



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: December 6, 2022

SUBJECT: **19 Roszel Road, LLC – Roszel Road Office Buildings
Final Major Site Plan – 2nd Amendment**
Block 9, Lot 62
19-21 Roszel Road
PB 06-01 (2nd Amendment)

Documents Received/Reviewed:

The following documents have been submitted for review:

- A. Set of site plans entitled “Amended Final Major Site Plan – Roszel Road Office Buildings – Block 9 Lot 62 – 21 Roszel Road – Tax Map Sheet #8.01 & 8.02 - Township of West Windsor, Mercer County, New Jersey” prepared by Hammer Land Engineering., (Joseph D. Hanrahan, PE) dated June 7, 2013, revised through October 18, 2022 and consisting of twenty-one (21) sheets;
- B. Set of architectural plans entitled “Building 2 – 19 Roszel Road – West Windsor, New Jersey”, prepared by Jarmel Kizel Architects and Engineers, Inc., (Matthew B. Jarmel, AIA) dated August 3, 2022, revised through November 2, 2022 and consisting of eight (8) sheets;
- C. Land survey entitled “Final As-Built – Tax Lot 62, Block 9 – 19 Roszel Road” prepared by DPK Consulting (Steven D. Parent, PLS), dated December 11, 2014, unrevised;
- D. Report entitled “Stormwater Management Report for Roszel Road Office Buildings – Block 9 Lot 62 – Tax Map Sheet Nos. 8.01 & 8.02 - Located in: Township of West Windsor, Mercer County, New Jersey” prepared by Hammer Land Engineering. (Joseph D. Hanrahan, PE) dated June 17, 2013, revised through October 7, 2013;
- E. Report entitled “Supplemental Stormwater Management Report for Roszel Road Office Buildings – 21 Roszel Road - Block 9 Lot 62 – Township of West Windsor, Mercer County, New Jersey” prepared by Hammer Land Engineering. (Joseph D. Hanrahan, PE) dated July 18, 2022, revised through October 18, 2022;
- F. Document entitled “Stormwater Management Operation and Maintenance Manual for Roszel Road Office Buildings” prepared by Hammer Land Engineering (Joseph D. Hanrahan, P.E.) dated July 12, 2013, revised through October 18, 2022.

- G. Geotechnical report entitled “Soils and Best Management Practices Investigation” prepared by Certified Testing Laboratories, Inc. dated October 1, 2013;
- H. Plan entitled “Layout Overlay Exhibit - 21 Roszel Road – Roszel Road Office Buildings” prepared by Hammer Land Engineering (unsigned) dated October 18, 2022, unrevised, consisting of one (1) sheet;
- I. Staff Report from Delaware and Raritan Canal Commission dated September 10, 2013;
- J. Letter from Dolan & Dean Consulting Engineers, LLC (Gary W. Dean, P.E.) to Samuel J. Surtees dated October 13, 2022 requesting a waiver of submitting an off-site traffic assessment as requested by the Township Traffic Consultant;
- K. Follow-up letter from Dolan & Dean Consulting Engineers, LLC (Gary W. Dean, P.E.) to Samuel J. Surtees dated October 26, 2022 providing a rebuttal to the Arora memorandum of October 25, 2022;
- L. Development Application Package, including:
 - Development application form;
 - Site Plan Checklist;
 - Green Development Practices Checklist;
 - Environmental Impact Statement Worksheet;
 - Major Development Stormwater Summary;
 - Resolution for File No. PB06-01 dated May 31, 2006;
 - Resolution for File No. PB06-01 Amended, dated September 17, 2008;
 - Resolution for File No. PB20-02SW dated May 27, 2020;

Narrative:

The subject property is a 7.73-acre parcel located on Roszel Road within the ROM-2 (Research, Office, Limited Manufacturing) zoning district. The applicant previously received preliminary and final site plan approval to construct two 3-story office buildings totaling 100,500 square feet of floor space in the aggregate and appurtenant improvements under an approval memorialized under File Number PB06-01, dated May 31, 2006. The applicant further received amended Preliminary and Final Site Plan approval in order to modify the stormwater management design that had previously utilized a wet pond (retention basin) BMP to a bioretention basin, which was approved via resolution dated September 7, 2008.

Construction was completed between January 2014 and January 2015 of the proposed 3-story building closer to Roszel Road and the vast bulk of appurtenant improvements, including parking and stormwater management amenities. The rear building was not constructed at that time. The applicant is seeking a second amendment to the site plan approval to construct a 2-story building (biolab/life science) rather than the 3-story office building previously approved. The proposed gross floor area (GFA) remains at 38,000 square feet (plus a 150 square foot loading dock), which results in a 50% greater building footprint, which will require the applicant to remove several existing parking spaces.

The subject property drains to the Millstone River (Route 1 to Cranbury Brook) HUC 14 subwatershed and is part of the larger Millstone River (Above Carnegie Lake) HUC 11 watershed, which eventually drains to the Raritan River. The property is also located within the Stony Brook Regional Sewerage Authority (SBRSA) River Road Sewer Treatment Plant sewer service area. Domestic water supply will be provided by New Jersey American Water.

I have reviewed the documentation submitted and offer the following for the Board’s consideration:

1.0 Site Plan

1.01 The applicant is requesting the following site plan checklist waivers:

a. (200-13.C – Preliminary Site Plan Approval)

- 200-13.C.4 requires an Environmental Impact Statement. The applicant is requesting a waiver since no disturbances are proposed to environmental areas. I have no objection to granting the waiver and note that a completed Environmental Impact Statement worksheet was included with the submission.
- 200-13.C.(11) - Requires a traffic signage plan. All signage per the previous approvals has been installed. I have no objection to granting this waiver.

b. (200-14.C.1 – Final Site Plan Details)

- 200-14-C.1.b)(6) - Requires a traffic signage plan. All signage per the previous approvals have been installed. I have no objection to granting this waiver.

1.02 The proposed development is located within the Delaware & Raritan Canal Commission’s (DRCC) Review Zone “B”. The applicant has submitted a Staff Report dated September 10, 2013 authorizing the construction of two buildings on the property. The applicant shall obtain an amended approval or a letter of no interest from DRCC for the amended site plan.

2.0 Access and Circulation

2.01 The applicant has provided parking calculations that indicate that a total of 286 spaces are required for the entire site. The proposed development will result in the loss of 39 spaces. However, there is a lower parking demand intensity for the proposed “research lab” use versus the previously approved office use (500 square feet per space versus 300). Therefore, the remaining number of parking spaces (307) will be 21 more than required by ordinance Section 200-27.B(1) when considering each of the three proposed EV stalls as two stalls. A design waiver for the extra 21 spaces will be required as part of the amended approval process. The applicant is to provide testimony to the Board in support of the waiver request.

2.02 Section 200-27.B(2) requires the provision of one bicycle parking space per each twenty (20) automobile parking spaces. Given the 307 automobile spaces currently proposed, this would result in a bicycle parking requirement of 16 spaces, which the applicant is providing.

2.03 Further comment on the access and circulation aspects of the design are deferred to the Board’s Traffic Consultant.

3.0 Stormwater Management

3.01 The project will ultimately disturb more than one acre of land and result in the addition of more than one-quarter acre of new impervious surfaces since February 2004. As such, all aspects of the stormwater management ordinance must be met, including water quality, which will be addressed through the use of porous pavement BMPs.

3.02 A bioretention basin was previously constructed to manage the overall stormwater runoff from the property. The applicant has submitted calculations that show the existing outlet control structure must

be modified in order for the proposed development to meet the target flows. The proposed modifications are identified on the Grading, Drainage & Utility Plan Sheet 6 and detailed on the Construction Details Sheet 16. Use of porous pavement and the existing bioretention facility meets the green infrastructure best management practices requirement.

- 3.03 A Stormwater BMP Operation and Maintenance Manual has been provided and I have had opportunity to review same. Certain portions of the Manual do not conform to the current NJDEP Maintenance plan guidelines. Specific technical comments will be provided to the applicant's engineer directly. Township Engineer approval of this document should be made a condition of any Board action on this application.

4.0 Utilities

- 4.01 The sanitary sewer for the development has already been installed and it accounted for Building 2's wastewater demand based upon 38,000 square feet of office use. The applicant is to discuss the proposed wastewater generation from the biolab/life science building use versus conventional office use. A reservation of flow will be required from Township Council as a condition of approval, with subsequent approval from Stony Brook Regional Sewerage Authority. Increase of flow above the project's original NJDEP TWA may require a new TWA permit. The building will include provisions for pretreatment of pH levels in the wastewater prior to discharge.
- 4.02 The proposed development will be serviced by New Jersey American Water. The location of proposed hydrants and fire department connections are subject to the review and approval of Chief Lynch, the Director of Fire and Emergency Services.

5.0 Lighting

- 5.01 The extent of modifications to the previously approved lighting plan involves the relocation of one existing double-mount fixture. I take no exception to same.

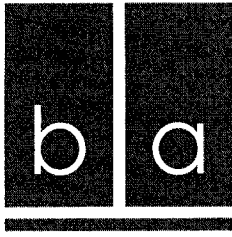
6.0 General Comments

- 6.01 Other outside agency approvals will also be required. The following are approvals that are anticipated at this time:
- Mercer County Planning Board
 - Mercer County Soil Conservation District & NJDEP Construction SW Discharge Permit
 - Delaware and Raritan Canal Commission
 - Potential NJDEP TWA per comment 4.01

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

FG:IH

cc: Applicant (hchou@hillwallack.com)
Joseph D. Hanrahan, PE, Applicant's Engineer (jhanrahan@hammerengineering.com)



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: 19 Roszel Road LLC 2nd Amendment
Amended Final Site Plan Review
Block 9 Lot 62
21 Roszel Road

Date: December 5, 2022

BA#: 3908.13

WWT#: PB 06-01

Introduction

The applicant, 19 Roszel Road, LLC, has submitted an application seeking amended final site plan approval to amend its previous approval and construct a two-story office building in the location of a previously approved three-story building. The site, which is identified by municipal tax records as Block 9 Lot 62, is located at 21 Roszel Road in the ROM-2 District.

In addition to the application form and application checklists, the following has been submitted for review.

1. Site plan prepared by Hammer Land Engineering, dated June 7, 2013 (last revised October 18, 2022).
2. Architectural plan prepared by Jarmek Kizel Architects and Engineers, Inc., dated August 3, 2022 (last revised November 2, 2022).
3. Overlay Exhibit prepared by Hammer Land Engineering, dated October 18, 2022 (no revision date).
4. Final As-Built Survey prepared by DPK Consulting, dated December 11, 2014 (no revision date).
5. Stormwater Management Report prepared by Hammer Land Engineering, dated June 17, 2013 (last revised October 7, 2013).
6. Supplemental Stormwater Management Report prepared by Hammer Land Engineering, dated June 18, 2022 (last revised October 18, 2022).
7. Attachment D – Major Stormwater Summary
8. Stormwater Management Operation and Maintenance Manual prepared by Hammer Land Engineering, dated July 12, 2013 (last revised October 18, 2022).
9. 2006, 2008, and 2020 Resolution of Approvals.
10. Delaware and Raritan Canal Commission letter dated September 1, 2013.
11. Memorandum from Dolan & Dean Consulting Engineers, LLC, dated October 13, 2022.
12. Memorandum from Dolan & Dean Consulting Engineers, LLC, dated October 26, 2022.
13. Memorandum from Hammer Land Engineering dated October 26, 2022.
14. Memorandum from Aurora and Associates, PC, dated October 25, 2022 with applicant responses.
15. Soils and Best Management Practices Investigation prepared by Certified Testing Laboratories, Inc., dated October 1, 2013.

Property Description

The subject site is located in the northerly portion of the Township, within the Carnegie Center office development. The site has an area of approximately 7.72 acres and is mostly rectangular in shape. It fronts along Roszel Road for approximately 400 feet, and has a depth that ranges from approximately 811 feet to 908 feet.

The site is presently developed with a three-story brick office building which has a length of approximately 125 feet, a depth of approximately 166 feet, and a footprint of approximately 20,750 square feet. A second three-story office building was also approved but has not been constructed. This building was to be located to the northwesterly rear of the existing building. It was to have a length of approximately 101 feet, a width of approximately 125 feet, and a footprint of approximately 12,626 square feet. Other notable improvements include a plaza area, parking spaces and associated drive aisles, a detention basin located in the front portion of the site, and a thirty-two square foot freestanding sign.

Surrounding land uses largely consist of other office uses. Please see the aerial at the end of this memorandum for an overview of the subject site and its surrounding environs.

Proposed Improvements

The applicant seeks final site plan approval in regard to the second office building. Specifically, the applicant proposes to construct a two-story office building which will have a footprint of 19,000 square feet and a gross floor area of 38,000 square feet. As per the architectural plan:

1. The first floor will consist of three separate tenant spaces which will have areas of 2,654 square feet, 4,746 square feet, and 7,720 square feet. The remainder of the first floor will consist of a vestibule, lobby, staircases, elevator, restrooms, mechanical rooms, a water/sprinkler room, a loading dock, and closet space.
2. The second floor will consist of a single tenant space of 16,766 square feet, as well as a lobby, staircases, elevator, and electrical room, a closet, and restrooms.
3. The roof plan shows rooftop mechanical equipment and a roof screen.

The façade of the building will predominantly consist of a textured arriscraft base, smooth arriscraft brick of a nutmeg color, and red utility stretcher brick veneer. A sixty-five square foot sign is also proposed.

Other improvements include a new paver patio to be located along the southerly front façade, a new loading area to be located along the northerly rear façade, a porous pavement loading area, and the elimination and reconfiguration of parking rows located to the rear of the building.

Master Plan

As per the 2020 Land Use Plan, the subject site is located in the ROM-2 land use category and corresponding zoning district which generally permits research, office, and limited manufacturing parks. The plan notes that a significant portion of the ROM-2 District is presently developed with the Carnegie Center office development. Therefore, it is the primary intent of this land use category to recognize the existing development pattern of this district. Where additional development and redevelopment is proposed, it should be done so in a manner which promotes the attractive unified design of the area while also promoting a high quality level of investment.

Zoning

The site is located in the ROM-2 District. Compliance to the bulk standards of that district are summarized in the following table.

Table 1: ROM-2 District Bulk Standards

Regulations	Required	Existing	Previously Approved	Proposed	Section
Min. Lot Area (ac)	5	7.73	7.78	7.73	200-212A.
Min. Lot Frontage (ft)	300	401.92	401.95	401.92	200-212B.
Min. Lot Width (ft)	350	401.13	401.16	401.13	200-212C.
Min. Lot Depth (ft)	N/A	N/A	N/A	N/A	200-212D.
Min. Yards (ft)					
Front Yard	125	184.40	184.40	184.40	200-212E.(1)
Landscaping Buffer	75	(ex) 75.00	(ex) 75.00	(ex) 75.00	200-212E.(1)
Rear Yard	40	479.80	303.60	253.00	200-212E.(2)
Side Yard (each)	40	93.80/173.80	91.60/>40	91.30/174.00	200-212E.(3)
Max. FAR	0.30	0.19	0.30	0.30	200-212F.
Max. Improvement Coverage (%)	50.00	45.85	49.66	49.75	200-212G.
Max. Building Height (st/ft)	3/45	3/45	3/45	2/43.43	200-212H.

(ex) Existing nonconformity

Planning Review

We offer the following comments on the proposed development:

Waiver Relief

The applicant has requested waiver relief from the Township's site plan review regulations for items identified below. We note that additional waiver relief may be identified by the Planning Board's other experts and consultants.

As per NJSA 40:55D-51 of the MLUL, the board shall have the power to grant such exceptions from the requirements for site plan approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and approval, if the literal enforcement of one or more provisions is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question.

1. Number of Parking Spaces. Waiver relief is requested from Section 200-28D.(2)(b) for exceeding the required number of parking spaces. As per the applicant's calculation, 286 parking spaces are required whereas 307 spaces are proposed. Testimony should be provided as to the need for the additional twenty-one spaces and whether the banking of spaces was contemplated.
2. Concrete Sidewalks. Waiver relief is requested from Section 200-36.1 which requires that pervious materials shall be used to the maximum extent practicable for all paved areas other than drives and parking areas. A concrete sidewalk is proposed along the proposed building.
3. Off-Street Loading. Waiver relief is requested Section 200-27D.(2) which establishes that three off-street loading stalls are required, whereas one is proposed. Testimony should be provided as to how loading operations are presently conducted on-site, as well as how loading operations will be conducted as the proposed building. Vehicle types and delivery schedules should be discussed.
4. Minimum Trees in Parking Lot. Sixty-two trees are required in the parking lot, whereas twenty-one are existing and twenty-four are proposed.

Existing Nonconforming and Previously Approved Conditions

The applicant's zoning table has identified a number of existing nonconforming and previously approved conditions. These are summarized below.

5. Number of Commuter Parking Stalls. As per Section 200-29M.(8), eight commuter stalls are required. Zero are provided, and zero are proposed.
6. Maximum Number of Visitor or Executive Parking. As per Section 200-29B.(2)(a), twenty-nine visitor and/or executive parking spaces are permitted whereas thirty are existing and proposed.

7. Minimum Driveway Distance to Side Property Line. As per Section 200-29I.(1)(d), no part of any driveway shall be located within a minimum of ten feet of a side property line whereas the existing and proposed driveway distance is 5.3 feet.
8. Acceleration and Deceleration Lanes. As per Section 200-29J., where access to a parking area of one hundred or more spaces is proposed, acceleration and/or deceleration lanes shall be provided. No acceleration and/or deceleration lane is existing or proposed.
9. Enclosed Bicycle Spaces. As per Section 200-29N.(4), for any use for which twelve or more employee bicycle parking spaces are required or provided, not less than twenty-five percent of such bicycle parking spaces shall be provided within wholly enclosed individually secured compartments or lockers. No such wholly enclosed individually secured compartments or lockers are existing or proposed.
10. Wall Sign Area (Existing Building). Waiver relief was previously granted for a seventy-five square foot wall sign on the existing building, whereas fifty square feet is typically permitted.
11. Wall Sign Letter Height (Existing Building). Waiver relief was previously granted for a letter height of 38.25 inches, whereas eighteen inches is typically permitted.
12. Wall Sign Extension (Existing Building). Waiver relief was previously granted for the location of the wall sign on the existing building.
13. Wall Sign Area (Proposed Building). Waiver relief was previously granted in 2020 for the wall sign area of the proposed building. A maximum area of fifty square feet is permitted, whereas an area of seventy-five square feet was approved.
14. Wall Sign Letter Height (Proposed Building). Waiver relief was previously granted in 2020 for the letter height of the proposed building signage. A height of eighteen inches is required, whereas 38.25 inches was approved.

Changes from the Prior Plan

The following is noted regarding the changes from the prior plan.

15. Site Plan Changes. The applicant should provide testimony regarding the proposed changes to the previously approved site plan. An exhibit illustrating these changes has been provided.
16. Architectural Changes. The applicant should also provide testimony regarding the proposed changes to the previously approved architectural plan. The provided architectural plans provide side-by-side comparison of the approved and proposed layouts.

Operational Information

Testimony should be provided as to whether any tenant or tenants have been identified for this development. If so, information should be provided regarding the following.

17. Hours of Operation. The applicant should provide testimony regarding the proposed hours of operation.
18. Number of Employees. The applicant should provide testimony regarding the anticipated number of employees.
19. Deliveries. The applicant should provide testimony regarding the proposed deliveries to be made to the site. Specifically, testimony should focus on the expected number of deliveries per week, during what days deliveries are most likely to occur, and during what hours deliveries are most likely to occur.

Building Design

The following is noted regarding building design.

20. Existing and Proposed Architecture. Testimony should be provided as to how the architectural design of the existing building will compare to that of the proposed building. Based upon our review, it appears that similar façade materials, colors, windows, and roof screens are proposed. This should be confirmed.
21. Principal Building Design. Section 200-30A. establishes building design standards for development groups (defined as more than one building or structure on a tract). We find that the applicant is meeting the required “window wall to window wall” setback.
22. Solar Ready Rooftop. Testimony should be provided as to whether the proposed building is to be designed with a solar ready rooftop.

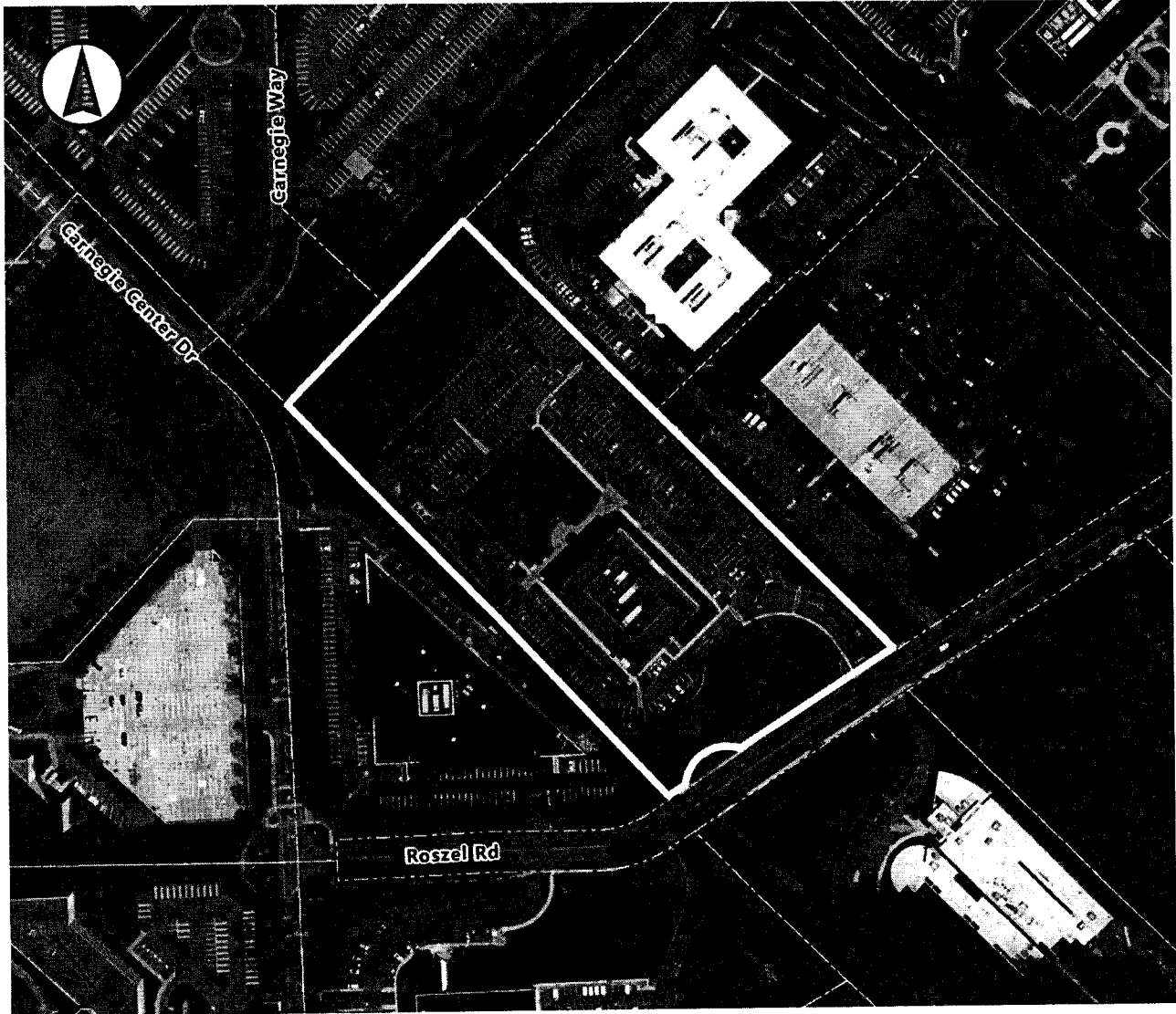
Parking, Loading, and Circulation

The following is noted regarding parking, loading, and circulation.

23. Number of Parking Spaces. As previously noted, the applicant has requested waiver relief for exceeding the proposed number of parking spaces. Testimony should be provided as to the anticipated parking needs of the proposed reconfigured office building.
24. Circulation. Testimony should be provided as to how vehicles will circulate the reconfigured parking lot.
25. Loading. A loading bay has been placed next to the proposed office building, while a separate loading area is located to the rear of the site. Testimony should be provided as to the anticipated need of these areas and how they relate to a future tenant.

26. EV Parking Spaces. The applicant is requesting amended final site plan. Because no preliminary site plan approval is sought, no EV spaces are required pursuant to recently adopted state legislation. However, as per the zoning table, the applicant is proposing three such spaces.

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



[https://burgis.sharepoint.com/sites/BurgisData/Shared Documents/W-DOCS/PUBLIC/Pb-3900series/Pb-3908.13/Planning Board/3908.13 19 Roszel Road LLC 2nd Amendment - Planning Board Review 01 \(PB 06-01\).docx](https://burgis.sharepoint.com/sites/BurgisData/Shared Documents/W-DOCS/PUBLIC/Pb-3900series/Pb-3908.13/Planning Board/3908.13 19 Roszel Road LLC 2nd Amendment - Planning Board Review 01 (PB 06-01).docx)



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF ENGINEERING

MEMORANDUM

Date: December 5, 2022

TO: **West Windsor Township Planning Board**

From: Dan Dobromilsky, PLA,PP,CTE
Landscape Architect

Subject: **19 ROSZEL ROAD, LLC – Amended Final Site Plan & Sign Waiver**
(B-9, L-62) Zone: ROM-2
Landscape Architectural Plan Review and Analysis

A site visit has been conducted and the submitted plans have been analyzed relative to previous approvals for this project as well as Township codes and standards. The following comments are offered for consideration as this application is reviewed:

1. The modified site design generally retains the efficient utilization of paved surfacing and aesthetic integration of landscape space offered with the original approved layout for this site and phase of construction.
2. The applicant should describe the function and appearance of the proposed loading dock and service access. The proposed landscape design will not fully screen this element. The need for a screen wall and/or alternate planting in this location should be considered.
3. The modified landscape design offers planting to address code requirements for parking lot shade, pedestrian and green spaces. No specific concerns regarding code conformance are noted.
4. The tree removal (8 existing small parking lot trees) proposed on the Demolition Plan should be amended to include size and species of the trees.
5. The location and screening of all mechanical equipment and utility meters should be fully demonstrated or noted on the plans.
6. The Green Building Practices that relate to architectural design should be completed on the application checklist and elements associated with this building should be presented during the public hearing.

Upon request, additional commentary may be offered based upon the presentation of additional documents or information.

cc: Applicant
Plan Review Professionals



SURINDER S. ARORA, PE
President

ARORA and ASSOCIATES, P.C.

Consulting Engineers

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1200 Lenox Drive, Suite 200, Lawrenceville, NJ 08648
(609) 844-1111 • Fax (609) 844-9799

MEMORANDUM

DATE: November 22, 2022

TO: West Windsor Township Technical Review Committee

FROM: Quazi Masood, P.E., PTOE QM
William T. Dougherty, P.E., PTOE WD
Traffic Consultant

SUBJECT: 19 Roszel Road – Final Major Site Plans & Sign Waiver
Planning Board Review Memo #1
PB06-01 Second Amendment
21 Roszel Road
Block: 9, Lot 62, Tax Map Sheet 8.01 & 8.02
West Windsor Township, Mercer County, New Jersey

We are in receipt of the following information for review pertaining to an application for a TRC review for a proposed two-story Office Building to be located at 21 Roszel Road, adjacent to 19 Roszel Road:

- One Yellow Planning Board Review Transmittal Letter from Lisa Komjati dated November 14, 2022 with reports due December 6, 2022
- One Transmittal Letter (3 pages) prepared by Hill Wallack, LLP dated November 10, 2022
- One signed West Windsor Township Development Application PB06-01 2nd Amendment (5 pages) dated August 8, 2022
- One West Windsor Township Site Plan Checklist (8 pages) prepared by Hammer Land Engineering dated July 29, 2022
- One West Windsor Township Green Development Practices Checklist (7 pages) dated July 19, 2022
- One West Windsor Township Environmental Impact Statement Worksheet (16 pages) prepared by Hammer Land Engineering undated
- One Attachment D – Major Stormwater Summary
- One Township Resolution PB06-01 (14 pages plus cover letter) dated December 2, 2006
- One Township Resolution PB06-01 (8 pages plus cover) dated September 17, 2008
- One Township Resolution PB06-01 (7 pages) dated May 27, 2020
- One copy of a Letter from Gary Dean, P.E. of Dolan & Dean dated October 13, 2002
- One copy of Review Letter #2 from Quazi Masood, P.E. of Arora and Associates, P.C. dated October 25, 2022
- One copy of a Response Letter from Gary Dean, P.E. of Dolan & Dean dated October 26, 2022
- One copy of Soils and Best Management Practices Investigation Report by CTL (Certified Testing Laboratories, Inc.)
- One Stormwater Management Report for Roszel Office Buildings prepared by Hammer Land Engineering (203 pages) dated June 17, 2013, last revised October 7, 2013

19 Roszel Road Amendment 2
PB Review Memo #1
Block 9, Lot 62
West Windsor Township, Mercer County, NJ
November 22, 2022
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- One Supplemental Stormwater Management Report for Roszel Office Buildings prepared by Hammer Land Engineering (76 pages) dated July 18, 2022
- One Stormwater Management Operations and Maintenance Manual
- One Updated Layout Overlay Exhibit dated October 18, 2022
- One Resubmission Response letter prepared by Hammer Land Engineering dated October 26, 2022
- One copy of Staff Report by the Delaware and Raritan Canal Commission dated September 10, 2013
- One set of Amended Final Major Site Plans (21 sheets) prepared by Hammer Land Engineering dated June 7, 2013, last revised October 18, 2022
- One set of Architectural Plans entitled “Roszel Planning Board Set” (5 sheets) prepared by Jarmel Kizel Architects and Engineers, Inc. dated March 8, 2022, last revised November 2, 2022
- One Final As-Built Survey Plan (1 sheet) prepared by DPK Consulting dated December 11, 2014

Project Description

The proposed site (21 Roszel) will be situated along the north side of Roszel Road behind the Hill-Wallach, LLP building (i.e. 19 Roszel Road) in the same land parcel. The property is bounded by office buildings on all sides in the Carnegie Center complex. The existing Hill-Wallach, LLP building is situated in the front side adjacent to Roszel Road, while the proposed building will be situated in the rear. It is to be noted that the existing building (Hill-Wallack) already lists their address as 21 Roszel.

This proposed development will be supported by the existing two-way, two-lane driveway with median island separation between the entrance and exit lanes at Roszel Road.

The site is located in the ROM-2 Industrial District (research, office, limited manufacturing)

Review Comments

We have completed our review of the above-referenced documentation and offer the following comments for the Board’s consideration.

1. *On Sheet #16*, the Sign Details for Accessible Parking Signs (i.e. ADA signs) need to be corrected. Specifically, the Van Accessible Plaque should be MUTCD Standard 18”-wide by 9”-high as opposed to 9”-wide and 18”-high as shown on the submitted plans. As such, we request the Applicant to make necessary corrections on the plan and label it 18” x 9” as per MUTCD, not 9” x 18”. For the record, it is industry standard that MUTCD always lists the ‘width’ first followed by ‘height’.

- On Sheet #3 and Sheet #5, the placement of the R7-8P sign (i.e. Van Accessible Plaque) shown on the plans are incorrect. The R7-8P sign should be shown in the middle of two other corresponding signs: the R7-8 sign (i.e. Reserved Parking) on the top and the R(NJ)7-8A sign (i.e. NJ Penalty Plate) on the bottom. The sign labelling should be made in accordance to following sequence/order.

R7-8
 R7-8P
 R(NJ)7-8A

- On Sheet #16, the Accessible Parking Striping Layout shows 'concrete bumper curbs' being placed in accessible spaces. As per Township requirement, we request the Applicant to please replace the 'concrete bumper curbs' with 'bollards'. As per requirement, we also request to label this revised detail to indicate that 'concrete bumper curbs' are being removed and replaced with 'bollards'.
- On Sheet #3 and Sheet #5, we request the Applicant to please revise the labeling, orientation and location of all signs as depicted below in red-line markups in Figures 3A through 3D.

Figure 3A

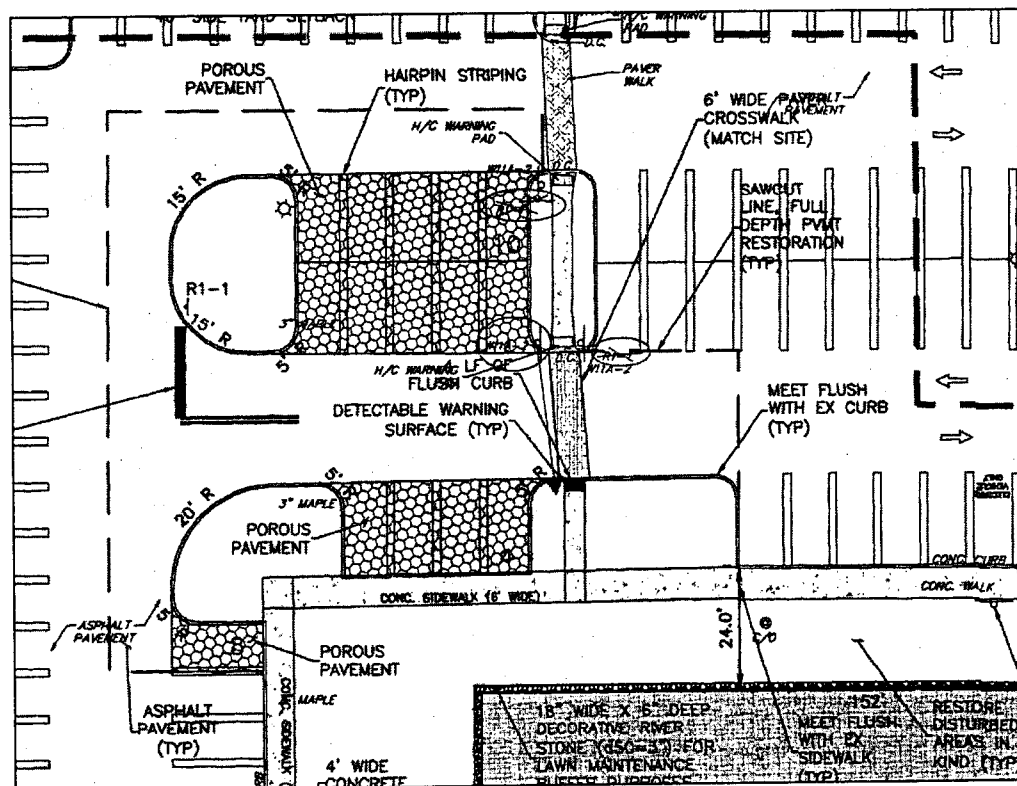


Figure 3B

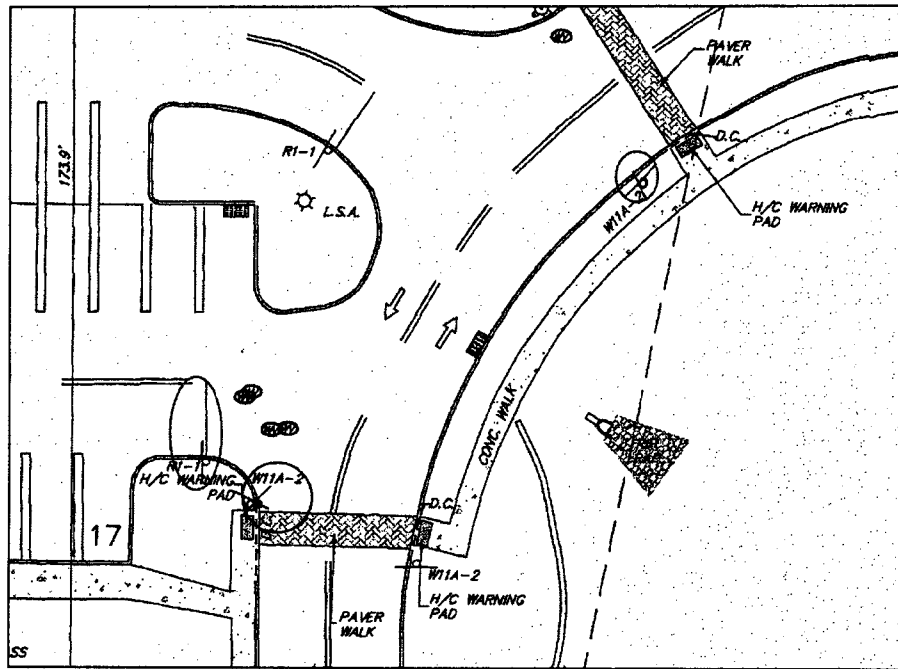
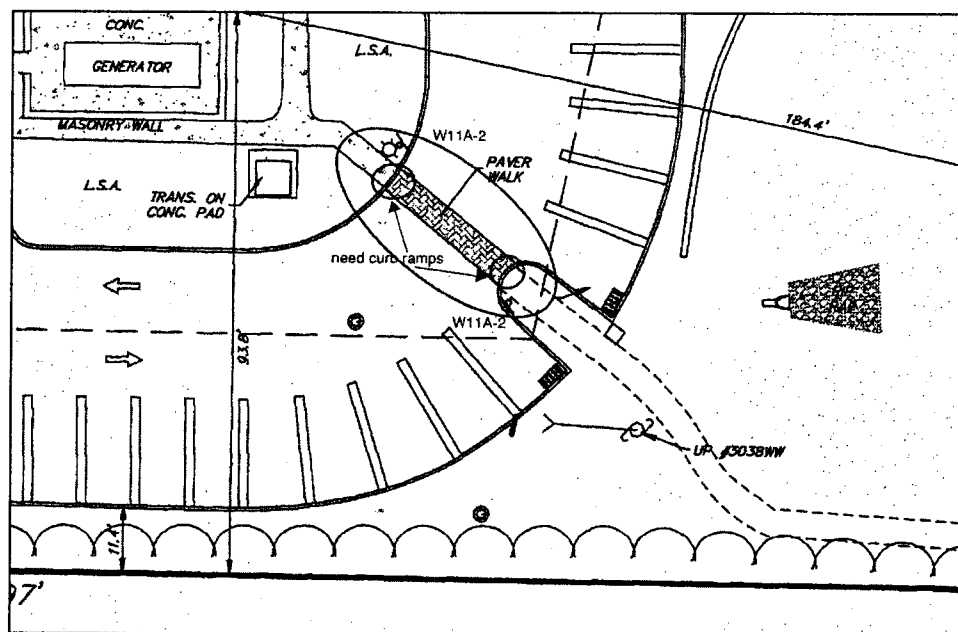


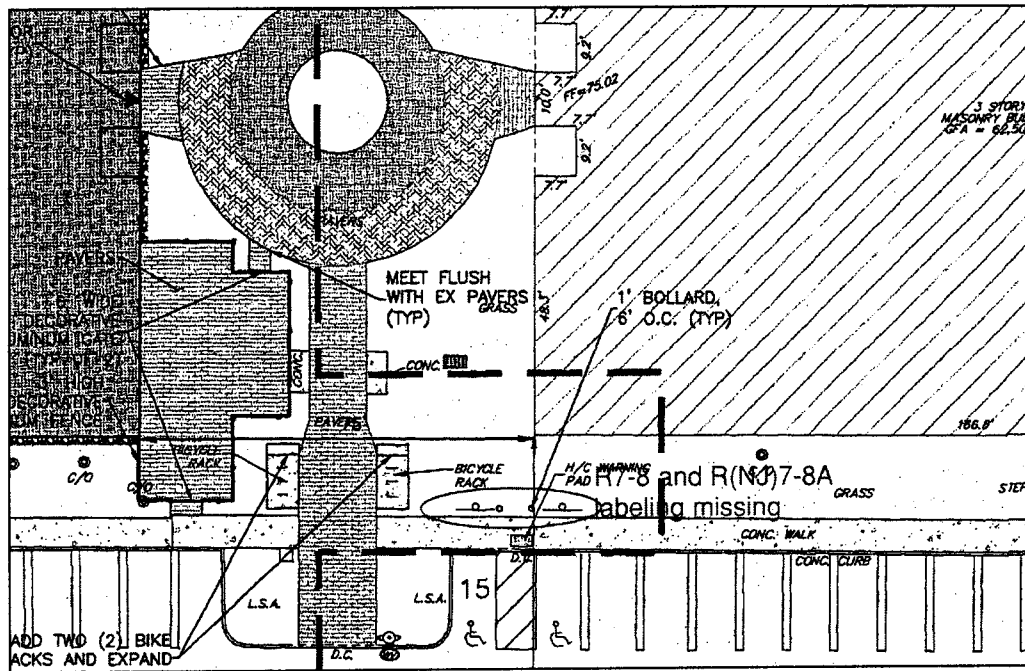
Figure 3C



19 Roszel Road Amendment 2
PB Review Memo #1
Block 9, Lot 62
West Windsor Township, Mercer County, NJ
November 22, 2022
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Figure 3D



Should you have any questions or concern, please feel free to contact us.

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|-----|--|---------------------------|
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