

MidAtlantic

Engineering Partners

August 31, 2020

APR-184

Via Hand Delivery

West Windsor Township
271 Clarksville Road
West Windsor, NJ

**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 Sir or Ma'am:

In reply to your review memo dated August 3rd, please find the following responses, where one is warranted.

1. Mix of Affordable Units

The AHC again notes that all of the affordable units are Garden Homes and all of the market rate homes are townhomes and therefore are de facto segregated and affordable residents could easily be stigmatized. Could there be townhomes (even with a smaller design) mixed in as affordable? Could there be market rate Garden Homes?

The proposed architecture is consistent across the facades of the Type E building. The Type E Building is mix of market and affordable units within the same building and these building types are spread throughout the community. The square footage of each affordable unit is described within the submitted architectural plans.

2. Bathrooms

Even though it meets code to have 1 bathroom, we believe 3 bedroom units should have at least 1/5 bathrooms. The AHC does not believe that one bathroom is sufficient for a three-bedroom unit.

The building code determines the number of bathrooms, to which the applicant is adhering.

3. Parking

The AHC would like to see the parking spots specifically reserved for the affordable units are prominently reserved.

The Geometry, Signage and Striping Plans have been updated to reflect the addition of "RESERVED UNIT XXXX" pavement striping for each affordable unit reserved parking space. A detail for same as been added.

4. Garbage

The AHC does not believe that affordable units should have to take their trash to a collection point when they will see all of their neighbors putting cans out. We believe this could be problematic and also results in further segregation / stigmatization of affordable residents.

There is a trash and recycling enclosure along the north end of Road B near Princeton Hightstown Road. Applicant management of other comparable projects in New Jersey has proved that residents

walking and/or driving their trash to an enclosure works well. The enclosure is only intended for use by the affordable units, who will have key fob or similar access.

**As an additional note, we would like to confirm there are designated plans / spots for snow storage.*

A snow storage plan has been provided as part of prior submissions.

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

Sincerely,

MidAtlantic Engineering Partners, LLC



Michael V. Weseloski, P.E.