

TOWNSHIP OF WEST WINDSOR - ZONING STATISTICS TABLE
ZONING DISTRICT: ROUTE 1 PENNS NECK BUSINESS COMMERCIAL REDEVELOPMENT AREA
ROUTE 1 PENNS NECK

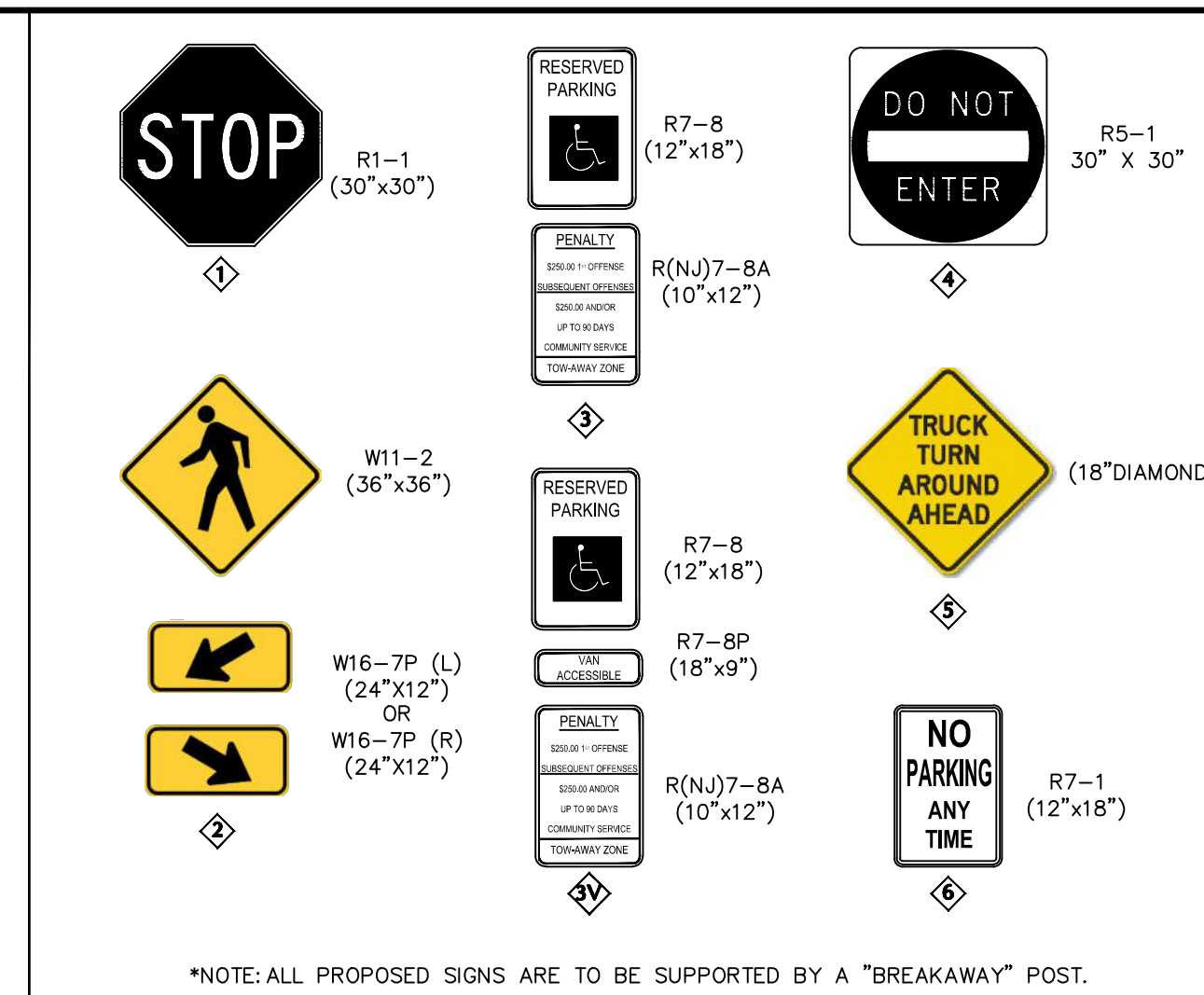
ROUTE 1 & WASHINGTON ROAD
 BLOCK 38, LOTS 1, 2, 3, 25, 45, BLOCK 39, LOTS 4, 5, 7, 16, 27
 TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NJ 08540

ROUTE 1 PENNS NECK BUSINESS COMMERCIAL REDEVELOPMENT AREA

CODE SECTION	DESCRIPTION	REQUIRED / PERMITTED	PROPOSED	
3200-289.B	PERMITTED PRINCIPLE USE	CONVENIENCE STORE AND GAS SERVICE STATION, CAFE WITH DRIVE-THROUGH, URGENT CARE	CONVENIENCE STORE AND GAS SERVICE STATION, CAFE WITH DRIVE-THROUGH, URGENT CARE	C
3200-289.E.1.1	TRACT AREA (NOTE 5)	251,765 SF (6.00 ACRES)	251,765 SF (6.00 ACRES)	C
3200-289.E.2.1	MIN. SETBACKS FOR PRINCIPAL BUILDINGS FROM US ROUTE 1 / MIN. LANDSCAPE BUFFER	40 FT / 15 FT	55.0 FT / 15 FT	C
3200-289.E.2.2	MIN. SETBACKS FOR PRINCIPAL BUILDINGS FROM WASHINGTON ROAD / MIN. LANDSCAPE BUFFER	40 FT / 25 FT	55.0 FT / 25 FT	C
3200-289.E.2.3	MIN. SIDE AND REAR YARD SETBACK	50 FT / 10 FT	136.5 FT / 10 FT	C
3200-289.E.3	MIN. SETBACK FOR YARDS ABUTTING RESIDENTIAL PROPERTIES	100 FT	100 FT	C
3200-289.E.3.1	MIN. LANDSCAPE BUFFER FOR YARDS ABUTTING RESIDENTIAL PROPERTIES	40 FT	40 FT	C
3200-289.E.3.2	MIN. BERM HEIGHT WITH SOUND FENCE FOR YARDS ABUTTING RESIDENTIAL PROPERTIES (NOTE 5)	20 FT	20 FT	C
3200-289.E.4	MAX. F.A.R. (ENTIRE DISTRICT)	13%	5%	C
3200-289.E.5	MAX. IMPROVEMENT COVERAGE (NOTE 5)	60%	60%	C
3200-289.E.6	MAX. BUILDING HEIGHT	2.5 STORIES / 28 FT	1 STORY / 10.5 FT	C
3200-289.E.7	MIN. SETBACK BETWEEN ANY DRIVE-THROUGH BUILDING AND ANY RESIDENCE DISTRICT	100 FT	133 FT	C
3200-289.E.7.1	MIN. SETBACK BETWEEN ANY DRIVE-THROUGH ACCESS DRIVEWAY AND ANY RESIDENCE DISTRICT	50 FT	102 FT	C
3200-289.E.8	MAX. NUMBER OF FUELING STATIONS	16	16	C
3200-30.A.1	MINIMUM DISTANCE FROM ANY BUILDING TO FACE OF PARKING AREA	12 FT	12 FT (URGENT CARE/CAFES) 6.5 FT (CONVENIENCE STORE)	C
PARKING AREA AND LOADING REQUIREMENTS				
3200-29.M.1	MIN. DRIVE AISLE WIDTH	TWO-WAY TRAFFIC: 24 FT	24 FT	C
3200-29.M.1.1	MIN. NUMBER OF PARKING SPACES (NOTE 1)	120 SPACES	120 SPACES (NOTE 2)	W
3200-29.M.1.2	MIN. NUMBER OF ADA SPACES	TOTAL PARKING IN LOT 101-150 REQUIRED: 5 SPACES	10 SPACES	C
3200-29.L.1	MIN. PARKING SPACE SIZE	9 FT X 18 FT	10 FT X 18 FT (CONVENIENCE STORE) 10 FT X 20 FT (CONVENIENCE STORE)	W
3200-27.B.2	MIN. NUMBER OF BICYCLE SPACES	1 PER 20 PARKING SPACES REQUIRED: 7 SPACES	16 SPACES	C
3200-27.D.1	MIN. NUMBER OF OFF-STREET LOADING SPACES	1 FOR UP TO 10,000 SF REQUIRED: 2 SPACES	1	W
3200-29.O.1	MIN. LOADING SPACE CLEARANCE	10 FT	10 FT	C
3200-29.O.2	MIN. LOADING SPACE SIZE	12 FT X 33 FT	12 FT X 33 FT	C
SIGNS				
3200-289.G.2.a	MAX. NUMBER OF WALL SIGNS	1 WALL SIGN PER FRONT, REAR, AND SIDE FACADE: 4 SIGNS	4 WALL SIGNS PER BUILDING	C
3200-289.G.2.b	MAX. WALL SIGN AREA	THE LESSER OF 90% OF LINEAR BUSINESS FRONTAGE WITH A MAXIMUM OF 75 SQUARE FEET	LESSER OF 90% OF LINEAR BUSINESS FRONTAGE OR 75 SF	C
3200-289.G.2.c	MAX. WALL SIGN LETTER PROJECTION	8 IN	8 IN	C
3200-289.G.3.a	MAX. NUMBER OF GROUND-MOUNTED SIGNS ALONG US ROUTE 1	1 SIGN	1 SIGN	C
3200-289.G.3.b.1	MAX. GROUND-MOUNTED SIGN AREA ALONG US ROUTE 1	72 SF	72 SF	C
3200-289.G.3.b.2	MAX. GROUND-MOUNTED SIGN HEIGHT ALONG US ROUTE 1	20 FT	20 FT	C
3200-289.G.3.b.3	MAX. NUMBER OF GROUND-MOUNTED SIGNS ALONG WASHINGTON ROAD	1 SIGN	1 SIGN	C
3200-289.G.3.b.4	MAX. GROUND-MOUNTED SIGN AREA ALONG WASHINGTON ROAD	64 SF	64 SF	C
3200-289.G.3.b.5	MAX. GROUND-MOUNTED SIGN HEIGHT ALONG WASHINGTON ROAD	8 FT	8 FT	C
3200-289.G.3.c	MAX. NUMBER OF GROUND-MOUNTED GAS STATION SIGNS ALONG US ROUTE 1	1 SIGN	1 SIGN	C
3200-289.G.3.d	MAX. GROUND-MOUNTED SIGN GAS STATION SIGN AREA ALONG US ROUTE 1	130 SF	130 SF	C
3200-289.G.3.e	MAX. NUMBER OF GROUND-MOUNTED GAS STATION SIGNS ALONG US ROUTE 1	25 FT	25 FT	C
3200-289.G.3.f	MAX. NUMBER OF GROUND-MOUNTED GAS STATION CANOPY SIGNS	2 SIGNS	2 SIGNS	C
3200-289.G.3.g	GAS STATION CANOPY SIGN LOCATION	ONLY PERMITTED FACING PUBLIC STREET	CANOPY SIGN TO FACE PUBLIC STREET	C
3200-289.G.3.h	GAS STATION CANOPY SIGN WIDTH AND HEIGHT	CANOPY SIGNS TO MATCH CANOPY WIDTH AND HEIGHT	CANOPY SIGNS TO MATCH CANOPY WIDTH AND HEIGHT	C

C - COMPLIES W - WAIVER V - PROPOSED VIOLATION

NOTES:
 1. (2) DRIVE-IN OR FAST FOOD ESTABLISHMENT: 1 SPACE / 100 SF OF BUILDING FLOOR AREA; 1,000 SF / 100 SF = 25 SPACES; MEDICAL CLINIC OR OFFICE: 1 SPACE / 142 SF OF BUILDING FLOOR AREA; 3,500 SF / 142 SF = 25 SPACES; GASOLINE SERVICE STATION: 1 SPACE / PUMP; 16 PUMPS / 1 SPACE = 16 SPACES; RETAIL BUSINESS: 1 SPACE / 200 SF OF BUILDING FLOOR AREA; 5,670 SF / 200 SF = 29 SPACES; TOTAL SPACES = 120 SPACES REQUIRED.
 2. THE PROPOSED DRIVE MAKE-READY PARKING SPACES COUNT AS 2 SPACES EACH; THEREFORE THE PARKING COUNT PER SECTION E.2 OF THE DCA MODEL STATEWIDE MUNICIPAL, EV ORDINANCE; THE 4 PROPOSED MAKE-READY SPACES COUNT AS 8 SPACES OF THE PROPOSED PARKING COUNT.
 3. CONVENIENCE STORE WITH GASOLINE SERVICE STATION HOURS OF OPERATION ARE 6:00 AM TO MIDNIGHT.
 4. FENCE TO BE CONSTRUCTED OF SOUND DEADENING MATERIAL.
 5. THE TRACT AREA AND THE MAX IMPROVEMENT COVERAGE INCLUDE THE MERCER COUNTY RIGHT OF WAY EASEMENT AREA OF 4,240 SF AND DOES NOT INCLUDE NJDOT RIGHT OF WAY TAKING AREA OF 6,760 SF. THE MAX COVERAGE WILL BE 60% IF THE COUNTY DOES NOT GRANT AN EASEMENT.
 6. THE TRACT AREA AND THE MAX IMPROVEMENT COVERAGE INCLUDE THE MERCER COUNTY RIGHT OF WAY EASEMENT AREA OF 4,240 SF AND DOES NOT INCLUDE NJDOT RIGHT OF WAY TAKING AREA OF 6,760 SF. THE MAX COVERAGE WILL BE 60% IF THE COUNTY DOES NOT GRANT AN EASEMENT.
 7. THE TRACT AREA AND THE MAX IMPROVEMENT COVERAGE INCLUDE THE MERCER COUNTY RIGHT OF WAY EASEMENT AREA OF 4,240 SF AND DOES NOT INCLUDE NJDOT RIGHT OF WAY TAKING AREA OF 6,760 SF. THE MAX COVERAGE WILL BE 60% IF THE COUNTY DOES NOT GRANT AN EASEMENT.
 8. A LOCK BOX TO ALLOW IMMEDIATE ACCESS BY THE FIRE DEPARTMENT SHALL BE INSTALLED NEXT TO THE SPRINKLER CLOSET IN EACH BUILDING.
 9. THE POSITION OF THE FIRE DEPARTMENT CONNECTION THAT SUPPORTS THE FIRE SPRINKLER SYSTEM SHALL BE AT THE FRONT OF THE BUILDING.
 10. THE NUMBER OF TREES IN CLOSE PROXIMITY TO THE BUILDINGS SHALL BE LIMITED.
 11. A RADIO SIGNAL STRENGTH SURVEY OF THE BUILDING WILL BE PERFORMED DURING CONSTRUCTION, SUBMITTED TO THE CONSTRUCTION OFFICIAL, AND IF DEEMED NECESSARY A RADIO SIGNAL AMPLIFICATION SYSTEM WILL BE INSTALLED.
 12. A CONTINGENT RESTRICTION REQUIRING FULL SNOW REMOVAL FROM CURBS TO CURBS IN THE MATHER AND VARSITY AVENUE TURNAROUNDS TO BE PROVIDED AT THE TIME OF FINAL SITE PLAN SUBMISSION.



SIGN LEGEND

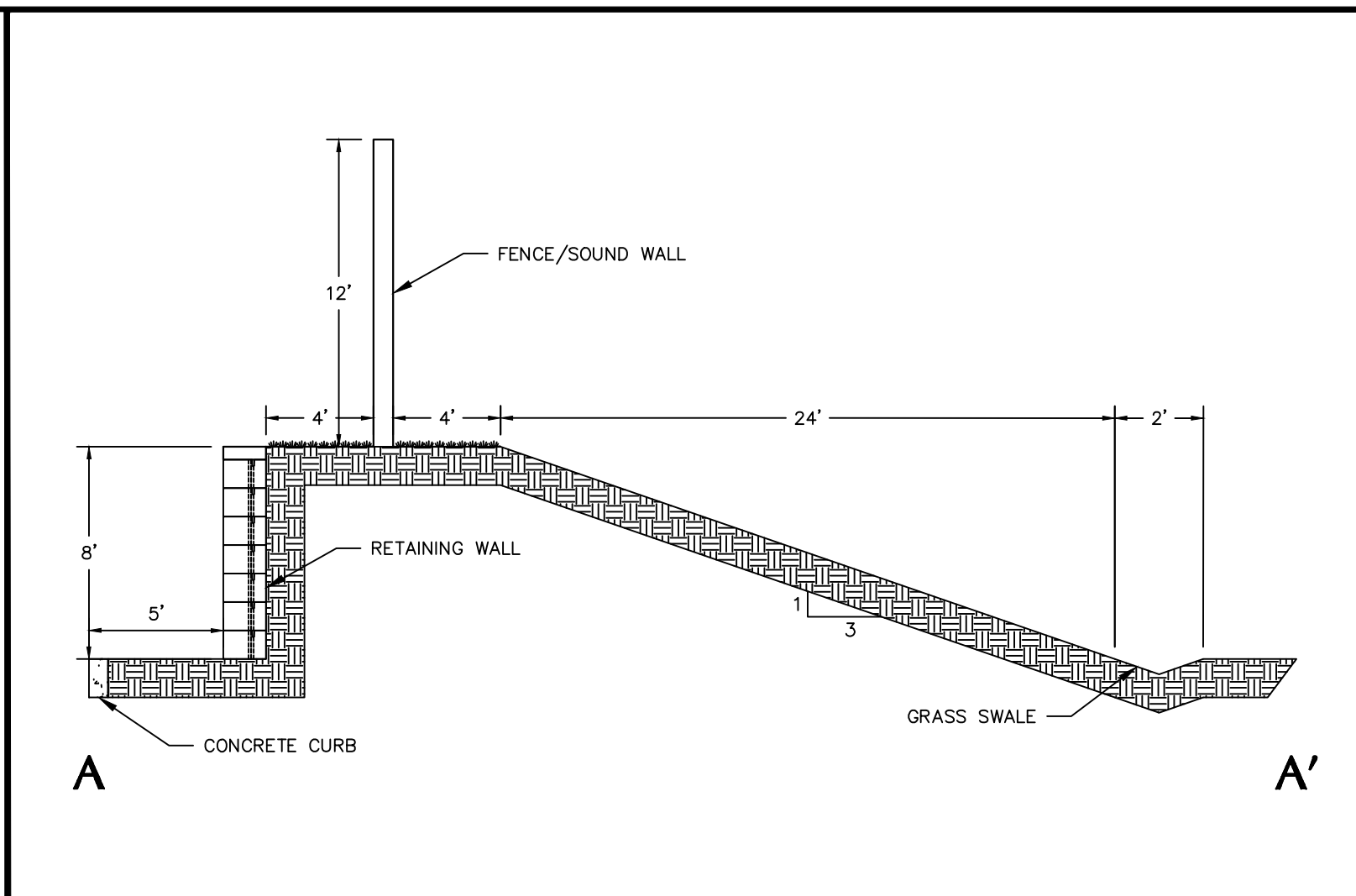
FLOOR AREA RATIO ANALYSIS

CONVENIENCE STORE	BUILDING AREA (SQ FT)	F.A.R.
CONVENIENCE STORE	5,670	2.2%
DRIVE-THRU CAFE 1	2,500	1.0%
URGENT CARE	3,500	1.3%
DRIVE-THRU CAFE 2	2,500	1.0%
TOTAL	14,170	5.5%

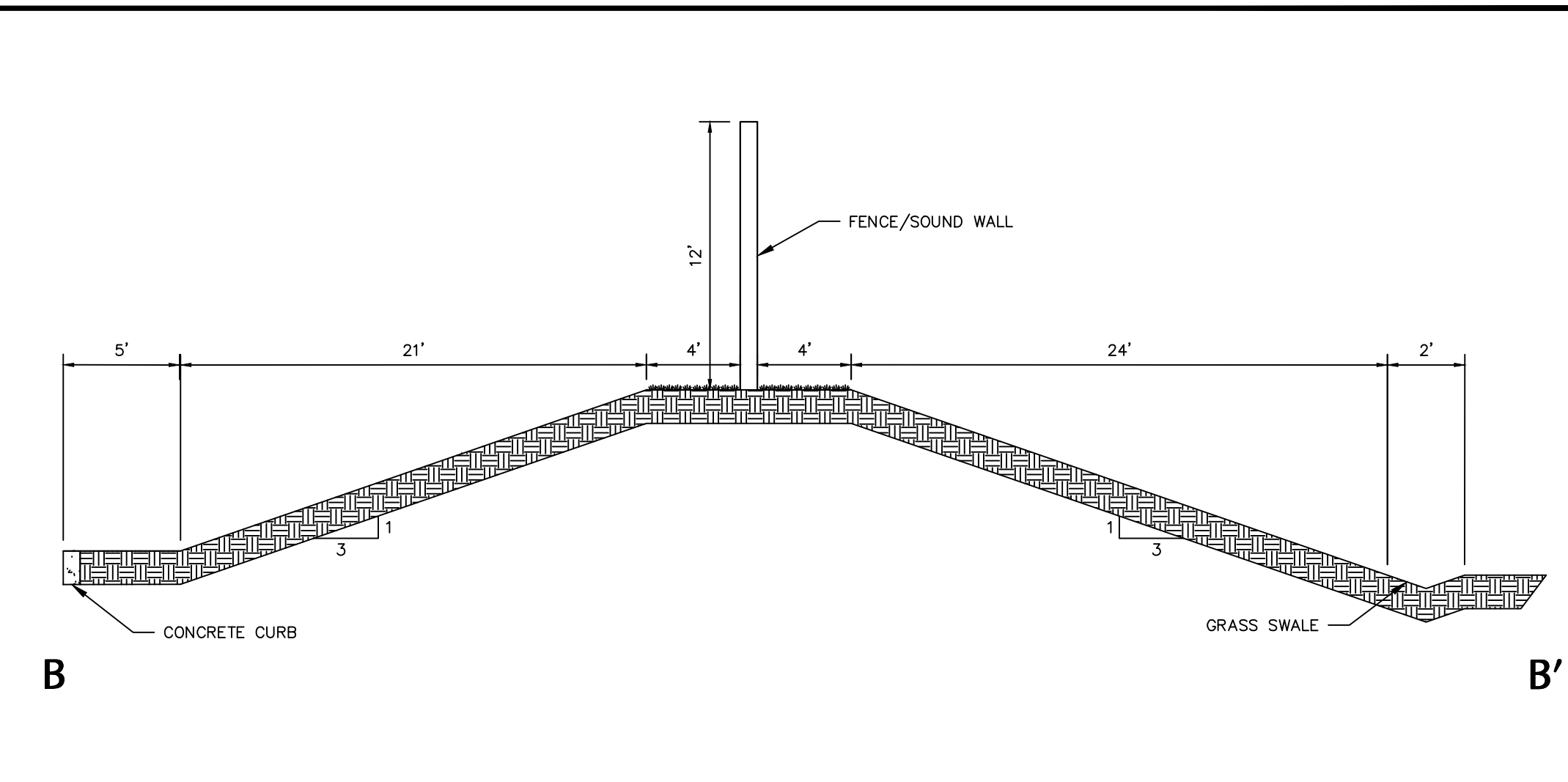
BASED ON A TOTAL TRACT AREA OF 261,765 SF

MAXIMUM IMPROVEMENT COVERAGE ANALYSIS

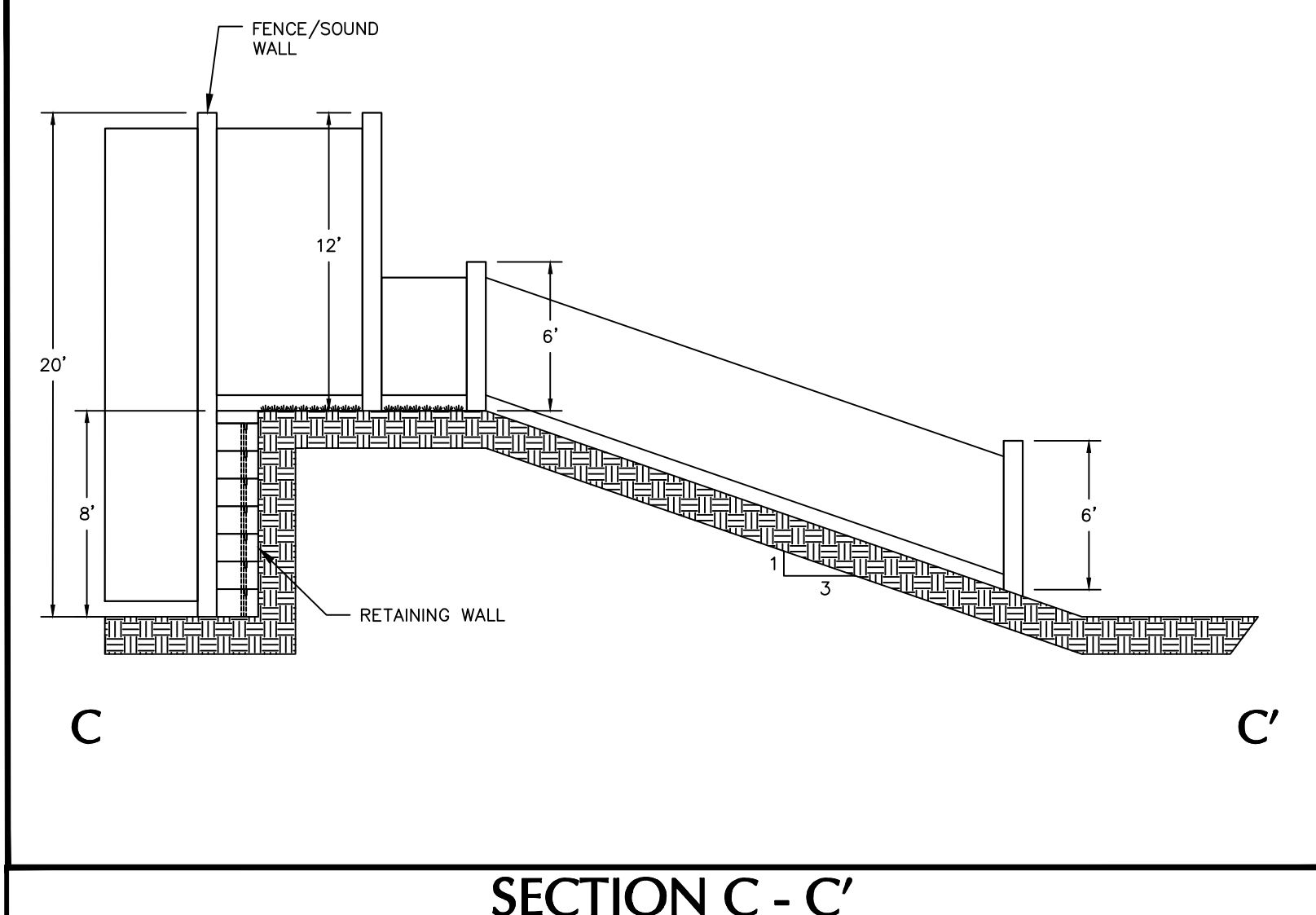
LOT AREA	LOT AREA EXCLUDING NJDOT TAKING (R.760) (SQ FT)	LOT AREA EXCLUDING NJDOT TAKING (R.760) AND COUNTY EASEMENT (R.450) (SQ FT)
TOTAL AREA	268,043	267,293
PERMISSIBLE AREA	160,826	160,826
IMPROVABLE AREA	107,217	106,477
MAXIMUM IMPROVEMENT COVERAGE	60.0%	60.0%



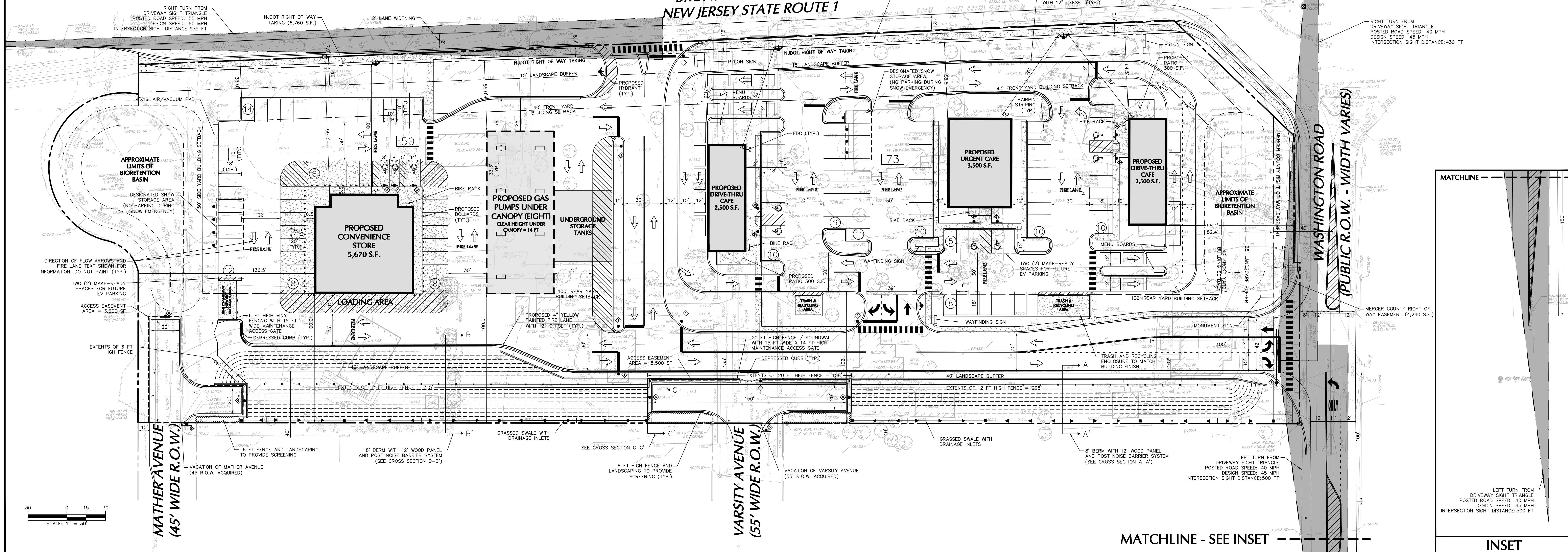
SECTION A - A'



SECTION B - B'



SECTION C - C'



REFERENCE:
 1. BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM PLAN TITLED "RIGHT OF WAY VACATION" PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL ENGINEERING SERVICES.
 2. AERIAL IMAGERY SHOWN HEREON WAS OBTAIN FROM NEARMAP AERIAL IMAGERY, DATED 11/07/2018.

REVISIONS	Date	Description	No.
RESUBMISSION TO TOWNSHIP OF WEST WINDSOR	5/23/2023		1.

LANGAN
 Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
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 Lawrenceville, NJ 08548
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 NJ CERTIFICATE OF AUTHORIZATION NO. 24G242998400

Project No. 130137901
 Drawing Title **CONCEPTUAL SITE PLAN**
 Project No. 38, LOT No. 1,2,3,25,48
 BLOCK No. 39, LOT No. 4,7,16,27
 WEST WINDSOR
 NEW JERSEY

Project No. 130137901
 Date 10/14/2022
 Drawn By JR
 Checked By JF

Project No. CS101

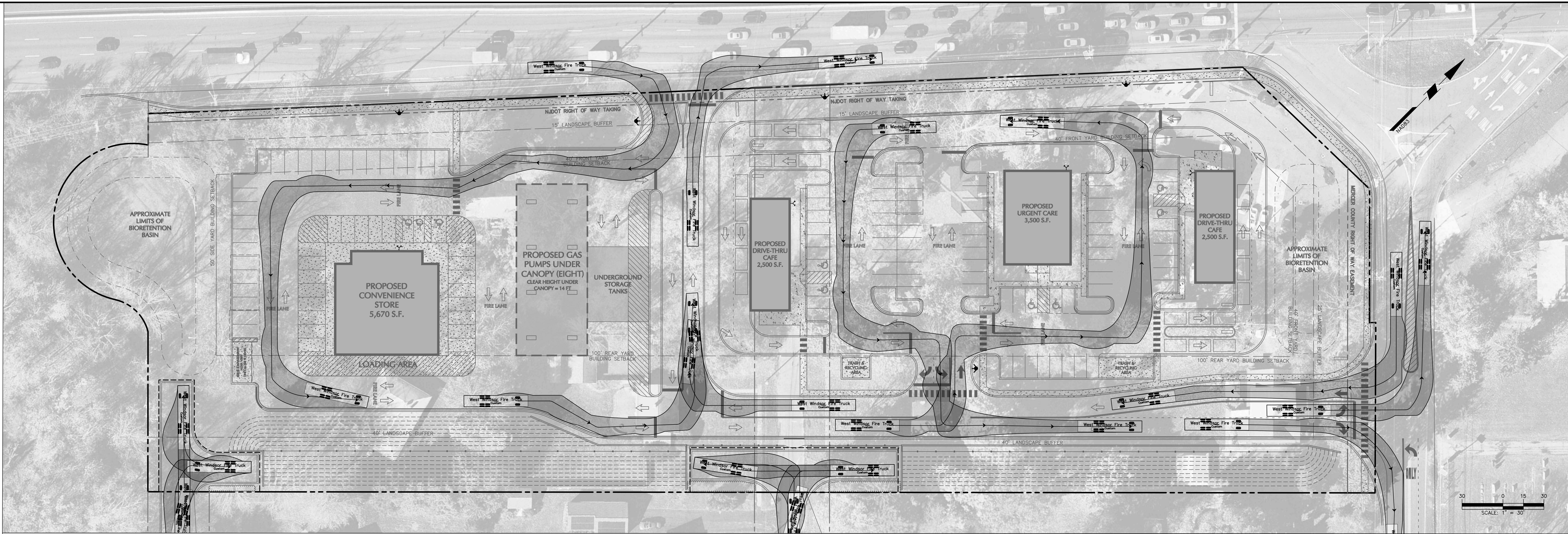
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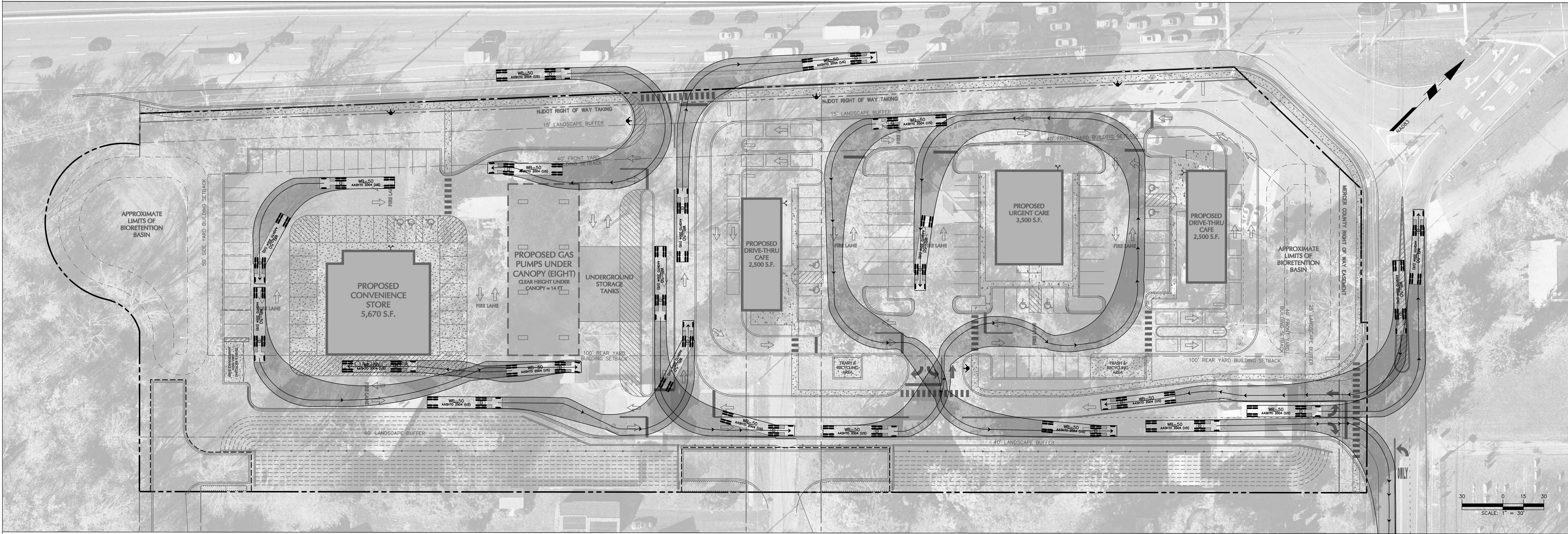
Project No. 130137901
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 Drawn By JR
 Checked By JF

Project No. CS101

PROJECT NO. 130137901



TRUCK TURN: WEST WINDSOR FIRE TRUCK



TRUCK TURN: WB-50

REFERENCE:
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 2. AERIAL IMAGERY SHOWN HEREON WAS OBTAIN FROM NEARMAP AERIAL IMAGERY, DATED 11/07/2018.

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REVISIONS		

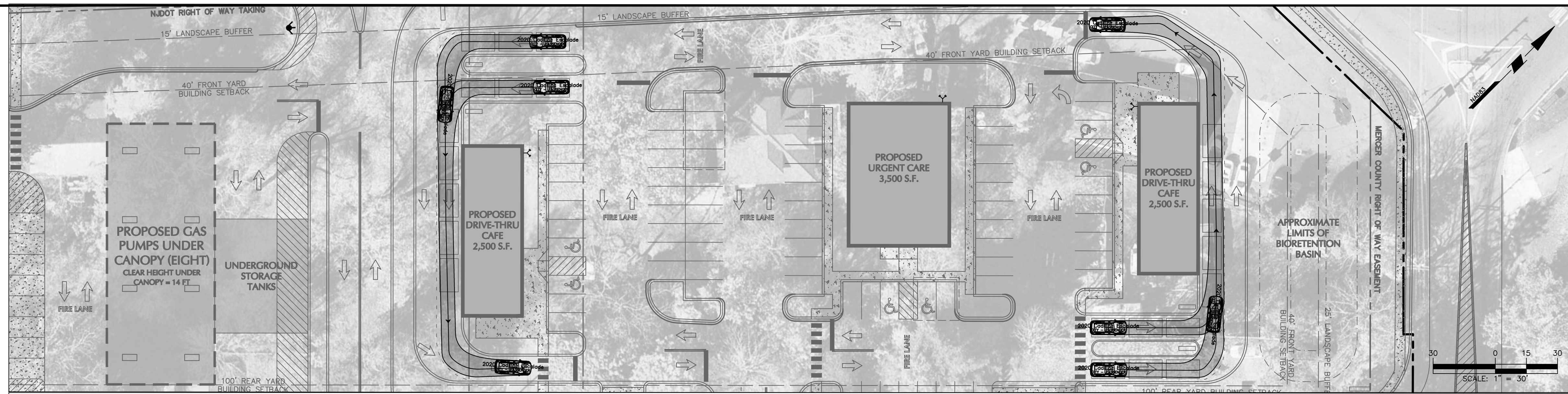
SIGNATURE: *Michael J. Fowler* DATE SIGNED: 5/23/23
 MICHAEL J. FOWLER
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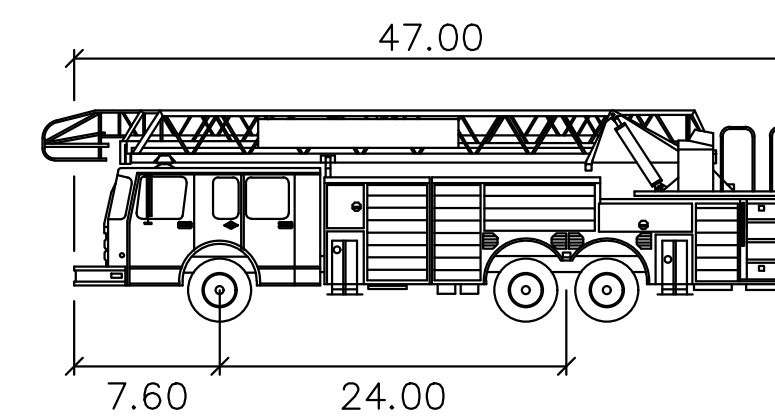
Project
PENNS NECK PLAZA
 BLOCK No. 38, LOT No.1,2,3,25,48
 BLOCK No. 39, LOT No.4,7,16,27
 WEST WINDSOR
 MERCER COUNTY NEW JERSEY

Drawing Title
TRAFFIC CIRCULATION PLAN

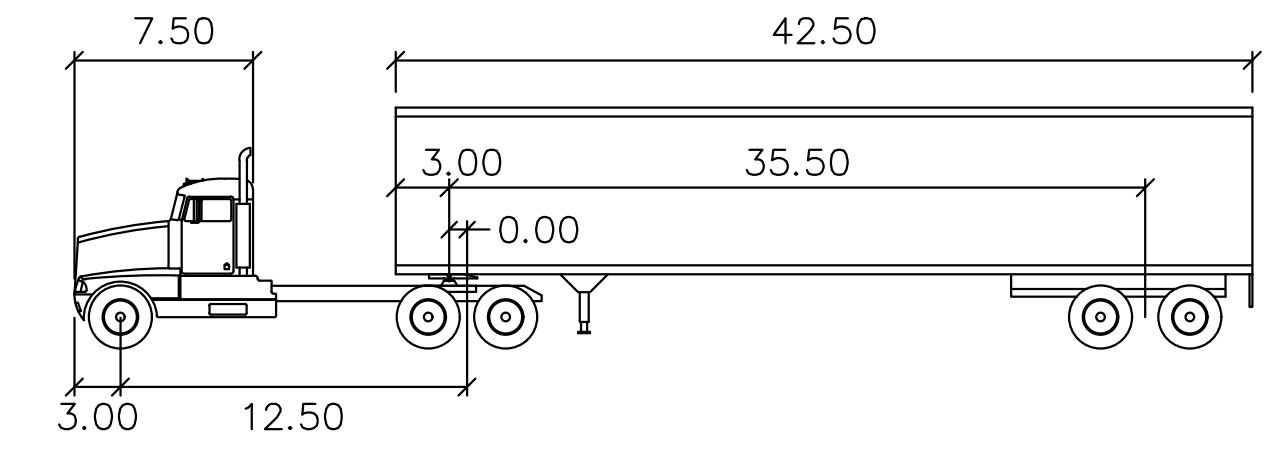
Project No. 130137901
 Date 10/14/2022
 Drawn By JR
 Checked By JF
 Drawing No. CS102



TRUCK TURN: PASSENGER VEHICLE



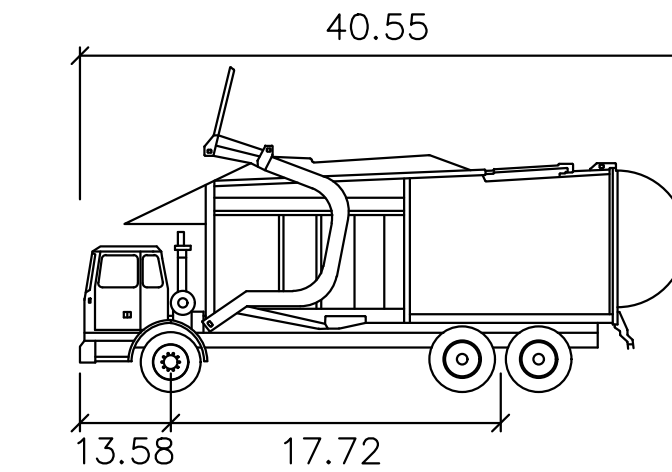
West Windsor Fire Truck
 feet
 Width : 8.33
 Track : 8.33
 Lock to Lock Time : 6.0
 Steering Angle : 45.1



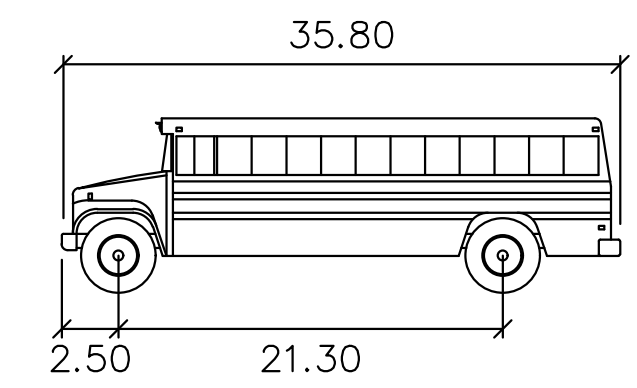
WB-50
 feet
 Tractor Width : 8.00 Lock to Lock Time : 6.0
 Trailer Width : 8.50 Steering Angle : 17.7
 Tractor Track : 8.00 Articulating Angle : 70.0
 Trailer Track : 8.50



TRUCK TURN: SCHOOL BUS



GC Truck
 feet
 Width : 8.53
 Track : 8.53
 Lock to Lock Time : 6.0
 Steering Angle : 27.7

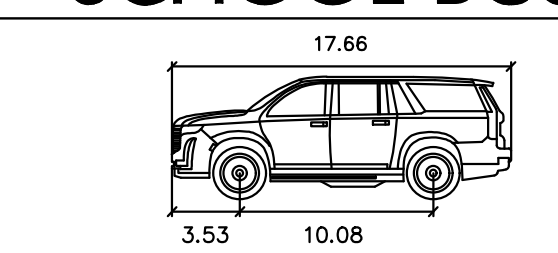


S-BUS-36
 feet
 Width : 8.00
 Track : 8.00
 Lock to Lock Time : 6.0
 Steering Angle : 37.6



TRUCK TURN: GARBAGE TRUCK

GARBAGE COLLECTION TRUCK



2020 Cadillac Escalade
 feet
 Width : 6.76
 Track : 6.63
 Lock to Lock Time : 6.0
 Steering Angle : 35.8

PASSENGER VEHICLE

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 2. AERIAL IMAGERY SHOWN HEREON WAS OBTAIN FROM NEARMAP AERIAL IMAGERY, DATED 11/07/2018.

Date	Description	No.
5/23/2023	RESUBMISSION TO TOWNSHIP OF WEST WINDSOR	1.

SIGNATURE: *Michael J. Fowler* DATE SIGNED: 5/23/23
 MICHAEL J. FOWLER
 PROFESSIONAL ENGINEER NJ Lic. No. 24GE03239800

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 MERCER COUNTY NEW JERSEY

Drawing Title
TRAFFIC CIRCULATION PLAN

Project No. 130137901
 Date 10/14/2022
 Drawn By JR
 Checked By JF
 Drawing No. CS103