

COMMUNITY PLANNING  
LAND DEVELOPMENT AND DESIGN  
LANDSCAPE ARCHITECTURE

**B U R G I S**  
ASSOCIATES, INC.

Principals:  
*Joseph H. Burgis PP, AICP*  
*Edward Snieckus, Jr. PP, LLA, ASLA*  
*David Novak PP, AICP*

## MEMORANDUM

To: West Windsor Planning Board  
West Windsor Division of Land Use

From: David Novak PP, AICP

Subject: Reserve at West Windsor (f/k/a Hilton)  
Preliminary and Final Site Plan  
Block 37 Lots 6 and 7

Date: October 5, 2021

BA#: 3789.16

WWT#: PB 21-02

### Introduction

The applicant, PAK SC, LLC, has submitted an application seeking preliminary and final site plan approval for the construction of an age-restricted townhouse and stacked-townhouse development consisting of eighty-eight (88) units, of which twenty-two (22) units will be reserved for low- and moderate-income households. The site, which is identified by municipal tax records as Block 37 Lots 6 and 7, is located at the corner of Dorchester Drive and Old Trenton Road in the RRC Residential Retirement Community District.

The following has been submitted for review:

1. Site Plan prepared by ESE Consultants, dated April 16, 2021 (last revised September 8, 2021), consisting of forty (40) sheets.
2. Plan of Survey prepared by ESE Consultants, dated January 6, 2021 (no revision date).
3. Existing Features Plan prepared by ESE Consultants, dated February 15, 2021 (no revision date), consisting of four (4) sheets.
4. Active Recreation Open Space Exhibit prepared by ESE Consultants, dated July 9, 2021 (last revised September 8, 2021).
5. Vehicle Maneuverability Plan prepared by ESE Consultants, dated April 16, 2021 (last revised September 8, 2021), consisting of three (3) sheets.
6. Map of Wetland Locations prepared by ESE Consultants, dated November 25, 2019 (last revised February 19, 2020).
7. Townhouse Architectural Plan prepared by Toll Brothers, dated August 27, 2021 (no revision date), consisting of eight (8) sheets.
8. Clubhouse Architectural Plan prepared by Sonnenfeld and Trocchia, undated, consisting of three (3) sheets.
9. Freshwater Wetland Letter of Interpretation from the New Jersey Department of Environmental Protection (NJDEP), dated March 5, 2020.
10. Environmental Impact Statement prepared by ESE Consultants, dated April 20, 2021.
11. Stormwater Management Facilities Operation and Maintenance Manual prepared by ESE Consultants, dated July 9, 2021.
12. Stormwater Management Report prepared by ESE Consultants, dated April 16, 2021 (last revised September 8, 2021).
13. Traffic Impact Study prepared by Langan, dated April 9, 2021.
14. Various response letters.

## Property Description

The subject site is located in the easterly portion of the Township, at the intersection of Dorchester Road and Old Trenton Road. The site has a total combined area of approximately 45.40 acres and is irregular in shape. It fronts along Dorchester Road and Old Trenton Road for approximately 890 feet and 1,900 feet, respectively.

The site is presently undeveloped and is identified by municipal tax records as qualified farmland. Several environmental constraints exist in the southwesterly portion of the site, including: Bear Brook; a Federal Emergency Management Agency (FEMA) one hundred (100) year flood line; a New Jersey flood hazard area; a one hundred (100) foot Delaware and Raritan (D&R) Canal buffer; a riparian area; and wetlands and associated buffers. This area also contains a portion of the Township's Greenbelt. An existing sanitary sewer easement is located along Old Trenton Road, while a private drainage easement is located near the southeasterly portion of the property.

Surrounding land uses consist of: the Elements age-restricted residential development to the west and north; the Princeton Arms multifamily development in East Windsor to the east; and the Village Grande at Bear Creek age-restricted development to the south. See the aerial map at the end of this report for an overview of the subject site and its surrounding environs.

## Proposed Development

The applicant has submitted an application seeking preliminary and final site plan approval for the construction of an age-restricted townhouse and stacked-townhouse development consisting of eighty-eight (88) units, of which twenty-two (22) units will be reserved for very-low, low-, and moderate-income households. The proposed market-rate units will all consist of three (3) bedrooms, while the proposed affordable units will all consist of two (2) bedrooms. The proposed townhouse units will primarily be located in the northerly portion of the site. Altogether, twenty (20) residential buildings are proposed. Furthermore, a clubhouse and a pool are proposed near the easterly corner of the site. Six (6) raingardens are proposed throughout the site, while a stormwater pond is located near the westerly corner of the site.

Access to the development is proposed to be provided by two (2) driveways: a right-in/right-out driveway located along Old Trenton Road, and a full movement driveway located along Dorchester Drive.

## Master Plan

As per the Township’s 2020 Land Use Plan, the site is located in the Residential Retirement Community (RRC) land use category. Similar to the Elderly Housing (EH), Planned Residential Retirement Community (PRRC), and Planned Residential Retirement Community-1 (PRRC-1) Districts, the purpose of this land use category is to provide additional housing opportunities for the elderly population which has increased both locally and regionally throughout the past several decades.

The 2020 Plan recommends that this category and corresponding zoning district permit townhouses and stacked townhouses at a density of two (2) units per acre for a maximum of eighty-eight (88) units, provided that at least twenty-five percent (25%) of the total units in the RRC District be reserved for low- and moderate-income households. Furthermore, in order to balance the needs of the Township’s aging population as well as West Windsor’s long-standing tradition of environmental protection and open space preservation, it recommended that there be no permitted disturbance to the Greenbelt areas located within the RRC District. At least fifty percent (50%) of the RRC District was also recommended to be set-aside as common open space.

The RRC District was subsequently adopted by the Township on November 9, 2020.

## Zoning

The site is presently located in the RRC Residential Retirement Community District. The following table summarizes the bulk standards of the RRC District.

Table 1: RRC District Bulk Standards

Area & Bulk Regulations	RRC	Proposed	Code
Minimum Tract Area (ac)	40	45.40	200-194.2B.(1)
Max. Density (units/ac)	2.0	1.93	200-194.2B.(5)
Max. Total Units (#)	88	88	200-194.2B.(5)
Min. Setback from Trenton Road ROW (ft)			
Front/Rear of Building	70	121.07	200-194.2C.(1)(a)
Side of building	60	81.07	200-194.2C.(1)(a)
Min. Setback from All Other Tract Boundaries	40	47.30	200-194.2C.(1)(b)
Max. Improvement Coverage (%)	40	17.40	200-194.2C.(1)(c)
Preservation of Greenbelt	No Disturbance	No Disturbance	200-194.2C.(1)(d)
Common Open Space (%)	50	85.00	200-194.2C.(1)(e)
Max. Building Height (st/ft)	3/38	< 3/38	200-194.2C.(1)(f)
Townhouse/Stacked Townhouse Standards (ft)			
Min. front bldg. setback from curb of internal roadways	25	29.38	200-194.2C.(2)(a)[1]
Min. side bldg. setback from internal roadways/parking	12	23.01	200-194.2C.(2)(a)[2]
Min. bldg. separation, side to side	20	23.00	200-194.2C.(2)(a)[3]
Min. bldg. separation, side to rear/rear to rear	40	97.83	200-194.2C.(2)(a)[4]
Min. bldg. separation, front-to-front	50	84.00	200-194.2C.(2)(a)[5]
Min. bldg. separation, front-to-side	50	94.64	200-194.2C.(2)(a)[6]

## Planning Review

We offer the following comments on the proposed development.

### 1. Age Restrictions

Section 200-194.2B.(2) establishes the required age restrictions of the RRC District. It restricts permanent residents to 55 years of age and older, with the following exceptions:

- a. A member of a couple under the age of 55 years who is residing with his/ her partner who is 55 years of age or older.
- b. One adult under 55 years of age will be admitted as a permanent resident if it is established that the presence of such person is essential to the physical care of one or more of the adult occupants 55 years of age or older.

The applicant must provide testimony on this matter to confirm that these requirements will be addressed.

### 2. Phasing

The site plan indicates that the development will be completed over two (2) phases. Phase 1 will comprise twelve (12) residential buildings containing fifty-six (56) total units, including eighteen (18) affordable units. This phase will also include the clubhouse and the pool, as well as the rain gardens, the pond, and the majority of the trails. Phase 2 will include the remaining eight (8) residential buildings containing thirty-two (32) total units, including four (4) affordable units.

It is our understanding that the expected construction schedule will largely depend on the pace of sales. This should be confirmed through testimony. The proposed phasing shall also be in conformance with NJAC 5:93-5.6(d) of the Uniform Housing Affordability Controls (UHAC) regarding the construction schedule of affordable housing. This is discussed in greater detail later in this memorandum.

### 3. Unfinished Storage Rooms and Basements

The architectural plan indicates that the storage rooms for both the market-rate and the affordable units will not have the option of being finished. In addition, the architectural plan further identifies that unfinished basements are proposed; however, market-rate units will have the option of finishing basements, while affordable units will not. The applicant should discuss the rationale behind this decision.

We recommend the applicant and the Board discuss the propriety of installing deed restrictions to ensure that neither the basements nor the storage rooms will be utilized as bedrooms.

#### 4. Affordable Housing

The following is noted regarding affordable housing.

- a. Number of Affordable Units. Section 200-194.2B.(4) establishes that a minimum of twenty-five percent (25%) of the total dwelling units shall be reserved for low- and moderate-income households. The applicant has proposed twenty-two (22) affordable units, which equates to a twenty-five percent (25%) set-aside. We find this satisfactory.
- b. Architectural and Aesthetic Integration. Section 200-194.2B.(4) further establishes that affordable units shall be architecturally and aesthetically integrated into the development.

As per the façade renderings, the proposed affordable units are architecturally and aesthetically integrated into the townhouse modules. Both the market-rate and the affordable units utilize the same façade materials, including: horizontal siding; board and batten siding; a Dutch quality stone base; standing seam metal roofing; and a pewter gray roof. Furthermore, both the market-rate and the affordable units utilize articulation and gable roofing to avoid expansive blank walls.

In regard to integration of affordable units into the overall design, we note that of the twenty (20) residential buildings proposed, six (6) buildings (or 30%) will contain affordable units:

- i. Twelve (12) affordable units (55%) are located along Mack Road;
- ii. Four (4) affordable units (18%) are located along the westerly extent of Holtz Drive
- iii. Four (4) affordable units (18%) are located along the northeasterly extent of Holtz Drive, and;
- iv. Two (2) affordable units (9%) are located along Preserve Boulevard.

The applicant should provide testimony as to how the overall distribution of affordable units was decided upon. Specifically, the applicant should provide the rationale behind the distribution of affordable units throughout the buildings, as well as the rationale for where units were specifically placed throughout the site. For comparison, should no more than two (2) affordable units be located in one building, ten (10) buildings (or 50%) would contain affordable units.

- c. Affordable Unit Sizes. Section 200-242A. establishes a minimum floor area of seven hundred and fifty (750) square feet for two-bedroom lower income units. The "Lahaska" model will have area of 1,105 square feet and the "Belantrae" will have an area of 1,238 square feet.

- d. Construction Schedule. NJAC 5:93-5.6(d) of the Uniform Housing Affordability Controls (UHAC) establishes the affordable housing schedule identified on the following table. The applicant shall comply with this construction schedule.

Table 2: Required Affordable Housing Construction Schedule

Minimum Percentage of Low- and Moderate-Income Units Completed	Percentage of Market Housing Units Completed
0	25
10	25+ 1 unit
50	50
75	75
100	90
	100

## 5. Preservation of Greenbelt

Section 200-194.2C.(d) establishes that there shall be no disturbance to the Greenbelt as designated on the Conservation Element of the Master Plan. It further establishes that the Greenbelt shall be preserved through a conservation easement. The applicant has noted that the Greenbelt will be within a conservation area that will be created once all outside agencies environmental constraint areas have been determined and approved.

## 6. Public Water and Sewer Service

Section 200-194.2B.(3) establishes that all uses within the RRC District shall be serviced by public water and sewer systems. The applicant shall comply with this condition.

## 7. Design Requirements

Section 200-194.2D. establishes the design requirements for the RRC District. The following is noted:

- a. Comprehensive Site Plan. Section 200-194.2.D.(1) establishes that a comprehensive site plan shall be prepared for the entire RRC District. The applicant has addressed this requirement.
- b. Minimum Active Recreational Open Space. Section 200-194.2.D.(2) establishes that a minimum of two hundred and fifty (250) square feet of active recreational space shall be provided for each residential unit, which shall be set-aside in the form of neighborhood greens, parks, trails, and recreation facilities. The required active recreational open space is also required to include a clubhouse with at least two thousand (2,000) square feet of building area and a swimming pool. Walking trails may be counted toward active recreational open space at a rate of twelve (12) square feet per one (1) linear foot of trail centerline. Trails are also required to include seating areas at a minimum rate of one (1) bench per five hundred (500) linear feet of trail.

Based on this requirement, the applicant requires a minimum of twenty-two thousand (22,000) square feet of active recreational space. The applicant has proposed 47,800 square feet of such space, including a clubhouse area of 28,000 square feet. This includes the clubhouse and the surrounding area.

The applicant has also proposed 1,650 linear feet of trails, which contributes to 19,800 square feet of attributable active recreational open space. The trails require four (4) benches. Three (3) benches have been provided near the pond, while a fourth (4<sup>th</sup>) is to be located near Rain Garden #6.

- c. Internal Walks. Section 200-194.2D.(3) establishes that there shall be a safe, convenient, and continuous system of internal walks. At least one thousand (1,000) linear feet of trails is required. As previously noted, the applicant has proposed 1,650 linear feet of trails.
- d. Utilities. Section 200-194.2D.(5) establishes that the district shall be designed and constructed to provide utility service which shall be installed underground. The applicant shall comply with this standard.
- e. Use of Pervious Surfaces. Waiver relief is required from Section 200-36.1 which establishes that pervious surfaces shall be used for all paved areas other than drives and parking areas, including sidewalks, trails, courtyards, and other site amenities.

## 8. Signage

The applicant proposes a monument entry sign and an entry pier monument near both the Old Trenton Road entrance as well as the Dorchester Road entrance.

The monument entry sign will consist of a stone and wood base, and will read "The Preserve at West Windsor by Toll Brothers." This name will presumably change to "The Reserve at West Windsor by Toll Brothers." The sign will have a height of 5'8" and a width of 18'3". The area of the main sign will be sixteen (16) square feet. The "entry pier" will also have a height of 5'8" and a width of approximately 3'4".

Section 200-32A.(1)(a) establishes that permanent noncommercial signs may have an area of sixteen (16) square feet. Only one (1) sign is permitted; however, additional signs simply require the approval of the Zoning Officer, which shall not be unreasonably withheld. Due to the number of driveways and frontages, we find that two (2) freestanding signs are appropriate.

We also note that the proposed "entry pier" does not meet the Township's definition of a sign, as it does not feature any letters, words, models, banners, pennants, insignias, devices, trade flags, symbols, or representations.

## 9. Mail Structure

A mail structure is located to the west of the proposed clubhouse building. A detail of this building/structure has been provided on Sheet 21. The applicant will have to provide testimony as to its purpose, as well as how mail deliveries will function on site. It is our understanding that mail will be delivered directly to this structure, as opposed to being delivered to individual townhouses.

## 10. Refuse

Testimony should be provided as to how refuse pickup will be handled, as well as where refuse containers will be stored. It is our understanding that the applicant intends for private curbside collection.

## 11. Vehicular Parking

We note the following regarding the proposed parking:

- a. Calculated Number of Required Parking Spaces. The applicant has calculated a parking need of two hundred and thirteen (213) spaces.
- b. Calculated Number of Proposed Parking Spaces. The applicant has provided a total of three hundred and thirty-four (334) parking spaces, which consist of:
  - i. Two hundred and thirty-one (231) parking spaces located in the market-rate townhouse garages and driveway combinations;
  - ii. Forty-four (44) parking spaces located in the affordable unit driveways and off-street parking spaces;
  - iii. Forty-five (45) off-street parking spaces for guests, and;
  - iv. Fourteen (14) parking spaces for the clubhouse.

Waiver relief is required from Section 200-28D.(2)(b) for exceeding the minimum off-street parking requirements.

- c. Accessible Spaces. The applicant has provided two (2) accessible spaces near the clubhouse. Testimony should be provided as to whether additional accessible spaces are required in the guest parking spaces.
- d. Electric Vehicle Charging Stations. The applicant has noted that all units will be provided with a "charging port" in the garage area. The applicant further notes that the eleven (11) affordable units without garages will have a charging port in the storage area on first floor for EV charging. This should be discussed.
- e. Management. Testimony should be provided as to how parking will be managed on site, and whether spaces will be reserved with either signage or striping.



## 12. Bicycle Parking

Section 200-27B.(2) establishes that bicycle parking shall be required at a ratio of one (1) space for each twenty (20) parking spaces or fraction thereof. The applicant has indicated that a total of three hundred and thirty-three (334) parking spaces are proposed, which would require seventeen (17) parking spaces. Bicycle parking spaces will be internally located in each market-rate unit garage, as well as in the garages/storage spaces for the affordable units. An additional bicycle rack is to be located near the clubhouse.



Map 1: Aerial of Subject Site (scale: 1" = 500')

[https://burgis.sharepoint.com/sites/BurgisData/Shared Documents/W-DOCS/PUBLIC/Pb-3700series/Pb-3789.16/3789.16 Reserve at West Windsor faka Hilton \(PB 21-02\) Planning Board Review 01.docx](https://burgis.sharepoint.com/sites/BurgisData/Shared Documents/W-DOCS/PUBLIC/Pb-3700series/Pb-3789.16/3789.16 Reserve at West Windsor faka Hilton (PB 21-02) Planning Board Review 01.docx)



# WEST WINDSOR TOWNSHIP

## DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF ENGINEERING

### MEMORANDUM

TO: West Windsor Township Planning Board

FROM: Francis A. Guzik, PE, CME  
Director of Community Development/Township Engineer

DATE: October 7, 2021

SUBJECT: **Hilton West Windsor (Reserve at West Windsor)  
Preliminary and Final Site Plan**  
Block 37, Lots 6 and 7  
#2001 Old Trenton Road and Dorchester Drive  
PB 21-02

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### Documents Received/Reviewed:

The following documents have been submitted for review:

- A. Plans entitled "Preliminary and Final Major Site Plan – Preserve at West Windsor – Block 37, Lot 6 and 7 - Township of West Windsor, Mercer County, New Jersey" prepared by ESE Consultants (Andrew J. Glover, PE), dated April 16, 2021, revised through September 8, 2021, consisting of forty (40) sheets;
- B. Plan entitled "Existing Features Plan – Hilton West Windsor - Block 37, Lot 6 & 7 – West Windsor Township, Mercer County, New Jersey" prepared by ESE Consultants (Eric A. Fusco, PLS), dated February 15, 2021, unrevised, consisting of four (4) sheets;
- C. Plan entitled "Plan of Survey for Block 37, Lot 6 & 7 – West Windsor Township, Mercer County, New Jersey" prepared by ESE Consultants (Eric A. Fusco, PLS), dated January 8, 2021, unrevised, consisting of one (1) sheet;
- D. Set of plans entitled "Vehicle Maneuverability - Hilton West Windsor – Block 37, Lot 6 and 7 - Township of West Windsor, Mercer County, New Jersey" prepared by ESE Consultants (Andrew J. Glover, PE), consisting of three sheets: Sheet 1 "Fire Truck" dated April 16, 2021, revised through September 8, 2021; Sheet 2 "Garbage Truck" dated July 9, 2021, revised through September 8, 2021; and Sheet 3 "WB50" dated July 9, 2021, revised through September 8, 2021;
- E. Plan entitled "Active Recreational Open Space Exhibit- Hilton West Windsor – Block 37, Lot 6 and 7 - Township of West Windsor, Mercer County, New Jersey" prepared by ESE Consultants (Andrew J. Glover, PE), dated July 9, 2021, revised through September 8, 2021;
- F. Architectural Floor Plans and Elevation Renderings for the 2,200 square-foot Clubhouse, prepared by Sonnenfeld + Trocchia Architects, P.A., undated.

- G. Set of 11"x17" floor plans for the various townhome units, labeled "draft", dated August 27, 2021, consisting of eight (8) pages;
- H. Report entitled "Stormwater Management Report for Preserve at West Windsor – Block 37, Lot 6 and 7 – (Tax Map Sheets 28.04 & 34.02) - Township of West Windsor, Mercer County, New Jersey" prepared by ESE Consultants (Andrew J. Glover, PE), dated April 16, 2021, revised through September 8, 2021;
- I. Document entitled "Stormwater Management Facilities Operation and Maintenance Manual for Hilton West Windsor Property – Block 37, Lot 6 and 7 – (Tax Map Sheets 28.04 & 34.02) - Township of West Windsor, Mercer County, New Jersey" prepared by ESE Consultants (Andrew J. Glover, PE), dated July 9, 2021, unrevised;
- J. Report entitled "Environmental Impact Statement - Hilton West Windsor Project (TBI #4081) – Block 37, Lot 6 & 7 - West Windsor Township, Mercer County, NJ" prepared by ESE Consultants, Inc., unattributed, dated April 20, 2021, unrevised;
- K. Report entitled "Traffic Impact Study for Hilton West Windsor – Block 37, Lot 6 & 7 - West Windsor Township, Mercer County, New Jersey" prepared by Langan (Karl A. Pehnke, P.E., P.T.O.E., and Eric J. Vilorio, P.E.), dated April 9, 2021, unrevised;
- L. Plan entitled "Map of Wetland Locations - Block 37, Lot 6 & 7 – Hilton West Windsor - West Windsor Township, Mercer County, New Jersey" prepared by ESE Consultants (Eric A. Fusco, PLS), dated November 25, 2019, revised through February 19, 2020, consisting of one (1) sheet;
- M. Document referenced "Freshwater Wetlands Letter of Interpretation: Line Verification" dated March 5, 2020, issued by the New Jersey Department of Environmental Protection (NJDEP);
- N. Miscellaneous applications, checklists and submittals.

**Narrative:**

The subject property is a tract of two contiguous parcels (Lots 6 and 7 in Block 37) on the eastbound side of Old Trenton Road totaling 45.41± acres, with 45.19 acres contained within Lot 7 and Lot 6 being a small triangular parcel at the extreme southerly portion of the tract containing 0.22 acres of land, per applicant's survey. The tract was recently re-zoned the RRC (Residential Retirement Community) zoning district. The applicant proposes to construct 66 market-rate and 22 affordable dwellings on the property.

The property is bounded by Old Trenton Road to the northwest, with the Elements at West Windsor 55+ housing development beyond; Dorchester Drive to the east with a strip commercial use opposite; East Windsor Township's Princeton Arms apartments to the east and southeast, and the Village Grande at Bear Creek residential development to the west and southwest. Bear Brook runs generally from southeast to northwest in the westerly portion of the property where it eventually crosses under Old Trenton Road. The property is also subject to several other environmental constraints, including wetlands, flood hazard areas, D&R Canal buffers and Township Greenbelt, which have all been depicted on the site plans. The property is mostly agricultural use, with the remainder of the site consisting of wooded areas along the Bear Brook and an unnamed tributary.

The property is located within the Bear Brook (above Trenton Road) HUC 14 subwatershed and is part of the larger Millstone River (above Carnegie Lake) HUC 11 watershed. Per NJDEP Geo-Web mapping, the property is not located within the Stony Brook Regional Sewerage Authority's sewer service area. Existing there is a 20'-wide sanitary sewer easement along the majority of the Old Trenton Road frontage, and a private drainage easement along its common property lines with Princeton Arms.

The development plan provides for several appurtenant improvements and amenities, including a clubhouse and swimming pool adjacent to a vegetated area with a shade structure nearby, sidewalks, six rain garden bioretention stormwater BMPs, a retention basin (wet pond) BMP, off-street parking areas around the development), and a mulched trail network through the property that includes benches along the Bear Brook viewshed.

Upon review of the documentation submitted, I offer the following comments:

**1.0 Site Plan**

1.01 The following waivers from the Township Site Plan Checklists have been requested:

**a. Section 200-11.A (Map Details)**

- A waiver from strict compliance with Checklist item #2 has been requested which requires the name of the President and Secretary to be listed for the landowner and the applicant since both are corporations. The information has been provided for the applicant; however, the property owner consists of only a single managing member, whom is listed. Accordingly, I have no objection to the waiver requested.

**b. Section 200-13 Preliminary Site Plan Approval**

- The applicant has requested a temporary waiver from Checklist item #9 which requires wetland areas be depicted with surveyor's metes and bounds information for the out-bounds of such areas. Electronic (AutoCAD) copies of same will be provided as a condition of resolution compliance in lieu of depicting them on all the plans at this time. Accordingly, I have no objection to the waiver requested.

**c. Section 200-14 Final Site Plan Approval**

- The applicant has requested waivers from Checklist items 200-14.C.1.a), C.1.b)(1), C.1.b)(5) and C.1.b)(6) due to the concurrent nature of the application for Preliminary and Final Site Plan. I have no objection to the Board granting these waivers for this reason.

1.02 The applicant's testimony should discuss the existing conditions on the property behind the adjacent Princeton Arms apartments. From current aerial photography, these include a fenced enclosure that may be a dog park. There is also a worn trail leading from Princeton Arms into the wooded areas on Lot 7, a relatively large area with dirt/stone/millings placed on the surface, as well as what appears to be a structure in the woods north of the fenced enclosure.

The Existing Conditions Plan (Sheet 3) identifies the picnic tables and grills as well as a dog park that are to be relocated off the property. The plan should also identify the trails/drives that have been worn into the woods in this area and whether they have been used to dump soil or other materials as the topographic contours would seem to suggest. Removal of dumped and stockpiled materials along with full restoration of this area should be made a condition of any Board action on this application unless it can be demonstrated how retaining them would benefit the proposed development.

1.03 A current Letter of Interpretation was issued by NJDEP approving the wetlands areas depicted on the site plans. Due to the proposed placement of a stormwater outfall within a 50' transition area buffer, a Freshwater Wetlands General Permit #11 will be required. Obtaining this permit should be made a condition of any Board action on this application.

1.04 The Township Greenbelt area is shown on the Existing Conditions Plan and is to be dedicated to the Township, subject to approval of the Township Landscape Architect. It is noted that it falls entirely

within the D&R Canal Commission’s required stream corridor conservation easement. Monumentation along the Greenbelt limits will be required using the Township standard detail.

- 1.05 The site plan identifies the flood hazard limit on the site using current FEMA mapping, and NJDEP’s Method 3 (100-year FEMA flood line elevation plus one foot). A Flood Hazard Area Verification from NJDEP was not provided. Because the applicant’s Stormwater Management design includes an outfall within the flood hazard area, a Flood Hazard Area Verification and Individual Permit will need to be obtained from NJDEP. This is to be a condition of any Board action on this application.
- 1.06 The applicant should discuss the “Mail” structure shown in the general vicinity of the Clubhouse, a detail for which is provided on Sheet 21 of the Site Plan drawings. It appears to service the entire development since no other structures are identified.
- 1.07 If not already proposed, it is recommended that the undersized and landlocked Lot 6 be consolidated with Lot 7.
- 1.08 Metes and bounds for the proposed private roads will be required to be provided on a plan

**2.0 Access and Circulation**

- 2.01 The property fronts on and will have a right-in, right-out access via Old Trenton Road (County Route 535). Approval of the designs must be obtained from Mercer County. The primary full-movement access point will be via Dorchester Drive. There will also be an unpaved emergency access connection to Dorchester approximately 250 feet northwest of the main entrance along Road D. The applicant should discuss with the Board the current state of discussions with the County regarding access.
- 2.02 The proposed private roadways are 24’ in width. Section 200-29.N. of the Township Land Development Ordinance requires a width of 30’ to allow for combined vehicular and bicycle access. However, the RRC District has a specific provision exempting it from that ordinance section, so no design waiver is necessary. The RSIS standard to which they were designed should be identified to the Board.
- 2.03 Parking calculations have been provided in tabular form on Submission Item A. RSIS parking requirements are broken down as follows:

• 66 3-BR Townhouses @ 2.4 spaces per unit =	158 spaces
• 22 2-BR Garden apartment @ 2.0 spaces per unit =	44 spaces
• 88 units @ 0.5 guest spaces/unit* =	44 spaces*
• 1 clubhouse space per 8 units * 88 units =	<u>11 spaces</u>
Total spaces <b>required</b> per RSIS standards =	<b>257 spaces</b>

The applicant is proposing a total of 334 spaces, significantly more parking than required. However, it is noted that the off-street parking calculation can be somewhat misleading. RSIS dictates that guest parking spaces (denoted by \*) must be provided on-street or in common areas and may not be counted in a garage or driveway. Also a two-car garage with two-car driveway counts as 3.5 parking spaces, but any portion unused by a unit are not available for use by other units. Ultimately, the applicant will need to provide testimony to the Board in support of the need for the “excess” parking spaces, which would require an exception from RSIS. The possibility of banking some of the off-street modules until there is a demonstrated need should also be discussed with the Board.

- 2.04 Sidewalks have been provided on both sides of all interior streets in accordance with Township standards, in addition to along the Old Trenton Road frontage. Dorchester Drive is currently improved and has sidewalk along the entire length of the property. However, the applicant has agreed to replace the

entire length of sidewalk as this corridor is the “gateway” to the development. Some sections of existing curb along Dorchester are also damaged and in need of replacement. The applicant has agreed to walk the area with this office and perform any necessary replacements, as is noted in several locations on the plans. This agreement should be made a condition of any Board approval.

- 2.05 The proposed frontage improvements and widening of Old Trenton Road will require the reconstruction of the pedestrian curb ramps at the intersection with Dorchester. This reconstruction work should be designed and presented on the plans, and provided to Mercer County for approval.
- 2.06 The necessity for a loading area and solid waste storage facility at the proposed clubhouse should be discussed. The applicant indicated to the Technical Review Committee that a loading area and a solid waste storage area will not be required for the proposed clubhouse. Testimony will need to be provided to the satisfaction of the Board and any necessary relief obtained. Waste storage and collection procedures for the units and clubhouse should also be discussed.
- 2.07 Detailed (10-scale minimum) grading designs of all proposed accessible ramps and routes must be provided. The applicant has provided some of the required designs, but others (e.g, the “Clubhouse Parking Lot” and “Preserve Boulevard and Dorchester Drive” are presented with “null” (0.00) values and must be revised.
- 2.08 Developing a Title 39 Enforcement Plan for the project and submission of a request for Township Council action for the project should be made a condition of any Board action on this application
- 2.09 Proposed street names along with unit identification and numbering are subject to the review and approval of this office in concert with Police, emergency services and the US Post Office.

### **3.0 Stormwater Management**

- 3.01 The project disturbs more than one acre of land and result in the addition of more than one-quarter acre of new regulated motor vehicle surfaces. As such, all aspects of the NJDEP Stormwater Management Rule at N.J.A.C. 7:8 (also RSIS at N.J.A.C. 5:21) must be addressed. The Stormwater Management Report calculations demonstrate that the design meets the requirements for water quantity management, water quality management and groundwater recharge, using green infrastructure, subject to addressing the following technical comments on the calculations and proposed best management practices (BMPs).
  - a. Provide additional drainage area map(s) showing the individual drainage areas to each inlet and also to each BMP, including area (in acres), cover conditions and TC path.
  - b. Each of the times of concentration in the proposed condition must be calculated rather than using assumed minimum times. Under the “new” rules, there is no assumed minimum time of concentration.
  - c. Sheet flow lengths in disturbed areas are to be calculated using the McCuen-Spiess criteria per the May 2010 update of Chapter 15 of the National Engineering Handbook. This same document also provides a revised velocity calculation for shallow concentrated flow that must also be used.
  - d. A groundwater mounding analysis must be provided for each rain garden BMP, both to assess potential impacts on adjacent basements, as well as any permeability rate/drain time impacts to each BMP. The Hantush spreadsheet for each rain garden has been provided, but the actual analysis of any impacts on adjacent basements, or the measured permeability rates at each rain garden has not.
  - e. In order for the retention basin (wet pond) to be considered green infrastructure (for water quantity management only), it must be demonstrated that it complies with the design requirements of Chapter 10.5 of the BMP Manual, including the provision for “beneficial reuse.” In the water quantity

management section of the report, each design requirement of the BMP Manual must be identified, with a subsequent detailed explanation of how it is being addressed by this project.

- f. Similar to 3.02.e., the design requirements and compliance for each Rain Garden BMP shall be provided in the “Water Quality” section of the SWM Report. This will be most easily affected using a tabular format identifying the BMP by number, its total tributary land area, the total water quality design storm runoff volume, the total storage volume below the lowest outlet elevation and the design permeability rate.
  - g. For the “Storm Sewer Tabulation”, please provide a graphical depiction of what lines are associated with which drainage structures, as the “Line ID” numbering on the spreadsheet printouts in Appendix L does not correlate with the drainage structure numbering on the plans.
  - h. Provide a tabulation on the Grading Plans indicating the estimated seasonal high groundwater table elevation based on soil logs at each proposed building, compared to each building’s lowest basement floor elevation. Provide a sump pump collection system for each building where separation is less than 2 feet, connected to the on-site stormwater drainage system.
  - i. Provide an analysis of site grading and on-site collection system during the 100-year design storm to demonstrate runoff will reach the stormwater management BMPs and not overflow into Bear Brook or other bypass area.
- 3.02 A Stormwater BMP Operation and Maintenance Manual was previously provided and reviewed by this office with specific comments sent to the applicant’s engineer directly. These comments have yet to be addressed and the ultimate approval of this document by this office should be made a condition of any approval granted for this application.
- 3.03 The applicant is advised that current Ordinance section 200-105.1 requires it to enter into an agreement with the Township, in form satisfactory to the Planning Board Attorney, requiring the installation and maintenance by the applicant and the applicant's successors in interest, all such stormwater management improvements proposed by the applicant, and approved by the Board, for this project. A deed notice is required to be prepared and filed on the property for the stormwater management measures in accordance with §200-101.M.

#### **4.0 Utilities**

- 4.01 The subject property is not currently in a designated sewer service area, and Township Council has endorsed its inclusion to the SBRSA service area. The applicant should discuss status of the Wastewater Management Plan (WMP) amendment approval from the NJDEP.
- 4.02 The project is located within the Southfield Road Pump Station wastewater service area, where capacity issues exist and have been previously discussed with the applicant throughout the TRC process. The Township has awarded a design contract for required upgrades and determine the estimated cost of the improvements. This applicant will be one of the upstream developers benefitting from these upgrades will be required to reimburse their pro-rata share to the Township/developer bearing the up-front implementation costs. The specific cost to the applicant will be based on total sewer demand. This will be required to be addressed in any Developer’s Agreement executed for the project.
- 4.03 After granted the WMP amendment, the proposed development will require a Treatment Works approval by NJDEP. The applicant will also need to request and receive the necessary sewer demand allocation from the West Windsor Township Council.
- 4.04 Potable water service will be provided by NJ American Water. Fire hydrant spacing and locations are subject to the review and approval of the Director of Fire and Emergency Services.

4.05 The Clubhouse is not contemplated to have a full kitchen at this time, therefore a grease trap is not required. The developer is advised if that changes prior to or during construction, provision of a grease trap will be triggered.

## **5.0 Lighting**

5.01 The applicant shall provide tabular calculations of lighting intensities per the requirements of Ordinance Section 200-31.K., specifically for the Clubhouse parking lot and for the intersections of internal roadways with County and Township roadways. If a design waiver is not requested and granted for any exceedances the design will be required to fully comply.

## **6.0 General Comments**

6.01 Inlet #27 is identified as a Type E inlet with two 15” pipes and a 36” pipe entering in and a 42” pipe exiting. The 42” reinforced concrete pipe has an outer diameter (51”) that is larger than the larger interior dimension of the E inlet (48”). A Double-E or custom structure will be required instead, and appropriate details for same to be provided.

6.02 Metes and bounds for the proposed private roads will be required to be provided on Site Layout and Dimension Plan or a supplement thereto. Locations of the stormwater BMPs in NAD 1983 State Plane New Jersey FIPS 2900 US Feet or Latitude and Longitude in decimal degrees.

6.03 The applicant shall provide two separate Engineer’s Estimates of probable construction costs for this project. One will include all site improvements for the purpose of establishing the required construction inspection escrow fees, while the other will be used for the purpose of establishing the required performance guarantee amounts. The latter is to consist solely of those improvements in the public rights-of-way, or improvements ultimately to be dedicated to a public entity, as well as the proposed buffer landscaping and berming. This should be made a condition of any Board action on this application.

6.04 As per Ordinance section 200-81.1, the applicant will be required to provide, via both hard copy and in electronic format, approved site plans being submitted for signature and as-built surveys upon project completion should this project be approved and constructed. The electronic submission of the approved Stormwater Management documents is also requested at the appropriate time.

6.05 The applicant shall provide metes and bounds descriptions for each proposed dedication and easement to the Township Engineer for review and approval. Deeds and easement instruments are subject to the review and approval of the Board Attorney.

6.06 All construction details are subject to the review and approval of the Township Engineer.

6.07 Outside agency approvals will also be required. The following approvals are anticipated at this time:

- Mercer County Planning Board
- Mercer County Soil Conservation District
- Delaware and Raritan Canal Commission
- NJDEP (TWA Permit, WWMP Amendment, FWW GP, FHA Verification and Individual Permit)

This completes the review of the referenced site plan documents. Other comments may be offered based on the responses to the above comments.



West Windsor Township Planning Board  
Hilton West Windsor – P/F Site Plan (Reserve @ West Windsor)  
October 7, 2021  
Page 8 of 8

cc: Applicant (rhoff@bisgaierhoff.com)



SURINDER S. ARORA, PE  
President

## ARORA and ASSOCIATES, P.C.

Consulting Engineers

Princeton Pike Corporate Center  
1200 Lenox Drive, Suite 200, Lawrenceville, NJ 08648  
(609) 844-1111 • Fax (609) 844-9799  
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### MEMORANDUM

**DATE:** October 6, 2021

**TO:** West Windsor Township Planning Board

**FROM:** Jeffrey A. L'Amoreaux, P.E.

**SUBJECT:** Reserve at West Windsor (formerly known as Hilton West Windsor Property)  
Preliminary and Final Major Site Plan Review  
PB 21-02  
Old Trenton Road and Southwest Corner of Dorchester Drive  
Block 37; Lots 6 and 7  
West Windsor Township, Mercer County, New Jersey

We are in receipt (via electronic submission) of the following information for review pertaining to the submission of a Preliminary and Final Major Site Plan to construct 88 units of age-restricted housing:

- One (1) copy of Development Application
- One (1) copy of Preliminary/Final Site Plan Checklist with waivers requested
- One (1) copy of West Windsor Township Green Development Practices Checklist
- One (1) copy of Environmental Impact Statement, prepared by ESE Consultants, dated 4/20/21
- One (1) Copy of Traffic Impact Study prepared by Langan Engineering & Environmental Services, Inc (Langan), dated 4/9/21
- One (1) copy of Active Recreational Open Space Exhibit Plan, Prepared by ESE Consultants, dated 7/9/21 and revised 9/8/21
- One (1) copy of Vehicle Maneuverability Plans, Prepared by ESE Consultants, revised 9/8/21
- One (1) copy of NJDEP Letter of Interpretation & Map of Wetlands, dated 3/5/20
- One (1) copy of Storm Management Report prepared by ESE Consultants, dated 4/16/21 and revised 9/8/21
- One (1) copy of Stormwater Operation and Maintenance Manual dated 7/9/21
- One set of Preliminary and Final Major Site Plans prepared by ESE Consultants, dated 4/16/21 and revised 7/9/21
- One (1) Copy of Existing Features Plan, Prepared by ESE Consultants, dated 2/15/21
- One (1) Copy of Plan of Survey, Prepared by ESE Consultants, dated 1/8/21
- One copy of Architectural Plans of Typical Units, Prepared by Toll Architecture, dated 8/27/21.
- One (1) copy of undated Clubhouse Floor & Elevation Plan, prepared by Sonnenfeld & Trocchia Architects.
- One (1) copy of each of the following response letters to Township's Professionals:
  - ESE Response letter dated 9/8/21 to Francis Guzik, PE, CME – West Windsor Twp.
  - ESE Response letter dated 9/8/21 to Dan Dobromilsky, LLA, PP – West Windsor Twp.

- ESE Response letter dated 9/8/21 to David Novak, PP, AICP – Burgis Associates
- Langan Response letter dated 9/7/21 to Jeffrey L'Amoreaux, PE – Arora & Associates
- ESE Response letter dated 9/8/21 to Jeffrey L'Amoreaux, PE – Arora & Associates
- ESE Response letter dated 9/8/21 to Christopher Jepson, PE – Van Cleef
- ESE Response letter dated 9/8/21 to Chief Timothy Lynch – West Windsor Township
- ESE Response letter dated 9/8/21 to West Windsor Affordable Housing Committee

The project proposes to construct 88 attached carriage home and affordable units. Of the 88 units, 66 will be market rate units while 22 will be affordable units. The proposed carriage home units are equivalent to “townhouse”-type units while the proposed affordable units are considered to be equivalent to “garden apartment”-type units.

The site is currently bounded to the north by Old Trenton Road (CR 535) and to the north of that a residential development, the Elements at West Windsor. To the east is Dorchester Drive and to the east of that is a commercial development, Princeton Arms Center. To the south is a multi-family residential development (in East Windsor Township) and to the west is Bear Brook and to the west of that is the Village Grande, a single family detached, senior housing development.

Access to-and-from the site is proposed through a two-way, full-movement driveway along Dorchester Drive and a right-in, right-out only driveway along Old Trenton Road. An emergency vehicle access is also proposed along Dorchester Drive closer to Old Trenton Road.

Parking provisions for the site will be accommodated by two-car garages with an adjoining driveway for the townhouses, a one-car garage with an adjoining driveway for some of the garden apartments and some off-street parking “clusters”.

The development is currently located in the P Business District and as such is not a permitted use. To address this issue, the applicant has requested a zoning amendment to provide an RRC (Residential Retirement Community) District wherein the proposed use would be a permitted use.

We have completed our review of the submitted documentation and offer the following comments for the Planning Board's consideration:

### **Traffic Impact Study**

1. The turning movement traffic counts were conducted on January 5, 2021, and Automatic Traffic Recorder (ATR) counts were performed along Old Trenton Road (CR 535) for seven (7) consecutive days, between January 4-12, 2021. We should note that traffic counts conducted during the first week of any new year are generally not appropriate for traffic studies because the existing traffic flows are not usually normalized from the holiday period. This renders the data obtained from such counts to be less reliable. The data reliability is compounded by the travel reductions due to the COVID pandemic restrictions (work from home flexibilities, virtual schooling, etc.) since 2020.

The consultant has appropriately adjusted the January 2021 traffic volumes to the pre-COVID conditions utilizing prior traffic counts conducted by other entities in 2018 and 2019, respectively. To further validate the adjusted traffic volumes, the consultant conducted additional traffic counts on September 8, 2021, following the start of the new school session. A review of the traffic volumes obtained from this count indicates that the adjusted traffic volumes used in the traffic analysis are conservative and reasonable. It should be noted that based on the current trends, the pre-COVID traffic conditions may not fully return soon and in many instances, may never return again. In consideration, we find that the traffic impact due to the site's traffic would be deemed insignificant and satisfactory. As such, there are no outstanding concerns with the traffic impact.

### **Site Plan**

1. A review of the parking and bicycle storage plan included with this submission indicates that adequate guest parking has been provided. The guest parking was factored into the calculation of the proposed parking spaces for each type of residential unit. For the townhouses, 3.5 parking spaces have been proposed (two car garages and driveway). The affordable housing units comprise of two floor units within one COAH unit. Two parking spaces (one garage and driveway) are proposed for the 1<sup>st</sup> floor unit while one space (one-car driveway) has been proposed for the 2<sup>nd</sup> floor unit with additional parking located in the guest parking areas.

We note that not all the allocated guest parking spaces are located within the same street as the associated COAH units. For example, units 72 and 74 in Building 9 on Holtz Road (West) and unit 66 in Building 13 on Holtz Road (East), have their guest parking spaces located on the adjoining Meck Drive, respectively. Similarly, unit 68 on Building 13 on Holtz Rd (East) has a guest parking space located on Preserve Boulevard. The distances from these units to their associated guest parking on adjoining streets are deemed relatively short and would be acceptable to most residents. Therefore, we find that the locations of the guest parking spaces throughout the site relative to the COAH units are reasonable. No other concerns are outstanding with regards to the parking provisions for the site.

2. The circulation of a typical West Windsor garbage truck into, through and out of the site appears adequate. However, there remains concern with the envisaged truck maneuver when collecting trash for Building 20 (Units 49-54) at the easternmost end of Meck Drive. The consultant indicates that the garbage truck would need to back up the length of the roadway fronting the Units 49-54. While the distance that the garbage truck would back up might appear relatively short and the maneuver is feasible; nonetheless, we deem it to be less desirable. The consultant should consider some treatment of the dead-end such as a cul-de-sac (bulb-out) or a 'hammer head'

Reserve at West Windsor  
Preliminary/Final Major Site Plan  
West Windsor Township, Mercer County,  
New Jersey  
October 6, 2021  
Page 4 of 4

**ARORA and ASSOCIATES, P.C.**  
**Consulting Engineers**

(I-type) that will provide adequate and safe turns for the garbage truck outside the frontage of the residential units. Alternatively, the applicant should provide documentation or testimony to justify that the recommended dead-end treatments would not be feasible under the site conditions. This completes our comments for this submission. Additional comments may be provided as this project moves forward.

Copies to:

Lisa Komjati  
Francis Guzik, P.E., CME  
Gerald Muller, Esq.  
Lt. Tim Lynch  
David Novak, PP, AICP

Sam Surtees  
Dan Dobromilsky, LLA/PP/CTE  
Joseph Burgis, PP, AICP  
Chris Jepson, P.E.  
Richard Hoff, Esq.

# **West Windsor Township Fire & Emergency Services**

## Memorandum

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**DATE:** October 6, 2021  
**TO:** West Windsor Township Planning Board  
**FROM:** Chief Timothy M. Lynch  
**REGARDING:** PB 21-02, The Reserve at West Windsor

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### **OVERVIEW**

This conceptual plan represents a Residential Retirement Community (RRC) intended for adults age 55 and older. The concept plan includes eighty-eight (88) single family, two (2) 2 story frame multiple dwellings as well as a community center and swimming pool. All dwelling units are attached in varying configurations from three (3) to five (5) units.

Applicant has resolved all comments provided by this office.

Thank you.



*Honor ~ Integrity ~ Loyalty*



# WEST WINDSOR TOWNSHIP

## DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF ENGINEERING

### MEMORANDUM

Date: October 6, 2021

To: West Windsor Township Planning Board

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

SUBJECT: **PRESERVE @ WEST WINDSOR [fka Hilton West Windsor Property]**  
P/F Major Site Plan  
**Landscape Architectural Review**  
B-37 L-6 & 7 SE Corner Dorchester Dr & Old Trenton Rd  
PB 21-02 Zone: RR-C

The plans and documents submitted for this application have been analyzed and the following questions and comments are offered for consideration as this application is reviewed:

1. The Township Master Plan Greenbelt line is depicted upon the plans along with other existing environmental conditions and required buffers (e.g. wetlands and floodplain). The Greenbelt is completely within the 100' D&R Stream Corridor buffer and thus should be subject to conservation easements to the State of NJ and West Windsor Township. These lands will be dedicated to the Homeowners Association as common open space. The exact extent and delineation (e.g. monuments) of the environmentally constrained lands that will be encumbered by conservation easements must be determined and clearly shown on a final plan with metes and bounds and construction details. Landscape management / maintenance specifications must be developed for all areas to be dedicated to the Homeowners Association.
2. Three existing street trees and a very small quantity of existing woodland trees will be removed to construct the road and drainage improvements for this development. The vast majority of the area to be developed is currently or recently farmed field. The new planting associated with this project will expand the community forest resource.
3. The proposed landscape architectural design offers planting, site furnishings, and decorative pavements to address the Township Code standards (200-91.P.) in a satisfactory manner, with one exception. The proposed landscape design will greatly enhance the aesthetics of this development.
4. The applicant has requested a waiver from strict compliance with the "reforestation" standards for the rain garden storm basins and the portions of the open space that are presently open fields (previously farmed).  
No objection is offered regarding the waiver as it relates to the rain gardens, as the proposed landscape will address the intent of code standards to develop an aesthetic and environmentally functional landscape for these areas.

## MEMORANDUM

To: W.W. Planning Board  
Re: PB 21-02  
Date: October 6, 2021

A concern is offered regarding the waiver request as it relates to the 4.5 acres of open field conservation areas. The applicant has proposed to reforest 1.05 acres or 23% of the open field, conservation areas that will not be developed. The remaining 3.45 acres will be seeded with conservation wildflower seed mixes. A "Conservation / Preservation Plan" is included in the plan set, between sheets #33 and #35, which provides a detailed depiction of these areas and what is proposed. A "Riparian Buffer Inspection and Management Plan" or specification is included on this plan sheet, indicating that invasive species shall be removed or treated with herbicides. The potential that highly invasive tree species (specifically *Pyrus calleryana*, Callery Pear) will quickly colonize these areas, choking out any pioneer native tree species, is the concern. This now occurs commonly anywhere that farm fields are abandoned. The proliferation of Callery Pears has interrupted old field natural succession. The Township reforestation standards are intended to introduce native tree species to get ahead of the exotic invasive tree species seeds that are already present in this area. The proposed seeding and management of invasive species that is proposed could succeed if the removal of invasive seedlings is diligently implemented by the land developer and association, but it seems likely that this method will be less likely to succeed and more economically and environmentally costly over time. A combination of wildflower seeding and planting of small native trees is recommended for all areas that will not be developed that are not presently wooded.

5. The proposed recreation improvements seem appropriate for a small community of this size, exceeding the code standards for RRC zone standards. The applicant should present testimony and exhibits describing the recreation improvements and furnishing to be implemented for this community. The final construction plan for the recreation center should be subject to staff review in concert with building code permit review.

Upon request, additional comments may be offered based upon updated or modified submissions and presentations.

End.



## MEMORANDUM

TO: West Windsor Technical Review Committee

CC: Sam Surtees, Land Use Manager, West Windsor Township  
John Mauder, Township Liaison to Affordable Housing Committee

FROM: West Windsor Affordable Housing Committee

DATE: October 6, 2021

RE: PB 21-02 Preserve at West Windsor

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Members of the Affordable Housing Committee (“AHC”) reviewed the September 9, 2021 submission of the proposed plans for Preserve at West Windsor. The AHC previously submitted comments, most recently on August 18, 2021 and some of these comments are carried forward from those earlier submissions. The AHC had the following comments and concerns:

1. Layouts/Floorplans.

The Committee again notes that the market unit basements have windows but the affordable units do not (years ago there were concerns about radon and basements without windows as well as safety concerns). The Committee believes that the basements of the affordable units should have windows.

The front rooms in the Belantrae have been changed from a finished room back to unfinished space with no door for the mechanicals. The Committee believes people will use this space as a room and would like to know what “unfinished” means in this context. Is there an option for finishing these spaces? In what condition will these spaces be? Will they come with a floor and wallboard? The committee thinks the "unfinished" room should be finished, as shown on the previous plans

The Committee previously noted that first-floor units have back doors in the plans and asked whether there would be a slab/patio there. The response letter dated September 8, 2021 from ESE Consultants did not answer this question but did state that there would not be paths around the raingardens. The Committee believes there should be paths around the raingardens that would give access to the back doors of the units.

As the Cloverhill and Rosenhayn market units have shelters over outside doors, the Committee believes the affordable units should as well.

The Committee continues to that there should not be walk-up second-floor senior units.

2. Parking/Storage

The Committee notes that the dedicated second dedicated parking spot for the Lahaska units should have clear above ground signage because signs painted on the ground will wear away quickly, will be covered by leaves and/or snow and will not be noticed by contractors and guests.

The Committee believes that the faux garage door in the Lahaska units should be a real garage door to allow easier access to the bike storage and garbage/recycling.

3. Rental Units

The Committee notes that the Environmental Impact Statement - Supplemental Information (Item 37b) states that "[t]he project proposes ... twenty-two (22) affordable rental units." Will the affordable units be rental or for-sale? The Committee believes that for-sale would fit the community better.

If the affordable units are rental and the market units are not, how will the rentals be managed?

4. Snow Removal

The Committee would like to know what will be done with snow before the HOA is functioning as HOAs usually don't form until there are a certain number of units sold and occupied. The Committee requests that the Planning Board look at plans for snow storage and add a requirement that snow not be stored next to dedicated affordable unit parking spaces.

5. Green Development Checklist/Floodplain

The Green Development Checklist mentions existing buildings and their uses but the Committee members were unable to find existing structures shown on either the survey or the maps.

Flood maps show Big Bear Brook, Bear Creek and a "Wetlands Ditch" - how well did the area held up during the recent Ida flooding?




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Neil I. Van Cleef, P.E., L.S. & P.P.  
Robert J. Clerico, P.E., P.P., CME, CPWM  
Samuel D. Costanzo, P.E. & P.P.  
Cynthia V. Norfleet, COO  
Mark A. Bahnick, P.E.  
Lawrence M. Diffley, P.E., PTOE  
Michael K. Ford, P.E., P.P.  
Jeffrey W. Munzing, P.E.  
Stanley J. Schrek, P.E., A.I.A., P.P., CME, LEED AP  
Herbert J. Seeburger, Jr., P.E., CME, CPWM

## MEMORANDUM

**TO:** Planning Board  
West Windsor Township

**FROM:** Christopher B. Jepson, P.E.   
Environmental Consultant

**DATE:** October 5, 2021

**SUBJECT:** The Reserve @ West Windsor (PB 21-02)  
Preliminary/Final Major Site Plan  
Block 37, Lots 6 & 7  
VCEA Project No. 19-31-WW

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As West Windsor Township's environmental consultant, Van Cleef Engineering Associates (VCEA), has reviewed the most recently submittal of site plans and accompanying information and visited the site for the above referenced application for a preliminary/final major site plan and offers the following comments for the Planning Board's consideration:

### **I. Overview**

The applicant is seeking a review of the preliminary/final major site plan for construction of an 88-unit residential retirement project that will include 22 affordable units with recreation, parking, clubhouse, and other amenities. The address is 2001 Old Trenton Road. The site is located at the intersection of Old Trenton Road and Dorchester Drive (southeast quadrant) and is approximately 45 acres in size with about 22 acres of developable land. The applicant has received a rezoning of this property to RRC Zone (residential retirement community) where this type of development is permitted. As mentioned above there are 22 COAH units included in the overall 88 units.

### **II. Comments/Recommendations on Pertinent Issues**

#### **A. Wetlands**

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Please Reply To:

**SOUTHCENTRAL NJ OFFICE**

4 AAA Drive, Suite 103 • Hamilton NJ 08691  
609.689.1100 • Fax: 609.689.1120

[VanCleefEngineering.com](http://VanCleefEngineering.com)

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Mechanicsburg PA • Leesport PA • Newark DE

Wetlands are present on the subject site and are located along the southern property boundary and extend into the property. They are extensive and also include the wooded area that coincides with the Big Bear Brook and associated wetlands. Wetlands demarcation are shown in this preliminary/final site plan. The applicant has provided a NJDEP LOI Line Verification of the wetland boundaries as shown on their plans. They have also provided the recorded permit along with the Wetlands Metes & Bounds.

## **B. Greenbelt**

There is a large section of proposed Greenbelt located generally in the southern portion of the site and is associated with the existing forested area and the Big Bear Brook. There is no development proposed for this area. The applicant will make the Greenbelt area a Conservation Easement. The Greenbelt line has been shown on the plans. The forest in that area is a mature deciduous forest with maple, oak and sweetgum as predominant species with other species present as well. There is an area adjacent to the existing woodlands that is also contained in the proposed Greenbelt and will be included in the Greenbelt Easement. That area that is farmed can either go back to natural selection to vegetate the area (which will take decades) or be planted in various seed mixes to start the vegetative state. The Reforestation Plan (#34) shows what the applicant is proposing for this process. The area to be developed is a farm field.

## **C. Water Quality**

This site drains to the Big Bear Brook basin. A DRCC permit is required since more than 1 acre of impervious surfaces is proposed. There is storm water management proposed for this project with one large basin shown (Pond A). There are 6 rain gardens that are proposed as well. They are interspersed throughout the development. Big Bear Brook runs through the southern portion of the site and has forested wetlands on both sides of the brook all the way through the site. Permits are still outstanding (DRCC and NJDEP). All new stormwater BMPs must meet the new NJDEP standards.

## **D. Environmentally Sensitive Areas**

The proposed project site is underlain by the Magothy-Raritan geological formation. Magothy-Raritan is an important geological formation in providing potentially high aquifer recharge. There are no sloping areas on the site. There is a large area of flood hazard and flood plains that are located on this site and are clearly shown on the plans. This site has a low to moderate erosion hazard. During the site visit numerous bird species were seen including vultures, crows, cardinals, sparrows, and blue jays among others. Deer signs were observed in many areas.

#### **E. Historic Resources**

There are no historical sites located within 500 feet of this project.

#### **F. Other Environmental Concerns/Comments**

The applicant has completed and submitted the West Windsor Township Green Development Practices Checklist. The applicant is installing EV vehicle charging stations in the garage areas of all units and in the storage area for the COAH units. Solar and pervious pavements are not proposed with this project. The applicant has stated that pervious pavements are not being considered because of the number of rain gardens being proposed. Please consider utilizing more of these recommended practices as the project evolves.

### **III. ITEMS PROVIDED FOR REVIEW**

- Preliminary/Final Major Site Plan (40 sheets), prepared by ESE Consultants, dated April 16, 2021 and revised July 9, 2021 and September 8, 2021.
- Environmental Response Letter (3 pages), prepared by ESE Consultants, dated July 26, 2021 and revised September 8, 2021.
- Site Plan checklist, Development Application, and certified property owners list.
- Plan of Survey (1 sheet), prepared by ESE Consultants, dated January 8, 2021.
- Fire Truck, WB50 and Garbage Truck Turning Plan, prepared by ESE Consultants, Inc., dated April 16, 2021 and revised July 9, 2021.
- Existing Features Plan (4 sheets), prepared by ESE Consultants, dated February 15, 2021 and revised April 22, 2021.
- Environmental Impact Statement, prepared by ESE Consultants, dated April 20, 2021.
- NJDEP LOI, dated March 5, 2020.
- NJDEP LOI/MercerCounty recording, dated March 5, 2020.
- Map of wetlands locations, prepared by ESE consultants, dated February 25, 2019.
- Green Development Practices Checklist, prepared by ESE Consultants, dated April 22, 2021 and revised September 7, 2021.
- Architectural Plans (9 sheets), prepared by Toll Architecture, undated.
- Elevations and Floor Plans (8 sheets), prepared by Toll Brothers, dated July 16, 2021.
- Clubhouse Plan (3 sheets), prepared by Sonnenfeld+Trocchia, undated.
- Active Recreational Open Space Exhibit, prepared by ESE Consultants, dated July 9, 2021.

- Stormwater Management Facilities Operation and Maintenance Manual, Prepared by ESE Consultants, dated July 9, 2021.
- Traffic Impact Study (67 pages), prepared by Langen Engineering & Environmental Services, Inc., Dated April 9, 2021.
- Response to Traffic Review Comments, prepared by Langen Engineering & Environmental Services, dated September 7, 2021.

If you should have any questions or concerns regarding these comments please contact me at this office.

cc: Applicant	Planning Board
S. Surtees, WWT CD	Gerald Muller Esq., Miller, Porter & Muller
D. Novak, Burgis Associates	J. L'Amoreaux, Traffic Consultant
D. Dobromilsky, Landscape Architect	F. Guzik, Township Engineer