

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: Ellsworth Realty Associates, LLC
Amended Preliminary and Final Site Plan
Block 5 Lots 20, 20.01, 20.02, 20.03, 20.04, 62, 76, 66, and 48
15-19, 29, and 31 Cranbury Road

Date: November 2, 2021

BA#: 3789.14

WWT#: PB 18-06 AMENDED

Introduction

The applicant, Ellsworth Realty Associates, LLC, has submitted an application seeking amended preliminary and final site plan approval to construct a stormwater basin to service the Ellsworth Center. The site, which is identified by municipal tax records as Block 5 Lots 20, 20.01, 20.02, 20.03, 20.04, 62, 76, 66, and 48, is located at 15-19, 29, and 31 Cranbury Road in the RP-7 Princeton Junction Redevelopment Plan District and the R-20 B Residence District.

The following has been submitted for review:

1. Amended Preliminary and Final Major Site Plan prepared by ACT Engineers, Inc., consisting of twenty-two (22) sheets, dated November 6, 2018 (last revised October 26, 2021).
2. Architectural Plans for Building N-8 prepared by TJB Architects LLC, consisting of four (4) sheets, dated November 6, 2018 (last revised October 18, 2021).
3. Environmental Impact Summary prepared by Act Engineers, Inc., dated April 22, 2013.
4. Environmental Impact Summary Addendum prepared by Act Engineers, Inc., dated October 26, 2021.
5. Stormwater Management Report (Revised Supplementary Calculations) prepared by Act Engineers, Inc., dated November 6, 2018 (last revised October 26, 2021).
6. Water Budget Analysis Report prepared by Act Engineers, Inc., dated October 26, 2021.
7. Stormwater Management Measures Maintenance Plan and Field Manual prepared by Act Engineers, Inc., dated October 27, 201.

Property Description

The subject site is located in the north-central portion of the Township, near the intersection of Cranbury Road and Carlton Place. The site has an area of 4.79 acres and is irregular in shape. Please see the aerial at the end of this memorandum for an overview of the subject site and its surrounding environs.

The majority of the site is presently under construction for the development of a mixed use center. The history of this development can be traced back to 2013 when Ellsworth Realty Associates, LLC applied to the Zoning Board of Adjustment for preliminary and final major site plan approval as well as use and bulk variance relief to redevelop the Ellsworth Center. The Zoning Board ultimately approved the application on December 5, 2013 for approximately 52,250 square feet of non-residential space and twenty (20) second-story apartments, of which four (4) were to be reserved for affordable housing.

In January of 2019, the applicant requested preliminary and final site plan approval from the Planning Board to add two (2) new buildings, relocate existing retail space, construct additional parking areas, and to add an additional ten (10) residential units, including two (2) affordable units. This application was approved on January 23, 2019.

In addition to the above, Lot 66 is presently developed with a single-family dwelling.

Proposed Improvements

The applicant proposes to construct a wet basin on Block 5 Lot 66, to be located toward the front (west) of the existing dwelling on site. The basin will have a depth of approximately eight (8) feet, with a high of eighty-three (83) feet above sea level and a low elevation of seventy-five (75) feet above sea level. A fence and wall are to be placed along the northerly and easterly extents of the proposed basin. The wall will have a maximum height of six (6) feet and will have a block wall finish. The fence will be aluminum picket with a height of four (4) feet. Furthermore, a slip-rail fence with a height of four (4) feet will be located to the west and south of the basin. A fifty (50) foot emergency spillway is to be located along the westerly extent of the proposed basin.

Planning Review

We offer the following comments on the proposed development:

1. Design of the Basin

Overall, we defer to the Township Engineer and Township Landscape Architect regarding the design of the basin. Section 200-91P.(4) establishes regulations pertaining to stormwater. Specifically, this section encourages that stormwater facilities be graded creatively to blend into the surrounding landscape and imitate a natural depression with an irregular curve. The southwesterly portions and easterly portion of the basin feature curves, while the westerly and northerly extents are somewhat linear in design.

2. Landscaping

The applicant should discuss the proposed landscaping of the basin as well as the proposed landscaping along the gravel drive to the basin's west.

3. Ownership and Maintenance of the Basin

It is our understanding that Ellsworth Realty will maintain ownership of the basin. An easement has been identified on the plans, which will cross the gravel drive and encompass the extent of the basin as well as its walls and fences.

4. Placement of the Basin

The applicant should discuss the placement of this stormwater basin, which is intended to serve a mixed use development in a different zoning district, on Lot 66. Section 200-226A.(1) establishes that accessory uses shall be permitted only on the same lot and within the same zoning district, except for parking and retention/detention basins as noted in the Subdivision and Site Plan Procedures portion of the Land Use Code. Within those regulations, Section 200-100.3A. establishes that:

"retention and detention basins...shall be locate on site within the zoning district permitting that use." However, Section 200-100.4 subsequently establishes that "where it can be demonstrated at the time of Planning board review that such on-site basin location within the zoning district permitting that use is impractical due to engineering feasibility factors, then the Planning Board may permit such basins to be located off-tract and/or out of the zoning district, provided that the following requirements are met."

These requirements are as follows. These must be discussed by the applicant.

- a. Requirement. *All of the conditions noted in this article are met, in addition to § 200-226 of this chapter.*

Comment. We defer to the Township Engineer regarding this matter.

- b. Requirement. *Location of the basin does not hinder or discourage the appropriate development and use of the property on which it is located or the use of adjacent land and buildings.*

Comment. The applicant has provided a colorized rendering showing the usable side and rear yard area of Block 5 Lot 66. As shown, the applicant estimates that this lot will maintain approximately 9,100 square feet of usable yard area. In comparison, the exhibit shows that adjoining Lot 40 has approximately 9,200 square feet of usable rear yard area.

For reference, a conforming lot in the R-20B District with a width of one (100) feet and a depth of two hundred (200) feet would have a required rear yard area of 3,000 square feet. Note that this is based upon the required thirty (30) foot rear yard setback requirement, and not based upon the location of a hypothetical dwelling.

Based upon the above, we are satisfied with the compliance to this condition. While the basin will occupy the front yard of this lot, it will nevertheless retain a substantial side and rear yard area for future residential utilization. This is further aided by the fact that the area of Lot 66 is more than double than that which is required for the R-88 District. Thus, the location of this basin will not discourage the "appropriate...use of property on which it is located."

Moreover, the basin will not encroach or infringe upon the adjoining gravel driveway nor any of the adjacent lots. Thus, it will not "hinder or discourage...the use of adjacent land and buildings."

This should be discussed and confirmed by the applicant.

- c. Requirement. *Permanent access or easement to the basin for maintenance purposes shall be provided.*

Comment. As previously noted, an easement has been provided for the basin.

- d. Requirement. *Utilization of other nearby off-tract basin facilities is not feasible or practicable as determined by the Township Engineer.*

Comment. This should be discussed. Ultimately, we defer to the Township Engineer regarding this matter.

Map 1: Subject Site (scale: 1" = 250')



<https://burgis.sharepoint.com/sites/BurgisData/Shared Documents/W-DOCS/PUBLIC/Pb-3700series/Pb-3789.14/3789.14>
Ellsworth Subdivision (PB 21-07) - TRC Review 02.docx




WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF ENGINEERING

MEMORANDUM

Date: November 2, 2021

To: West Windsor Planning Board

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

Subject: **ELLSWORTH REALTY ASSOC., LLC.**
PB 18-06am ; fka PB 21-07
Landscape Architectural Review #4
RP-7 and R-20B Zoning Districts; Block 5, Lot various; 15-99, 29 & 31 Cranbury Road

A site visit has been conducted and the submitted plans for this application have been analyzed. The following comments regarding the landscape architectural aspects of this proposal are offered for consideration by the board as this application is reviewed:

1. Approximately 140 existing trees are present on the lot (108) and within the right of way (32) in the proximity of this proposed stormwater basin. The majority of these trees will need to be removed to construct the basin. Most of the trees (21) within the right of way frontage of this lot will be retained. Tree protection measures and construction techniques will need to be reviewed and approved prior to construction. A note should be added to the plans indicating that the remaining trees will be observed by a Licensed Arborist and any pruning needed to remove dead, damaged, or problematic branching will be implemented in accordance with the Arborists recommendations to manage the health of these trees.
2. This property is not within the Township Greenbelt, which does occur nearby north of this property, within the 50 plus acres of Township owned, forested, open space. Although the loss of ½ acre of trees here will be considerable, the impact upon the area community forest will not be significant.
3. The proposed landscape planting for this area of this development will include: 2 shade trees; 11 understory trees; 6 evergreen trees; and 95 shrubs or ornamental grasses, along the perimeter of the basin. The planting will be consistent with Township code standards for stormwater retention ponds, providing perimeter planting to enhance views of the area and stabilize the water edge.
4. The proposed construction materials and colors for the retaining walls and fences should be presented for review by the Board. Feedback during the TRC review recommended that the layout, materials, and colors for these elements should reflect, compliment, and enhance the residential nature of this property.

This review is based on the information received to date. Additional comments may be provided as new information is received

cc: Applicant
Professionals