

July 08, 2020

Samuel J. Surtees  
Manager of Land Use  
West Windsor Township  
271 Clarksville Road  
P.O. Box 38  
West Windsor, NJ 08550

Re: Windsor Oaks Subdivision  
Pin Oak Builders, LLC  
1203 Windsor Edinburg Road  
(Mercer County Route 641)  
Block: 34 Lot: 4 (West Windsor Twp.)  
Block: 14 Lot: 23 (Robbinsville Twp.)

CIVIL ENGINEERING  
ENVIRONMENTAL  
SURVEYING  
LANDSCAPE ARCHITECTURE  
GEOTECHNICAL

Dear Mr. Surtees:

This Letter serves to provide written response to the comments provided in your letters regarding Windsor Oaks Subdivision. Point by point responses to the outstanding comments are provided below.

Comments provided by Francis A Guzik, PE, CME, dated July 01, 2020

Open Space Preservation

1. The applicant shall offer to the Township dedication of Lot 4.03 under the Alternate Plan. If accepted, such lot may only be used for open space purposes, including farming and pedestrian trails, but no other improvements may be installed. If dedication is not accepted, Lot 4.03 shall be merged into Lot 4.02. The applicant has yet to formally offer the parcel to the Township Council. This remains an open item. *The applicant should provide an update on whether this was addressed and what the intended disposition of the parcel is.*

Response: Testimony will be provided. Lot 4.03 has been merged with Lot 4.02. Lot 4.03 is no longer proposed as an open space lot.

2. If the dedication is accepted, the applicant shall apply to fill the wetlands, provided that including them in the application does not negatively affect the opportunity to secure the NJDEP permit. Filling of the wetlands in question has been made part of the application to NJDEP, per the applicant. *The current plans appear not to propose to fill the wetlands on Lot 4.03. This will negate the "interim waiver" granted by the Board and will require all remaining wetlands in the West Windsor portion of the property to be delineated with surveyor's metes and bounds. See also condition qq(5) below.*

Response: Acknowledged. Lot 4.03 has been merged with Lot 4.02. Lot 4.03 is no longer proposed as an open space lot. An NJDEP Permit Plan with Metes and Bounds descriptions of wetlands has been included with this submission.



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3. The dirt track shall be ripped and cultivated so that it will be ready for farming. A note to this effect should be added to the demolition plan. This remains an open item. *No such note was provided on the Demolition Plan. This remains an open item.*

**Response:** Acknowledged. A note has been added to the demolition plan detailing this requirement (see note 4).

#### Major Subdivision

1. The wetland area on Sheet 4 indicates that 0.649 acres exist on site, while the EIS indicates that it is actually 1.02 acres. The applicant shall correct this discrepancy. The plans now indicate the total wetland area between the West Windsor lots, the Robbinsville lots and the proposed right-of-way to be 0.791 acres, which is still not consistent with the 1.02 acres indicated in the Environmental Impact Statement. If the EIS is wrong, an updated copy reflecting the correct area should be submitted for the Township's records. This remains an open item. *An updated EIS that reflects the current wetlands delineation is recommended to be provided. This remains an open item.*

**Response:** Acknowledged. An updated EIS has been included with this submission.

#### Access and Circulation

1. The applicant shall delineate and demonstrate adequate clear sight distance at the intersection with Edinburg-Windsor Road when stopped at the proposed stop sign, especially looking right (west) due to the embankment there. A profile view along the sight line in each direction shall be provided. Any portion of the clear sight triangle that falls outside of the proposed right-of-way limits will require that an easement be dedicated to the Township, subject to the review and approval of the Board Attorney. Sight profiles in each direction have been provided; however, they do not appear to originate at the stop sign. Rather, they are taken at a location forward of the proposed crosswalk. This remains an open item. *The location of the sight profiles remains unchanged. This remains an open item.*

**Response:** Acknowledged. The sight profiles on sheet 16 have been updated to originate at the stop sign.

2. An easement for public access to and along the frontage of Proposed Lot 4.03 for the road shall be provided. An easement instrument conveying these access rights to the public has not been provided for review. This remains an open item. *The length of roadway that fronts on Proposed Lot 4.03 has been reduced significantly, but the access easement shall be provided for the portion that remains. This remains an open item.*



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**Response:** Testimony will be provided. Lot 4.03 has been merged with Lot 4.02. Lot 4.03 is no longer proposed as an open space lot.

3. The applicant shall take such steps as are necessary to ensure that enforcement under Title 39 may be made. The applicant has agreed to this condition, but has yet to undertake the necessary steps. This remains an open item. *This remains an open item.*

**Response:** Acknowledged.

#### Storm Water Management

1. If the basin is to serve as a sediment basin during construction, this must be included in the sequence of construction and detailed on the plans. If the basin is not intended to serve as a sediment basin, an alternate method of dealing with sedimentation during construction shall be detailed on the plans. The applicant indicates that the basin will serve as a sediment basin during construction and that a note to this effect has been added to the plans. Note 5 on Sheet 10 reads: "During the construction of the proposed improvements, the detention basin is to be used." This note is obviously incomplete and must be completed. Also, only a generic detail for the sediment basin has been provided. The SESC plan must be revised to include the location of the sediment riser and any other necessary information for the establishment and decommissioning of the sediment basin during construction. This remains an open item. *The incomplete note remains and the SESC Plan has not been revised to provide the required information. This remains an open item.*

**Response:** Acknowledged. Note 5 on sheet 10 of the plans has been revised to include the requirement detailed above. The Sediment Basin detail on sheet 22 and the SESC Plan (sheet 13) have been revised to include the location and elevations of the sediment riser.

2. Conduit outlet protection is required at the detention basin inlet (HW A-1). Conduit outlet protection is shown at HWA-1, but no construction details or dimensions, stone size, etc. are shown on the plans, and the sizing calculations are not included in the SWM report. The missing information shall be provided. No construction detail for the rip-rap apron was found on the plans and the SWM report still lacks design information for same. This remains an open item. *Conduit outlet protection details, dimensions and calculations have not been added to the plans or the report. This remains an open item.*

**Response:** The dimensions of the rip-rap apron have been added to sheet 10 of the plans. A conduit outlet protection detail has been added to sheet 25 of the plans and rip-rap apron calculations have been added to Appendix I of the SWM Report.

3. The maximum 100-year storm water surface elevation for the basin is to be added to the plans. The 100-year storm elevation is shown on the plans at elevation 96.00 feet, which is the top of berm elevation with an emergency spillway elevation at 95.85 feet. This is not an acceptable design. The 100-year discharge from the basin should be entirely through the



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outlet structure during normal operation. The applicant must also demonstrate an acceptable emergency spillway design that is capable of passing the applicable design storm while maintaining one foot of free-board to the top of the berm. Also, a Pond Report for the detention basin must be added to the SWM Report. This remains an open item. *The 100-year storm design elevation has been lowered to 95.29 feet with the emergency spillway elevation remaining at 95.85 feet and the top of berm at 96.00 feet. The design does not meet the required one-foot of freeboard and must be revised. The emergency spillway calculations shall be added to the SWM Report. This remains an open item.*

**Response:** Acknowledged. The detention basin has been revised to have one-foot of freeboard. A Pond Report for the detention basin has been added to the SWM Report.

4. Soil testing to determine seasonal high-water table and adequate permeability for each drywell shall be provided. The applicant indicates that soil testing is to be provided prior to the construction of individual plot plans. However, the drywells are part of the overall SWM design for the project and are not solely for on-lot management. Soil testing that shows the feasibility of the proposed design must be demonstrated prior to perfecting the subdivision. This remains an open item. *The plans still contain notes that soil testing is to be provided at the time of plot plan submissions. I reiterate that the subdivision may not be perfected until the applicant has demonstrated a compliant stormwater management design, which requires the use of these drywells. As such, soil testing must be provided prior to perfecting the subdivision.*

**Response:** Acknowledged. Soil testing in the location of the proposed drywells will be provided prior to Final Plat approval.

5. The applicant shall demonstrate that all storm water runoff for the 100-year design storm that is required to drain into the detention basin will actually reach the detention basin and not flood the development roadway, nor be diverted to off-site areas or into the County roadway. Swales and collection systems shall be located, designed, and sized as necessary to achieve this. The pipe calculations appear to be designed for the 25-year storm although the design storm is not specifically identified on the calculation spreadsheet. The system must be designed to convey the 100-year storm to the basin without surcharging. Also, the swale design calculations are based on the 10-year storm and it must be demonstrated that they can convey the 100-year storm without backing up onto the roadway. This remains an open item. *Pipe calculations for the 100-year storm have been provided and are acceptable. However, the swale calculation remains only for then 10-year storm and the 100-year storm analysis must be provided. This remains an open item.*

**Response:** Acknowledged. Swale stability calculations for the 100-year storm have been added to Appendix I of the SWM Report.



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6. All impervious coverage in the existing condition is assumed to have a CN of 98. All areas of stone shall be calculated at their proper CN and recharge capacity based on hydrologic soil group and soil types, respectively. Tabular data for the different impervious surface types shall be provided. The stormwater quantity design continues to utilize a CN of 98 for the existing stone (CN of 85 for B soils) and dirt (CN of 82 for B soils) areas and must be revised. This remains an open item. *The proper CNs for the existing dirt and stone roads are still not being used. This remains an open item.*

**Response:** The CNs for the existing conditions have been updated, and the SWM Report has been revised.

7. Impervious coverage breakdown by common improvements (roadway and sidewalks) as well as on-lot impervious coverage shall be shown in tabular form. On-lot impervious coverage for each lot in West Windsor Township shall be assumed to be the maximum allowed by the zoning regulations for purposes of basin design. The stormwater calculations indicate only 0.17 acres of impervious coverage for Lots 4.01 and 4.02 when ordinance standards allow for 10%, or 0.34 acres for Lot 4.01 and 0.33 acres for Lot 4.02. The design shall be modified to account for all “by-right” impervious coverage on these lots. *The design has not been modified to account for all “by-right” impervious surfaces on each lot. This remains an open item.*

**Response:** The stormwater design has been updated to include the “by-right” impervious surfaces on lot 4.01 and 4.02.

8. Capacity and stability calculations for each of the vegetated swales shall be provided. The calculations shall be performed based on the Grassed Waterways standard in the Standard for Soil Erosion and Sediment Control in New Jersey, latest edition, with different retardance factors for stability and capacity. All channel reaches shall be analyzed and capacity for the 100-year storm shall be demonstrated. A single “typical” swale spreadsheet calculation has been provided. All reaches shall be analyzed for stability and capacity, using the proper retardance factors for each. This remains an open item. *This information has not been provided and this remains an open item.*

**Response:** Swale stability calculations for the 100-year storm have been added to Appendix I of the SWM Report.

9. The groundwater recharge calculations shall be revised to accurately analyze the various land covers and soil types in the existing and proposed conditions. The land covers and soil types have been updated. However, the calculations assume that all 8 dwellings are discharging into all 14 drywells when that is not an accurate model. Six lots have a double drywell system while two lots only have a single drywell. The calculations shall be broken down into a separate calculation for each of these two cases (i.e, instead of 40,000 square feet of impervious coverage discharging into a 2,000 (should be 2,016) square foot BMP, there should be



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30,000 sf into a 1,728 sf BMP and 10,000 sf into 288 square feet). Also, provide a volume calculation for a typical 12'x12' drywell so that we can verify that the BMP Volume (VBMP) is accurate. This remains an open item. *The existing condition analysis assumes that the stone and dirt drives are pavement and must be revised. Each of the six dwellings now discharges into a double drywell system, but the system on Lot 4.02 in West Windsor is shown with a 10x10' system while the other 5 systems are 12x12'. Either all systems should be sized the same or a separate calculation for the 5,000 square foot dwelling into a 200 square foot BMP must be provided. Volume calculations for the drywell systems have also not been provided. This remains an open item.*

**Response:** The system on Lot 4.02 has been revised to be 12'x12'. Volume calculations for the drywell systems has been added as Appendix F in the SWM Report.

10. A homeowners' association shall be created to maintain all of the storm water detention basin on Lot 23.01 and the proposed drywells on three of the eight building lots. Restrictive covenants for the storm water facilities shall be recorded and shall:
- Prohibit their removal, alteration or neglect;
  - Permit the HOA to access, maintain, repair and replace them, as necessary; and
  - Allow the respective Township the right, but not the obligation, to enter the property to inspect and perform, as necessary, required maintenance and to apply a lien against the property for the cost thereof.

This remains an open item. *Status unchanged.*

**Response:** Acknowledged. Testimony will be provided.

11. The homeowners' association shall also maintain the swales and any other storm water management facility. This requirement must be included in any homeowner's association documents. This remains an open item. *Status unchanged.*

**Response:** Acknowledged.

12. (1) Sample inspection forms and maintenance logs shall be added to the Manual. A page entitled "Maintenance Log" has been added to the report as Appendix A, but is not of sufficient detail to be useful. Inspection forms have not been added to the Manual. Sample inspection checklists as well as preventive and corrective maintenance logs for each BMP can be found within the Field Manuals for each found on the NJDEP website at [http://www.nj.gov/dep/stormwater/maintenance\\_guidance.htm](http://www.nj.gov/dep/stormwater/maintenance_guidance.htm). The NJDEP Field Manuals for drywells, vegetated swales and extended detention basin BMPs have not been added to the manual. Also, the Manual is lacking pertinent documents required by the NJ BMP Manual, including as-builts, permits, soil logs and permeability testing results, etc. A comprehensive list



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of what is required can be found on the NJDEP website. This remains an open item. *The submitted Maintenance Plan does not meet the new NJDEP standards. This remains an open item.*

**Response:** The Maintenance Manual has been revised to meet the new NJDEP standards. Soil logs and permeability testing results can be found in Appendix K of the SWM Report.

13. Several of the dwelling roof areas are shown to be directed to the proposed basin, even when the adjacent grade to the building runs in the opposite direction. This is only possible through the use of roof leader collection and piping systems. The plans indicate a 6" PVC pipe at 1% to convey these flows. A calculation demonstrating the adequacy of this size and slope pipe to convey the 100-year storm from the 5,000 square foot roof shall be provided. The calculation provided is based on a 25-year storm and is not acceptable. A calculation utilizing the 100-year storm shall be provided. This remains an open item. *The plans no longer specify roof leader sizes and slopes. Calculations must be provided and the required piping system shown. This remains an open item.*

**Response:** Acknowledged. The Utility Plan (see sheet 8) has been revised to show roof leader sizes and slopes.

14. In accordance with Ordinance section 200-105.1 the applicant shall 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 of all such storm water management improvements proposed by the applicant and approved by the Board for this project. This remains an open item. *Status unchanged.*

**Response:** Acknowledged.

#### Utilities

1. The development is proposed to be serviced by private well, septic systems, natural gas, telephone, electric and cable/FIOS. A note shall be added that all utilities are to be installed underground. This note has been added to Sheet 9 but should be added to Sheet 10 as well. This remains an open item. *This condition has been satisfied.*

**Response:** Acknowledged.

2. Septic designs have not been submitted for review. Final determination of septic system sustainability is dependent upon all design parameters being consistent with provisions of N.J.A.C. 7:9A. Prior to issuance of building permits, designs must be submitted to the West Windsor Department of Human Services, Division of Health, and issuance of building permits is contingent upon the Division approving such designs. This remains an open item. *Suitability*



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*of soils on the West Windsor lots for septics has been confirmed by the Health Department. Permits for same will be a continuing item past Resolution compliance.*

**Response: Acknowledged.**

3. Approval of the septic designs and well testing by the Township Board of Health is required prior to Final Plat approval. This remains an open item. *Applicant to provide evidence of well testing approval. This remains an open item.*

**Response: Acknowledged. Well testing will be provided prior to Final Plat approval.**

#### Parking

1. The roadway shall extend at least two feet beyond the cartway to stabilize the shoulder and then shall be covered with soil, which shall be seeded. The "Bituminous Paving Detail - Road A" detail shall be revised to reflect this requirement. Also, a typical pavement section showing surface course, base course (with 2-foot extension on either side) and DGA sub-base should be provided on each cross-section sheet. *The Bituminous Paving Detail and the Road 'A' cross-sections have not been revised to comply. This remains an open item.*

**Response: A note has been added to the Bituminous Paving Detail (see sheet 23). The Road A half-section detail has been added to each cross-section sheet.**

#### Other

1. The applicant shall submit an Engineer's construction cost estimate for review. An engineer's cost estimate has been submitted. However, it contains all of the proposed improvements for the project. The items and quantities within West Windsor should be separated out from those in Robbinsville, as each municipality will require their own performance guarantees and construction inspection escrow. The estimate should also include a line item for concrete monuments. This remains an open item. *A West Windsor-specific cost estimate has not been submitted for review and approval. This remains an open item.*

**Response: Acknowledged. A West Windsor-specific cost estimate has been included with this submission.**

2. The applicant shall be required to post performance guarantees and inspection fees for the public improvements in accordance with the Municipal Land Use Law and Township Ordinance. This remains an open item. *Status unchanged.*

**Response: Acknowledged. Testimony will be provided.**



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3. As per Ordinance section 200-81.1, the applicant shall 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. In addition, the applicant shall submit digital copies of the Stormwater Management Report and the Stormwater Management Maintenance Plan once approved, including all maps as contained therein. This remains an open item. *Status unchanged.*

**Response: Acknowledged.**

4. Lot numbers and street addresses for the new lots shall be as designated by the Township Engineer. This remains an open item. *Status unchanged.*

**Response: Acknowledged. Testimony will be provided.**

5. Metes and bounds descriptions for all proposed easements and dedications shall be provided. Metes and bounds descriptions of all easements and dedications have not been provided. This remains an open item. *Status unchanged.*

**Response: Acknowledged. Metes and Bounds descriptions will be provided as a condition of approval.**

6. Closure calculations for all proposed lots, easements and dedication area shall be provided. All construction details shall be subject to the review and approval of the Township Engineer. This remains an open item. *Status unchanged.*

**Response: Acknowledged.**

7. The following technical comments shall be addressed:
  - a. The swale grading on the Grading Plan indicates a parabolic cross-section, but the Road A cross-sections indicate a trapezoidal cross-section. This shall be reviewed and revised as necessary. *The applicant has indicated that the swales are to have a parabolic cross-section. The detail on Sheet 27 should reflect this and all future swale calculations should be based on this parabolic cross-section.*

**Response: Acknowledged. The detail on sheet 24 has been revised to show a parabolic cross-section.**

- b. The plans include construction details for depressed concrete curb and concrete aprons even though concrete curb is not proposed. The concrete apron details appear to be suited for a typical curbed roadway. They shall be revised to account for the proposed swale. Lots 4.02 and 23.02 are of specific concern because they do not have a proposed inlet on the uphill sides of the driveway. This shall be reviewed and revised as necessary. The applicant still needs to demonstrate how the roadside swale



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upstream of the driveway on Lot 4.02 will drain. If no swale is proposed adjacent to that 30' 3 stretch of roadway, then the plan should be revised to indicate that. *The grading has been revised to create a high point at the driveway for Lot 4.02. This item has been addressed.*

**Response: Acknowledged.**

8. Outside agency approvals will be required. The following are anticipated at this time:
- Mercer County Planning Board
  - Mercer County Soil Conservation District
  - NJDEP (Wetlands, LOI, Flood Hazard)
  - Robbinsville Township Planning Board.

This remains an open item. *Status unchanged.*

**Response: Acknowledged.**

9. The following information required by the subdivision checklist, Section 200-53C, is missing and shall be provided:
- Checklist item #2b requires the listing of all individuals having more than 10% ownership on the subdivision plat. The applicant's engineer indicates that this will be submitted under separate cover. This remains an open item. *Status unchanged.*

**Response: Testimony will be provided.**

- Checklist item #4 requires the identification and establishment of at least two permanent benchmarks on opposite ends of the development, with all pertinent information for same provided. Additionally, the plans shall note the source of the topographic survey information and the date it was prepared. The plans identify two proposed concrete monuments as permanent benchmarks and gives their locations in the New Jersey State Plane Coordinate System, but no elevations for either have been provided. If these monuments are to be used as construction benchmarks for the project, they must be set and have their elevations identified prior to the start of construction. This remains an open item. *Status unchanged.*

**Response: Acknowledged. Elevations will be set prior to the start of construction.**

- Checklist item #7 requires copies of protective covenants or deed restrictions. A copy of the current deed was provided, but not a copy of the title commitment that is referenced on the Plan of Survey. This documentation shall be provided. This remains an open item. *Status unchanged.*

**Response: Acknowledged. The title commitment has been included with this submission.**



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- d. Checklist item #15 requires that, when deemed necessary to determine the suitability of the soil to support new construction, the Planning Board shall require test holes or borings to be made by a New Jersey licensed engineer or an approved testing laboratory, at the expense of the developer, under the direction of the Township Engineer. Testing associated with the stormwater drywells shall be performed and the results submitted for review as per this condition and Section 200-104C(6)(b). This remains an open item. *Status unchanged.*

**Response: Acknowledged.** Soil testing in the location of the proposed drywells will be provided prior to Final Plat approval.

- e. Checklist item #19 requires that wetland areas be depicted with surveyors' metes and bounds information for the out-bounds of such areas. The plans are to identify the source of the wetlands delineation information and the date it was prepared. The plans do show wetland boundaries, but not with metes and bounds as required by this item. The Board has temporarily waived this requirement until such time as NJDEP acts on the application. If any wetlands are to remain onsite, the metes and bounds of their delineation shall be provided. No action required at this time. *The previous proposal to fill all wetlands on the tract within West Windsor is no longer proposed. All wetland areas to remain within West Windsor must be identified with metes and bounds. This remains an open item.*

**Response: Acknowledged.** An NJDEP Permit Plan with Metes and Bounds descriptions of wetlands has been included with this submission.

- f. Checklist #23 requires that the applicant submit a Letter of Interpretation for the site issued by NJDEP. The checklist indicates that one has been submitted, but it was not included in the submission packet received for review. The applicant indicates that a General Permit application has been submitted to NJDEP. The applicant should clarify whether he has submitted for the GP without first obtaining an LOI or if there is a current LOI for the property on which the GP application was based. If the latter, a copy of same should be submitted. This remains an open item. *No LOI has ever been submitted and this remains an open item.*

**Response: Testimony will be provided.** General Permit applications have been submitted to the NJDEP. No LOI has been obtained for this property.

10. The applicant shall secure all necessary fill permits for the wetlands it intends to fill. The limits of wetlands to remain shall be clearly indicated on the grading plan in order to be preserved by a Conservation Easement on the plat. No wetland areas are designated to remain. Pending approval to fill the wetlands from NJDEP, this item has been addressed. *The applicant is going to be unable to obtain approval to fill the wetlands. As the wetlands to remain are on a*



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*dedicated open space lot, I defer to others whether a conservation easement will also be required. This remains an open item.*

**Response:** Testimony will be provided. General Permit applications have been submitted to the NJDEP.

11. The zoning table provided on Sheet 1 of the subdivision plot indicates that the proposed FAR for proposed Lots 4.01 and 4.02 will be less than 5%, while the zoning table provided on Sheet 4 indicates that the proposed FAR on those lots will be less than 15%. The inconsistency shall be corrected and shall show a proposed FAR of no greater than 5%. The zoning table indicates the FAR for proposed Lot 4.01 and 4.02 to be less than 5%. For Lot 4.01, the maximum floor area is 0.17 acres, or 7,405 square feet. (5% of 3.4 acres) The building footprints are shown to be 5,000 square feet which could produce floor areas as high as 10,000 square feet if a full two-story structure is envisioned. For lot 4.02, the maximum floor area is 7,250 square feet based on the minimum lot size of 3.33 acres as allowed by this resolution. These restrictions should be noted in the Developer's agreement for this project. *Status unchanged.*

**Response:** Acknowledged.

12. The applicant shall install a car charger line outlet, 220 volts, in the garage and shall give the buyer the option for more than one. This item should be included in the Developer's agreement for the project. *Status unchanged.*

**Response:** Acknowledged.

13. The applicant shall offer solar conduit to the roof as an option. This item should be included in the Developer's agreement for the project. *Status unchanged.*

**Response:** Acknowledged.

14. The applicant shall offer a sprinkler system for each of the houses as an option if such is technically feasible. This item should be included in the Developer's agreement for the project. *Status unchanged.*

**Response:** Acknowledged.

15. The applicants or their successors-in title to Lot 4.01 and 4.02 shall pay a 1.5 percent affordable housing fee in accordance with Section 200-122, et seq., with 50 percent due at the time of issuance of a zoning permit for each lot issued as part of the building permit application process and the remainder due upon the issuance of a certificate of occupancy for each single-family house. This item should be included in the Developer's agreement for the



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project. *Status unchanged.*

**Response: Acknowledged.**

16. The applicant shall consider use of more redevelopment design and construction options, which can be found in the Green Development Checklist, as the project goes forward. This item should be included in the Developer's agreement for the project. *Status unchanged.*

**Response: Acknowledged.**

17. The applicant shall execute a developer's agreement setting forth its obligation as to off-tract assessments and affordable housing impact fees. The Developer's agreement has not been executed. This remains an open item. *Status unchanged.*

**Response: Acknowledged.**

18. The applicant shall execute a land development performance guarantee agreement in a form satisfactory to the Township Council and shall post such performance and maintenance guarantees as are required. This remains an open item. *Status unchanged.*

**Response: Acknowledged.**

19. All construction details shall be subject to the review and approval of the Township Engineer. Certain details are to be revised as noted elsewhere in this review. This remains an open item. *Status unchanged.*

**Response: Acknowledged.**

#### **Comments provided by James L. Kochenour, PE, PP, dated June 30, 2020**

1. The proposed six-unit single family detached housing will be a light generator of traffic. From the Institute of Transportation Engineer's Trip Generation Manual, 10<sup>th</sup> Edition, for a typical weekday, the total daily traffic flow for traffic into and out of the development is estimated to be 55-60 trips. For the AM peak hour of a typical weekday, the traffic flow is estimated to be 5 trips, 1 trip in and 4 trips out. For the PM peak hour of a typical weekday, the traffic flow is estimated to be 6 trips, 5 trips in and 1 trip out. These volumes support the opinion put forth that the proposed development will be a light traffic generator with no measurable traffic impact to Edinburg-Windsor Road.

**Response: Acknowledged.**



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2. The development intensity has been determined to be a “low intensity” development per RSIS provisions. Thus the relative RSIS design parameters have been established and have been utilized in the development of these plans.

**Response: Acknowledged.**

3. The off-street parking which can be provided (8-10 vehicles) should accommodate most parking demands generated by any of the individual homes. In addition, on street parking will be available along the east side of the subdivision street.

**Response: Acknowledged.**

4. It is recommended that the sidewalk along both sides of Road A be extended up to the driveway for proposed Lot 23.04 given that this lot is within Robbinsville Township and that a sidewalk extension within Lot 4.03 (in West Windsor Township) would be approximately 10' short of the proposed driveway on Lot 23.04.

**Response: Acknowledged. The sidewalk within Robbinsville Township has been extended to the proposed driveway of Lot 23.04.**

5. A truck turning template has been provided for a typical West Windsor Township aerial fire truck showing circulation through the proposed cul-de-sac. A truck turning template is also to be provided showing access into and out of the site between Edinburg-Windsor Road and Road A.

**Response: Acknowledged. A truck turning template showing access into and out of the site between Edinburg-Windsor Road and Road A has been added to sheet 6 of the plans.**

6. A note has been added to the Landscape and Lighting Plan (Sheet 12 of 26) that all trees are to be limbed to a height of 7'.

**Response: Acknowledged.**

7. On the Construction Details Sheet a Stop sign has been shown as 30" x 30". The Dead End sign is to be 30" X 30" to conform to the recommended size for a “conventional road single lane” application as shown in the MUTCD. The size of the R7-1 sign is to be shown as 12" X 18". On the Subdivision Plan, a 50' section of double yellow line segment has been shown extending off the end of the stop line. It should be further designated as a 4" double yellow line segment. Within Detail 8, the 4' separation distance between a painted crosswalk and a stop line is measured from the near side of the crosswalk to the front edge of the stop line



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(not its center). On the Preliminary and Final Subdivision Plan show and designate the crosswalk as 6' wide.

**Response: Acknowledged. The plans and details have been revised accordingly.**

8. Sight line profiles have been prepared for both the left and right turns out of Road A. For the right turn exiting movement, the sight line is acceptable. For the left turn exiting movement, the sight line is also acceptable. It should be noted that for the sight line to the west, any vegetation within the first 350' of the sight triangle is to be kept cut back out of the sight triangle.

**Response: Acknowledged.**

9. The provisions of Title 39 are to be made applicable to the proposed subdivision.

**Response: Acknowledged.**

10. The applicant is to confirm its understanding that fair-share, pro rata financial contribution will be required for West Windsor Township's Roadway Improvement Program.

**Response: Acknowledged.**

At this point in time, we are of the understanding that we have addressed all of the comments. Enclosed you will find a set of plans (last revised, 07/06/2020). If you have any questions regarding this letter or the project in general, please feel free to call me at (908) 238-0544.

Sincerely,  
Engineering & Land Planning Associates, Inc.



Christopher R. Nusser, PE, PP  
Sr. Program Manager, Civil Engineering



*To create solutions that inspire through the  
innovation of the natural and built environment.*