



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: January 20, 2023

TO: West Windsor Township Planning Board

FROM: Quazi Masood, P.E., PTOE QM
William T. Dougherty, P.E., PTOE WTD
Traffic Consultants

SUBJECT: OSJ of Princeton - Floor & Décor
Minor Site Plan Review
Planning Board Review Memo #1
PB22-07
101 Nassau Park Boulevard
Block: 7, Lots 78.09 & 78.19
West Windsor Township, Mercer County, New Jersey

DOCUMENTS RECEIVED

We are in receipt of the following information for review pertaining to an application for a TRC review for a proposed Floor & Décor Retail Store to occupy a portion of the vacant Wal-Mart located adjacent to PetSmart as part of the Nassau Park Shopping Center development:

- One Yellow West Windsor Township Community Development – Division of Land Use Technical Review Committee Transmittal Letter (1 page) from Lisa Komjati dated January 13, 2023 with reports due January 25, 2023
- One Transmittal Letter (4 pages) prepared by Gibbons, P.C. dated January 13, 2023
- One Development Application (6 pages) for Minor Site Plan, Sign Waiver and Waiver Request last signed August 17, 2022
- One Application for Bulk Variance (5 pages) dated November 28, 2022
- One Site Plan Checklist for Minor Site Plan Approval (3 pages) dated September 19, 2022
- One Summary of Proposal (1 page) undated
- One Project Description (6 pages) dated August 17, 2022, last revised November 28, 2022
- One Affidavit of Ownership & Consent and Appointment of Development Manager for 101 Nassau Park Boulevard, Block 7, Lot 78.01 (2 pages) dated July 28, 2022
- One Affidavit of Ownership & Consent and Appointment of Development Manager for 721-731 Nassau Park Boulevard, Block 7, Lot 78.01 (2 pages) dated September 1, 2022
- One Corporate Ownership Disclosure Statement (1 page) dated August 17, 2022
- One Certified List of Property Owners from West Windsor Township(1 page) prepared by Lisa Komjati, dated December 21, 2022

OSJ of Princeton – Floor & Décor
Planning Board Review Memo #1
Block 7, Lots 78.09 & 78.19
West Windsor Township, Mercer County, NJ
January 20, 2023



ARORA and ASSOCIATES, P.C.
Consulting Engineers

- One Certified List of Property Owners from Lawrence Township (3 pages) prepared by Barbara Kramer, dated December 22, 2022
- One List of Covenants, Deed Restrictions and Easements with exhibits (285 pages)
- One Certification of Payment of Taxes (1 page) dated January 9, 2023
- One Stormwater Compliance Memo (2 pages) prepared by Tony Diggan, P.E. of Kimley-Horn dated November 28, 2022
- One Traffic Impact Statement (38 pages) prepared by Adam Gibson, P.E. of Kimley-Horn dated November 29, 2022 last revised January 10, 2023
- One set of Sign Drawings (12 sheets) prepared by Anchor Sign dated July 21, 2022, last revised January 12, 2023
- One Recycling Report Memorandum (2 pages) prepared by Tony Diggan, P.E. of Kimley-Horn dated August 2022
- One Sight Triangle Exhibit (1 sheet) prepared by Kimley-Horn dated November 28, 2022
- One Shopping Center Existing Sign Exhibit (1 sheet) prepared by Kimley-Horn dated January 11, 2022
- One set of Minor Site Plans (12 sheets) prepared by Kimley-Horn dated August 17, 2022, last revised January 11, 2023
- One set of Architectural Plans, Elevations and Details (5 sheets) prepared by SBLM Architects, A. V. Schwan & Associates, dlb associates consulting engineers, Code Consultants Inc., & Kimley-Horn dated September 16, 2022, last revised January 11, 2023

PROJECT OVERVIEW

The proposed site is situated along the south/west side of Nassau Park Boulevard, adjacent to PetSmart. The property is bounded by retail stores and parking lots on all sides in the Nassau Park Shopping Center complex. The existing building is situated at 101 Nassau Park Boulevard and is an existing store that has stood vacant adjacent to PetSmart since Wal-Mart closed in 2019.

This proposed Floor & Décor Store will be supported by three existing two-way, two-lane driveways, two connecting to the parking lot in front of the store, one connecting to the loading dock area behind the store.

The site is in the B-3 Business District (Retail Node).

OSJ of Princeton – Floor & Décor
Planning Board Review Memo #1
Block 7, Lots 78.09 & 78.19
West Windsor Township, Mercer County, NJ
January 20, 2023



ARORA and ASSOCIATES, P.C.
Consulting Engineers

REVIEW COMMENTS

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

1. Construction detail sheet (C-700) should include the details of all four (4) Crosswalks as shown in the restriping area of Sheet C-300.

Should you have any comments or concern, please feel free to reach out to us anytime.

cc: Sam Surtees
Lisa Komjati
Ian Hill, P.E.
Chris Jepson, P.E.
David Novak, PP, AICP
Howard Geneslaw, Esq. HGeneslaw@GibbonsLaw.com

Joseph Burgis, PP, AICP
Edwin Schmierer, Esq.
Dan Dobromilsky, PP, AICP
Tim Lynch
Dino Spadaccini, Esq.