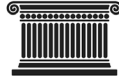


the
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DINO SPADACCINI *†‡

MELISSA MARINO*

ROBERT W. SLOMICZ*†

*Member of NJ Bar

† Member of Pennsylvania Bar

‡ RULE 1:40 Qualified Mediator

April 13, 2022

Via Hand Delivery and email ssurtees@westwindsortwp.com

Samuel Surtees, Land Use Manager
Township of West Windsor
271 Clarksville Road
West Windsor, NJ 08550

**Re: Applicant: TCMC, LLC
 Owner: Princeton Junction Commons, LLC
 Property: 201 Clarksville Road
 Block 10 Lot 15.03 Page 2002
 West Windsor Township, Mercer County, NJ

 Zone: ROM-4 Industrial District (research, office, limited manufac-
 turing) ("ROM-4")

 Applications: Preliminary and final site plan, d(1) use variance, d(4) floor area
 ratio and bulk variances

 Application No. ZB19-10SP**

Dear Mr. Surtees:

Pursuant to your letter dated March 30, 2022, enclosed please find the following in connection with the above-referenced application:

1. Eighteen (18) copies of the following:
 - a. Development Application;
 - b. Addendum to Application;
 - c. Application to Zoning Board of Adjustment;
 - d. Applicant's Corporate Disclosure Statement;
 - e. Site Plan Checklist;
 - f. Zoning Board of Adjustment Checklist;
 - g. Traffic Impact Study prepared by Dynamic Traffic, last revised March 3, 2022;
 - h. Resolution of Memorialization from the West Windsor Township Board of Adjustment (ZB19-10) dated 7/23/2020;
 - i. Green Development Practices Checklist, revised March 3, 2022;
 - j. Environmental Impact Statement Worksheet which was submitted and approved as part of "use" variance application for ZB19-10;
 - k. Copy of NJDEP LOI #1113-89-0693.1;
 - l. Copy of NJDEP – Individual Freshwater Wetlands permit #1113-91-0009.1;
 - m. NJDEP – Freshwater Wetlands permit #FWW-FW.P-050001.

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2. One (1) copy of each of the following:
 - a. Stormwater Management Operation & Maintenance Manual prepared by Van Note-Harvey Associates, Inc. (updated pursuant to the staff comments from the 3/29/2022 TRC meeting), dated September 10, 2021, last revised April 12, 2022;
 - b. Engineering Report prepared by Van Note-Harvey Associates, Inc. (updated pursuant to the staff comments from the 3/29/2022 TRC meeting), dated September 10, 2021, last revised April 6, 2022;
 - c. Subsurface Investigation Report prepared by Melick-Tully & Associates, incorporated into the Engineering Report, item 2b, as its Exhibit A;
 - d. Title Insurance Commitment prepared by Title Evolution, LLC, including the following:
 - i. Subject to easement(s), right-of-way(s), grant(s) and agreement(s) as contained in Deed Book 2281, Page 582; Deed Book 2281, Page 585; Deed Book 2284, Page 657; Deed Book 2309, Page 123; Deed Book 2372, Page 98; Deed Book 2397, Page 1; Deed Book 2397, Page 7; Deed Book 2397, Page 12; Deed Book 2403, Page 507; Deed Book 2505, Page 434; and Deed Book 2514, Page 438.
 - ii. Subject to a Declaration of Restriction for Restoration Site as contained in Deed Book 3165, Page 111.
 - iii. Subject to terms and conditions of a Land Development Performance Agreement as contained in Deed Book 3176, Page 220; Deed Book 6178, Page 527; Deed Book 6178, Page 534; and Deed Book 6210, Page 1240.
 - iv. Subject to terms and conditions of a Permit as contained Deed Book 5964, Page 105.
 - v. Subject to terms and conditions of a Developers Agreement as contained in Deed Book 6173, Page 530.
 - vi. Subject to a Conservation and Maintenance Agreement as contained in Deed Book 6174, Page 533.
 - vii. Subject to terms and conditions of a Deed of Dedication as contained in Deed Book 6176, Page 1968.
 - viii. Subject to a Grant of Conservation Restriction/Easement as contained in Deed Book 6178, Page 1097.

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April 13, 2022

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3. Cover and point-by-point response letter dated April 13, 2022 from Ralph Petrella, P.E., Van Note – Harvey Associates, Inc., as well as fourteen (14) half scale and four (4) full scale copies of the following (updated pursuant to the staff comments from the 3/29/2022 TRC meeting):
 - a. Preliminary/Final Major Site Plan prepared by Van Note-Harvey Associates, Inc., dated September 10, 2021, last revised April 12, 2022, consisting of the following sixteen (16) sheets:

<u>Sheet No.</u>	<u>Sheet Label</u>	<u>Description</u>	<u>Last Revised</u>
1 of 15	CVR	Cover Sheet	April 12, 2022
2 of 15	CE-1	Vicinity Plan & Key Map	September 10, 2021
3 of 15	CE-2	Existing Conditions Plan	August 31, 2021
4 of 15	CE-3	Site Demolition Plan	April 11, 2022
5 of 15	CE-4	Site Layout Plan	April 11, 2022
6 of 15	CE-5	Site Grading Plan	February 11, 2022
7 of 15	CE-6	Site Utility Plan	February 11, 2022
8 of 15	CE-7	Utility Profiles	February 11, 2022
9 of 15	CE-8	Soil Erosion & Sediment Control Plan	February 11, 2022
10 of 15	CE-9	Soil Erosion & Sediment Control Notes & Details	September 10, 2021
11 of 15	CE-10	Construction Details – 1	February 11, 2022
12 of 15	CE-11	Construction Details – 2	September 10, 2021
13 of 15	CE-12	Construction Details – 3	February 11, 2022
14 of 15	CE-13	Aerial Photograph	September 10, 2021
15 of 15	MVMT	Vehicle Movement Plan	September 10, 2021

- b. Landscape and lighting drawings prepared by Stearns Associates, LLC, consisting of the following seven (7) sheets:

<u>Sheet No.</u>	<u>Sheet Label</u>	<u>Description</u>	
1 of 7	L1.1	Planting Plan	April 12, 2022
2 of 7	L1.2	Basin Planting Plan	April 12, 2022
3 of 7	L2.0	Site Details	April 12, 2022
4 of 7	L2.1	Site Details	April 12, 2022
5 of 7	L3.0	Lighting Plan	April 12, 2022
6 of 7	L3.1	Lighting	April 12, 2022
7 of 7	L4.0	Site Sections	April 12, 2022

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- c. Architectural drawings prepared by Tate Architecture, consisting of the following thirteen (13) sheets:

<u>Sheet No.</u>	<u>Sheet Label</u>	<u>Description</u>	<u>Last Revised Date</u>
1 of 13	AG000	Cover Sheet	September 27, 2021
2 of 13	AG0001.0	Project Code Analysis Building Code Summary	September 27, 2021
3 of 13	AG0001.1	Project Code Analysis Building Code Summary	September 27, 2021
4 of 13	AG0002.0	Life Safety Plan	September 27, 2021
5 of 13	AD100.0	First Floor Unit Mix	January 3, 2022
6 of 13	AD100.1	Second Floor Unit Mix	January 3, 2022
7 of 13	AD100.2	Third Floor Unit Mix	January 3, 2022
8 of 13	AD100.3	Roof Plan	January 3, 2022
9 of 13	AD200.0	Exterior Elevations	January 3, 2022
10 of 13	AD200.1	Site Sections	January 3, 2022
11 of 13	AD201.0	3D Perspective Views	January 3, 2022
12 of 13	AD201.1	Axon Views	January 3, 2022
13 of 13	AD201.2	Rendered Views	January 3, 2022

I trust this satisfies the application requirements. If you should have any questions, please do not hesitate to contact me.

Very truly yours,
THE SPADACCINI LAW FIRM, LLC

By: 
DINO SPADACCINI

DS/oms

cc: TCMC, LLC
Ralph A. Petrella
Nick Verdesere
James Kyle