

MidAtlantic

Engineering Partners

August 31, 2020

APR-184

Via Hand Delivery

Burgis Associates, Inc
25 Westwood Avenue
Westwood, NJ 07675

Attn: Mr. David Novak PP, ACIP

**Reference: Heritage at West Windsor
PB 19-08
Preliminary / Final Major Site Plan and Subdivision
Block 28; Lots 15 & 21
Township of West Windsor, Mercer County, New Jersey**

Dear Mr. Novak:

In reply to your review memo dated August 4th, please find the following responses, where one is warranted.

Planning Review

We offer the following comments on the proposed development:

2. Lofts. *The townhouse units are proposed to contain loft areas. Based upon the provided architectural plan, these lofts will not contain closet spaces. The applicant should provide testimony confirming this, and that the lofts will not be utilized as bedroom spaces. We recommend that the applicant consider a deed restriction prohibiting the utilization of loft spaces as bedrooms.*
The applicant will testify that the lofts will not be marketed / utilized as a bedroom space. The applicant prefers not to place a deed restriction on the loft spaces, since the zoning for this property does not limit the number of bedrooms.

8. Bicycle and Pedestrian Accessibility. *As established by Section 200-189.3.D.(1), a comprehensive bicycle and pedestrian circulation plan shall be provided. Consideration shall be given to linking pedestrian and bicycle circulation features to adjoining open space amenities, as determined to be appropriate and feasible. We note that thus far the applicant has proposed a linkage to trail system on Zaitz Park. We defer to the Township landscape architect regarding this matter.*
The amenity area has been supplemented with further detail to denote interconnection between individual elements and the surrounding community.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

MidAtlantic Engineering Partners, LLC



Michael V. Weseloski, P.E.