more driveways connect a single site to any one road, a minimum*

clear distance of 300 feet measured along the right-of-way line shall separate the closest edges of any two such driveways.

- f. Ordinance Section 200-29.I.(3) which provides that for commercial driveways that one-way driveways be 15-30 feet in width and that two-way driveways be 24-feet in width, with all driveways five feet wider at the curblin, and this additional width shall be maintained for a distance of 20 feet into the site.*
- g. Ordinance Section 200-57.E.2 which specifies required design dimensions for intersection sight triangles based on street classifications. The applicant proposes to use AASHTO design standards for these elements instead. I have no objection to the use of the alternate standard, consistent with prior applications before the Board.*

- 3.07 *The proposed grading design is in conformance with ADA accessibility design guidelines.*
- 3.08 *The solid waste enclosure for the restaurant use is located within the drive-thru/bypass lanes. Testimony shall be provided to the Board on what steps will be taken by the business operator to minimize conflicts with trash trucks and drive-thru patrons.*
- 3.09 *Request for Title 39 enforcement of traffic regulations on the property is recommended. **The Board should incorporate this as a condition of any favorable action on this application.***
- 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 regulated motor vehicle surfaces. As such, all aspects of the Township's Green Infrastructure (GI) Stormwater Control Ordinance (SCO) must be met, including water quality.*

The stormwater management design has been reviewed by this office and found to be in compliance with the Township SCO with respect to Green Infrastructure, Water Quality Management, Water Quantity Management and Groundwater Recharge requirements. The rainfall depths used in the stormwater calculations are those that were in effect prior to the NJDEP passage of the Inland Flood Protection Rule, effective July 17, 2023, because the application was deemed technically complete before that date.

- 4.02 *The Stormwater BMP O&M Manual submitted is in compliance with the Maintenance Plan guidance published on the NJDEP website. **A deed notice for the document is required to be recorded as a condition of any site plan approval granted.***
- 4.03 ***The applicant is advised that current Ordinance section 200-105.1 requires it to enter into an agreement with the Township, in form satisfactory to the Planning Board Attorney, requiring the installation and maintenance by the applicant and the applicant's successors in interest, all such stormwater management improvements proposed by the applicant, and approved by the Board, for this project.***

This will include the section of porous pavement proposed in McGetrick Lane right-of-way, as previously agreed to by the applicant.

5.0 Utilities

- 5.01 *The project is located within the Southfield Road Pump Station service area, where capacity issues have been previously studied and identified. The proposed development will add additional sewage flows to*

this system, the quantity of which has been identified by the applicant (see Comment 5.02 below). Improvements to the system are ongoing and in various stages of construction and design. A request for reservation of sewer capacity will be required to be submitted for Township Council action, should the project be approved. Additionally, developers of each property are required to make a pro-rata reimbursement for costs of wastewater capacity improvements designed and constructed by Township and/or others per Code Section 82-19E. These are to be made conditions of any Board action on this application.

- 5.02 *The Engineer's Report for Sanitary Sewer (Submission Item M) indicates that sanitary sewerage demand for the proposed development will be 3,886 gallons per day (gpd). Therefore, the project will not require a Treatment Works Approval from NJDEP but will require the applicant to request and receive allocation from Council as mentioned in comment 5.01 and also from Stony Brook Regional Sewerage Authority.*
- 5.03 *Both the restaurant and convenience store will require grease traps and grease monitoring pits in accordance with Township Code. These devices are identified on the submitted plan with acceptable locations for each. Formal review will occur at time of construction permit applications.*
- 5.04 *Potable water and fire protection will be provided by NJ American Water. The number and location of fire hydrants is subject to the review and approval of the Director of Fire and Emergency Services.*

6.0 Lighting

- 6.01 *The lighting design consists of twenty (20) pole-mounted area lights, twenty-four (24) canopy lights (above the fueling stations), forty-two (42) soffit lights (along the roof overhang of the QuickChek building) and three (3) wall sconces (one on restaurant, two on QuickChek).*
- 6.02 *The intersection of the realigned McGetrick Lane with Southfield Road opposite the CVS driveway access has an existing streetlight adjacent to the CVS driveway in this location. The applicant is recommending the Township have another PSE&G cobrahead streetlight installed at this location. I recommend the applicant perform and submit night light level readings at this location as a condition of site plan approval to determine whether existing lighting is adequate or if additional public street lighting is required.*
- 6.03 *Code Sections 200-29.G and 200-31.K.(1) requires an average intensity of 0.5 footcandles (fc) throughout parking areas, whereas the calculations indicate that 6.4 fc are being provided. This will require a design waiver with supporting testimony to the Board's satisfaction that security concerns justify the extremely bright conditions proposed. The areas of average level exceedances, the proposed operating hours and ability to reduce these average levels, where exceeded, are to be part of the discussion.*
- 6.04 *The applicant requests a waiver from Code Section 200-31.K(3) limiting maximum lighting intensity to 1.0 footcandles (fc) at property lines, whereas the maximum identified is 4.8 fc at the McGetrick Lane driveway intersection. Instead, I believe this will require a design waiver from 200-31.K(4) which requires for intersections lighting levels of 3.0 footcandles. I offer no objection to the Board granting the waiver for this intersection location.*

7.0 General Comments

- 7.01 *All construction details, including final design of the stormwater management BMPs and their amenities, are subject to the review and approval of the Township Engineer. This will be made a condition of any Board action on this application.*

- 7.02 *The applicant has provided metes and bounds descriptions for each parcel to be created and all easements to be granted, with closure calculations, to the Township Surveyor for review and approval. The majority of the prior comments on the technical aspects of same have been addressed. The remaining minor comments will be provided directly to the applicant's surveyor, as necessary. Deeds and easement instruments are subject to the review and approval of the Board Attorney. **Approval of these survey and legal documents shall be made a condition of any Board action on this application.***
- 7.03 *The applicant shall provide **two** engineer's estimates of probable construction costs for this project. One will include all Phase I site improvements for the purpose of establishing the required construction inspection escrow fees, while the other will be used for the purpose of establishing the required performance guarantee amounts. The latter is to consist solely of those improvements in the Township or County rights-of-way or improvements ultimately to be dedicated to the Township/County as well as any proposed buffer landscaping and berming. A performance guarantee for setting of monumentation and property corners markers as indicated on the subdivision plat will also be required to be posted. **This will be made a condition of any Board action on this application.***
- 7.04 *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. Electronic copies of the Stormwater Management Report and Maintenance Manual are also requested upon approval of same. **This will be made a condition of any Board action on this application.***
- 7.05 *Other outside agency approvals will also be required with formal development applications. The following are approvals that are potentially anticipated at this time: **These outside agency approvals shall be made a condition of any favorable Board action on this application.***
- *Mercer County Planning Board*
 - *Mercer County Soil Conservation District and NJDEP Construction Discharge Permit*
 - *Delaware and Raritan Canal Commission*

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

FG:IH

cc: Applicant (HKent-Smith@foxrothschild.com)
Tung-To Lam, PE, Applicant's Engineer (tlam@bohlereng.com)




WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF ENGINEERING

MEMORANDUM

Date: January 31, 2024

To: West Windsor Township Planning Board

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

SUBJECT: ER/UDC West Windsor, LLC (fka East Ridge Dev.)
Prelim./Final Major Site Plan, Subdivision & Waivers
Landscape Architectural Planning Board Review
B-47 & L-2,3,4,5 & 6 SW Corner Rt. 571 & Southfield Road
PB 22-02 B-2a Zone

The revised plans (dated last revised 1-12-2024) submitted for this application have been reviewed.

A few very minor adjustments to the landscape design were made relative to signage modifications and a concern regarding one of the proposed shrub species. No objections or additional comments are offered regarding the plan revisions.

Upon request, additional comments may be offered based upon the submission of updated or modified documents or questions from the Board.

cc: Applicant
Plan Review Professionals



SURINDER S. ARORA, PE
President

ARORA and ASSOCIATES, P.C.

Consulting Engineers

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MEMORANDUM

DATE: January 23, 2024

TO: West Windsor Township Planning Board

FROM: Quazi Masood, P.E., PTOE QM
William T. Dougherty, P.E., PTOEWTD
Traffic Consultants

SUBJECT: East Ridge Development - QuickChek and Fast-Food Use
Planning Board Memo #2
Preliminary Site Plan and Rezoning PB 22-02
Princeton-Hightstown Road (CR 571) and Southfield Road
Block 47; Lots 2-6
West Windsor Township, Mercer County, New Jersey

Document Received

We are in receipt of the following documents for review:

- One Yellow Planning Board Review Transmittal Letter from Lisa Komjati (1 page) dated January 17, 2024 with reports due Wednesday, January 31, 2024
- One Transmittal Letter (2 pages) prepared by Fox Rothschild dated January 16, 2024
- One Transmittal/Responses Letter (2 pages) prepared by Bohler Engineering NJ, LLC dated January 16, 2024
- One signed and sealed set of the Preliminary & Final Major Site Plans & Preliminary & Final Major Subdivision Plan (27 sheets), prepared by Bohler Engineering NJ, LLC, dated November 4, 2021, last revised January 12, 2024;
- One set of the Architectural Plans of the QuickChek (4 sheets) prepared by Gary Kliesch, A.I.A. of GK+a Architects, P.C. dated March 22, 2022, last revised January 10, 2024;
- One set of Off-Site Pavement Marking and Signing Plans (3 sheets) prepared by Atlantic Traffic and Design Engineering, LLC dated December 5, 2022, last revised January 10, 2024

Project Description

The project proposes to construct a **5,852** square foot QuickChek convenience market with 16 fueling positions, and on an adjacent lot, a 4,541 square foot Fast Food Restaurant with drive-through service at the southwest corner of Southfield Road and Princeton Hightstown Road intersection.

The site is currently bounded to the north by Princeton-Hightstown Road (County Route 571). To the east is Southfield Road and to the east of Southfield Road stands a commercial development. To the south is McGetrick Lane. To the west is a building housing a healthcare practice (Tuttle Dental). The site currently comprises of several unoccupied residences and outbuildings. Both McGetrick Lane and Southfield Road are under the jurisdiction of West Windsor Township.

Access to and from the site is proposed by way of a three-quarter-movement entrance driveway (right out but both movements in) along Princeton-Hightstown Road near the western property line. East of that, a right-in/right-out driveway is proposed along Princeton-Hightstown Road. Further, a Right-in/Right-out driveway is proposed along Southfield Road, and finally, two full-movement driveways are proposed along McGetrick Lane. Parking provisions for the site will include parking aisles and adjacent spaces fronting the QuickChek and the restaurant, and separate parking modules as needed. Several waivers, listed under Access, Parking and Loading Requirements on the supplied plan, are being considered for request by the Applicant, including spacing of driveways.

The development is currently located in the *B-2A Planned Village Center* zoning district and will require variances as listed in the Site Layout Plan's notes section.

Review Comments

Arora and Associates P.C. (Arora) have completed the Traffic Engineering review. The applicant has addressed all Traffic Engineering related comments, including the pavement marking comment that was pending in the most recent memorandum. However, this memo documents a few critical issues concerning this application as stated below.

- This memo recommends that the Planning Board and/or the Township Council to revise/amend Township Code Section §168-57 to redesignate McGetrick Lane roadway section to be converted to one-lane-one-way eastbound (from existing two-way configuration) between Princeton-Hightstown Road (C.R. 571) and the Tuttle Dental office driveway. East of the Tuttle Dental office driveway, McGetrick Lane will operate as a two-lane-two-way roadway. The roadway directional layout is shown graphically below.
- Additionally, this memo recommends the West Windsor Township to take appropriate measures to remove the existing Stop sign posted at the corner of McGetrick Lane and CR 571 intersection.

During the TRC Review process, it was discovered that per §168-57, McGetrick Lane is designated as one-way in the eastbound direction. This finding was further investigated, and it was determined that this one-way designation applied to the portion of McGetrick Lane between Southfield Road and C.R. 571 that has since become the CVS site on the east side of Southfield Road and therefore no longer exists. This memo also documents that the Applicant is revising the lower/eastern portion of McGetrick to better align with the CVS driveway and maintain two-way traffic to the Tuttle Dental driveway.

The proposed directional configuration along McGetrick Lane and the recommended removal of the Stop sign are shown below in **Figure 1** through **Figure 4**; where **Figure 3** and **Figure 4** represents the Site Plans received above from both Bohler Engineering NJ, LLC and Atlantic Traffic and Design Engineering, LLC.

Figure 1: Recommended Layout of McGetrick Lane

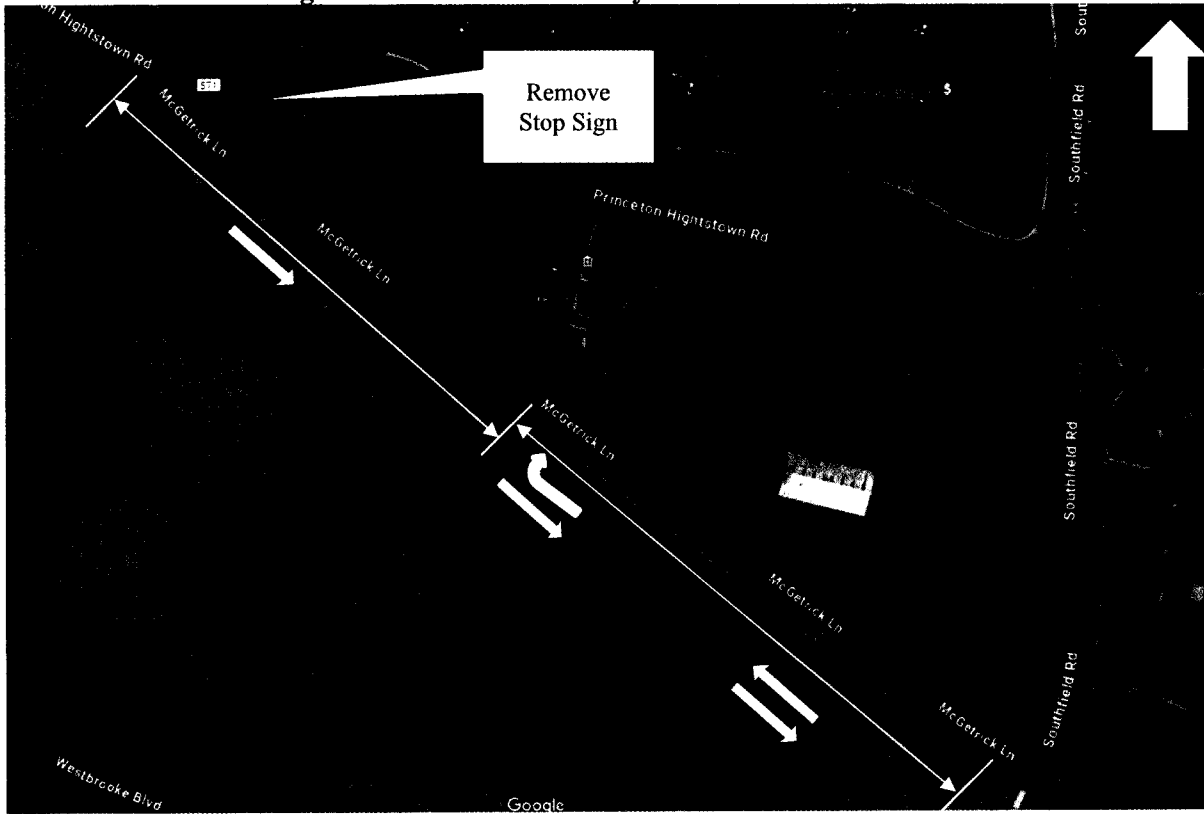


Figure 2: Recommended Removal of the Stop Sign

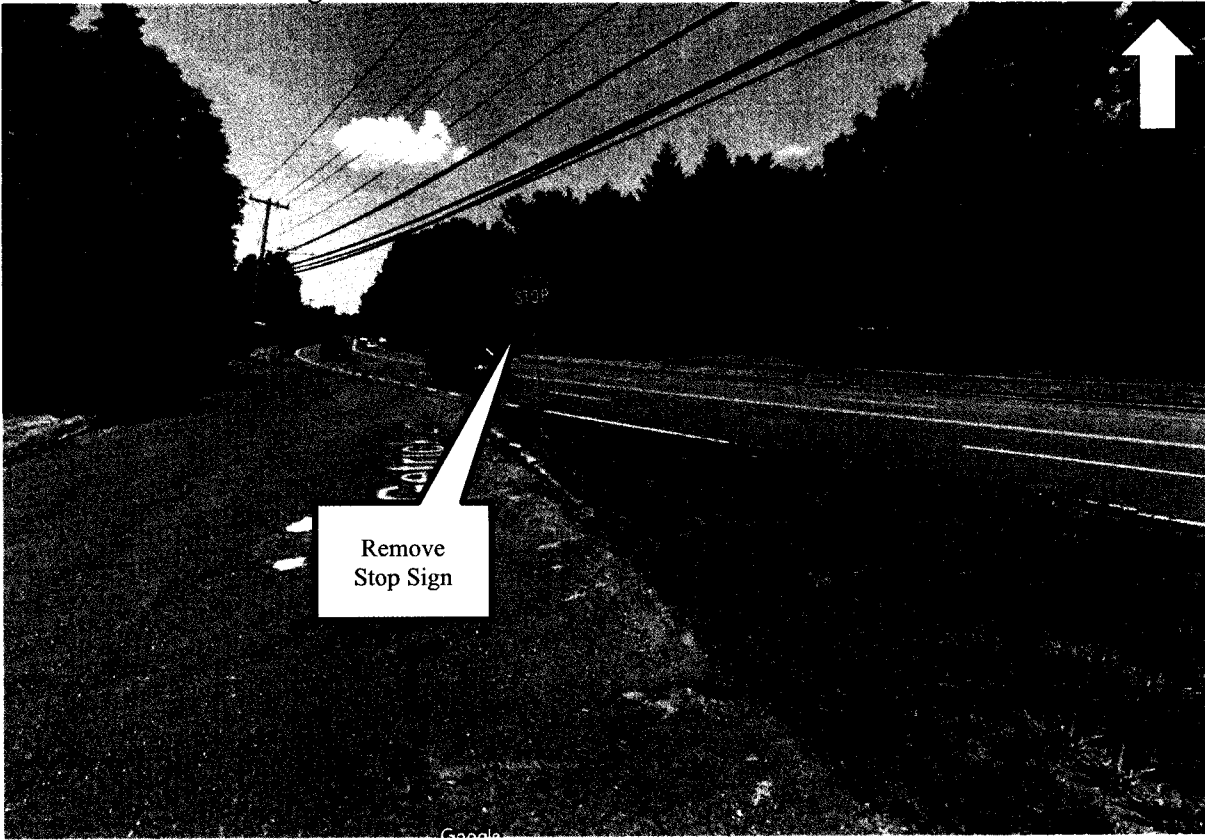
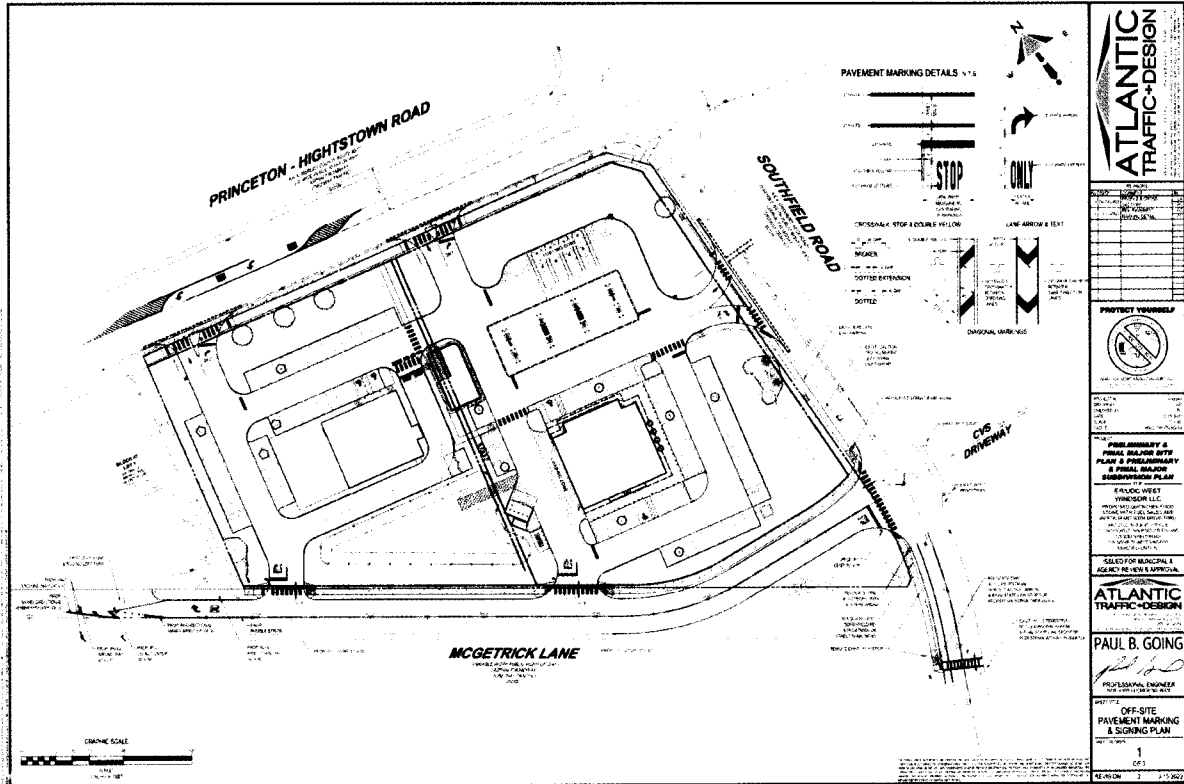


Figure 3: McGetrick Lane Layout Plan by Atlantic Traffic and Design Engineering, LLC



- Waiver request: *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 service areas shall be provided.* The proposed layout for the site will provide better circulation of vehicular movement. As such this memo supports this waiver request.
- Waiver request: *Commercial driveways shall be fifteen (15) to thirty (30) feet wide for one-way and twenty-four (24) feet wide for two-way. Driveways shall be five (5) feet wider at the curb line and this additional width shall be maintained for a distance of twenty (20) feet into the site.* This memo supports this waiver to facilitate the fire truck, trash truck and delivery truck vehicular turning movements.
- Waiver request: *Parking lots, loading, and unloading areas shall be prohibited in the area between the front building line and street line.* This memo supports this waiver as 40-foot wide front yard setback has been proposed in the site plans.
- Waiver request: *For Proposed Lot 2.01, a total of 52 parking spaces proposed where 42 spaces maximum required.* This memo supports this waiver as the additional parking spaces at Quick Chek facility since this proposal will not adversely impact the site circulation or any vehicular movement.
- Waiver request: *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 at 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. (Section 200- 29. D. 1).* This memo supports this waiver as the site plans have been revised to accommodate bollards around the Quick Chek facility instead of wheel stops to avoid any tripping hazards.
- Waiver request: *No parking or loading spaces shall be permitted in the front yard area of any business district. (Section 200- 230).* This memo supports this waiver since 40-foot wide front yard setback has been proposed in the site plans.

East Ridge Development, LLC
Planning Board Review Memo #2
West Windsor Township
Mercer County, New Jersey
January 23, 2024
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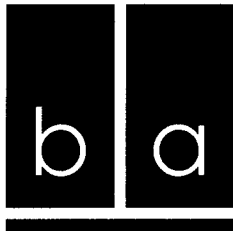
New comment

The MUTCD has recently revised the Van Accessible Plaque in 11th Edition, late December 2023. According to the most recent MUTCD guidelines, the Van Accessible Plaque is to be designated R7-8aP. Moreover, the size of the plaque has been changed to 12” wide x 6” tall. As such, we recommend the Applicant should revise the Sign details in their plans to reflect the proposed MUTCD changes.

cc:

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COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

B U R G I S
A S S O C I A T E S , I N C .

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: ER/UDC West Windsor, LLC
Preliminary and Final Major Subdivision
Preliminary and Final Major Site Plan
Block 47 Lots 2, 3, 4, 5, and 6
Princeton Hightstown Road and Southfield Road

Date: January 31, 2024

BA#: 3908.07

WWT#: PB 22-02

Introduction

The following memorandum is intended to supplement our prior memorandum dated November 22, 2023. For a full planning and zoning review, please refer to that memorandum.

The applicant, East Ridge Development, LLC, has submitted an application seeking preliminary and final major subdivision approval as well as preliminary and final major site plan approval for the development of a QuickChek retail convenience store with fueling stations as well as a drive-through restaurant. The site, which is identified by municipal tax records as Block 47 Lots 2, 3, 4, 5, and 6, is located at the southwesterly corner of Princeton Hightstown Road and Southfield Road in the P-1 Planned Village Center District.

The following has been submitted for review.

1. Preliminary and final site plan prepared by Bohler, dated November 4, 2021 (last revised November 12, 2024).
2. Off-site pavement marking and signage plan, McGetrick Lane profile, and cross sections prepared by Atlantic Traffic+Design, dated December 5, 2022 (last revised November 11, 2024).
3. Architectural plan (QuickChek) prepared by gk+a Architects, PC, dated March 22, 2021 (last revised November 10, 2024).
4. Memorandum from Bohler, dated January 15, 2024.
5. Memorandum from Fox Fothschild dated January 16, 2024.

Zoning

Pursuant to the recommendation of the Master Plan, the B-2A District was established on July 12, 2021 by Ordinance No. 2021-12. The district permits gasoline service stations in conjunction with a convenience store, restaurants and neighborhood taverns including curbside pickup and drive-through establishments, and fast-food operations with or without drive-throughs. The following table summarizes the standards of the B-2A District.

Table 1: B-2A Bulk Standards

Regulations	Required	Proposed Lot 2.01	Proposed Lot 2.02	Section
Min. Lot Area (ac)	1	90,284	59,607	200-202.2A.
Min. Lot Frontage (ft)				200-202.2B.
Hightstown Road	125	234.52	233.25	200-202.2B.
Southfield Road	125	329.63	N/A	200-202.2B.
McGetrick Lane	125	297.09	254.27	200-202.2B.
Min. Front Yard				200-202.2C.(1)
Hightstown Road	40	84.0	102.0	200-202.2C.(1)
Southfield Road	40	66.3	N/A	200-202.2C.(1)
McGetrick Lane	40	62.2	85.1	200-202.2C.(1)
Min. Rear Yard	20	N/A	N/A	200-202.2C.(2)
Min. Side Yard	15	54.5	35.5	200-202.2C.(3)
Max. FAR (sf)	0.18	0.065	0.076	200-202.2E.
Max. Imp. Cov. (%)	70	67.6	59.3	200-202.2F.(2)
Impervious Materials (%)	55	52.6	40.9	200-202.2F.(1)
Total (%)	70	67.6	59.3	200-202.2F.(2)
Max. Building Height (st/ft)	2.5/35	1/32	1/<35	200-202.2G.
Drive-Through Standards				200-202.2H.
Setback to Property Line (ft)	12	12	12	200-202.2H.(1)
Min. Queuing Length (ft)	180	NA	180	200-202.2H.(3)
Access	Internally	Internally	Internally	200-202.2H.(4)

Note: Proposed Conditions are After Dedication

Site Plan and Architectural Changes

The applicant has proposed several changes to its site plan and architectural plan since the last Planning Board hearing conducted on December 13, 2023. Several of these changes are summarized below. This should not be considered an exhaustive list. Testimony should be provided identifying each change.

1. Monument Sign: Proposed Lot 2.02. The applicant has reduced the size of the proposed monument sign along Princeton Hightstown Road on Proposed Lot 2.02. Previously, this sign was proposed to have an area of 100 square feet which required waiver relief. The applicant has subsequently reduced the area of this proposed sign to 48 square feet.

2. Monument Sign: Proposed Lot 2.01. The applicant has reduced the size of the proposed monument sign along Princeton Hightstown Road on Proposed Lot 2.02. Previously, this sign was proposed to have an area of 100 square feet and a height of 13'-10", both of which required waiver relief. The applicant has subsequently reduced the area of the proposed sign to 80 square feet as well as the height of the proposed sign to 12'-7". This will still require waiver relief.
3. Building Mounted Signage: North Facade. The applicant has reduced the size of the proposed wall mounted sign along the northerly facade of the proposed QuickChek. The previously proposed sign was to have an area of 22.6 square feet, a height of 3'-3", and a length of 23'-6". The applicant has subsequently reduced the size of the sign to 46.7 square feet which matches the area of the proposed sign on the southerly facade.
4. Fuel Pump Canopy. The applicant has provided a cornice atop the proposed fuel pump canopy. In addition, the area of the proposed canopy signage has been reduced from 22.6 square feet to 17.75 square feet.
5. Landscaping. The applicant has revised the proposed landscaping.
6. Lighting. The applicant has revised the proposed lighting.

Planning Review

We offer the following comments on the proposed development:

Design Standards

Section 200-202.I establishes the design standards for the B-2A District. The proposed design largely conforms to these design standards. We note the following:

1. Porous Pavers. Section 200-202.I(4) establishes that "areas of high pedestrian activity shall be differentiated from parking areas utilizing special ground texture treatments which may include brick, stone, cobblestones, patterned concrete or pavers, and other suitable material." Porous pavers are proposed around both buildings. We recommend the applicant provide an overview of how these pavers will differentiate those pedestrian areas from vehicular areas.
2. Fuel Pump Canopy. As previously noted, the applicant has provided a cornice atop the proposed fuel pump canopy. Testimony should be provided as to how this cornice relates to the architectural style of the proposed convenience store.

Accessory Structures

Section 200-202D. establishes the standards relating to accessory structures in the B-2A District. While the proposed site plan conforms with these standards, we note the following:

3. Proposed Generator. A portion of the proposed generator is located in the required front yard requirement otherwise established for accessory structures. Section 200-202.2D.(7) establishes that that generators may be located in a front yard setback provided they are appropriately landscaped. Thus, we defer to the Township Landscape Architect regarding this matter.
4. Transformer. Section 200-202.2D.(5) establishes that electric vehicle charging stations, transformers, and other utility structures are exempt from the front yard setback requirement. A proposed transformer is to be located within a required front yard setback. We defer to the Township Landscape Architect regarding its visual treatment.

Parking and Circulation

We note the following regarding parking and circulation.

5. Proposed Number of Parking Spaces: Proposed Lot 2.01. **Waiver relief** is required from Section 200-28D(2)(b) for exceeding the required number of parking spaces on Proposed Lot 2.01. Fifty-two spaces are proposed (or fifty-five spaces when factoring in the EVSE/Make-Ready bonus), whereas a maximum of forty-two spaces are permitted.
6. Proposed Number of Parking Spaces: Proposed Lot 2.02. Forty-five parking spaces are required for Proposed Lot 2.02, and the applicant has provided forty-five physical spaces. However, the proposed EVSE/Make-Ready spaces provides a bonus of two additional spaces, thereby increasing the number to forty-seven spaces. This requires **waiver relief**.

Signage

The applicant has proposed wall signage, street address signage, monument signage, canopy signage, instructional signage, and fuel pump signage.

7. Wall Signage. Waiver relief is required for the following items:
 - a. Number of Signs. **Waiver relief** is required from Section 200-32A.(2)(a)[1] which establishes that only one wall sign is permitted. The applicant has proposed two wall signs.
 - b. Area of Signs. **Waiver relief** is required from Section 200-32A.(2)(a)[3] which establishes a maximum sign area of 50 square feet. Each proposed sign has an area of 46.7 square feet which equates to a total of 93.4 square feet. Testimony should be provided ensuring that the calculated areas conform to the definition of sign area as established in Section 200-4.

- c. *Maximum Letter Height.* **Waiver relief** is required from Section 200-32A.(2)(a)[4] which establishes a maximum letter height of 18 inches. Each sign has a letter height of 28 inches.
8. *Street Address Signs.* The applicant proposes two street address signs. The locations of these street address signs should be discussed.
9. *Monument Signage.* Three monument signs are proposed. The applicant should be prepared to discuss the rationale for the placement of the signs, the anticipated hours of signage illumination, and the envisioned design of the monument sign on Proposed Lot 2.02. We recommend the applicant prepare an exhibit showing comparisons of the proposed signage to existing signate in the area. Waiver relief is required for the following items.
- a. *Number of Signs.* **Waiver relief** is required from Section 200-32A.(2)(d)[1] which establishes that only one monument sign shall be permitted for each site. Two monument signs are proposed for Proposed Lot 2.01.
- b. *Area of Signs.* **Waiver relief** is required from Section 200-32A.(2)(d)[2] which establishes that the maximum area of a monument sign shall be 48 square feet. The applicant has proposed monument signs of 80 square feet and 47.43 square feet on Proposed Lot 2.01. Testimony should be provided ensuring that the calculated areas conform to the definition of sign area as established in Section 200-4.
- c. *Height of Sign.* **Waiver relief** is required from Section 200-32A.(2)(d)[3] which establishes a maximum sign height of 4 feet above existing grade. The proposed monument signs on Proposed Lot 2.01 have heights of 12'-7" and 7'-8".
10. *Canopy Signage.* Signage is to be located along the northerly side of the proposed canopy. The applicant requires **waiver relief** from Section 200-32A.(2)[e][b] which establishes a maximum letter height of 8 inches, whereas 17 inches are proposed.
11. *Fuel Pump Signage.* At the prior Planning Board hearing on December 13, 2023, the applicant and the Board discussed the proposed signage on the fuel pumps. A subsequent review of the signage standards contained in Section 200-32A.(2) found a regulation establishing that "no sign type other than those identified [in that section] shall be permitted." Since the Township's signage regulations do not regulate fuel pump signage, we find that **waiver relief** be required from such signage.