



# WEST WINDSOR TOWNSHIP

## DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF ENGINEERING

### MEMORANDUM

TO: West Windsor Township Planning Board

FROM: Francis A. Guzik, PE, CME  
Township Engineer

DATE: March 15, 2022

SUBJECT: **Miry Run Ponds Park – Phase I**  
**Mercer County Park Commission**  
Site/Civil Engineering Review Comments - Courtesy Review  
Old Trenton Road & Line Road  
Block 29, Lot 3.01, 5.01 & 6  
PB22-01

### Document Reviewed:

- Site Plans entitled “Phase 1 Schematic Development Plan of Miry Run Ponds”, sheet CE-1, prepared by Van note-Harvey Associates, Inc. dated January 21, 2022.

The applicant has provided for courtesy review a plan proposing the Phase I development of a passive recreation park at Assunpink Dam Site 21 in Hamilton, Robbinsville and West Windsor Townships. Phase I includes the following improvements within West Windsor:

- Paved vehicular access off Old Trenton Road at the community college signalized intersection.
- “Core Area” – parking, restrooms, Education Pavilion and maintenance building
- Combination bicycle/pedestrian pathway from Old Trenton Road to Combs Road
- Fishing Access Kayak Launch and Emergency Water Access to the lake
- Other miscellaneous pathways and a trail bridge

Based on a review of the plan the following comments are offered:

### General Comments

1. The number of parking stalls are not provided. Due to the remoteness of the park from the rest of the Township and the lack of bicycle and pedestrian facilities along Old Trenton Road and Line Road, most residents will have to drive to the park. Provision of areas for overflow parking should be discussed.
2. The full Master Plan for the park included the provision of a small parking area off the Line Road cul-de-sac, which is not included in Phase I. Parking of vehicles along Line Road (only 20 feet wide with

no shoulders) or in the Line Road cul-de-sac is a concern as it hampers ability of the existing residents and larger vehicles (trash and fire trucks) to maneuver.

3. It is questioned what wayfinding signage will be provided within the communities to direct visitors to the park entrance and trails.
4. It is questioned if Police and Fire Emergency Service agencies have been contacted regarding potential for emergency access from the Line Road cul-de-sac to the Core Area since it is approximately half the distance of Old Trenton Road to the Core Area. It would require design of a sufficient accessway to support the weight of emergency vehicles or building the proposed trail to a sufficient width.
5. The plans do not indicate provisions for stormwater management. It is questioned how stormwater control standards will be complied with. No such areas are indicated on the concept plan.
6. If site lighting will be provided I recommend the utilization of "Dark Sky" compliant fixtures (full cutoff) to minimize light pollution in keeping with the remoteness of the area.
7. The properties are not within the existing sewer service area. Therefore, it is assumed the restrooms will be composting toilets similar to those used at other rural County park sites. If extension of the sewer collection system is contemplated, it is requested the County consider configuring it so as to provide the ability of the existing properties within West Windsor on Cubberly Road to be serviced at some future time, subject to all other permits, approvals and agreements.
8. It is questioned with the construction of the trail if all agricultural operations will cease, and, if so, what will be the ground cover established.

This completes the review of the plan. Additional comments may be provided based on response to these comments and subsequent revisions.

FG

Cc: Anthony Cucchi, Superintendent of Parks, Mercer County (acucchi@mercercounty.org)



# WEST WINDSOR TOWNSHIP

## DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF ENGINEERING

### MEMORANDUM

Date: March 14, 2022

To: West Windsor Township Planning Board

From: Dan Dobromilsky, LLA / PP / LTE  
Landscape Architect, West Windsor Township

Subject: **MIRY RUN PARK, Phase I – Mercer County Park Commission**  
**PB 22-01 Planning and Landscape Architectural Courtesy Review**  
(B-29, L-5.01, 3.01, 6) Old Trenton Road (behind MC VoTech School) / Line Rd. Cul de Sac

The plan (dated 1-21-2022) submitted for this application has been analyzed and a site visit was previously conducted. The following comments regarding the planning and landscape architectural aspects of this proposal are offered, for consideration by the Board, as a courtesy review of this application is conducted:

1. The Conceptual Development of a Master Plan for this park was completed in 2019. Township staff participated in some of the focus group and public meetings that the County facilitated in the development of the Master Plan at that time. A web page that presents the various objectives, questions, comments, and planning progression related to the Miry Run Park Masterplan is accessible via the following link. It is noted that the Masterplan depicts the proximity of the Technical School. [Mercer County Park Commission / Dam Site 21 Park Plan \(mercercountyparks.org\)](http://mercercountyparks.org)
2. The Miry Run Park Masterplan proposed the various improvements and facilities, within or accessed from West Windsor Township, that are projected with this Phase I, Schematic Development Plan, but a few additional elements are not included. The Masterplan included the following facilities not proposed with this Phase I plan:
  - A vehicular parking area and restrooms near Old Trenton Road
  - An inclusive play ground
  - Reforestation of some farm fields
  - Trails and trail access to pond islands
  - Trail to Technical School
  - Wetland Boardwalk trail enhancement

The Masterplan included the following facilities in close proximity and predominately accessible from West Windsor Township, not clearly proposed with Phase I:

- Primitive campground
- Nature Based Play Area
- Emergency Access (gated) via Technical School parking lot
- Deer Fenced Meadow

The Masterplan did not include the following facilities within West Windsor Township that are now proposed with this Schematic Plan:

- Maintenance Area or Structure
- Emergency Water Access route

The applicant should briefly review each of these facilities or elements, and offer the current vision for inclusion of the components with Phase I, or future phases of development.

271 CLARKSVILLE ROAD · P.O. BOX 38 · WEST WINDSOR, NEW JERSEY 08550 · (609) 799-9396 · FAX (609) 275-4850

WEBSITE: WWW.WESTWINDSORNJ.ORG

E-MAIL: WWT@WESTWINDSORTWP.COM

**MEMORANDUM**

Re: PB 22-01

Date: March 14, 2022

3. The applicant should review the proposed Old Trenton Road vehicular, pedestrian, bicycle and emergency access from both east and west approaches to the current signalized intersection. Similarly, the applicant should describe any anticipated modifications and access from Line Road.
4. Open space and recreation facilities offered by Mercer County within West Windsor Township present a significant contribution toward the needs and demand of the community. The addition of this Park with passive recreation trails and activities, will further enhance the opportunities for recreation and will contribute to the health and well-being of residents. This park alone will not be required to meet the current or future demand, but does offer desirable improved and new prospects for recreation. This new park has not been incorporated into the Township analysis and planning regarding open space and recreation, which was last reviewed and updated in 2018, prior to the County's initiative on this park. The following relevant recommendations are noted from the Township Master Plan – Open Space and Recreation Plan Element:
  - *The expansion of trails remains a goal of the Township. Future trail development should occur where appropriate, including Millstone River Preserve West and an accessible trail near Princeton Junction.*
  - *Continue to evaluate the need and benefit of exercise equipment and technologies along existing and future trails.*
  - *Explore ways of improving existing and adding additional educational markers along trails*
  - *Equestrian trails have yet to be established. This remains a goal of the Township.*

The population center and majority of neighborhoods in West Windsor are a bit distant (not walking distance) from this proposed park. Thus, vehicular access is likely an important element to serve residents. The improvement of kayaking and fishing activities at this site will enhance these limited and difficult to expand experiences within the community. The applicant should indicate if equestrian use has historically occurred and/or will be accommodated at this park. A brief discussion of educational activities anticipated at this park could also help with future open space and recreation planning.

5. Landscape and ecological improvements as well as the relationship of this park to adjoining farm uses are additional elements that are not specifically addressed with this submission that could present interest in terms of community safety and general welfare. Could the applicant offer some insight into the consideration being considered for landscape planting, ecological restoration or enhancement of natural elements and areas, ecological education, deer management at this park, and the need or means to monitor or control access to adjacent farm fields?

Upon review of the applicant's presentation and testimony before the board, additional commentary may be offered at the request of the Board.

cc: Applicant  
Township Review Professionals and Staff



# West Windsor Township

271 Clarksville Road, West Windsor, NJ 08550 \* Tel. (609) 936-8400 \* Fax (609) 799-2136

**DEPARTMENT OF HUMAN SERVICES**  
Division of Health

Memorandum To: Samuel J Surtees, Land Use Manager, Division of Land Use

*GG* From: Greg Guttadora, REHS

Subject: Development Application

RE: Miry Run Ponds— PB22-01 Block 29, Lot-5.01; 3.01 and 6

Date: March 10, 2022

---

The Health Department has reviewed the Development Application for the above listed property and has noted NO concerns with the application as presented. The following comments are provided:

1. Application, payment, and plans will need to be submitted to the Health Department for any proposed new well and septic systems servicing the park improvements within West Windsor and Robbinsville Townships.
2. Application, payment, and plans will need to be submitted to the Health Department for any proposed retail food and/or vending operations proposed at improvements within West Windsor and Robbinsville Townships.

# West Windsor Township Fire & Emergency Services

## Memorandum

---

**DATE:** March 16, 2022  
**TO:** Chairman, West Windsor Planning Board  
**FROM:** Chief Timothy M. Lynch  
**REGARDING:** PB 22-01 – Miry Run Park, Phase 1

---

### General Comments

- Emergency vehicle access to the site is through the primary roadway access from Old Trenton Road. A fire apparatus turning template was not provided with the application making it difficult to determine if the proposed roadways would allow for adequate fire apparatus access. A fire apparatus turning template has been attached to this document.
- Application shows two proposed emergency water access points. The new access point provided in the West Windsor portion of the proposed improvements appears to be nearly 200' long. In the current configuration responders would be required to reverse emergency vehicles with attached boat trailers down the entire length of this curved access road. This could cause extensive delays in our ability to launch rescue boats. Consideration should be given to a new configuration with either a pull-through roadway or space for a turn-around for response vehicles with trailers.
- Applicant should provide detail regarding construction types for the pathways through the park. With construction details and weight limits we could better plan for response to medical events throughout the park with differing response apparatus.
- Fire department requests the installation of fire department standpipes in each stair tower. The standpipes shall have 2 ½" national standard threat hose outlets on each stair tower floor landing. The standpipes shall be tied into the fire sprinkler piping so that there will be only one fire department connection.
- Access from Line Road appears to be a walking path only. Applicant should state whether devices will be places to restrict vehicle access or if this pathway will be available for emergency vehicle access.



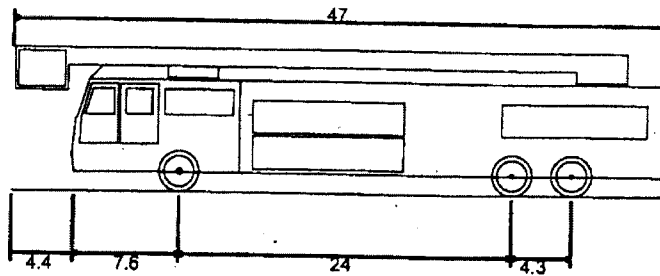
*Honor ~ Integrity ~ Loyalty*

# West Windsor Township Fire & Emergency Services

Phone 609-799-8735 Fax 609-799-8926

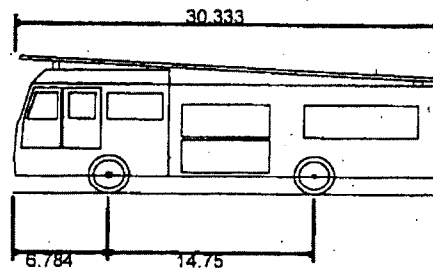
## Fire Apparatus Dimensions for Turning Radii

The illustrations below of West Windsor Township fire apparatus may be used for determining the needed turning radii required for access to proposed applications for land development.



### AERIAL 100' LADDER

Overall Length	47.000ft
Overall Width	8.333ft
Overall Body Height	10.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	36.250ft



### PUMPER

Overall Length	30.333ft
Overall Width	8.333ft
Overall Body Height	10.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°



*Honor ~ Integrity ~ Loyalty*