

March 5, 2020  
August 31, 2020

Project # APR-184

## ENVIRONMENTAL IMPACT STATEMENT

PREPARED ACCORDING TO  
TOWNSHIP OF WEST WINDSOR  
LAND USE REGULATIONS  
CHAPTER 200-23

### *ENVIRONMENTAL CONSIDERATIONS*

DOCUMENT FOR  
HERITAGE AT WEST WINDSOR

BLOCK 28, LOTS 15 & 21  
TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

PREPARED ON BEHALF OF:  
AMERICAN PROPERTIES, LLC  
517 ROUTE 1 SOUTH, SUITE 2100  
ISELIN, NJ 08830

PREPARED BY:

**MidAtlantic Engineering Partners**



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## 1.0 PROJECT DESCRIPTION

### **A. Project Description & Location**

The proposed project outlined in this report involves the construction of forty-four (44) two-story residential buildings consisting of a mix of 194 townhouse units and 60 apartment units, one 4-bedroom group home (by others) one (1) clubhouse building and amenity area, proposed internal roadways, associated parking, stormwater management measures and associated grading. The site is located on Edinburg Road (County Route 535) in West Windsor Township, Mercer County and is known as Block 28, Lot 15 & 21. Though the site contains a total of 66.74 acres, the total project area/disturbance from the development is 35.1 acres.

### **B. Existing Site Conditions**

The proposed project site is primarily undeveloped farmland. However, to the south near Edinburg Road (County Route 535) there is a single-family home with a detached garage (which were recently demolished), a barn and farmland associated infrastructure and gravel areas. The site contains substantial wetlands areas, which have been verified by the New Jersey Department of Environmental Protection (NJDEP) in a Letter of Interpretation (LOI). All required State / wetlands permits will be obtained prior to development. In general, the topography of the subject property slopes from south to north towards the wetland areas, drainage ditches and an existing pond. Onsite elevations range approximately from a high area of  $\pm 106$  feet towards the front of the property near Edinburg Road to a low area of  $\pm 92$  feet near the pond and western property line. Soils onsite within the project area consist of Sassafras Sandy Loam (SacC), which are categorized as Hydrologic Soil Group 'B', Mattapex and Bertie Loams (MBYB), which is categorized as Hydrologic Soil Group 'C', Othello Silt Loams (OthA) and Portsmouth Variant Silt Loam (PortA), which is categorized as Hydrologic Soil Group 'C/D'.

## **2.0 ENVIRONMENTAL IMPACT WORKSHEET**



**WEST WINDSOR TOWNSHIP  
ENVIRONMENTAL IMPACT STATEMENT WORKSHEET**

**Application Status:**  Preliminary  Final  Concept

The purpose of this worksheet is to assist the West Windsor Township Environmental Commission in determining the environmental impact of a proposed project. The Commission will review the information as part of the Environmental Impact Statement (EIS) requirements. If the information supplied is insufficient or a high potential for an adverse environmental impact exists, then additional details on specific environmental parameters may be requested.

This worksheet has been formatted so that each question must be answered for both the preliminary and the final stages of plan submission. Consequently, this worksheet must be submitted to the Township prior to preliminary approval and again after final approval is granted by the planning board/ZBA. This procedure is used to monitor the changes that may occur during or as a result of the Township's review process.

It is recommended that the Natural Resource Inventory (NRI) Booklet (1985) and maps be used in conjunction with field acquired data and other secondary sources to accurately answer these questions. The NRI is available for purchase from the Township Community Development Department to assist the applicant in completing the worksheet. Large scale (1" = 800') natural resource maps are available for purchase from the Township Engineer.

1. Name of Applicant: American Properties at West Windsor
2. Mailing Address: 517 Route 1 South, Suite 2100  
Iselin, NJ 08830
3. Telephone Number: (732)-283-9700 Fax Number: (732)-283-1009  
E-mail: gkanter@americanproperties.net
4. Name of Property Owners: Thompson Realty Co. of Princeton, Inc.
5. Mailing Address: 221 Witherspoon St., Suite 201 Princeton, NJ 08542
6. Telephone Number: (609)-921-7655 Fax Number: (609)-921-9463  
E-mail: Property Owners
7. Name of Agent: MidAtlantic Engineering Partners, LLC
8. Mailing Address: 5 Commerce Way, Suite 200  
Hamilton, NJ 08691
9. Telephone Number: (609)-910-4450 Fax Number: (609)-910-4467  
E-mail: llz@midatlanticeng.com

10. Name of Development: Heritage at West Windsor
11. Type of Development: Residential
12. Application Number: \_\_\_\_\_
13. General Location of proposed project (street address or nearest intersection):  
2044 Old Trenton Rd., Princeton Junction, NJ 08550
14. Area of project: 35.1 acres; dimensions: Varies (See Maps) (Enclose Site Location Map with project area delineated.)
15. Intended use of property (include details such as number of units, volume, etc.):  
 Preliminary: Residential 254 Units  
 Final: Residential 254 Units  
 Concept \_\_\_\_\_
16. Generally describe the present and past use of the site.  
The site is currently being used as farmland.  
 \_\_\_\_\_  
 \_\_\_\_\_
17. Construction dates (month/year) for which permit is requested: (If more than one phase is anticipated, give dates for each phase.)
- Preliminary:  
 Begin Spring 2021 End Spring 2023
- Final:  
 Begin Spring 2021 End Spring 2023
- Concept:  
 Begin \_\_\_\_\_ End \_\_\_\_\_
18. List any other permits for this project from federal, state, local, or other governmental agencies for which you have applied or will apply, including the name of the issuing agency, whether the permit has been applied for, and if so, the date of the application (leave blank if not submitted), whether the application was approved or denied (including date) or pending, and the number of the application or permit.



<u>Agency</u>	<u>Permit Type</u>	<u>Date Submitted</u>	<u>Number</u>	<u>Status</u>
Concept:				

19. Topographic Slope

19a. Do slopes >10% occur on the site? \_\_\_\_\_ yes     no

If yes, give the acreage:    10-15% slope \_\_\_\_\_ acres

(Identify on map.)            >15%-20% slope \_\_\_\_\_ acres

(Identify on map.) >20% STEEP SLOPES \_\_\_\_\_ acres

19b. Will slopes >10% be developed? If yes, give details.

Preliminary:  yes    \_\_\_\_\_ no

Some slopes in grassed areas will be greater than 10% to meet existing grade

Final:  yes    \_\_\_\_\_ no

Some slopes in grassed areas will be greater than 10% to meet existing grade

Additional details may be presented in the mitigative measures section.

20. Excavation/Fill

20a. Has any portion of the site been excavated? no Filled? no (Identify on map.)

20b. Do you plan to excavate? Yes Or fill? Yes (Identify on map.)

21. Flood Hazard and Riparian Buffers

21a. Do sections of the site lie within the floodway or flood hazard areas and/or a required riparian buffer?

\_\_\_\_\_ yes  no    If yes, how much?

\_\_\_\_\_ acres in flood hazard area \_\_\_\_\_ acres in floodway (Identify on map.)

\_\_\_\_\_ in feet riparian buffer \_\_\_\_\_ acres riparian buffer area (Identify on map.)

21b. How will the flood hazard area and floodway be disturbed or developed?

Preliminary: \_\_\_\_\_

Final: \_\_\_\_\_

Concept: \_\_\_\_\_

Additional details may be provided in mitigative measures section.

21c. Did the applicant use the flood insurance maps produced by the Federal Emergency Management Agency (FEMA) dated May 1, 1984 to identify the flood hazard areas noted on the plan?  X  yes \_\_\_ no

If not, what other source was used?  effective date July 20, 2016

22. Aquifer Recharge

22a. Describe the geologic formation(s) at the site. farmland

22b. How many acres of the following categories are present on the site? (Identify on map.)

Area of Prime Aquifer Recharge: \_\_\_\_\_ acres

Area of Moderate Aquifer Recharge: \_\_\_\_\_ acres

Area of High Aquifer Recharge: \_\_\_\_\_ acres

Area of Low or Minimal Aquifer Recharge: \_\_\_\_\_ acres → All performed tests reflect extremely poor infiltration rates

22c. How many acres of prime and high aquifer recharge areas will be covered at full development?

Preliminary: \_\_\_\_\_ acres-prime recharge Final: \_\_\_\_\_ acres-prime recharge

\_\_\_\_\_ acres-high recharge \_\_\_\_\_ acres-high recharge

Concept \_\_\_\_\_ acres-prime recharge Final: \_\_\_\_\_ acres-prime recharge

\_\_\_\_\_ acres-high recharge \_\_\_\_\_ acres-high recharge

Measures used to encourage recharge should be discussed in the mitigative measures section.

23. Depth of Seasonally High Water Table

23a. What is the extent of the following depth to water table categories on the site? (Identify on map.)

Deep or Usually Deep: \_\_\_\_\_ acres (\_\_\_\_\_ ft.) Generally 8 - 15 ft deep through the project area

Shallow to Moderately Shallow: \_\_\_\_\_ acres (\_\_\_\_\_ ft.)

Very Shallow \_\_\_\_\_ acres (\_\_\_\_\_ ft.)

23b. How will the areas of shallow, moderately shallow and very shallow depths to water table be developed? (Identify on map.) N/A

Preliminary: \_\_\_\_\_

Final: \_\_\_\_\_

Concept: \_\_\_\_\_

23c. Will areas of the site be artificially drained?  yes  no

Preliminary  yes  no

If yes, give details: Piped storm system and wet pond

Final  yes  no

If yes, give details: Piped storm system and wet pond

Concept  yes  no

If yes, give details: \_\_\_\_\_

Additional comments may be presented in the mitigative measures section.

24. Suitability for Septic System Effluent Disposal (Answer only if on-site sewerage treatment will be used for the project.) N/A

24a. How many acres of the following categories are on the site?

Few to slight limitations for septic effluent:        acres

Moderate to severe limitations for septic effluent:        acres

Severe to very severe limitations for septic effluent:        acres

Describe limitations: \_\_\_\_\_

24b. Will the areas having severe or very severe limitations be used for septic system effluent disposal?

Preliminary:  yes  no

If yes, describe measures which will be used to protect water quality in the mitigative measures section. If any percolation tests have been conducted, please attach details.

\_\_\_\_\_  
\_\_\_\_\_

Final:  yes  no

If yes, describe measures which will be used to protect water quality in the mitigative measures section. If any percolation tests have been conducted, please attach details.

\_\_\_\_\_  
\_\_\_\_\_

Concept:  yes  no

If yes, describe measures which will be used to protect water quality in the mitigative measures section. If any percolation tests have been conducted, please attach details.

\_\_\_\_\_  
\_\_\_\_\_

24c. Are there any potable water wells (existing or proposed) in the vicinity of the proposed septic system effluent fields?

Preliminary \_\_\_\_\_ yes \_\_\_\_\_ no Final \_\_\_\_\_ yes \_\_\_\_\_ no

Concept: \_\_\_\_\_ yes \_\_\_\_\_ no

If yes, are they down gradient from the septic system fields?

Preliminary \_\_\_\_\_ yes \_\_\_\_\_ no Final \_\_\_\_\_ yes \_\_\_\_\_ no

Concept: \_\_\_\_\_ yes \_\_\_\_\_ no

What is the distance between the wells and the closest disposal field? \_\_\_ feet

Preliminary \_\_\_\_\_ feet Final: \_\_\_\_\_ feet

Concept: \_\_\_\_\_ yes \_\_\_\_\_ no N/A

What is the depth of each existing or proposed well? \_\_\_\_\_ feet

Additional Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

24d. Are there any existing ponds, proposed stormwater detention/retention basins or streams in the vicinity of the proposed septic fields?

Preliminary \_\_\_\_\_ yes \_\_\_\_\_ no Final \_\_\_\_\_ yes \_\_\_\_\_ no

Concept: \_\_\_\_\_ yes \_\_\_\_\_ no

If yes, what is the distance between the water body and the closest disposal field?

Preliminary \_\_\_\_\_ feet Final: \_\_\_\_\_ feet

Concept: \_\_\_\_\_ feet

Please include map or schematic drawing to aid explanation if necessary.

Additional Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

24e. Do any of the proposed septic fields overlie prime aquifer recharge areas?

Preliminary: \_\_\_\_\_ yes \_\_\_\_\_ no Final: \_\_\_\_\_ yes \_\_\_\_\_ no

Concept: \_\_\_\_\_ yes \_\_\_\_\_ no

25. Suitability for Buildings with Basements (Answer only if basements are proposed on the site.)

25a. What is the extent of the following categories on the site?

Slight limitations for basements: \_\_\_\_\_ acres → Only basement FFEs in Buildings 24, 25, & 26 are close to SHWT elevations determined from test pits FPA-4A and FPA-7A

Moderate limitations for basements: \_\_\_\_\_ acres

Severe limitations for basements: \_\_\_\_\_ acres

25b. What are the reasons for the limitations (i.e., flooding, slope, drainage, etc.)? \_\_\_\_\_

25c. Are buildings with basements planned for areas of severe limitations?

Preliminary: \_\_\_\_\_ yes  no Final: \_\_\_\_\_ yes  no

Concept: \_\_\_\_\_ yes \_\_\_\_\_ no

If yes, what corrective measures will be taken?

Preliminary: \_\_\_\_\_

Final: \_\_\_\_\_

Concept: \_\_\_\_\_

Additional details may be provided in the mitigative measures section.

26. Vegetation and Wildlife Habitat (Provide location map for all vegetation and trees.)

26a. What are the predominant vegetation categories on the site and their acreage before and after development? (Identify on map.)

Vegetation Type	Acres Existing	Acres Post Development
Preliminary:		
Cultivated Row	50.42 Acres	0 Acres
Wooded Area	13.55 Acres	13.55 Acres
Maintained Lawn Area	0.53 Acres	53.15 Acres

Vegetation Type	Acres Existing	Acres Post Development
Final:		
Cultivated Row	50.42 Acres	0 Acres
Wooded Area	13.55 Acres	13.55 Acres
Maintained Lawn Area	0.53 Acres	53.15 Acres



Vegetation Type	Acres Existing	Acres Post Development
Concept:		

26b. List the number and species of trees on the site having a diameter at breast height (dbh) of 12 inches or greater. (Identify on map.)

Number	Species	
5	Deciduous	
2	Evergreen	

Will any of these large diameter trees be removed due to construction? (Identify on map.)

Preliminary:  yes \_\_\_\_\_ no      Final  yes \_\_\_\_\_ no

Concept: \_\_\_\_\_ yes \_\_\_\_\_ no

27. Green Belt

27a. Is the Township Green Belt, as it appears on the approved land use plan, present on the proposed development site? (Identify on map.) No, but it is adjacent to the site at the NW

27b. If yes, how many acres does it cover? \_\_\_\_\_ acres

27c. If yes, do you plan to disturb the Green Belt area? \_\_\_\_\_ yes \_\_\_\_\_ no

Preliminary: \_\_\_\_\_ yes \_\_\_\_\_ no      Final \_\_\_\_\_ yes \_\_\_\_\_ no

Concept: \_\_\_\_\_ yes \_\_\_\_\_ no

27d. How many acres of the Green Belt are proposed to be lost to development?

Preliminary: \_\_\_\_\_ acres      Final: \_\_\_\_\_ acres

Concept: \_\_\_\_\_ acres

27e. How many acres of the Green Belt are proposed to be covered by a conservation easement or dedicated to the Township?

Preliminary: \_\_\_\_\_ acres                      Final: \_\_\_\_\_ acres

Concept: \_\_\_\_\_ acres

Additional Comments: \_\_\_\_\_

\_\_\_\_\_

28. Land Suitability for Development

28a. What is the extent of the following suitability categories on the site as defined in the most recently approved Natural Resource Inventory?

Most suitable for development: 34.42 acres

Moderately suitable for development: 4.95 acres

Unsuitable for development: 27.37 acres

28b. Using the matrix of soil suitability in the most recently approved Natural Resource Inventory: check the factors causing the soils on site to be unsuitable for development. N/A

\_\_\_\_\_ slope

\_\_\_\_\_ erosion hazard

\_\_\_\_\_ drainage

\_\_\_\_\_ depth to bedrock

\_\_\_\_\_ depth to seasonally high water table

\_\_\_\_\_ runoff potential

\_\_\_\_\_ suitability for septic drainage field

28c. If development is proposed on areas considered unsuitable for development, what corrective measures will be taken?

Preliminary: \_\_\_\_\_

\_\_\_\_\_

Final: \_\_\_\_\_

\_\_\_\_\_

Concept: \_\_\_\_\_

\_\_\_\_\_

29. Environmentally Sensitive Areas

29a. Does the proposed development site include any environmentally sensitive areas as defined on the Environmentally Sensitive Area map in the most recent, approved Natural Resource Inventory?      X   yes    \_\_\_\_\_ no

29b. If yes, check the environmentally sensitive area category which occurs on the site and give acreage:

	<u>Sensitive Areas</u>	<u>Preliminary Acreage</u>	<u>Final Acreage</u>
X	Wetlands	27.89	27.37
	Freshwater Marshes		
	Flood prone Acres		
	Prime Aquifer Recharge Areas		
	Woodland and Wildlife (Green Belt Plan)		
	Prime Agricultural Land		
	Archaeological Sites (number)		
	Historical Sites and Routes (number)		
	Streams with Extremely Low Flow		

29c. Will these environmentally sensitive areas be impacted by development?

Preliminary: X yes \_\_\_\_\_ no Final X yes \_\_\_\_\_ no

Concept: \_\_\_\_\_ yes \_\_\_\_\_ no

Explain: (More details may be given in the mitigative measures section.) \_\_\_\_\_

Two isolated wetlands pockets will be filled and wetlands transition areas will be modified.

30. Historic/Archaeological Sites

Is the proposed project located within 500 feet of an area or structure having recognized historic, cultural or archaeological value? \_\_\_\_\_ yes X no

31. Surface Water

Along the northern boundary of the site

31a. Do any streams run through the property? X yes \_\_\_\_\_ no

31b. What is the distance to the nearest stream off the property? \_\_\_\_\_ feet

31c. Are these point (i.e., wastewater treatment plant discharges) or nonpoint (i.e., stormwater) pollution sources on or near the site? \_\_\_\_\_ yes X no

If yes, give details: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

31d. If a stream exists on the property, give a brief description of its condition including details on, but not limited to, flow, nutrient levels, aquatic community, substrate, bank stability: A tributary to Bear Brook runs along the northern boundary of the site, separated

separated from the project area by wetlands. This tributary, or drainage ditch begins on the subject property and receives

nearly all runoff from the site. The ditch is largely anticipated to only exhibit flow conditions during and following rain events.

31e. If any surface water impoundments exist on the site, indicate below their present surface area and average depth. Will these dimensions be changed after site development?

	<u>Surface Area</u>	<u>Average Depth</u>
Impoundment 1	Pond at NW site area	
existing condition	+/- 1 AC	estimated +/- 3 ft
post development	no change	no change
Impoundment 2		
existing condition		
post development		

31f. What types of fish are found in the impoundments?

Assumption is none

31g. Are the impoundments  X  natural, or   man-made?

31h. Are the impoundments used for   fishing,   irrigation, or   natural retention  other ?

31i. Additional comments on impoundment quality:

### 32. Water Supply

32a. What is the anticipated daily demand for water?

Preliminary:  51,905  average;  155,715  peak

Final:  51,905  average;  155,715  peak

Concept:   average;   peak

32b. What is the proposed source of water for the project?

Connection to existing water main within Old Trenton Road

32c. Are there known groundwater pollution problems on or near the site?

\_\_\_\_\_ yes  no

Is there a groundwater supply problem \_\_\_\_\_ yes  no If yes, give details: \_\_\_\_\_

32d. If the water is to be supplied from the site, attach a statement substantiating the adequacy of the water source and assessing the potential impact on existing and proposed wells and streams within the predicted zone of influence. N/A

32e. If a development of fifty (50) or more dwelling units is proposed, certification of adequacy (of proposed water supply) must be obtained from the New Jersey Department of Environmental Protection (NJDEP). (List permit number under Question No. 18.) Permit will be obtained

32f. If the water is to be supplied from the site or other new source and the total project demand for water supply is in excess of 100,000 gallons per day, the applicant must obtain a diversion permit from the NJDEP and, where applicable, the Delaware River Basin Commission. (List permit number under Question No. 18.) N/A

32g. If water is to be supplied by an existing public or private facility, attach documentary proof that the facility has the available excess capacity to supply the proposed project and is willing to do so. State location of the existing distribution point to which the proposed project would be connected.

Will Serve letter attached in Appendix

33. Wastewater Management (Answer only if off-site treatment system is proposed.)

33a. What is the projected daily wastewater flow?

Preliminary: 71,700 average; \_\_\_\_\_ peak Final 71,700 average; \_\_\_\_\_ peak  
Concept: \_\_\_\_\_ average \_\_\_\_\_ peak

33b. Will any non-domestic wastewater be produced by the project?

Preliminary: \_\_\_\_\_ yes  no Final \_\_\_\_\_ yes  no  
Concept: \_\_\_\_\_ yes \_\_\_\_\_ no

If yes, give details:

Preliminary \_\_\_\_\_

Final: \_\_\_\_\_

Concept: \_\_\_\_\_

33c. Attach documentation on the facility to be used for wastewater treatment, correspondence with NJDEP Division of Water Resources and, if required, the Delaware River Basin Commission.

Will Serve letter attached in Appendix

34. Solid Waste Management (List permit number under Question No. 18.)

34a. What is the proposed method of solid waste disposal?

On site collection and storage for removal by private waste hauler.

34b. Estimate the volume of solid wastes, by type, expected from the proposed project during construction and during operation.

During Construction: TBD

During Operation: TBD

35. Air Quality (Answer only if commercial or industrial development is proposed.) (List permit number under Question No. 18.) N/A

List sources, identify, and quantify air pollutants which will be generated by the project:

(See Section 5.11 of the Site Plan Ordinance for West Windsor's Technical Performance Standards.) Provide detail in mitigative measures section, if necessary.

36. Noise Levels (Answer if nonresidential use is proposed or if proposed residential development has more than five (5) dwelling units.) Describe sources, location and decibel rating for noise generation on-site after construction. (See Section 5.11 of the Site Plan Ordinance for West Windsor's Technical Performance Standards.)

Following construction, all noise from the development and general activity will be commonplace for any suburban region.

37. Land Use

37a. Check types of land use occurring on parcels adjacent to project site. (Identify on map.)

X  residential     X  commercial    \_\_\_\_\_ industrial    \_\_\_\_\_ recreational  
 X  agricultural    \_\_\_\_\_ institutional     X  vacant

37b. What are the effects (detrimental and beneficial) of proposed development on adjacent land uses?

The benefit of the proposed development is new residential units for supporting new occupants and helping to meet the municipality's affordable housing obligation.

Will provide recreational opportunities for the proposed community.

38. Mitigation Measures

Describe the methods that will be used during and after construction to avoid or minimize adverse environmental impacts associated with the project. Use additional sheets as required.

BMP's will be employed as feasible during design & construction. Compliance w/ SCD standards. Stormwater design in compliance w/ applicable regulations.

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39. Adverse Impacts Which Cannot be Avoided

List all adverse environmental impacts that will be caused by the proposed development, including the construction phase and post-development. Short-term impacts should be distinguished from long-term impacts. Reversible impacts should be distinguished from irreversible impacts. Specify the types of impacts on critical areas which include, but are not limited to, the Green Belt, streams, floodways, wetlands, steep slopes, areas of high water table, prime aquifer recharge areas and mature strands of native vegetation (specify the type of critical area involved). Define the extent of the area to be affected and the extent of similar areas of the site which will not be affected.

Minimal disturbance to wetland and transition areas, which will obtain NJDEP permits.  
Temporary construction noise and disturbance

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40. Proximity to Electrical Transmission Lines, Distribution Lines or Substations

Is proposed development site located near an electric utility Right of Way (ROW) or electrical substation? (Identify on map.)  yes  no

If yes:

40a. What is the distance from the utility ROW in relation to boundaries of the proposed building site? Please include map or schematic drawing to aid explanation.

A small substation exists approximately 1,000 ft east of the site near the intersection of Rt 535 & 571.

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40b. What is the kV\*\*\* voltage in the transmission\* and/or distribution\*\* lines?

Unknown

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40c. How many dwelling units will actually back up to the utility ROW?

Zero - it is not adjacent to the project site.

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40d. What is the proposed distance of dwelling units from the edge of the utility ROW?

Approximately 1,000 ft

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40e. What are the projected magnetic field measurements for those dwellings backing up to the ROW?

No units back up to the substation - it is not adjacent to the project site.

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41. Is radon present on the site? \_\_\_\_\_yes  no

If so, what measures will be taken to mitigate radon accumulation? \_\_\_\_\_

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\*Transmission Lines - high voltage power lines that efficiently carry electric power over long distances from generating facilities to substations. Lines are mounted on high towers and voltages are usually 115kV, 230kV and 500kV.

\*\*Distribution Lines - secondary conductor power lines that radiate from a substation and carry electrical power to local neighborhoods. Voltages are usually 11-15kV but 26kV and 69kV are also classified as distribution lines.

\*\*\*kV - refers to voltage or the electrical force that causes electrical current to flow in a conductor (wire). The electrical force or "strength" is measured in volts.

Revised: 10-7-2013

O:\Application Forms\EISworksheet.doc




### **3.0 Green Development Practices Checklist**

Development Application Name: Heritage at West Windsor

Address (Location): 2044 Old Trenton Rd.

Address (Mailing): 517 Route 1 South, Suite 2100

Name & Title: Michael V. Weseloski, P.E.

Person Completing Checklist: X 

Application #: PB 19-08

Town & State: Princeton Junction, NJ 08550

Town & State: Iselin, NJ 08830

Title: Project Manager

Date: 03/05/20

I (above) certify that the information provided herewith is true and accurate to the best of my knowledge.

The "Green Development Practices" are intended to function as "guiding principles" for all Site and Subdivision applications in West Windsor Township. Each applicant shall be expected to responsibly incorporate as many of these items, as practical, into the project design. The practices are offered as a checklist to enable flexibility to be progressive and innovative, since many of these practices are still being incorporated into the mainstream realm of the development industry. It is expected that these items will facilitate more sustainable development. Sustainable development seeks to balance environmental, economic and social aspects of a proposal such that the resultant neighborhood or business will be efficient in cost, impact and function. This list is not intended to be exclusive; incorporation of additional "Green Development Practices" similar to these items is strongly encouraged to help achieve the goal of making West Windsor Township a more sustainable community.

By incorporating this checklist into the Township plan submission checklist, developers will be encouraged to consider "Green Development Practices" with the genesis of the project program.

Township staff will be using this checklist to review the "green" character of an application.

Applicants will be asked to provide testimony and support documents to describe the actions or practices that will be incorporated into their proposal, including verification subsequent to implementation.

# Heritage at West Windsor PB 19-08

DEVELOPMENT APPLICATION NAME

DEVELOPMENT APPLICATION #

1. Landscape			
Item	YES	Describe how this practice will be implemented and the benefits	Reason this practice can not be integrated into this project
a Plants - Specify only indigenous plant species within 3,000 feet of the Township Greenbelt and elsewhere when possible. Completely avoid exotic invasive plant species. Township will offer guidance for species to avoid.	<input checked="" type="checkbox"/>	Project proposes use of indigenous plant species for proposed landscaping.	<input type="checkbox"/>
b Develop landscape and stormwater maintenance specifications that employ integrated pest management post-bond to assure implementation for five years after occupancy	<input checked="" type="checkbox"/>	Pest management will be conducted on an "as needed" basis.	<input type="checkbox"/>
Total			<input type="checkbox"/>

2. Water			
Item	YES	Describe how this practice will be implemented and the benefits	Reason this practice can not be integrated into this project
a Construct drip landscape irrigation in lieu of spray systems and/or install soil water sensors to conserve irrigation water use.	<input type="checkbox"/>		<input checked="" type="checkbox"/>
b Maximize water efficiency – Use low flow fixtures for faucets, toilets and shower heads, dry fixtures, or occupant sensors.	<input checked="" type="checkbox"/>	Applicant to investigate the use of low flow fixtures.	<input type="checkbox"/>
c Use native, drought tolerant plants to reduce landscape watering	<input checked="" type="checkbox"/>	Use of indigenous plant species	<input type="checkbox"/>
d Provide a system for recycling grey water (non-potable / landscape)	<input type="checkbox"/>		<input checked="" type="checkbox"/>
Total			<input type="checkbox"/>

3. Stormwater Management				
Item	YES	Describe how this practice will be implemented and the benefits	NO	Reason this practice can not be integrated into this project
a Design and construct 10% to 30% of parking lots with pervious pavements (eco-pavers, etc.). Consider pervious paver or pavement parking stalls and drive aisles where permitted by code.	<input type="checkbox"/>		<input checked="" type="checkbox"/>	Site does not infiltrate.
b Utilize pervious materials for pedestrian sidewalks and paths.	<input checked="" type="checkbox"/>	Pervious materials to be utilized for trails within wetland areas, clubhouse patio and in the 2 ft space between driveways.	<input type="checkbox"/>	
c Develop innovative and progressive stormwater best management practices that embrace ecosystem-based, natural and sustainable versus artificial and high-maintenance means of treating storm water quality at the conceptual design phase (e.g., raingardens; bioretention swales / basins). Sand bottom basins are not considered sustainable since they are not ecosystem-based.	<input checked="" type="checkbox"/>	Incorporation of overland swales; disconnected impervious - rear roofs of buildings discharge overland. Wet pond to address water quality and quantity. Site does not infiltrate.	<input type="checkbox"/>	
d Re-think stormwater management — do not think of stormwater as a by-product — manage stormwater as a resource. Implement stormwater harvesting elements such as collection of stormwater in cistern that is pumped into a building for water closet flushing, or into a water feature using solar-powered pumps.	<input checked="" type="checkbox"/>	Provision of a wet pond adds to the aesthetic and recreational elements of the project.	<input type="checkbox"/>	
Total				

4. Energy				
Item	YES	Describe how this practice will be implemented and the benefits	NO	Reason this practice can not be integrated into this project
a Implement solar or other alternative energy generation systems for the building, or planned development. Goal: 20% electric energy generation from on-site sustainable sources.	<input type="checkbox"/>		<input checked="" type="checkbox"/>	
b Lighting - Implement L.E.D. lighting technology for site lighting fixtures. Consider solar powered pedestrian scale lighting systems and signage. Install motion sensors & timers for lights.	<input checked="" type="checkbox"/>	All site light fixtures will be LED.	<input type="checkbox"/>	
c Energy Use Reduction – Building design promotes passive solar shading & natural daylighting. Implement green roof or light color roof surface. Specify energy efficient windows. Install high eff. HVAC. Install Energy Star compliant equipment & fixtures.	<input checked="" type="checkbox"/>	Energy efficient windows and compliance with Energy Star performance design standards. Installation of high efficiency HVAC equipment.	<input type="checkbox"/>	
d Apply site planning techniques, from the W.W.Twp. high density housing ordinance - Site planning for climate & wind orientation siting building to promote energy conservation (e.g. max. south, solar building exposure, consider prevailing wind - reduce effect of cold winter wind & enhance cool summer breeze). Landscape design enhances conservation.	<input checked="" type="checkbox"/>	Nearly all buildings have either a south or west facing roof portion to allow for solar potential. Substantial onsite landscaping and seeding of wetland areas are proposed.	<input type="checkbox"/>	
Total				

<b>5. Resources</b>				
<b>Item</b>	<b>YES</b>	<b>Describe how this practice will be implemented and the benefits</b>	<b>NO</b>	<b>Reason this practice can not be integrated into this project</b>
a	<input checked="" type="checkbox"/>	Specify and implement site furnishings, site improvement and exterior building materials that are manufactured locally - within a radius of 500 miles - Provide list of products and manufacturer location to be evaluated with resolution compliance	<input type="checkbox"/>	
b	<input checked="" type="checkbox"/>	Construction Waste Management - Divert construction, demolition and land clearing debris from landfill disposal. Recycle and or salvage at least 50 % to 75% (by weight) all construction, demolition and land clearing waste.	<input type="checkbox"/>	
Total				

<b>6. Social</b>				
<b>Item</b>	<b>YES</b>	<b>Describe how this practice will be implemented and the benefits</b>	<b>NO</b>	<b>Reason this practice can not be integrated into this project</b>
a	<input checked="" type="checkbox"/>	Art - Implement indigenously inspired art in the landscape (sculpture — garden — mural/ relief — artistic site furnishing, etc.) - one application per building or per 300 residential units.	<input type="checkbox"/>	
b	<input checked="" type="checkbox"/>	Reduce Light Pollution - Eliminate all light trespass from the building & site.	<input type="checkbox"/>	
Total				

7. Transportation				
Item	YES	Describe how this practice will be implemented and the benefits	NO	Reason this practice can not be integrated into this project
a Bicycles - Bicycle friendly parking area and road design, including exclusive or shared marked bike lanes and crossings. Provide lockable bicycle parking and lockers and showers for employees to encourage biking to work. Multi family residences should have accessible bicycle storage areas.	<input checked="" type="checkbox"/>	Bike lanes are implemented in the road design and bike racks are proposed throughout the development.	<input type="checkbox"/>	
b Pedestrian – Pedestrian friendly design, to encourage walking between buildings. Follow best practices in design including sidewalks, crosswalks, signs and safe access to parking lots and buildings.	<input checked="" type="checkbox"/>	Sidewalks, crosswalks and signage are proposed throughout the site for pedestrian use. Provision of connecting path to existing trails in wetland areas.	<input type="checkbox"/>	
c Public Transportation – Provide safe pedestrian and bicycle access to available nearby public transportation. Provide or work with transportation officials to provide a safe and dry waiting area for nearby public transportation.	<input checked="" type="checkbox"/>	Bus routes exist within close proximity of the site.	<input type="checkbox"/>	
d Electric vehicles – Provide electric vehicle charging stations with minimum Level 2 (240 volt) capability. Charging spots should be clearly marked as reserved for vehicles while charging only.	<input checked="" type="checkbox"/>	Buyer option for installation of 240 volt garage outlets for car charging. Installing one charging station near the clubhouse.	<input type="checkbox"/>	
Total				

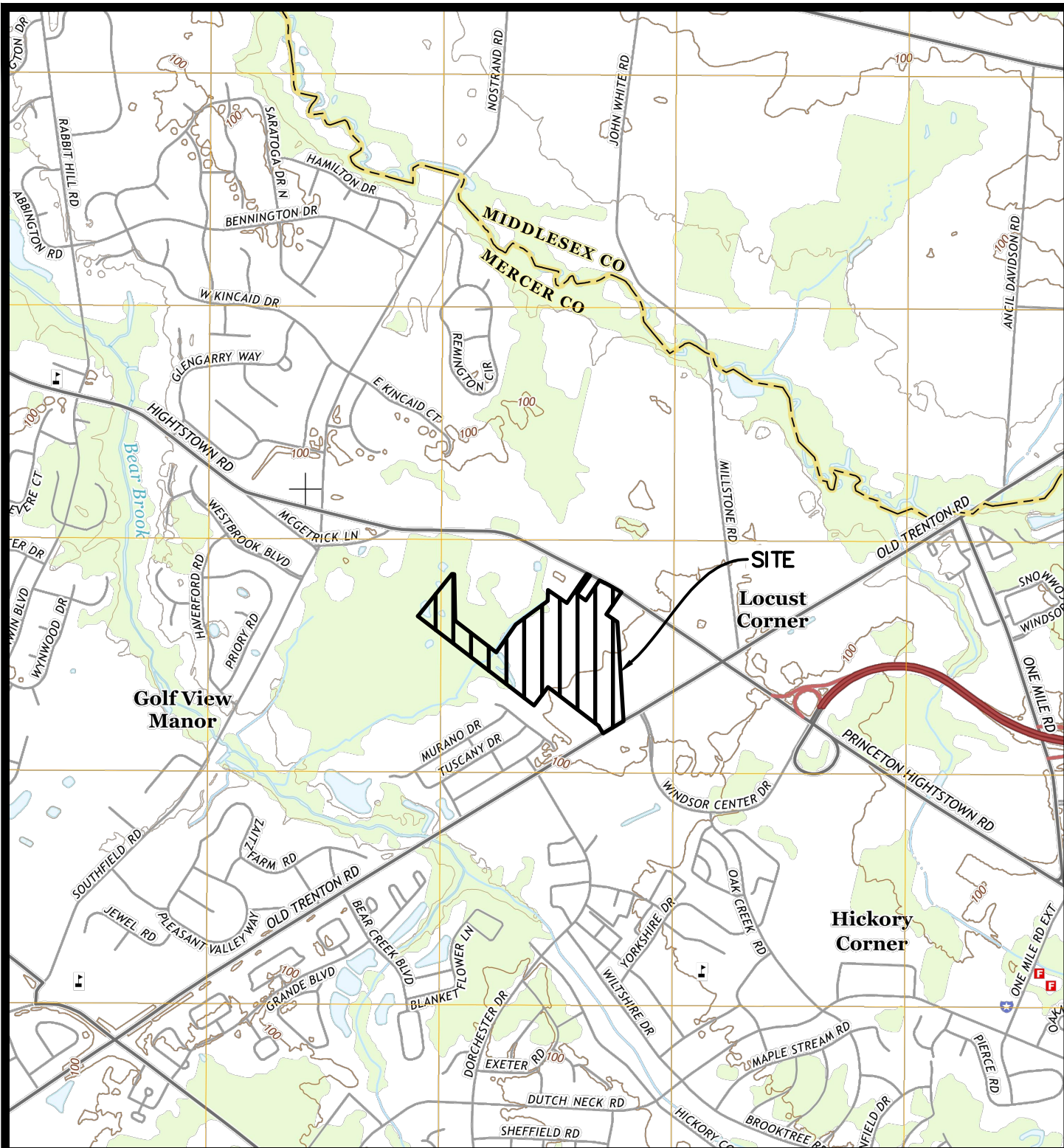
8. Other Green Building Practices				
Item	YES	Describe how this practice will be implemented and the benefits	NO	Reason this practice can not be integrated into this project
a Other Green Building Practices that could be voluntarily implemented, exceeding building code requirements, to be listed for verification as part of code official review, but distinctly separate from the requirements of the building code review.	<input type="checkbox"/>		<input type="checkbox"/>	
b	<input type="checkbox"/>			
c	<input type="checkbox"/>			
Total				

THANK YOU



## **4.0 APPENDICES**

APPENDIX A  
SITE LOCATION MAPS



**MidAtlantic**  
Engineering Partners, LLC

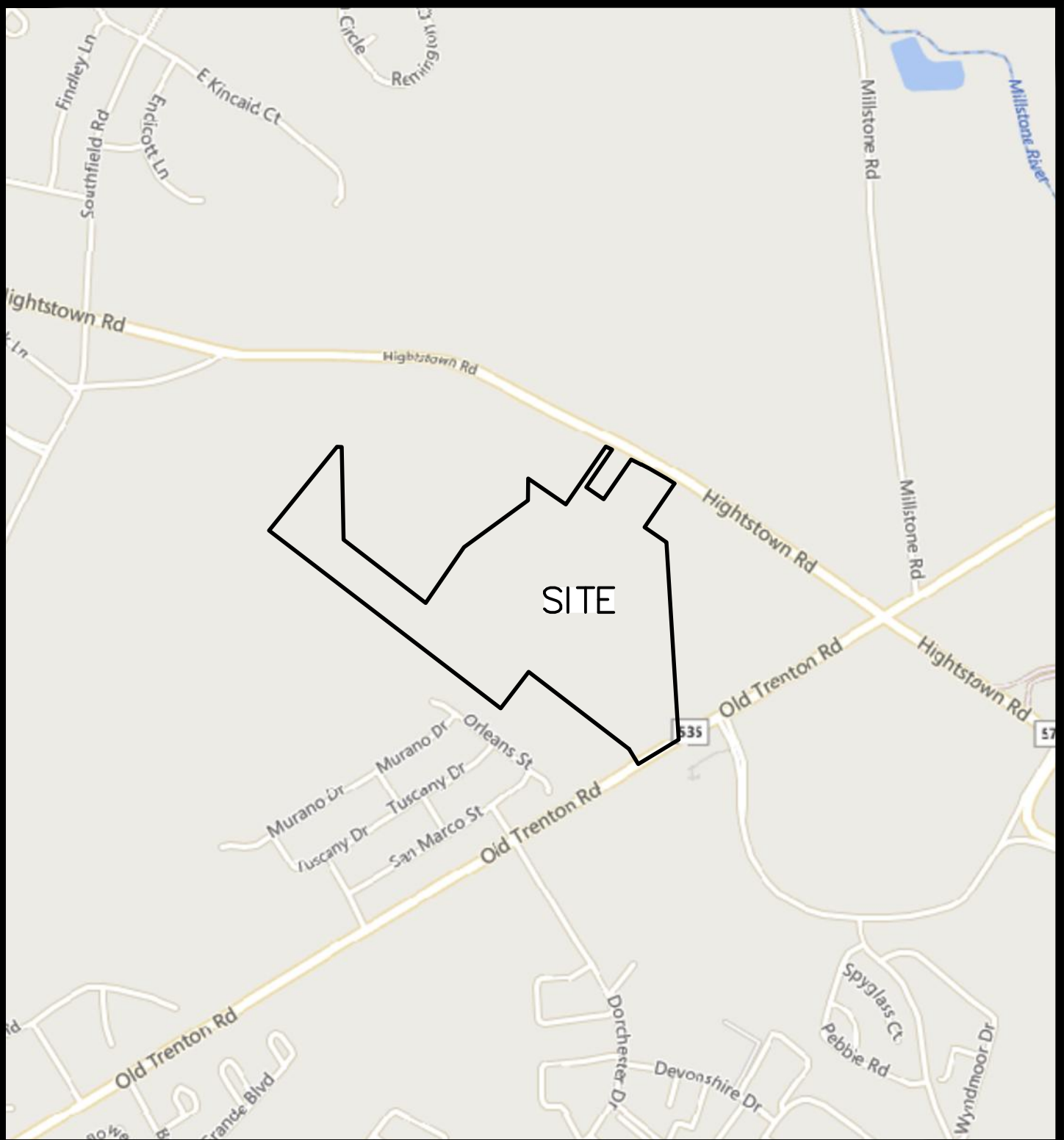
**HERITAGE AT WEST WINDSOR  
BLOCK 28, LOT 15 & 21  
QUAD MAP EXHIBIT**

SITUATED IN  
TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

DRAWN BY: EMD	CHECKED BY: MVW	RELEASED BY: MVW	PROJECT No.: APR-184
DATE: 03/22/19	HORIZONTAL SCALE: 1"=2000'	VERTICAL SCALE: AS SHOWN	DRAWING NAME: 99-Map Exhibits.dwg

Certificate of Authorization No. 24GA28184000  
 Louis L. Zuegner IV P.E. PE No. GE04226500  
 Matthew J. Robinson P.E. PE No. GE04642500  
 William J. Parkhill II P.E. PE No. GE04753800

Gateway 195 Centre  
 5 Commerce Way, Suite 200  
 Hamilton, NJ 08691  
 609-910-4450



**MidAtlantic**  
Engineering Partners, LLC

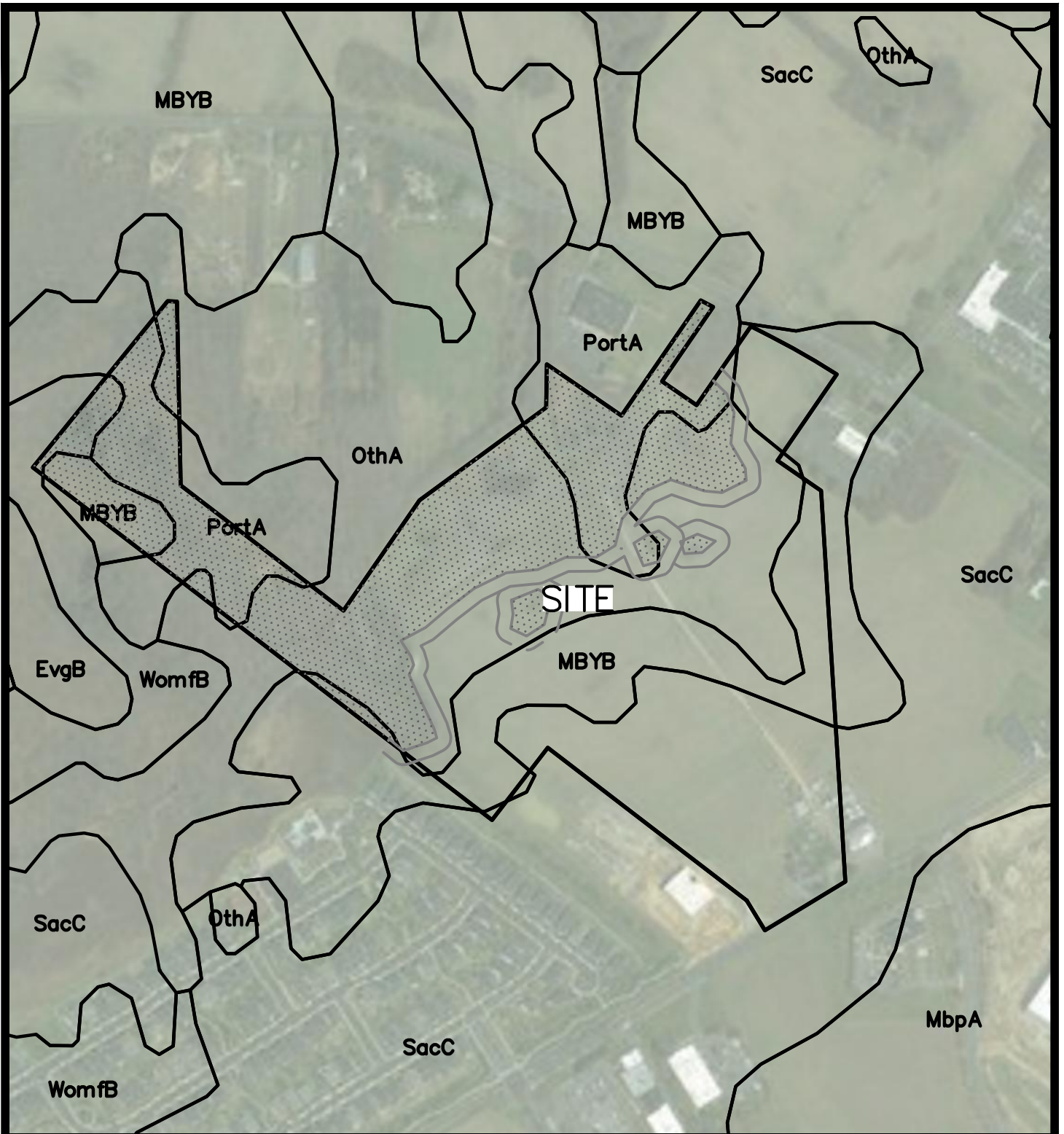
**HERITAGE AT WEST WINDSOR  
BLOCK 28, LOT 15 & 21  
ROAD MAP EXHIBIT**

SITUATED IN  
TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

<b>DRAWN BY:</b> EMD	<b>CHECKED BY:</b> MVW	<b>RELEASED BY:</b> MVW	<b>PROJECT No.:</b> APR-184
<b>DATE:</b> 03/22/19	<b>HORIZONTAL SCALE:</b> 1"=1000'	<b>VERTICAL SCALE:</b> AS SHOWN	<b>DRAWING NAME:</b> 99-Map Exhibits.dwg

Certificate of Authorization No. 24GA28184000  
 Louis L. Zuegner IV P.E. PE No. GE04226500  
 Matthew J. Robinson P.E. PE No. GE04642500  
 William J. Parkhill II P.E. PE No. GE04753800  
 Gateway 195 Centre  
 5 Commerce Way, Suite 200  
 Hamilton, NJ 08691  
 609-910-4450





**MidAtlantic**  
Engineering Partners, LLC

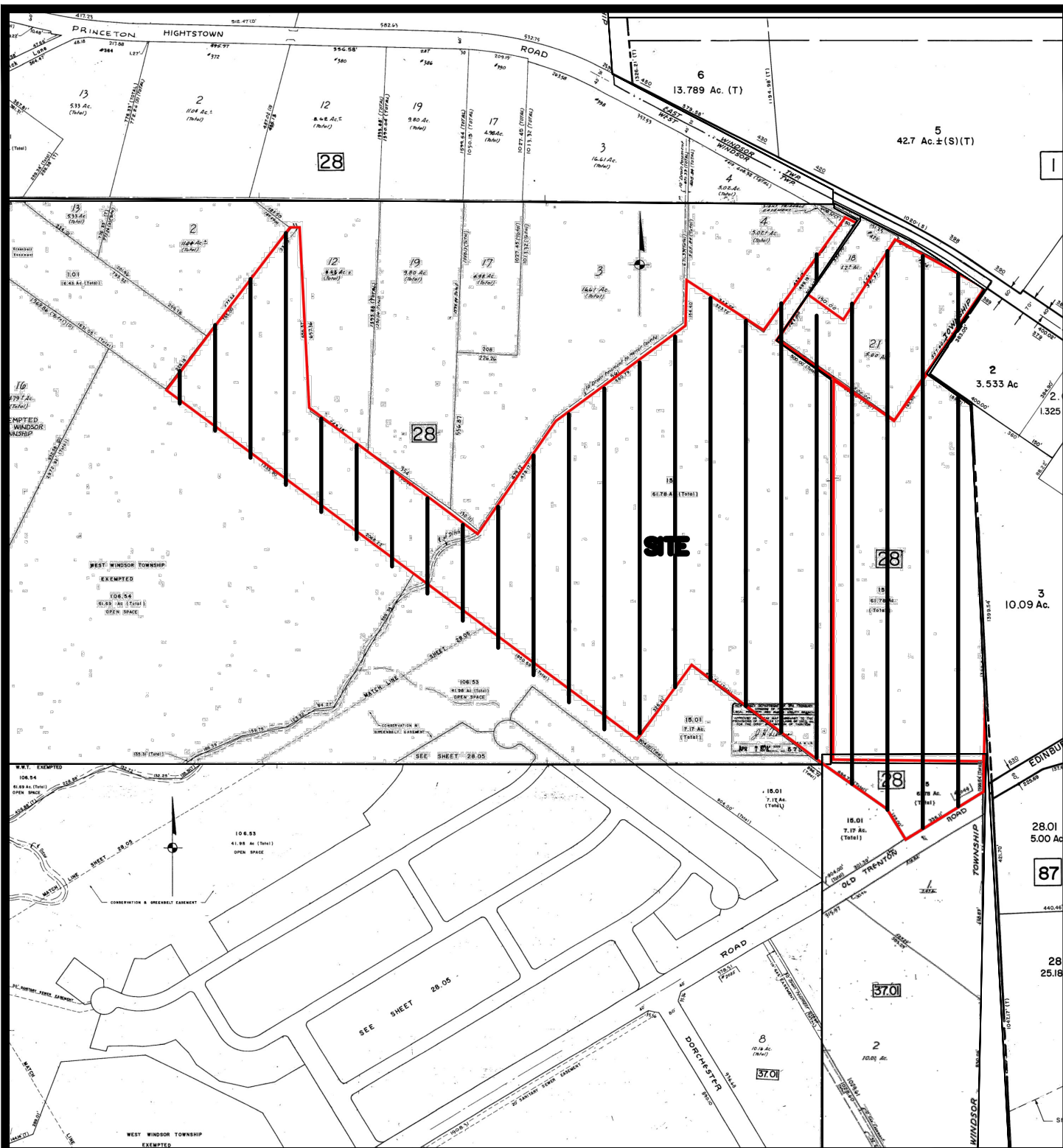
**HERITAGE AT WEST WINDSOR  
BLOCK 28, LOT 15 & 21  
SOILS MAP EXHIBIT**

SITUATED IN  
TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

<b>DRAWN BY:</b> EMD	<b>CHECKED BY:</b> MVW	<b>RELEASED BY:</b> MVW	<b>PROJECT No.:</b> APR-184
<b>DATE:</b> 03/22/19	<b>HORIZONTAL SCALE:</b> 1"=500'	<b>VERTICAL SCALE:</b> AS SHOWN	<b>DRAWING NAME:</b> 99-Map Exhibits.dwg

Certificate of Authorization No. 24GA28184000  
 Louis L. Zuegner IV P.E. PE No. GE04226500  
 Matthew J. Robinson P.E. PE No. GE04642500  
 William J. Parkhill II P.E. PE No. GE04753800

Gateway 195 Centre  
 5 Commerce Way, Suite 200  
 Hamilton, NJ 08691  
 609-910-4450



**MidAtlantic**  
Engineering Partners, LLC

**HERITAGE AT WEST WINDSOR  
BLOCK 28, LOT 15 & 21  
TAX MAP EXHIBIT**

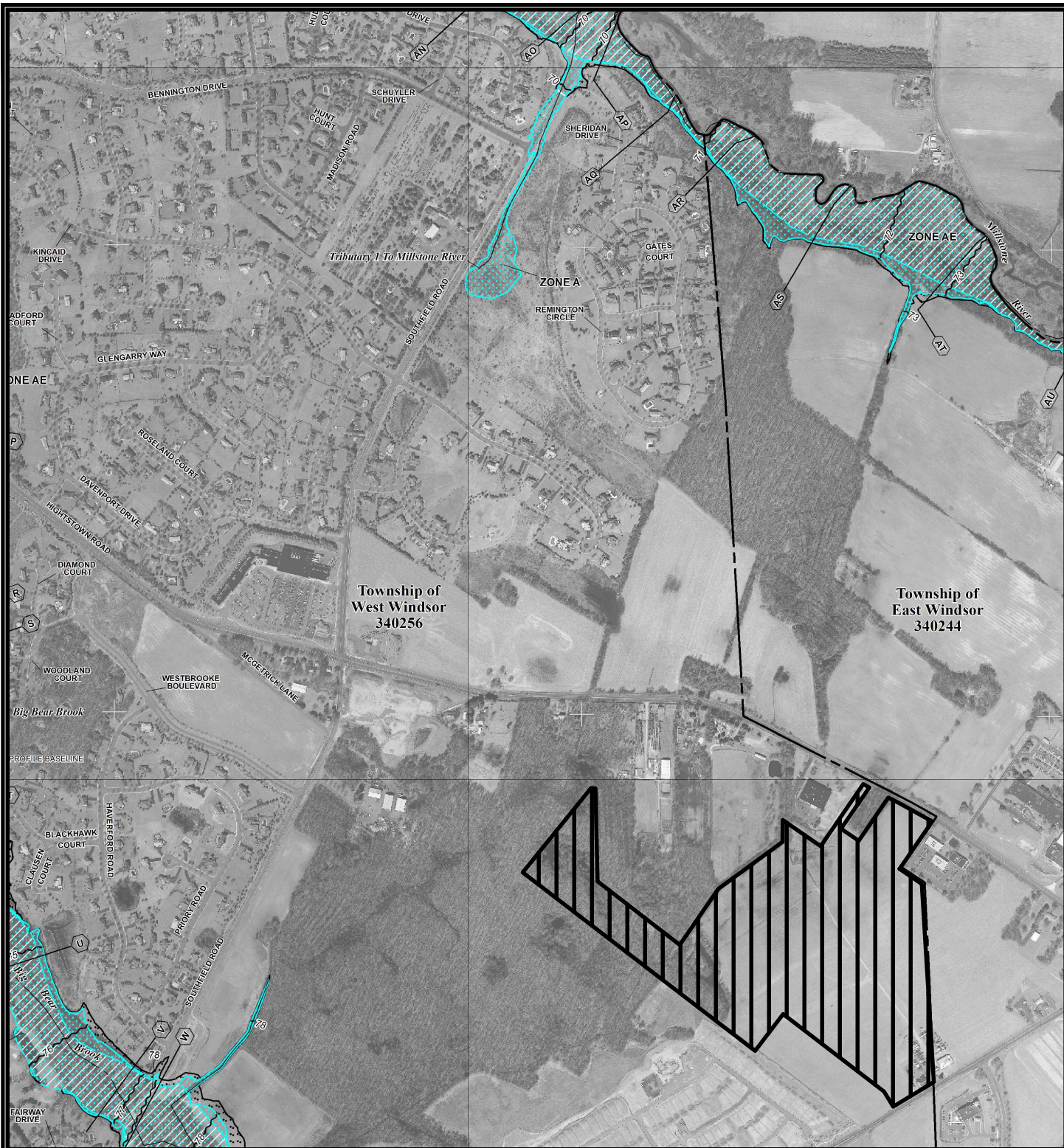
SITUATED IN  
TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

<b>DRAWN BY:</b> EMD	<b>CHECKED BY:</b> MVW	<b>RELEASED BY:</b> MVW	<b>PROJECT No.:</b> APR-184
<b>DATE:</b> 03/22/19	<b>HORIZONTAL SCALE:</b> 1"=500'	<b>VERTICAL SCALE:</b> AS SHOWN	<b>DRAWING NAME:</b> 99-Map Exhibits.dwg

Certificate of Authorization No. 24GA28184000  
Louis L. Zuegner IV P.E. PE No. GE04226500  
Matthew J. Robinson P.E. PE No. GE04642500  
William J. Parkhill II P.E. PE No. GE04753800

Gateway 195 Centre  
5 Commerce Way, Suite 200  
Hamilton, NJ 08691  
609-910-4450





**MidAtlantic**  
Engineering Partners, LLC

**HERITAGE AT WEST WINDSOR  
BLOCK 28, LOT 15 & 21  
FEMA MAP EXHIBIT**

SITUATED IN  
TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

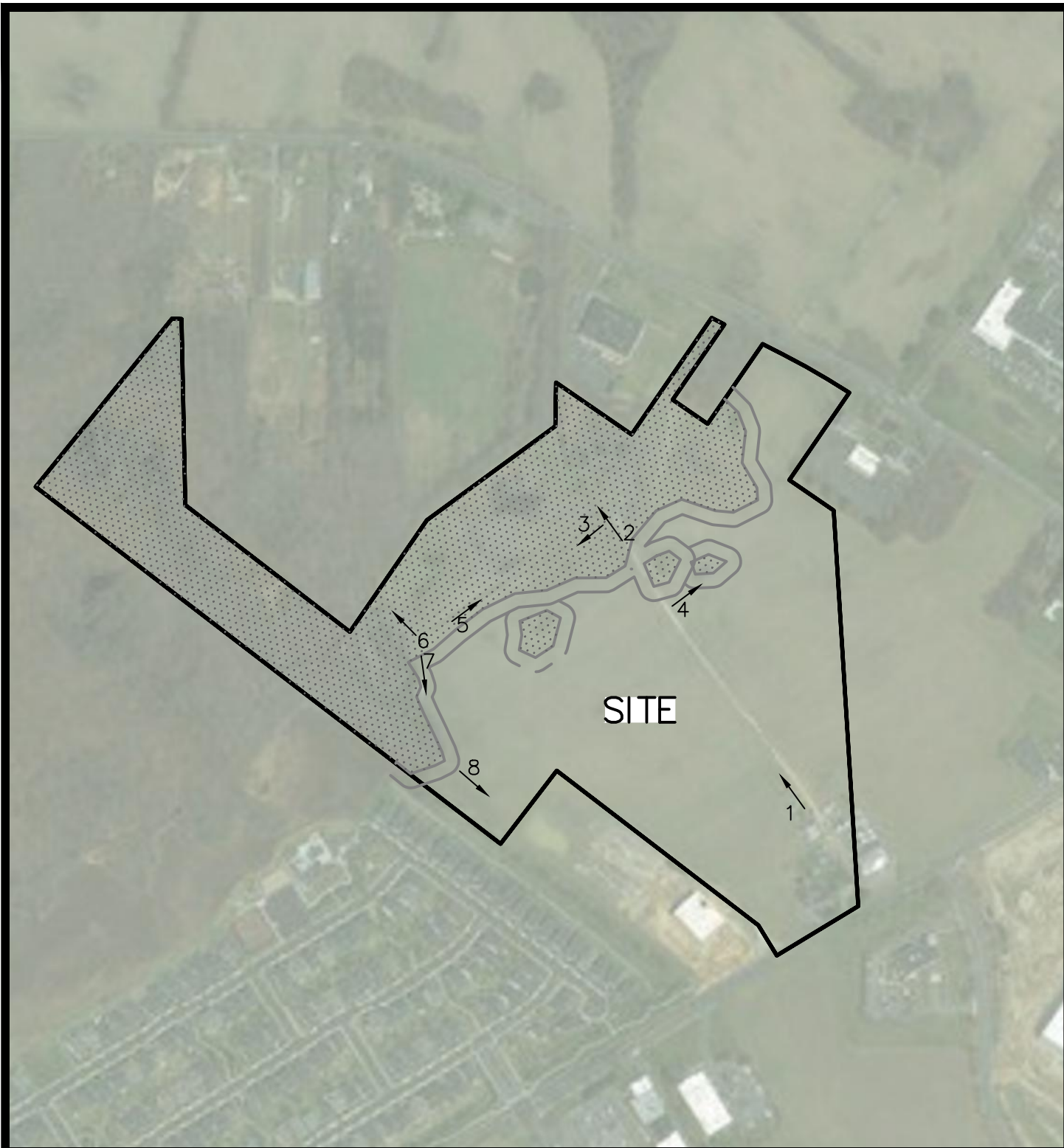
<b>DRAWN BY:</b> EMD	<b>CHECKED BY:</b> MVW	<b>RELEASED BY:</b> MVW	<b>PROJECT No.:</b> APR-184
<b>DATE:</b> 03/22/19	<b>HORIZONTAL SCALE:</b> 1"=500'	<b>VERTICAL SCALE:</b> AS SHOWN	<b>DRAWING NAME:</b> 99-Map Exhibits.dwg

Certificate of Authorization No. 24GA28184000  
Louis L. Zuegner IV P.E. PE No. GE04226500  
Matthew J. Robinson P.E. PE No. GE04642500  
William J. Parkhill II P.E. PE No. GE04753800

Gateway 195 Centre  
5 Commerce Way, Suite 200  
Hamilton, NJ 08691  
609-910-4450

APPENDIX B  
SITE PHOTOGRAPHS





**MidAtlantic**  
Engineering Partners, LLC

HERITAGE AT WEST WINDSOR  
BLOCK 28, LOT 15 & 21  
PHOTO LOCATION MAP EXHIBIT

SITUATED IN  
TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

DRAWN BY: EMD	CHECKED BY: MVW	RELEASED BY: MVW	PROJECT No.: APR-184
DATE: 02/28/20	HORIZONTAL SCALE: 1"=500'	VERTICAL SCALE: AS SHOWN	DRAWING NAME: 99-Map Exhibits.dwg

Certificate of Authorization No. 24GA28184000  
Louis L. Zuegner IV P.E. PE No. GE04226500  
Matthew J. Robinson P.E. PE No. GE04642500  
William J. Parkhill II P.E. PE No. GE04753800

Gateway 195 Centre  
5 Commerce Way, Suite 200  
Hamilton, NJ 08691  
609-910-4450



Photo 1



Photo 2





Photo 3



Photo 4





Photo 5



Photo 6





Photo 7



Photo 8

## APPENDIX C

### NJDEP LETTER OF INTERPRETATION



## State of New Jersey

PHILIP D. MURPHY  
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

CATHERINE R. McCABE  
Commissioner

SHEILA Y. OLIVER  
Lt. Governor

Division of Land Use Regulation  
Mail Code 501-02A  
P.O. Box 420  
Trenton, New Jersey 08625-0420  
[www.nj.gov/dep/landuse](http://www.nj.gov/dep/landuse)

OCT 30 2019

Randy Csik  
American Properties at West Windsor, LLC  
517 Route 1 South  
Suite 2100  
Iselin, NJ 08830

RE: Freshwater Wetlands Letter of Interpretation: **Line Verification**  
File and Activity No.: 1113-04-0011.3 FWW190001  
Applicant: American Properties at West Windsor, LLC  
Block and Lots: [28; 15 and 21]  
West Windsor Township, Mercer County

Dear Mr. Csik:

This letter is in response to your request for a Letter of Interpretation to have Division of Land Use Regulation (Division) staff verify the boundary of the freshwater wetlands and/or State open waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection (NJDEP), the U.S. Army Corps of Engineers (USACOE) Philadelphia and New York Districts, and the U.S. Environmental Protection Agency (USEPA), the Division is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retain the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and upon site inspections conducted by Division staff on July 31, August 27, and September 10, 2019, the Division has determined that the wetlands and waters boundary lines as shown on the plan maps entitled: **“WETLANDS SURVEY PREPARED FOR AMERICAN PROPERTIES REALTY SITUATED IN THE LOTS 15 & 21 IN BLOCK 28 IN THE TOWNSHIP OF WEST WINDSOR MERCER COUNTY, NEW JERSEY”**, consisting of five sheets, dated January 23, 2019, last revised **September 30, 2019**, and prepared by Nancy J. Scott, P.L.S. of Ensurlan, Inc., is accurate as shown.

The freshwater wetlands and waters boundary line(s), as determined in this letter, must be shown on any future site development plans. The line(s) should be labeled with the above-referenced file and activity number and the following note:

"Freshwater Wetlands/Waters Boundary Line as verified by NJDEP."

Wetlands Resource Value Classification ("RVC")

In addition, the Division has determined that the resource value and standard transition area or buffer required adjacent to the delineated wetlands are as follows:

Intermediate: All freshwater wetlands shown on the approved plans [50-foot wetland buffer]

State Open Water: Within the wetland boundaries [No wetland buffer]

The Division has determined that the following delineated wetlands are isolated and not part of a surface water tributary system: [W2-1/7 through W2-6] and [W4-1 to W4-5]. RVC may affect requirements for wetland and/or transition area permitting. This classification may affect the requirements for an Individual Wetlands Permit (see N.J.A.C. 7:7A-9 and 10), the types of Statewide General Permits by Certification or Statewide General Permits available for the property (see N.J.A.C. 7:7A-5, 6 and 7) and any modification available through a transition area waiver (see N.J.A.C. 7:7A-8). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules for additional information.

Wetlands resource value classification is based on the best information available to the Department. The classification is subject to reevaluation at any time if additional or updated information is made available, including, but not limited to, information supplied by the applicant.

General Information

Pursuant to the Freshwater Wetlands Protection Act Rules, you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter unless it is determined that the letter is based on inaccurate or incomplete information. Should additional information be disclosed or discovered, the Division reserves the right to void the original letter of interpretation and issue a revised letter of interpretation.

Regulated activities proposed within a wetland, wetland transition area or water area, as defined by N.J.A.C. 7:7A-2.2 and 2.3 of the Freshwater Wetlands Protection Act rules, require a permit from this office unless specifically exempted at N.J.A.C. 7:7A-2.4 and 2.5. The approved plan and supporting jurisdictional limit information are now part of the Division's public records.

Please be advised that any surface water features on the site or adjacent to the site may possess flood hazard areas and/or riparian zones and development within these areas may be subject to the Flood Hazard Area Control Act rules at N.J.A.C. 7:13. The Department can verify the extent of flood hazard areas and/or riparian zones through a flood hazard area verification under the application procedures set forth at N.J.A.C. 7:13-5.1.

This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have occurred on-site. This determination of jurisdiction extent or presence does not make a finding that wetlands or water areas are "isolated" or part of a surface water tributary system unless specifically called out in this letter as such. Furthermore, obtaining this determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

Recording

Within 90 calendar days of the date of this letter, the applicant shall submit the following information to the clerk of each county in which the site is located, and shall send proof to the Division



that this information is recorded on the deed of each lot referenced in the letter of interpretation:

1. The Department file number for the letter of interpretation;
2. The approval and expiration date of the letter of interpretation;
3. A metes and bounds description of the wetland boundary approved under the letter of interpretation;
4. The width and location of any transition area approved under the letter of interpretation; and
5. The following statement: "The State of New Jersey has determined that all or a portion of this lot lies in a freshwater wetland and/or transition area. Certain activities in wetlands and transition areas are regulated by the New Jersey Department of Environmental Protection and some activities may be prohibited on this site or may first require a freshwater wetland permit. Contact the Division of Land Use Regulation at (609) 292-0060 or <http://www.nj.gov/landuse> for more information prior to any construction onsite."

Failure to have this information recorded in the deed of each lot and/or to submit proof of recording to the Division constitutes a violation of the Freshwater Wetlands Protection Act rules and may result in suspension or termination of the letter of interpretation and/or subject the applicant to enforcement action pursuant to N.J.A.C. 7:7A-22.

#### Appeal Process

In accordance with N.J.A.C. 7:7A-21, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, P.O. Box 402, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist found at [www.state.nj.us/dep/landuse/forms](http://www.state.nj.us/dep/landuse/forms). Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department's website at [www.state.nj.us/dep/bulletin](http://www.state.nj.us/dep/bulletin). In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see the website [www.nj.gov/dep/odr](http://www.nj.gov/dep/odr) for more information on this process.

Please contact Ariana Tsiattalos of our staff by e-mail at [Ariana.Tsiattalos@dep.nj.gov](mailto:Ariana.Tsiattalos@dep.nj.gov) or by phone at (609) 633-6563 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,



Tina Wolff, Environmental Specialist 3  
Division of Land Use Regulation

c: West Windsor Township Municipal Clerk  
West Windsor Township Municipal Construction Official  
Agent (original) – Edward A. Kuc

## APPENDIX D

### AVAILABILITY OF SERVICE LETTERS

---

Verizon New Jersey Inc.  
Eastern Shore  
999 W. Main St.  
Freehold, NJ 07728

March 22, 2019

To: MidAtlantic Engineering Partners, LLC  
Gateway 195 Centre  
5 Commerce Way, Suite 200  
Hamilton, NJ 08691

Attn: Jenna C. Apgar

Re: Letter of Service Availability  
Block 28, Lots 15 & 21  
West Windsor Township, Mercer County, New Jersey

In reference to the above-mentioned Development and subject to applicable laws, regulations and tariffs, Verizon New Jersey Inc. will supply the necessary communication service at the Development if we receive the proper information, easements and payment listed below, as required by Verizon's tariff:

1. One full set of paper development plans.
2. Mailing addresses for each building when they become available to start to establish the 911 database.
3. Documentation granting all required rights-of-way and easements at no cost to Verizon.
4. Payment in full of the required advance construction payment based on estimated costs. The actual cost to you will depend on such factors as lot size, the proximity of existing feeder facilities, the existing feeder capacity, terrain and other environmental conditions (e.g., railroads, waterways). Please contact Verizon if you require a more precise estimate of construction costs for the Development.

Should you need any additional information, please do not hesitate to contact me.

Sincerely,

Greg Dziuba  
Outside Plant Engineer  
999 W Main St  
Freehold, NJ 07728  
Tel: 732-683-5127  
grzegorz.dziuba@verizon.com



MidAtlantic Engineering Partners  
Attn: Jenna Apgar  
5 Commerce Way Suite 200  
Hamilton, NJ 08691

Date: March 27, 2019

RE: Block 28, Lots 15 & 21  
West Windsor Twp., NJ

To Whom It May Concern,

Public Service Electric & Gas Company will make the gas facilities available to the above-mentioned property in accordance with our "Standard Terms & Conditions" for the gas service and our current market policy.

The determination of any applicable costs to provide this service can be made only after detailed site plans and load information are submitted. As soon as firm loads become available for this project, please send this information to my office.

Lead times for service, vary and are based on customers site readiness for the service. Estimated times are 5 to 6 weeks after we get response back from PSE&G engineers providing the building is ready for service after the 5 to 6 weeks.

Sincerely,

Southern Construction Inquiry  
800-832-0076

## Tara Elonis

---

**From:** Joseph N Davignon <Joe.Davignon@amwater.com>  
**Sent:** Thursday, August 29, 2019 10:36 AM  
**To:** Tara Elonis  
**Subject:** FW: Flow Test Request- West Windsor

See previous email

Joseph Davignon  
Project Manager Developer Services – North  
New Jersey American Water  
120 Raider Blvd  
Hillsborough NJ 08844  
908-431-3223 Office  
908-442-0133 Cell

---

**From:** Joseph N Davignon  
**Sent:** Thursday, May 23, 2019 8:54 AM  
**To:** Michael Weseloski <mweseloski@MidAtlanticEng.com>  
**Cc:** Elias Davila <edavila@MidAtlanticEng.com>  
**Subject:** RE: Flow Test Request- West Windsor

Thank you for your inquiry with New Jersey American Water (NJAW) regarding water services for your project. This letter is to inform you that your project is within the NJAW franchise service area and we look forward to providing water service for your project. I am your Developer Services Project Manager, and will guide you as you move your project through the main extension process. Please find and use the NJAW Guide for Water and Sewer Main Extensions located at our website below:

<https://amwater.com/njaw/about-us/doing-business-with-us/developers/customer-resources>

The guide is provided to help you understand what is required to obtain new service for your project. In addition, please find the following documents on the website for your information and use:

- Application for a Main Extension, Draft Agreements
- Guide for Applying for NJDEP/BSDW Permits
- Fireflow Worksheet & Demand Calculator Worksheet
- Water Main Extension Design Requirements
- Water Main Technical Specifications
- Draft Agreements
- Service and Metering Standards

Please note that this letter **is not** a will serve letter, approval or guarantee for water service, as hydraulic and capacity reviews have to be completed once an application is formally submitted.

If you have not already done so, please schedule a pre-application/pre-design meeting with a NJAW Project Manager. The meeting is recommended, prior to site plan submittal to the local municipality, and especially for large or complex projects or for developers who have not worked with the NJAW previously.



# STONY BROOK REGIONAL SEWERAGE AUTHORITY

HOPEWELL BOROUGH • HOPEWELL TOWNSHIP • PENNINGTON BOROUGH  
PRINCETON • SOUTH BRUNSWICK TOWNSHIP • WEST WINDSOR TOWNSHIP

July 8, 2019

Ms. Tara Elonis  
American Properties Realty, Inc.  
517 Route 1 South, Suite 2100  
Iselin, NJ 08830

Re: Will-Serve Request  
Block 28, Lots 15 & 21  
Princeton Hightstown Road and Old Trenton Road  
West Windsor Township

Dear Ms. Elonis:

The Stony Brook Regional Sewerage Authority (SBRSA) does not issue Will-Serve letters. The procedure for approval is as follows: (1) The project must be approved by the local planning board and/or the Township. The project must have municipal approval, which may include updating the Mercer County Water Quality Management Plan (WQMP), and formal incorporation of the project in the Sewer Service Area. (2) After Township approval is obtained, an endorsed TWA can be submitted to SBRSA for Board approval. Capacity is approved by the SBRSA Board at our monthly meetings on a first-come-first-served basis.

At the present time there is approximately 1,200,000 gpd of available capacity at the SBRSA River Road Wastewater Treatment Plant. This figure can change from month to month (resulting from rainfall events, TWA approvals, etc.) and is recalculated each month.

If you have any questions, please contact me at 609-924-8881 ext 206 or email me at [CDoelling@sbrsa.org](mailto:CDoelling@sbrsa.org).

Very truly yours,

Christopher M. Doelling, P.E.  
Manager of Engineering

c: A. Pchola

I look forward to receiving your Application for Main Extension and working with you in the future.

Sincerely,

Joseph Davignon  
Project Manager Developer Services – North  
New Jersey American Water  
120 Raider Blvd  
Hillsborough NJ 08844  
908-431-3223 Office  
908-442-0133 Cell

---

**From:** Denise Leaty <[Denise.Leaty@amwater.com](mailto:Denise.Leaty@amwater.com)>  
**Sent:** Thursday, May 23, 2019 8:37 AM  
**To:** Michael Weseloski <[mweseloski@MidAtlanticEng.com](mailto:mweseloski@MidAtlanticEng.com)>  
**Cc:** Elias Davila <[edavila@MidAtlanticEng.com](mailto:edavila@MidAtlanticEng.com)>; Joseph N Davignon <[Joe.Davignon@amwater.com](mailto:Joe.Davignon@amwater.com)>  
**Subject:** RE: Flow Test Request- West Windsor

Good morning  
Understood, I have cc Joe Davignon to help you with the main extension.

Thank you

Denise Leaty  
Operations Specialist  
120 Raider Blvd  
Hillsborough NJ 08844  
email: [denise.leya@amwater.com](mailto:denise.leya@amwater.com)  
Office: 908-431-3232  
Cell Phone: 732-489-1593

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**From:** Michael Weseloski <[mweseloski@MidAtlanticEng.com](mailto:mweseloski@MidAtlanticEng.com)>  
**Sent:** Wednesday, May 22, 2019 5:54 PM  
**To:** Denise Leaty <[Denise.Leaty@amwater.com](mailto:Denise.Leaty@amwater.com)>  
**Cc:** Elias Davila <[edavila@MidAtlanticEng.com](mailto:edavila@MidAtlanticEng.com)>  
**Subject:** RE: Flow Test Request- West Windsor

**EXTERNAL EMAIL - "Think before you click!"**

Hi Denise,

Sorry for the bit of mix up here. The new mosque just west of our site was recently completed – I'm assuming a main extension was done there. Our survey shows the water main coming as far east as our shared property line. So, as you mentioned, we plan to extend it another 350 feet or so along our frontage.

Thanks.  
Mike

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**From:** Denise Leaty <[Denise.Leaty@amwater.com](mailto:Denise.Leaty@amwater.com)>  
**Sent:** Tuesday, May 21, 2019 4:25 PM

**To:** Elias Davila <[edavila@MidAtlanticEng.com](mailto:edavila@MidAtlanticEng.com)>  
**Subject:** RE: Flow Test Request- West Windsor

They are going to need a main extension.  
Thanks

Denise Leaty  
Operations Specialist  
120 Raider Blvd  
Hillsborough NJ 08844  
email: [denise.leafy@amwater.com](mailto:denise.leafy@amwater.com)  
Office: 908-431-3232  
Cell Phone: 732-489-1593

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**From:** Elias Davila <[edavila@MidAtlanticEng.com](mailto:edavila@MidAtlanticEng.com)>  
**Sent:** Tuesday, May 21, 2019 4:12 PM  
**To:** Denise Leaty <[Denise.Leaty@amwater.com](mailto:Denise.Leaty@amwater.com)>  
**Subject:** RE: Flow Test Request- West Windsor

**EXTERNAL EMAIL - "Think before you click!"**

I apologize, we know that the one hydrant marked on this plan to the west of our site is the nearest hydrant but don't know the location of the next NJAW hydrant. Would it be possible to get a map or screenshot of the nearest NJAW hydrant to the marked one so we can see where you'd be testing?

---

**From:** Denise Leaty <[Denise.Leaty@amwater.com](mailto:Denise.Leaty@amwater.com)>  
**Sent:** Tuesday, May 21, 2019 3:27 PM  
**To:** Elias Davila <[edavila@MidAtlanticEng.com](mailto:edavila@MidAtlanticEng.com)>  
**Subject:** RE: Flow Test Request- West Windsor

Looking at the map you don't have water main frontage for the property. The other hydrant you highlighted is not our hydrant. Just to let you know.

Denise Leaty  
Operations Specialist  
120 Raider Blvd  
Hillsborough NJ 08844  
email: [denise.leafy@amwater.com](mailto:denise.leafy@amwater.com)  
Office: 908-431-3232  
Cell Phone: 732-489-1593

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**From:** Elias Davila <[edavila@MidAtlanticEng.com](mailto:edavila@MidAtlanticEng.com)>  
**Sent:** Tuesday, May 21, 2019 3:16 PM  
**To:** Denise Leaty <[Denise.Leaty@amwater.com](mailto:Denise.Leaty@amwater.com)>  
**Subject:** RE: Flow Test Request- West Windsor

**EXTERNAL EMAIL - "Think before you click!"**

The address is 2044 Old Trenton Road West Windsor, NJ 08550. Please find a plan attached with the two nearest fire hydrant locations marked



**From:** Denise Leaty <[Denise.Leaty@amwater.com](mailto:Denise.Leaty@amwater.com)>  
**Sent:** Tuesday, May 21, 2019 2:40 PM  
**To:** Elias Davila <[edavila@MidAtlanticEng.com](mailto:edavila@MidAtlanticEng.com)>  
**Subject:** RE: Flow Test Request- West Windsor

I need more specifics on the address. Block and Lot does not help me.  
Thank you

Denise Leaty  
Operations Specialist  
120 Raider Blvd  
Hillsborough NJ 08844  
email: [denise.leyty@amwater.com](mailto:denise.leyty@amwater.com)  
Office: 908-431-3232  
Cell Phone: 732-489-1593

**From:** Elias Davila <[edavila@MidAtlanticEng.com](mailto:edavila@MidAtlanticEng.com)>  
**Sent:** Tuesday, May 21, 2019 1:35 PM  
**To:** Denise Leaty <[Denise.Leaty@amwater.com](mailto:Denise.Leaty@amwater.com)>  
**Subject:** Flow Test Request- West Windsor

**EXTERNAL EMAIL - "Think before you click!"**

Good afternoon,

I'm sending this email to request a hydrant flow test on Old Trenton Road in West Windsor. We're looking to determine flow rates near Block 28 Lot 15. If any further information is required please let me know and I will get it to you as soon as possible. Thank you.

# MidAtlantic Engineering Partners

Elias Davila  
o. 609.910.4450 x 1031/ f. 609.910.4467

Gateway 195 Centre  
5 Commerce Way, Suite 200  
Hamilton, NJ 08691  
[www.MidAtlanticEng.com](http://www.MidAtlanticEng.com)

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[www.amwater.com](http://www.amwater.com)

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March 27, 2019

MidAtlantic Engineering Partners  
Attn: Jenna C. Apgar  
421 Higgins Ave  
Brielle, NJ 08730

Re: Block 28 Lot 15 & 21, West Windsor Township, Mercer County, New Jersey

Dear Jenna C. Apgar,

In response to your recent request for service on the subject property, the following information is provided regarding the process for obtaining electric service from Jersey Central Power & Light Company, ("JCP&L").

It has been determined that the subject property is within JCP&L's service territory. Electric service will be provided in accordance with JCP&L's Tariff for Service which is on file with and approved by the New Jersey Board of Public Utilities. Completion of your request for service is contingent upon your obtaining all required approvals from appropriate authorities and agencies, including, but not limited to, permits for construction. It will be your responsibility to provide JCP&L with complete electric load information and site plans for review, approvals, and engineering, etc. well in advance of construction of the proposed facility.

JCP&L will begin construction approximately ninety (90) days after receipt of the following items. Please bear in mind, however, that weather or terrain conditions can affect the anticipated work schedule.

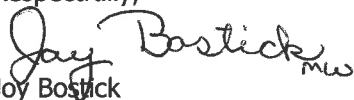
- Signed agreement (Right-of-Way/Easement, URD Agreement, Fixed Bill, or Pay-Now/Pay-Later Contract) as applicable
- Payment of non-refundable contribution and/or refundable deposit, as applicable
- Site plan that has been approved by the municipality for the proposed development project, showing specific locations of all streets, curb lines, property lines, sidewalks, street lights, and building location, where applicable.

The Applicant/Customer is responsible for compliance with all Federal, State and Local Codes. This includes, but is not limited to the National Electric Code and the National Electric Safety Code. JCP&L reserves the right to refuse connection to customer premises that are not in compliance with applicable Codes.

The exact method of service to the point of delivery will be determined subject to the above-requested information and approval by our Regional Engineering Process. This may require the Applicant/Customer to provide a mutually agreeable location for a substation and/or pay for a prorated portion of the cost to upgrade system facilities or add other necessary equipment to the electrical infrastructure in order to meet your requirements.

Thank you for your inquiry. If you wish to proceed with this project, you'll need to apply for service by calling 1-800-662-3115. We look forward to working with you.

Respectfully,



Joy Bostick

Jersey Central Power & Light Company  
Central Region Engineering Services

JB/mw

# Jersey Central Power & Light

A FirstEnergy Company

Freehold COC  
30 Rhea Street  
Freehold, NJ 07728  
(732) 303-8050 Fax: (330) 436-8391

August 26, 2019

American Properties, C/O Tara Elonis

Re: Blk 28, Lot(s) 15 and 21, Princeton Hightstown Rd & Old Trenton Rd, West Windsor

Dear Applicant/Customer:

In response to your recent request for service on the subject property, the following information is provided regarding the process for obtaining electric service from Jersey Central Power & Light Company, ("JCP&L").

It has been determined that the subject property is within JCP&L's service territory. Electric service will be provided in accordance with JCP&L's Tariff for Service which is on file with and approved by the New Jersey Board of Public Utilities. Completion of your request for service is contingent upon your obtaining all required approvals from appropriate authorities and agencies, including, but not limited to, permits for construction. It will be your responsibility to provide JCP&L with complete electric load information and site plans for review, approvals, and engineering, etc. well in advance of construction of the proposed facility.

JCP&L will begin construction approximately ninety (90) days after receipt of the following items. Please bear in mind, however, that weather or terrain conditions can affect the anticipated work schedule.

- Signed agreement (Right-of-Way/Easement, URD Agreement, Fixed Bill, or Pay-Now/Pay-Later Contract) as applicable
- Payment of non-refundable contribution and/or refundable deposit, as applicable
- Site plan that has been approved by the municipality for the proposed development project, showing specific locations of all streets, curb lines, property lines, sidewalks, street lights, and building location, where applicable.

The Applicant/Customer is responsible for compliance with all Federal, State and Local Codes. This includes, but is not limited to the National Electric Code and the National Electric Safety Code. JCP&L reserves the right to refuse connection to customer premises that are not in compliance with applicable Codes.

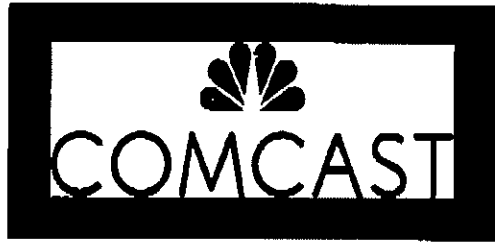
The exact method of service to the point of delivery will be determined subject to the above-requested information and approval by our Regional Engineering Process. This may require the Applicant/Customer to provide a mutually agreeable location for a substation and/or pay for a prorated portion of the cost to upgrade system facilities or add other necessary equipment to the electrical infrastructure in order to meet your requirements. The costs associated with your project will also be affected by whether or not it is within a growth or non-growth area as determined by the State map designating Smartgrowth delineations.

Thank you for your inquiry. If you wish to proceed with this project, you'll need to apply for service by calling 1-800-662-3115. We look forward to working with you.

Respectfully,

Andrew Melnick  
Senior Layout Technician, Freehold COC

Executive Customer Relations  
400 Commerce Dr.  
Newark, DE 19713



# Fax

<b>To:</b>	American Properties Realty, INC, C/O Tara Elonis	<b>From:</b>	William Wrightson
<b>Fax:</b>	(732) 283-1009	<b>Pages:</b>	1
<b>Phone:</b>	(732) 283-9700 ext. 150	<b>Date:</b>	October 7, 2019
<b>Re:</b>	Request for Availability of Services	<b>cc:</b>	File ESL03621278

Urgent     For Review     Please Comment     Please Reply     Please Recycle

**Comments:**

Comcast of New Jersey, LLC II (the "Company") agrees to provide cable television service to Princeton Hightstown Rd and Old Trenton Rd, West Windsor Township in accordance with the Federal Communications Commission ("FCC") rules and regulations, 47 C.F.R. Subsection 76.1 et seq.; and the Cable Communications Policy Act, 47 U.S.C. Section 521 et seq., as amended; the Cable Television Act, N.J.S.A. 48:5A-1 et seq.; and N.J.A.C. 14:18, subchapters 2 and 3 et seq.

Please contact Sheryl Miranda at 732-552-9569. Any construction required to provide service to the above facility shall be performed in accordance with the Company's line extension policy, and at tariffed rates for standard and non-standard installations upon execution of a mutually agreed upon Installation and Service Agreement.



October 3, 2019

American Properties at West Windsor, LLC

Re: Block 28, Lot 21 & 15  
Princeton Hightstown Rd and Old Trenton Rd  
West Windsor, NJ

To Whom It May Concern:

Comcast of New Jersey, LLC II (the "Company") agrees to provide cable television service to Princeton Hightstown Rd and Old Trenton Rd, West Windsor Township in accordance with the Federal Communications Commission ("FCC") rules and regulations, 47 C.F.R. Subsection 76.1 et seq.; and the Cable Communications Policy Act, 47 U.S.C. Section 521 et seq., as amended; the Cable Television Act, N.J.S.A. 48:5A-1 et seq.; and N.J.A.C. 14:18, subchapters 2 and 3 et seq.

Please contact Sheryl Miranda at 732-552-9569. Any construction required to provide service to the above facility shall be performed in accordance with the Company's line extension policy, and at tariffed rates for standard and non-standard installations upon execution of a mutually agreed upon Installation and Service Agreement.

Yours truly,

*Salvatore DiMaggio*

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Salvatore DiMaggio  
Construction Manager  
Comcast of New Jersey