



CARN-00719

March 29, 2023

Via Email & Regular Mail
(ssurtes@westwindsortwp.com)

Attn: Samuel Surtees, Land Use Manager
West Windsor Planning Board
271 Clarksville Road, PO Box 38
West Windsor, NJ 08850

Re:

**West Windsor Planning Board
Carnegie Center East – Building 105 Renovations & Minor Site Improvements
Minor Site Plan
Block 9, Lot 71
West Windsor Township, Mercer County, New Jersey
PB 22-09**

Dear Mr. Surtees:

On behalf of Boston Properties, L.P. (the Applicant), per attached letter dated March 27, 2023, please find the following documents in support of a West Windsor Township Minor Site Plan Application for the above-referenced project.

- 1) Sixteen (16) Copies of the Planning Board Submission Documents, inclusive of:
 - a) Development Application.
 - b) Site Plan Checklist.
 - c) West Windsor Township Environmental Impact Statement Worksheet.
 - d) West Windsor Township Green Development Practices Checklist.
 - e) Stormwater Management Compliance Statement prepared by T&M Associates, dated October 10, 2022, last revised March 29, 2023.
 - f) Variance and Waiver Request Summary prepared by T&M Associates, dated March 29, 2023.
 - g) Freshwater Wetlands Affidavit prepared by T&M Associates, dated September 30, 2022.
 - h) Request for Bulk Variance Application.
- 2) Three (3) full scale and thirteen (13) half scale Minor Site Plans prepared by Michael R. Thomas, P.E., of T&M Associates, consisting of sixteen (16) sheets, dated March 10, 2023, last revised March 29, 2023.
- 3) Three (3) full scale and thirteen (13) half scale plans of the latest architectural plans are being submitted by SGA under a separate cover.
- 4) Electronic Copies of all documents outlined in items 1-3 have been emailed to you directly at ssurtes@westwindsortwp.com



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Additionally, our office is in receipt of the following Technical Review Comments provided by the Township's Committee:

- Planning Review Letter prepared by David Novack, P.P., A.I.C.P., dated March 21, 2023
- Traffic Review Letter prepared by Quazi Masood, P.E., P.T.O.E., dated March 21, 2023.
- Landscaping Review Letter prepared by Dan Dobromilsky, L.L.A., P.P., L.T.E., dated March 22, 2023.
- Engineering Review Letter prepared by Francis Guzik, P.E., C.M.E., dated March 22, 2023.
- Fire & Emergency Service Review prepared by Chief Timothy Lynch, dated March 27, 2023.

Below please find our point-by-point response to the various review letters from the Township Professionals:

Letter from David Novak dated March 21, 2023.

Overview of Application

1. A response was provided at TRC Meeting #2.
2. A response was provided at TRC Meeting #2. Further testimony will be provided at the forthcoming public hearing.

Generators

1. Acknowledged. Please see sheet 2 of the revised site plan for requested variances.
2. A response was provided at TRC Meeting #2. Further testimony will be provided at the forthcoming public hearing.
3. A response was provided at TRC Meeting #2. Further testimony will be provided at the forthcoming public hearing.
4. No additional comment.

Tank Storage

5. A response was provided at TRC Meeting #2. Further testimony will be provided at the forthcoming public hearing.
6. Acknowledged. Please see sheet 2 of the revised site plan for requested variances.
7. Acknowledged. Please see sheet 2 of the revised site plan for requested variances.
8. Acknowledged. Please see sheet 13 of the revised site plan for the proposed fence detail.
9. A response was provided at TRC Meeting #2. Further testimony will be provided at the forthcoming public hearing.



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Parking, Loading, and Circulation

10. Acknowledged. Please see sheet 2 of the revised site plan for requested waivers. Additional testimony will be provided at the forthcoming public hearing.
11. Acknowledged. Please see sheet 2 of the revised site plan for requested waivers.

Building Improvements

12. A response was provided at TRC Meeting #2. Additional testimony will be provided at the forthcoming public hearing.
13. A response was provided at TRC Meeting #2. Additional testimony will be provided at the forthcoming public hearing.

“C” Variance Relief

1. A professional planner will provide testimony at the forthcoming public hearing.
2. A professional planner will provide testimony at the forthcoming public hearing.

Letter from Francis A. Guzik dated March 22, 2023

Minor Site Plan

1. A response was provided at TRC Meeting #2. Further testimony will be provided at the forthcoming public hearing.
2. Acknowledged. Please see sheet 2 of the revised site plan for the revised loading space calculation breakdown.
3. Acknowledged. Please see sheet 2 of the revised site plan for requested waivers.
4. Will comply, to be provided as a condition of approval.
5. No additional comment.
6. Acknowledged. A response was provided at TRC Meeting #2. Additional testimony to be provided at the forthcoming public hearing.
7. Acknowledged. A response was provided at TRC Meeting #2. Additional testimony to be provided at the forthcoming public hearing.
8. Acknowledged. Please see sheet 5 of the revised site plan for the net decrease in impervious coverage. Additionally, a revised Stormwater Management Compliance Statement has been provided indicating the same.
9. Acknowledged. A response was provided at TRC Meeting #2. Further testimony will be provided at the forthcoming public hearing.
10. A response was provided at TRC Meeting #2. Further testimony will be provided at the forthcoming public hearing.
11. A response was provided at TRC Meeting #2. Further testimony will be provided at the forthcoming public hearing. NJDEP permits will be obtained as a condition of approval.
12. A response was provided at TRC Meeting #2. Further testimony will be provided at the forthcoming public hearing. Fire Marshal permits will be obtained as a condition of approval.



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13. Acknowledged. Please see sheet 16 of the revised site plan for revised fire truck turning templates.

Letter from Dan Dobromilsky dated March 22, 2023

Emergency Generator

1. No additional comment.

Tank Storage/Filling Areas

2. Acknowledged. A response was provided at TRC Meeting #2. Further testimony will be provided at the forthcoming public hearing.

3. Acknowledged. Please see sheet 13 of the revised site plan for the tank and fence enclosure details consistent with Building #104.

4. A response was provided at TRC Meeting #2. Further testimony will be provided at the forthcoming public hearing.

5. Acknowledged. Please see sheet 13 of the revised site plan for the fence enclosure detail consistent with Building.

6. Acknowledged. Please see sheet 4 of the revised site plan for the anticipated tree to be removed.

Letter from Quazi Masood dated March 23, 2023

1. No comments or revisions required.

Letter from Chief Timothy Lynch dated March 27, 2023

1. No comments or revisions required.

If you have any questions or require additional information, please do not hesitate to contact me at 732-865-9471.

Very Truly Yours,

T&M ASSOCIATES

Theodore J. Labrecque IV
Project Manager