



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: March 29, 2022

SUBJECT: **JDN Enterprises, LLC (fka Sansone Group, LLC)**
Preliminary & Final Site Plan
Block 22, Lot 5
#399 Hightstown Road (Mercer County Route 571)
PB21-11

Documents Received/Reviewed:

The following documents have been submitted for review:

- A. Set of plans entitled "Preliminary and Final Site Plan for JDN Enterprises, LLC – Proposed Warehouse – 399 Princeton Hightstown Road (CR 571) - Township of West Windsor, Mercer County, New Jersey" prepared by Dynamic Engineering (Brett W. Skapinetz, PE & Daniel T. Sehnal, PE – unsigned), consisting of twenty-five (25) sheets dated September 2, 2021, revised through February 22, 2022.
- B. Survey entitled "ALTA/NSPS Land Title Survey" prepared by Dynamic Survey, LLC (Craig Black, PE&LS and James A. Conway, Jr., PLS – unsigned) consisting of one (1) sheet, dated May 20, 2021, revised through January 10, 2022;
- C. Set of architectural plans consisting of a conceptual floor plan and elevations entitled "Proposed Warehouse" prepared by ARCO Design/Build Industrial, two (2) sheets total, undated and unsigned;
- D. Memorandum report referenced "Access and Signalization Analyses – Proposed Warehouse, Block 22, Lot 5 – West Windsor Township, Mercer County, New Jersey" prepared by Langan (Karl Pehnke, PE, PTOE, dated April 9, 2021;
- E. Report entitled "Traffic Impact Study for IV1 Windsor 8 Logistics Center, LLC – Proposed Warehouse – Property Located at: 399 Princeton-Hightstown Road (CR 571) – Block 22, Lot 5 – Township of West Windsor, Mercer County, New Jersey" prepared by Dynamic Traffic (Corey M. Chase, PE & Kevin M. Savage, PE) dated February 28, 2022, unrevised;
- F. Report entitled "Stormwater Management Report Prepared for: JDN Enterprises, LLC – Proposed Warehouse - 399 Princeton-Hightstown Road (CR 571) – Block 22, Lot 5 – Township of West Windsor,

- Mercer County, New Jersey” prepared by Dynamic Engineering (Daniel T. Sehnal, PE) dated September 2021, last revised March 2022;
- G. Report entitled “Supplemental Stormwater Basin Area Investigation Report– Proposed Warehouse - Princeton-Hightstown Road – Block 22, Lot 5 – Township of West Windsor, Mercer County, New Jersey” prepared by Dynamic Earth (Alicia Plinio, PE & Patrick J. Granitzki, PE) dated January 20, 2022, last revised February 4, 2022;
- H. Report entitled “Report of Supplemental Geotechnical Investigation– Proposed Warehouse – 399 Princeton-Hightstown Road – Block 22, Lot 5 – Township of West Windsor, Mercer County, New Jersey” prepared by Dynamic Earth (Patrick J. Granitzki, PE & Alicia Plinio, PE) dated January 7, 2022, last revised February 4, 2022;
- I. Plan entitled “Stormwater Management Facilities Map” prepared by Dynamic Engineering (Brett W. Skapinetz, PE & Daniel T. Sehnal, PE – unsigned), consisting of one (1) sheet dated February 24, 2022, unrevised;
- J. Document entitled “Stormwater Management Measures – Maintenance Plan and Field Manuals” prepared by Dynamic Engineering (Daniel T. Sehnal, PE) dated March 2022;
- K. Report entitled “Environmental Impact Statement Prepared for: IV1 Windsor 8 Logistics Center, LLC – Proposed Warehouse - 399 Princeton-Hightstown Road (CR 571) – Block 22, Lot 5 – Township of West Windsor, Mercer County, New Jersey” prepared by Dynamic Engineering (Daniel T. Sehnal, PE) dated September 2021, revised through February 2022;
- L. Report entitled “Site Photo Report Prepared for: IV1 Windsor 8 Logistics Center, LLC – Proposed Warehouse - 399 Princeton-Hightstown Road (CR 571) – Block 22, Lot 5 – Township of West Windsor, Mercer County, New Jersey” prepared by Dynamic Engineering (Daniel T. Sehnal, PE) dated February 2022, unrevised;
- M. Freshwater Wetlands Letter of Interpretation: Line Verification (LOI) – File No. 1113-14-0002.1 for Block 22, Lot 5 issued by NJDEP dated July 10, 2015;
- N. LOI Extension letter issued by NJDEP dated October 28, 2020 extending the LOI under Item M until July 9, 2025;
- O. Application materials, including
- Application forms;
 - Site Plan Checklist;
 - Green Development Checklist (contained within EIS)
 - “Existing Drainage Area” plan submitted to address Stormwater checklist requirements @ §200-104.C

Narrative:

The subject property is known as Block 22, Lot 5 (#399 Hightstown Road) and is owned by H&B West Windsor, LLC per available tax records. The 27.862-acre property is currently vacant and actively farmed. The Applicant, JDN Enterprises, LLC, proposes to develop the property with a 325,710 square foot warehouse building, with 11,880 square feet of that (3.65%) dedicated to office space.

The property is located in the ROM-3 zoning district and fronts on Princeton-Hightstown Road/Mercer County Route 571 (CR 571) westbound at the Township’s border with East Windsor Township (EWT). The property is located within the Stony Brook Regional Sewerage Authority River Road Wastewater Treatment Plant sewer

service area and NJ American Water service area. It is also located within the Millstone River (Cranbury Brook to Rocky Brook) HUC-14 subwatershed and the larger Millstone River (above Carnegie Lake) HUC-11 watershed and also located within the Delaware and Raritan Canal Commission Review Zone B. Township Greenbelt is not located on the site nor does it contain regulated streams or flood hazard areas per available FEMA mapping. Various pockets of wetlands are shown throughout the site, and the Applicant has submitted a valid extension of an LOI that was originally issued in 2015.

Adjacent land uses include vacant woodland to the northeast, single-family residential subdivisions to the north and northwest, agricultural uses directly to the east and west (although another warehouse development is proposed on the adjoining EWT property to the east) with a residential lot and commercial developments opposite (Windsor Greens Golf Center driving range/mini golf and Windsor Garden farm/market).

I have reviewed the revised documentation submitted and offer the following comments for the Board's consideration.

1.0 Site Plan

1.01 A waiver is required from the following Site Plan Checklist item:

Section 200-13 (Preliminary Site Plan Approval)

- Checklist item #9 requires all wetlands areas be depicted with surveyor's metes and bounds for the outbound areas. This information has not been provided so a waiver is required to be requested. I would be agreeable to recommending the Board grant a temporary waiver from this requirement, deferring it to a condition of approval.

1.02 The applicant has requested waivers from the following Checklist items:

Section 200-13 (Preliminary Site Plan Approval)

- Checklist Item #5 requires applicants to provide the method by which any common or public open space or commonly held building or structure is to be owned or maintained "where applicable". The applicant is requesting a waiver on the grounds that it is not applicable. Because the checklist item specifically contains the exclusion of non-applicability, I do not believe a waiver is required to be requested or granted by the Board.

Section 200-14 (Final Site Plan Approval)

- Checklist item 200-14.C.1a) requires the submission of the approved preliminary site plan and preliminary resolution of approval. The applicant is requesting a waiver on the grounds that preliminary and final approvals are being sought concurrently. The application also requires waivers from Final Site Plan Checklist Items 200-14.C.1.b)(1) & C.1.b)(5) in lieu of indicating them as complete. These items also relate to the Applicant having obtained a preliminary approval prior to proceeding for final approval. I have no objection to the waivers.

2.0 Access and Circulation

2.01 Barrier free parking spaces must be located as close as possible to the accessible entrances they service. The spaces at the southeast corner should switch places with the EV spaces to satisfy this requirement.

2.02 The proposed development consists of 313,830 square feet of warehouse space and 11,880 square feet of office space. The required parking per ordinance standards is thus:

- 313,830 square feet warehouse @ 1 space per 5,000 square feet = 63 spaces

• 11,880 square feet office space @ 1 space per 250 square feet =	<u>48 spaces</u>
Total	111 spaces
EV Space “credit”	<u>11 spaces</u>
Required parking	100 spaces

The Applicant is proposing to construct 166 spaces with an additional 73 spaces and associated drive aisles banked for future use, for a potential future total of 239, which requires a design waiver. Justification for the excess stalls is required, with discussion of trigger for the construction of the banked spaces. Parking spaces for 73 trailers are also being provided.

- 2.03 The 313,830 square feet of warehouse space requires 10 loading bays per the requirements of §200-27D.(1); 58 loading bays are proposed. The need for design waiver relief should be discussed.
- 2.04 The Applicant is proposing ten (10) electric vehicle (EV) charging spaces and one ADA-accessible Van EV charging station for a total of 11 EV spaces, which meets the requirements for all 239 proposed and banked parking spaces.
- 2.05 The Applicant is proposing seven (7) barrier free spaces; 4 standard and 3 van-accessible. This number is based on all 239 proposed and future banked spaces being constructed. In addition, a 4th ADA van – accessible space with EV charging station is also proposed.
- 2.06 The project is proposed to have two access points to CR 571; a signalized full-movement connection approximately 300’ west of the East Windsor border and a right-in, right-out connection approximately 200 feet east of the westerly property line. The Applicant shall provide status update regarding the discussions with Mercer County on these access points, as well as the status of the appeal of the internal connection requirement filed by the neighboring municipality. Maintaining the cross-access feature is recommended and encouraged.
- 2.07 The plans indicate dedication to Mercer County to a total of 30’ from centerline, along Princeton-Hightstown Road which is classified as a secondary arterial roadway in the Circulation Plan Element of the Township Master Plan. The applicant shall provide testimony whether the proposed dedication width has been approved by the County.
- 2.08 Bicycle parking for warehouse developments is not required under the provisions of §200-214M.(7). However, the applicant is providing bike racks at the “outdoor amenity space” at the southwest corner of the building. There are no objections to the proposal.
- 2.09 Fire lanes shall be provided and appropriately marked at the direction of Chief Lynch of WWFES.
- 2.10 A significant portion of the main loop drive aisle is proposed to be constructed of pervious pavement for green-infrastructure (GI) stormwater management purposes. Only recently has NJDEP allowed this material to be used for driveways. Previously it was approved for use in parking stalls only.

Given the high volume of heavy truck traffic expected to use this driveway, the Applicant has provided a geotechnical assessment that provides one pavement detail for the heavy truck traffic areas and one for passenger vehicle traffic areas. It further states that the designs, “...are contingent on achieving the minimum soil support values in the field.” A note to the effect that all porous pavement construction shall be supervised and certified by a NJ-licensed geotechnical engineer shall be added to the plans and should be made a condition of any action taken by the Board on this application.

- 2.11 Further commentary on the circulation and traffic aspects of the project are deferred to the Township Traffic Consultant.

3.0 Stormwater Management

- 3.01 This project is subject to the requirements of the Township’s current “green infrastructure” Stormwater Control Ordinance. The project, as currently designed, meets all Township SCO requirements for green-infrastructure, stormwater quantity management, stormwater quality management and groundwater recharge.
- 3.02 It is noted that the stormwater quality design depends upon several green-infrastructure mechanical treatment devices (GIMTDs) that are adjacent to CR 571. These may ultimately fall within the County jurisdiction pending Mercer County’s dedication requirements (see comment 2.07). Approval of these GIMTDs by Mercer County and the disposition of maintenance responsibilities for same will be addressed as part of the County approval process. Should the County require changes to this design, the revised design must be submitted to the Township for review and approval.
- 3.03 Extensive soil testing was performed in accordance with the Township SCO and Chapter 12 of the NJ Stormwater BMP Manual, the results of which are presented in Submission Item G. I have reviewed this documentation and take no issue with the conclusions. Due to groundwater issues, significant fill will be imported to raise the site and allow for stormwater management measures to be implemented. This must be done under the direction and supervision of a NJ-licensed geotechnical engineer. A note to this effect should be added to the plans and made a condition of approval, in combination with comment 2.10.
- 3.04 A Stormwater BMP Maintenance Plan has been prepared in accordance with the requirements of §200-105.B and C, in addition to the maintenance guidance issued by NJDEP at https://njstormwater.org/maintenance_guidance.htm. I have reviewed same and find it to be acceptable, subject to some minor revisions that can be addressed during resolution compliance should the Board approve the application.

4.0 Utilities

- 4.01 The proposed development will require a Treatment Works Approval from NJDEP and must also make a formal request for sewer allocation from Township Council following Planning Board action. The request for allocation may occur following an approval from the Planning Board and will be one of the conditions of that approval, if granted.
- 4.02 This project will be tributary to the Southfield Road sanitary sewer pumping station, which requires upgrades due to current capacity limitations. A study has been undertaken to identify the required upgrades and determine the estimated cost of the improvements which will be installed by a different developer than the current Applicant. Upstream developers benefitting from these upgrades will be required to reimburse their pro-rata share to those who bear the up-front costs, including other developers and the Township. The specific cost to the Applicant will be based on total sewer demand, including any process wastewater generated. The Applicant will also need to provide design of the connection of this site to the existing system. Currently, the applicant has submitted a profile of the proposed extension to Southfield Road, but a Plan of same has yet to be provided. This should be made a condition of any Board action on this application, along with any associated permits required for the extension. The Applicant’s intentions to seek reimbursement for other users of this sewer main along CR 571 should be discussed.
- 4.03 Domestic water and fire protection services shall be provided by NJ American Water. Fire hydrant locations and spacing are subject to the review and approval of Chief Lynch, the Director of Fire and Emergency Services.

5.0 **Lighting**

- 5.01 The project lighting design consists of a combination of eight (8) Holophane Wallpack full cutoff LED wall-mounted fixtures, twenty-six (26) single pole-mounted Holophane Mongoose Medium LED fixtures and two single-mount fixtures of the same type, designated with “Tag” B1 and given a discrete symbol, but not identified anywhere on the plans. The location of these B1 fixtures and the D1 WallPack fixtures must be clearly shown on the Lighting Plan. Also, a note is to be added to the plan indicating the Mongoose fixtures, which have the ability to be tilted up to 45 degrees (a concern for light trespass and glare), will not be tilted and will remain at 90 degrees to the mounting pole.
- 5.02 The average light intensity for parking lots is listed as 0.65 footcandles where a 0.5 footcandle average is permitted under §200-31K.(1). Ability to revise the design to reduce the averages in areas is to be discussed, along with proposed hours of illumination, and means of lighting controls. Sensitivity to avoiding illumination and glare for the adjoining residential properties is required. A waiver from the Board to deviate from the Ordinance standard is required with supporting testimony from the Applicant.
- 5.03 The illumination of the two intersections with CR571 are calculated to be 2.61 fc at the western entrance and 3.46 fc at the eastern intersection. A 3.0 footcandle intensity is required by §200-31K.(2). The applicant shall provide testimony on the waiver requested from the Board.

6.0 **General**

- 6.01 I have reviewed the site plans and construction details and offer the following technical comment:
- When increasing pipe sizes in storm sewer runs, the pipe crown elevations are matched with a drop in invert elevations for best efficiency. Several pipe runs instead show matching inverts and require hydraulic grade line calculations to demonstrate the design storm remains within the system.
- 6.02 All construction details, including final design of the stormwater management BMPs and their amenities, are subject to the review and approval of the Township Engineer. This should be made a condition of any Board action on this application.
- 6.03 The Applicant shall provide **two** 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 Township right-of-way or improvements ultimately to be dedicated to the Township as well as any proposed buffer landscaping and berming. This will 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. Electronic copies of the Stormwater Management Report and Maintenance Manual are also requested upon approval of same. This should be made a condition of any Board action on this application.
- 6.05 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.
- 6.06 Other outside agency approvals will also ultimately be required. The following approvals are anticipated at this time:

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- Mercer County Planning Board
- Mercer County Soil Conservation District
- NJDEP (Treatment Works Approval)
- NJDEP (LOI, GP and TAW – Buffer Avg)
- Delaware & Raritan Canal Commission

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

FG:IH

cc: Applicant (fpetrino@eckertseamans.com)
Ian Hill, PE - VCEA



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

MEMORANDUM

DATE: March 29, 2022

TO: West Windsor Township Planning Board

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

SUBJECT: IV 1 Windsor 8 Logistics Center, LLC (formerly JDN Enterprises, formerly Sansone Group) Proposed Warehouse – Preliminary & Final Site Plans
399 Princeton-Hightstown Road (CR 571)
Planning Board Submission
West Windsor Township Application PB 21-11, formerly PB21-03
Zoning District: ROM-3, Block: 22, Lot: 5
West Windsor Township, Mercer County, New Jersey

We are in receipt of the following information for review of a submission of the Preliminary and Final Site Plans for the construction of a 325,000 SF Warehouse development along County Route 571.

- Preliminary and Final Site Plans (25 Sheets) for IV 1 Windsor 8 Logistics Center (formerly JDN Enterprises, formerly Sansone Group) Proposed Warehouse Development at 399 Princeton-Hightstown Road (CR 571), Block 22, Lot 5 prepared by Dynamic Engineering Company, last revised December 10, 2021
- Access and Signalization Analysis Memorandum prepared by Langan Engineering and Environmental Services, Inc. dated April 9, 2021.
- Environmental Impact Statement prepared by Dynamic Engineering dated September 2021, revised February 2022.
- Site Photo Report prepared by Dynamic Engineering Consultants, PC, dated February 2022.
- West Windsor Township Development Application signed by Justin Drysdale, Senior Vice President, IV 1 Windsor 8 Logistics Center, LLC, on February 16, 2022.
- Stormwater Management Facility Map prepared by Dynamic Engineering Consultants, PC, dated February 24, 2022.
- Traffic Impact Study prepared by Dynamic Traffic, dated February 28, 2022.
- Stormwater Management Measures: Maintenance Plan and Field Manuals prepared by Dynamic Engineering Consultants, PC dated March 2022.
- Stormwater Management Report prepared by Dynamic Engineering Consultants, PC, dated September 2021, last revised March 2022.
- Report of Supplemental Geotechnical Investigation prepared by Dynamic Earth, dated January 7, 2022, last revised February 4, 2022.
- New Jersey Department of Environmental Protection letter, Authorization for Freshwater Wetlands Letter of Interpretation Extension, dated October 28, 2020.
- West Windsor Township Department of Community Development Division of Land Use Site Plan Checklist prepared by Dynamic Engineering, signed and dated January 26, 2022.

Preliminary & Final Site Plans IV1 Windsor 8 Logistics
Center, LLC (formerly JDN Enterprises, formerly
Sansone Group) Proposed Warehouse, PB22-11
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- ALTA/NSPS Land Title Survey (1 sheet) prepared by Dynamic Survey, LLC, dated May 20, 2021.
- Supplemental Stormwater Basin Area Investigation Report prepared by Dynamic Earth dated January 20, 2022, revised February 4, 2022.
- Conceptual Floor Plans and Conceptual Elevations (2 sheets) prepared by ARCO Design Build Industrial, undated.
- New Jersey Department of Environmental Protection letter, Freshwater Wetlands Letter of Interpretation : Line Verification, dated July 10, 2015.
- Yellow West Windsor Township Referral and Recommendation Request Transmittal dated March 4, 2022 from Lisa Komjati, with response due 12 noon, Tuesday, March 29, 2022.

The development proposal, in the ROM-3 zoning district, calls for the construction of a large warehouse (325,000 SF) development. The warehouse includes 58 loading docks on the west side, 68 truck parking stalls also on the west side, and 321 passenger car parking stalls (including 8 ADA-accessible parking stalls) along the north, east and south sides.

The site is located along the north side of Princeton-Hightstown Road about one-half mile east of Southfield Road, within Block 22, Lot 5 on a parcel of land 27.86 acres in size. The site has frontage along Princeton-Hightstown Road (CR 571) to the south and is adjacent to the East Windsor Township border to the east. Princeton-Hightstown Road is a four-lane, two-way, undivided arterial highway with a posted speed limit of 50 miles per hour. The applicant is proposing to signalize the east driveway with CR 571 and have the west driveway operate as right-in/right-out only.

We offer the following comments:

1. On the Site Plan (sheet 4) General Note 5 refers to §200-211.A.8 (ROM-2 Permitted Land Uses) can stand, since §200-213.A.1 (ROM-3 Permitted Land Uses) does refer back to it (“All those permitted uses as listed for an ROM-2 District”) but since we are in a ROM-3 District, perhaps the ROM-3 Section should be cited instead. Clarification can be made in testimony.
2. Please make all proposed crosswalks 10 feet wide. With driveway signalization, there will need to be crosswalks, pushbuttons and curb ramps with detectable warning surfaces. In County right-of-way, Mercer County approval will be needed. This can be a condition of approval.
3. We understand the County will permit a traffic signal on CR 571 for this development. The applicant should offer testimony on this matter and the status of the traffic signal approval and design.
4. The stacking distance between the proposed signalized intersection may be too short. The applicant is requested to provide queuing calculations, which are generated as part of conventional capacity analysis. Testimony on this matter is requested.

ARORA and ASSOCIATES, P.C.
Consulting Engineers

Preliminary & Final Site Plans IV1 Windsor 8 Logistics
Center, LLC (formerly JDN Enterprises, formerly
Sansone Group) Proposed Warehouse, PB22-11
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5. Signs to prohibit left turns into and out of the western driveway will be needed to make the right-in/right-out only condition enforceable. This can be made a condition of approval.
6. The proposed westbound right turn lane at the traffic signal may not be helpful. The WB-67 turning maneuver shown indicates that the WB-67 strays into the adjacent through lane to complete the turn. Testimony should be provided regarding the status of the County roadway access permit and this item.
7. The Electric Vehicle Sign shown on sheet 16 is somewhat unusual, we are more used to seeing the MUTCD Sign D9-11b's "California alternate" version where the EV symbol looks more like a gas pump with EV on it with a plug upright. Coordination of the signing can be a condition of approval.

This completes our comments currently. Additional comments may be provided as this project moves forward.

CC:	Lisa Komjati	Chris Jepson, PE
	Sam Surtees	Gerry Muller, Esq.
	Dan Dobromilsky, LLA, PP, CTE	Ian Hill, PE
	Lt. Tim Lynch	Joseph Burgis, PP, AICP
	David Novak, PP, AICP	Francis Guzik, P.E.
	Frank Petrino, Esq.	



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF ENGINEERING

MEMORANDUM

Date: March 29, 2022

To: West Windsor Township Planning Board

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

Subject: **JDN Enterprises, LLC.**
PB 21-11 P/F Major Site Plan
Landscape Architectural Review
ROM-3 Zoning District; Block 22, Lot 5; 399 Princeton-Hightstown Road

A site visit has been conducted and the plans (last revised 2-22-22) submitted for this application have been analyzed. The following comments regarding the landscape architectural aspects of this proposal are offered for consideration as this application is reviewed:

1. The application indicates that approximately 2.5 acres of this 28 acre parcel is presently wooded with mature trees. The property is not immediately adjoining or within the Township Master Plan, Proposed Greenbelt. The nearest stream is approximately 415' away, but this is the headwaters of a lesser tributary of the Big Bear Brook, on the opposite side of Route 571. This property is offset from the Millstone River, on this side of Route 571, by approximately 4,000'. The proposed development will result in the loss of one-half of the trees present on the property, but this will be mitigated by the planting of approximately 860 new trees, which is nearly three times the quantity to be removed. The impact upon the Township Greenbelt and community tree resources associated with this application will be minimal and well mitigated.
2. The Environmental Impact Statement (EIS) indicates that air quality and noise impacts will be mitigated. The data in support of these findings should be further detailed. More specifically, what is the nexus for oxygen production from the extensive landscape plantings proposed relative to the carbon dioxide produced? It is suggested that a sound study has been prepared. Sound from the service area and loading docks will be mitigated by distance, and a significant sound attenuating wall in the landscape buffer. The sound data including maximum anticipated noise levels reaching the property line common with three residential homes on East Kincaid Drive should be presented.
3. The proposed incorporation of green building techniques should be reviewed by the Board. The potential for Solar PV on the rooftop of this building would seem to be a technique that presents a significant and desirable long-term benefit. The applicant should briefly discuss how it will be determined if renewable solar power can be incorporated into this site.

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To: W.W. Planning Board
Re: PB 21-11
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4. The proposed design for the stormwater management basins will not fully address the intent of Township code standards (200-91.P.4. and 200-100.3), that these areas should be integrated into the landscape as an aesthetic or environmental enhancement of the property, in addition to the stormwater function. The designed recharge method (sand bottom for some portions) and uniform, rectilinear graded form for these areas will contradict the Township standards. A 30' offset between the basin top and adjacent parking lots and drive aisles is required, while 10' to 20' is provided. These deficiencies reflect the efforts to create a substantial buffer (berm and planting) along the interface of this use and the adjacent residential properties. In order to meet the Township standards the buffer would likely need to be diminished. The close proximity of the sand bottom portion of basin #2 and #3.2 will occur along the rear drive aisle and service area trailer parking spaces. These portions of the property will not be prominently visible to the public or the majority of visitors to this site. The portions of basin #1 will be buffered by proposed plantings that will attain 10' to 15' height.
5. The notes on the site plan (sheet #4) indicate that the majority of Township code requirements for landscape buffers have been met, with one exception. This item (#12.i.) is denoted with a "V" for variance. It is not clear how the buffer is deficient. Township code request buffers to "minimize and screen any adverse impacts or nuisances." A very significant earth berm and screen wall is proposed. The height and extent of these elements was designed and augmented based upon an analysis utilizing site section drawings, during the Technical Review Committee review. The applicant should offer testimony and images (e.g. section drawings) to illustrate the proposed landscape transition buffer (residential / commercial). When the applicant presents testimony regarding the landscape design this potential variance should be described in detail along with what measures are being taken as mitigation.
6. The proposed landscape architectural design offers planting, and site furnishings to address Township Code standards (200-91.P.) in a satisfactory manner. The proposed landscape design will greatly enhance the aesthetics of this development. The planting schedule should be amended to include additional plant size range specifications, including the height for caliper trees and height and spread for shrubs. A note should be inserted on the plans indicating that any additional ground level utility elements (e.g. water meter hot box, or irrigation equipment) will be screened by landscape plantings.
7. An automatic irrigation system should be specified (notes on the plan) at a minimum for buffers and façade plantings. Several hose bibs should be provided on the building to facilitate watering of plantings for other areas.
8. The lighting plans propose site lighting fixtures with housings that should screen the luminaire to limit the potential for glare. However, some of the fixture specifications details depict an upward angle for the fixture that would obviate the screening. The applicant should indicate if angled fixtures are proposed with this design? The potential for glare should be addressed. If angled fixtures are not proposed a note should be added to the plans indicating that angled fixtures shall not be utilized. In addition, a note should be added to the plans indicating that the egress and loading dock lighting shall be subject to review by Township Land Use Staff with the building code submissions to facilitate confirmation that glare producing lighting shall not be added to the building.
9. The architectural plans and presentation should indicate the location and screening of mechanical equipment and meters.

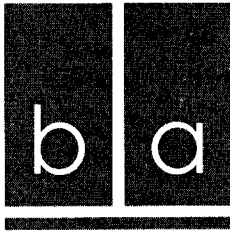
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10. The architectural plans do not depict the loading dock screen wall (or building wing wall) depicted on the site plan between the front building façade and the loading docks. The height of this wall should be noted on the plan and the building code submission should be reviewed to verify inclusion of this wall with the building construction.
11. A security fence surrounding the loading / service area is not proposed with this submission. Frequently, this type of fencing may be added as a tenant is determined. These elements can be implemented in a manner that is aesthetically compatible with the architecture and landscape architectural design (e.g. Aluminum picket fence and gates along the front view; dark color chain link along the sides and back; and use of building materials and colors similar to the main building). Construction details or notes could be added to the plans to indicate that any security fencing, gates, and/or guard houses shall be aesthetically compatible with the architecture and landscape architectural design.
12. Clear windows in areas of warehouse use with the potential or future office use within the building can become sources of excessive glare and unsightly views of racks, equipment, or materials. Implementation of opaque glazing for these windows until office use is added can address this concern. A note could be added to the plans indicating that the glass in these areas will be opaque unless office uses are added.

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

cc: S. Surtees
Board Consultants
Applicant



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

B U R G I S
A S S O C I A T E S , I N C .

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: JDN Enterprises
Preliminary and Final Site Plan Review
Block 22 Lot 5
399 Princeton Hightstown Road

Date: March 29, 2022

BA#: 3789.21

WWT#: PB 21-11

Introduction

The applicant, JDN Enterprises, has submitted an application seeking preliminary and final site plan approval for the development of a 325,710 square foot warehouse facility. The site, which is identified by municipal tax records as Block 22 Lot 5, is located at 399 Princeton Hightstown Road in the ROM-3 Industrial District.

The following has been submitted for review:

1. Preliminary and Final Site Plan prepared by Dynamic Engineering dated September 2, 2021 (last revised February 22, 2022).
2. Survey prepared by Dynamic Survey, LLC dated May 20, 2021 (last revised January 10, 2022).
3. Stormwater Management Facilities Map prepared by Dynamic Engineering dated February 24, 2022 (no revision date).
4. Environmental Impact Statement prepared by Dynamic Engineering dated September 2, 2021 (last revised February 2022).
5. Site Photo Report prepared by Dynamic Engineering dated February 2022 (no revision date).
6. Traffic Impact Study prepared by Dynamic Traffic dated February 28, 2022.
7. Access and Signalization Analyses prepared by Langan Engineering, dated April 9, 2021.
8. Stormwater Management Measures Maintenance Plan and Field Manuals prepared by Daniel T. Sehnal, PE dated March 2022.
9. Stormwater Management Report prepared by Dynamic Engineering dated September 2021 (last revised March 2022).
10. Supplemental Stormwater Basin Area Investigation Report prepared by Dynamic Earth dated January 20, 2022 (last revised February 4, 2022).
11. Report of Supplemental Geotechnical Investigation prepared by Dynamic Earth dated January 7, 2022 (last revised February 2022).
12. Wetlands Letter of Interpretation from the New Jersey Department of Environmental Protection (NJDEP) dated July 10, 2015.
13. Wetlands Letter of Interpretation Extension from the NJDEP dated October 28, 2020.
14. Conceptual Floor Plans and Elevations prepared by Arco dated March 2, 2022.

Property Description

The subject site is located in the easterly portion of the Township, immediately adjacent to West Windsor's shared municipal border with the Township of East Windsor. The site has an area of 27.862 acres (1,213,688 square feet) and is irregular in shape. It fronts along Princeton Hightstown Road for approximately 1,140 feet and has a depth of approximately 1,650 feet at its greatest.

The site is presently undeveloped and is identified by municipal tax records as qualified farmland. Four wetland areas are identified on site: one along its westerly (side) property line; one along its southerly (front) lot line; one near its center; and one near its easterly (side) property line.

Surrounding land uses consist of: open space to the north; undeveloped farmland in the Township of East Windsor to the east; a mix of commercial and residential uses to the south; and open space and residential dwellings to the west. See the aerial at the end of this memorandum for an overview of the subject site and its surrounding environs.

Proposed Improvements

The applicant proposes to construct a 325,710 square foot warehouse facility, which will be centrally located. Three separate office spaces are proposed within the facility, and will range from 3,240 square feet to 5,400 square feet in size. The façade of the facility will consist of concrete wall panels, architectural accent reveals, metal coping, and metal and steel doors. The color palette will consist of a mix of greys as well as blue and tan.

Loading and parking areas are to be located to the north, south, east, and west of the facility. Altogether, two hundred and thirty-nine (239) parking spaces are proposed. Of those, seventy-three (73) are proposed to be banked. Fifty-eight (58) loading bays are proposed along the westerly side of the facility. Seventy-three (73) trailer parking spaces are to be located to the west of these loading bays.

Access to the site will be provided by two (2) driveways. The easterly driveway will be signalized, while the westerly driveway will be a right-in, right-out driveway. A future access drive extending to adjoining Block 1 Lot 6 in East Windsor is also proposed.

Zoning

The site is located in the ROM-3 District. The following table summarizes the bulk standards of the district:

Table 1: ROM-3 District Standards

Regulations	Required	Existing	Proposed	Code
Min. Lot Area (ac)	25	27.86	27.86	200-214B.
Min. Lot Frontage (ft)	300	1,127.90	1,127.90	200-214C.
Min. Lot Width (ft)	350	728.00	728.00	200-214D.
Min. Yards (ft)				200-214F.
Front Yard	125	N/A	125.10	200-214F.(1)
Rear Yard	40	N/A	60.50	200-214F.(2)
Side Yard (easterly)	40	N/A	62.10	200-214F.(3)(b)
Side Yard (westerly)	300	N/A	302.00	200-214F.(3)(c)
Max. Imp. Cov. (%)	70	N/A	64.10	200-214I.
Max. Building Height (st/ft)	2/45	N/A	1/45	200-214J.

Planning Review

We offer the following comments on the proposed development:

1. Performance Standards

Section 200-214M. establishes several modifications of the performance standards for the ROM-3 District. These are summarized below.

- a. *Section 200-214M.(1). The provisions of § 200-36.1 shall not apply to warehouse and distribution facilities. The provisions of § 200-36.1 shall apply to all other uses, except that sidewalks in the ROM-3 District may be constructed of impervious materials.*

Comment. Section 200-36.1 pertains to the use of pervious surfaces. The applicant intends to utilize concrete for the proposed sidewalks. Pervious asphalt pavement has been proposed in various parts of the parking area to provide an element of water quality, quantity, and groundwater recharge.

- b. *Section 200-214M.(2). The provisions of § 200-28D(1) shall not apply.*

Comment. Section 200-28D.(1) pertains to shared parking calculations. We have no comment on this matter.

- c. Section 200-214M.(3). *Parking and loading is permitted between the fronts of buildings and the street line. No parking is permitted within any landscaped buffer as required herein.*

Comment. Parking and loading is proposed between the fronts of buildings and the street line, as is permitted. No parking area has been proposed within any of the required landscape buffers.

- d. Section 200-214M.(4). *Aisles for the movement and circulation of vehicles shall be permitted in all yard setback areas. No aisle, except those required for access into and out of the site, shall be permitted within any landscaped buffer as required herein.*

Comment. Aisles are proposed within the front and westerly side yard areas, as is permitted. No aisle has been proposed within any of the required landscape buffers.

- e. Section 200-214M.(5). *Trailer parking spaces and loading docks shall be permitted within building yard setbacks for warehouse and distribution facilities.*

Comment. Trailer parking spaces and loading docks are located within the westerly side yard setback. As previously noted, fifty-eight (58) loading bays are proposed, as well as seventy-three (73) trailer parking spaces.

- f. Section 200-214M.(6). *Existing trees may be removed in accordance with all outside agency regulations and pursuant to site plan approval.*

Comment. We defer to the Township landscape architect regarding this matter.

- g. Section 200-214M.(7). *Bicycle parking shall not be required for warehouse distribution facilities.*

Comment. While bicycle parking is not required, the applicant has proposed bicycle parking within its proposed outdoor amenity areas.

2. Landscaping

While we defer to the Township's landscape architect regarding the proposed landscaping, we note the following landscaping requirements which are established in Section 200-214N. of the Township's zoning regulations.

- a. Section 200-214N.(1). *A landscape buffer of 75 feet shall be provided at the street line.*

Comment. The applicant has delineated a seventy-five (75) foot landscape buffer along Princeton Hightstown Road. A landscaping plan has been provided as well. We defer to the Township Landscape Architect regarding this matter. The applicant should present renderings and section drawings of this front buffer area to demonstrate its effectiveness along the Princeton Hightstown Road corridor.

- b. Section 200-214N.(2). For warehouse and distribution facilities, a landscape buffer of 100 feet shall be provided from the westerly boundary line of the ROM-3 District.

Comment. A one hundred (100) foot landscape buffer has been identified along the westerly boundary line. A landscaping plan has been provided as well. We defer to the Township Landscape Architect regarding this matter. The applicant should present renderings and section drawings of this buffer area to demonstrate its effectiveness for adjoining residential properties.

- c. Section 200-214N.(3). No parking or loading shall be permitted in a landscape buffer.

Comment. No parking or loading has been proposed within a required landscape buffer.

- d. Section 200-214N.(4). Yard requirements shall be deemed to be counted as part of the landscape buffer area. Where yard areas are less than the required buffer area, they shall be increased accordingly.

Comment. We have no comment on this requirement.

- e. Section 200-214N.(5). Suitably landscaped and bermed stormwater basins in the ROM-3 District may be located within any yard setbacks or landscaped buffers required by this chapter, provided that a maximum of 50% of the basin may be located within the buffer area.

Comment. No more than 50% of any proposed basin is located within the buffer area.

3. Parking and Circulation

The following is noted regarding parking and circulation.

- a. Banked Parking Spaces. A total of two hundred and thirty-nine (239) parking spaces are proposed, of which seventy-three (73) are to be banked. In contrast, the applicant has calculated a parking need of one hundred and eleven (111) parking spaces (or one hundred spaces when accounting for the proposed EV spaces). This will require waiver relief from Section 200-28D.(2)(b) for exceeding the minimum off-street parking requirement.

The applicant should provide testimony as to the anticipated parking needs of the site, and why the proposed number of parking spaces more than doubles what is otherwise required. The applicant should discuss other similar warehouse projects and their typical parking needs and ratios.

- b. Loading Spaces. The applicant has proposed fifty-eight (58) loading spaces whereas only ten (10) are required. Thus, waiver relief will be required from Section 200-27D.(1).

- c. ADA Parking Spaces. As per the 2010 ADA Standards for Accessible Design, parking facilities that contain between one hundred and one (101) to one hundred and fifty (150) parking spaces require five (5) accessible spaces, including one (1) van-accessible space. The applicant is addressing this requirement for the non-banked parking spaces.

Furthermore, the 2010 Standards require that for parking facilities which contain between two hundred and one (201) and three hundred (300) parking spaces, seven (7) accessible spaces including two (2) van-accessible spaces are required. The applicant will be addressing this requirement should all of the banked parking spaces be constructed.

- d. Electric Vehicle (EV) Parking Spaces: Required Number of Spaces. Senate Bill S3223 and the Department of Community Affairs Model Ordinance require the following EV parking spaces:

- i. One (1) Make-ready space if the garage or lot has fifty (50) or fewer spaces;
- ii. Two (2) Make-Ready spaces if the garage or lot has between fifty-one (51) and seventy-five (75) spaces;
- iii. Three (3) Make-Ready spaces if the garage or lot has between seventy-six (76) and one hundred (100) spaces;
- iv. Four (4) Make-Ready spaces if the garage or lot has between one hundred and one (101) and one hundred and fifty (150) spaces (at least one of which must be accessible for people with disabilities).
- v. At least 4% of the total parking spaces if the garage or lot has over one hundred and fifty (150) spaces (at least 5% of which must be accessible for people with disabilities).

Should no banked parking spaces be constructed, the applicant would require seven (7) Make-Ready parking spaces, of which one (1) would be accessible for people with disabilities. Should all of the banked parking spaces be constructed, the applicant would require ten (10) Make-Ready parking spaces, of which at least one (1) would need to be accessible for people with disabilities.

The applicant has proposed eleven (11) Make-Ready parking spaces, including one (1) space which is ADA accessible. The applicant is therefore addressing these standards.

- e. Circulation. The applicant should discuss the envisioned circulation of the site, including how visitors, employees, and larger trucks will access and circulate through the site. The applicant and the Board should also discuss the driveways connecting to Princeton Hightstown Road.

- f. Proposed Driveway. As previously noted, a banked proposed driveway is shown connecting to property in East Windsor. The applicant should discuss this driveway, including its intended utilization and the impetus for its construction.

4. Proposed Use

The applicant should provide an overview of the proposed use on site. The following should be discussed:

- a. Prospective Tenant. The applicant should discuss whether a prospective tenant has been identified for the warehouse facility, or if it's being constructed on spec.
- b. Hours of Operation. Testimony should be provided regarding the envisioned hours of operation for the warehouse facility.
- c. Staff. Testimony should be provided regarding the envisioned number of staff members to be located on site during a typical shift.
- d. Deliveries. Testimony should be provided as to the expected daily and/or weekly deliveries for the facility and its offices. The applicant should also identify what types of delivery trucks are expected to frequent the site, as well as where those vehicles will park.
- e. Refuse and Recycling. The applicant should discuss the anticipated refuse and recycling operations of the site.

5. Signage

The following is noted regarding signage:

1. Number of Signs. Two ground-mounted project/tenant identification signs are proposed: one (1) at the westerly driveway, and one (1) at the easterly driveway. This will require waiver relief from Section 200-32A.(2)(c)[1] which establishes that only one (1) such sign is permitted.
2. Maximum Sign Area. Exclusive of the base, the proposed signs each have an area of approximately 70.5 square feet. This will require waiver relief from Section 200-32A.(2)(c)[2] which establishes a maximum sign area of forty-eight (48) square feet.
3. Maximum Sign Height. Both signs have a proposed height of 8'9". This complies with Section 200-32A.(2)(c)[3] which establishes a maximum sign height of nine (9) feet.
4. Additional Signs. The applicant has indicated that, assuming three (3) tenants will be located on site, three (3) 50-square foot wall signs will be proposed. The applicant will have to provide additional signage details at a later date.


Map 1: Subject Site (scale: 1" = 400')



[https://burgis.sharepoint.com/sites/BurgisData/Shared Documents/W-DOCS/PUBLIC/Pb-3700series/Pb-3789.21/Planning Board/3789.21 JDN Enterprises 399 Princeton Hightstown Road \(PB 21-11\) - Planning Board Review 01.docx](https://burgis.sharepoint.com/sites/BurgisData/Shared Documents/W-DOCS/PUBLIC/Pb-3700series/Pb-3789.21/Planning Board/3789.21 JDN Enterprises 399 Princeton Hightstown Road (PB 21-11) - Planning Board Review 01.docx)

MEMORANDUM

TO: Planning Board
West Windsor Township

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

DATE: March 29, 2022

SUBJECT: JDN Enterprises, LLC (PB 21-11)
Preliminary/Final Major Site Plan
Block 22 Lot 5
VCEA Project No. 21-10-WW

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

I. Overview

The applicant is seeking a review of the preliminary/final site plan for construction of a warehouse and distribution center. The site is located at 399 Princeton-Hightstown Road (Route 571) and is approximately 27.86 acres in size. There is no residential development proposed for this site. It is located in the ROM 3 zoning district for research, office and limited manufacturing industrial zoning. 235 parking places are proposed. It is also located on the border of East Windsor Township. There are wetlands located on the subject property. An extensive and complex stormwater management system is proposed. The applicant is proposing a single story 326,000 square foot building. The site is currently an agricultural site. There will be 11 electrical/charging stations for electric vehicles, 58 loading bays and 73 trailer spaces proposed.

OFFICE LOCATIONS

www.vancleefengineering.com

Lebanon, NJ
908-735-9500

Hamilton, NJ
609-689-1100

Toms River, NJ
732-573-0490

Freehold, NJ
732-303-8700

Bethlehem, PA
610-332-1772

Hillsborough, NJ
908-359-8291

Mt. Arlington, NJ
862-284-1100

Phillipsburg, NJ
908-454-3080

Doylestown, PA
214-345-1876

Leesport, PA
610-670-6630

II. Comments/Recommendations on Pertinent Issues

A. Wetlands

Wetlands are present on the subject site and are located in several areas, one on the western border and one in the eastern border. The intermediate value wetlands will require a 50-foot buffer area. An isolated wetland area is located in the central portion and will be filled for this proposed development. There are plans to modify the wetlands in several areas (buffer zones) and replant the areas with vegetation. Please confer with our Township Landscape Architect for some direction on this re-vegetation effort. The applicant will also seek approval for a wetlands transitional waiver (wetlands buffer averaging) as shown on their plans. DEP permits #6, 6A, 7 and 53 are required for these proposed efforts. The applicant has provided a NJDEP LOI for the project (July 2015) with an extension to 2025.

B. Greenbelt

There are no areas of proposed Greenbelt on this site. There are some trees (hedge rows) along the perimeter of the site and in a more central area. 24 deciduous trees having a greater breast height diameter are on the site. The applicant is proposing to remove approximately 300 existing trees and plant many trees and shrubs in their overall landscaping design. Please go into some further detail regarding the potential removal of these trees and the new plantings. The applicant presents an interesting discussion on oxygen given off by the trees and mitigating the CO₂ being discharged by the trucks and other vehicles. Please go into further detail regarding this aspect of the proposed development.

C. Water Quality

This site drains to the Big Bear Brook which is located over 400 feet away. A DRCC permit is required since more than 1 acre of impervious surfaces is proposed. There is complex storm water management proposed for this project with different types of basins shown. Four stormwater basins are shown along with large scale infiltration and small scale bioretention areas. There are seven water quality devices shown in various locations. Since there is a large amount of impervious surface proposed therefore all stormwater facilities must be robust. Due to the recent rash of 100-year storms these stormwater facilities must be – to any extent possible – be oversized. The newly promulgated stormwater regulations must also be

followed for design. Please go into more detail regarding the system and its integration with the other stormwater management units proposed. The O&M manual for the proposed stormwater management should cover all aspects of this complex system.

D. Environmentally Sensitive Areas

The proposed project site is underlain by the Magothy-Raritan geological formation. Overall the site has moderate recharge potential. There are no areas of steep slopes on the site. There are no areas of flood hazard on this site. This site has a low to moderate erosion hazard.

E. Historic Resources

350 Hightstown Road was the site of the Hightstown Road Farmhouse (1750).

F. Other Environmental Concerns/Comments

The applicant has completed the West Windsor Green Development Practices Checklist and many of the green development items will be utilized. While porous pavement will be constructed in several areas of the site – more use of pervious pavement can be designed to further enhance groundwater recharge. Solar appears to be part of the design process. Please go into more detail regarding the solar construction. There are no bicycle racks shown. There may be an employee or two that may want to bicycle to work and they are usually required. Please consider their use.

III. ITEMS PROVIDED FOR REVIEW

- Preliminary and Final Site Plan (20 sheets), prepared by Dynamic Engineering, dated September 2, 2021, last revised February 22, 2022.
- Architectural Plans (3 sheets), prepared by Michael J. Ratliff, dated September 27, 2021.
- Development Application and Site Plan Checklist, prepared by Dynamic Engineering, PC, dated September 15, 2021.
- NJDEP Wetlands LOI, dated July 10, 2015 and extended October 28, 2020.

- Land Title Survey, prepared by Dynamic Survey, LLC, dated May 20, 2021, July 19, 2021 and January 10, 2022.
- Environmental Impact Statement, prepared by Dynamic Engineering, dated September 2021 and revised February 2022.
- Green Development Practices Checklist, prepared by Dynamic Engineering, dated September 2, 2021.
- Access and Signalization Analyses, prepared by Langen, dated April 9, 2021.
- Site Photo Report, prepared by Dynamic Engineering, dated September 2021 and revised February, 2022.
- Traffic Impact Study, prepared by Dynamic Traffic, dated February 28, 2022.
- Stormwater Management Facilities Map, prepared by Dynamic Engineering, dated February 24, 2022.
- Existing Drainage Area Map, prepared by Dynamic Engineering, dated July 19, 2022.
- Conceptual Floor Plan, prepared by ADBI Design Services (2 sheets), dated March 2, 2022.

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., Gerald Muller Law
D. Novak, Burgis Associates	J. L'Amoreaux, Traffic Consultant
D. Dobromilsky, Landscape Architect	F. Guzik, Township Engineer