



SURINDER S. ARORA, PE  
President

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### MEMORANDUM

**DATE:** March 9, 2020

**TO:** West Windsor Township Planning Board

**FROM:** James L. Kochenour, P.E., P.P. / JLK

**SUBJECT:** Hilton West Windsor Property  
Concept Plan and Zoning Amendment Review  
Comment Review Memo #1  
PB 19-16  
Old Trenton Road and Southwest Corner of Dorchester Drive  
Block 37; Lots 6 and 7  
West Windsor Township, Mercer County, New Jersey

I am in receipt of the following information for review pertaining to the submission of a Concept Plan (Concept "K") and a draft Zoning Ordinance Amendment to construct 88 units of age-restricted housing:

- One copy of a Concept Plan (Concept "K") prepared by ESE Planning dated October 18, 2019
- One set (11" x 17") of Floor Plans/Elevations (five sheets) prepared by Toll Architecture (the three Floor plans are dated December 19, 2019; the two Elevations both bear a latest revision date of December 19, 2019)
- One copy of a Site Cross Section dated October 18, 2019
- One copy of a Streetscape Rendering dated October 18, 2019
- One copy of an Open Space Plan prepared by ESE Planning dated October 18, 2019
- One copy of a Development Application

The project proposes to construct 88 attached carriage home and affordable units. Of the 88 units, 66 will be market rate units while 22 will be affordable units. The proposed carriage home units are considered to be equivalent to "townhouse"-type units while the proposed affordable units are considered to be equivalent to "garden apartment"-type units.

The site is currently bounded to the north by Old Trenton Road (CR 535) and to the north of that a residential development, the Elements at West Windsor. To the east is Dorchester Drive and to the east of that is a commercial development, Princeton Arms Center. To the south is a multi-family residential development (in East Windsor Township) and to the west is Bear Brook and to the west of that is the Village Grande, a single family detached, senior housing development.

Access to-and-from the site is proposed by way of a two-way, full movement driveway along Dorchester Drive and a right-in, right-out only driveway along Old Trenton Road. An emergency vehicle access is also proposed along Dorchester Drive closer to Old Trenton Road.

Parking provisions for the site will be accommodated by two-car garages with an adjoining driveway for the townhouses, a one-car garage with an adjoining driveway for some of the garden apartments and some off-street parking "clusters".

The development is currently located in the P Business District and as such is not a permitted use. To address this issue, the applicant is requesting a zoning amendment to provide an RRC (Residential Retirement Community) District wherein the proposed use would be a permitted use.

I have completed my review of the above-referenced documentation and offer the following comments for the Planning Board's consideration:

1. A Traffic Impact Study will be required. The Scope of Study should include the traffic signalized intersection of Old Trenton Road and Dorchester Drive/Dantone Boulevard and the intersection of Old Trenton Road and Falstaff Street. The two-access driveways for the Princeton Arms Center along Dorchester Drive are also to be included in the Traffic Impact Study, as well as the two proposed site driveways.

A weekday AM and PM peak period manual turning movement traffic count should be conducted at each of the four study intersections, supplemented by a minimum seven-day, directional classification ATR count along both Old Trenton Road and Dorchester Drive.

The applicant has indicated that a Traffic Impact Study will be prepared and submitted in conjunction with the submission of a formal development application to the Township Planning Board. The T.I.S. is to include the Scope of Work as described in this comment. This study is to establish whether or not an access along Old Trenton Road is required. It is noted that a preliminary assessment of the proposed site's traffic generation based on the Institute of Transportation Engineers' (ITE) Trip Generation, 10th Edition document shows that approximately 42 total trips will be generated during the morning (or AM) peak hour, while approximately 52 trips will be generated during the afternoon (or PM) peak hour.

Neither of these two projected volumes is considered to be large or significant.

2. An RSIS-based parking requirement analysis has been provided.

Pursuant to the provisions of the R.S.I.S., for a garage and driveway combination to count as 3.5 spaces, a two-car garage must be provided along with a driveway which is a minimum of 20' wide with a minimum length of 18'. For a garage and driveway combination to count as two spaces, a one-car garage must be provided along with a driveway which is a minimum of 18' in length between the face of the garage door and the near right-of-way line of the street.

The total development parking requirement is 211 spaces (2.4 spaces/unit x 66 units = 158 spaces for the townhouse component plus 2.0 spaces/unit x 22 units = 44 spaces for the garden apartment component plus nine spaces for the proposed clubhouse at a rate of one space per 10 approved units).

A total of 264 "spaces" is provided for the townhouse component (3.5 spaces/unit x 66 units = 231 "spaces" assuming a two-car garage and a conforming driveway plus 33 guest parking spaces).

For the garden apartment component, a total of 55 "spaces" is provided (2.0 spaces/unit x 11 units = 22 "spaces" for a one-car garage and conforming driveway combination, plus 11 spaces for a one-car driveway only, plus 11 spaces within a common parking area and plus 11 spaces for guest parking within a common parking area).

For the proposed clubhouse, the applicant is to confirm the parking requirement for this use.

The Concept Plan indicates nine spaces are required (at a rate of one space per 10 approved units) while 14 common area parking spaces are provided.

Therefore, a total of 333 spaces can be provided for the entire development.

It is noted that the RSIS parking requirements already include a factor of 0.5 spaces per dwelling unit to account for guest parking.

Thus, based on the RSIS parking requirements (211 spaces) and the parking provided (333 spaces), a potential parking surplus of 122 spaces results.

Pursuant to the provisions of Code Section 200-28.D.(2)(b), a design waiver will be required to support any parking surplus the Board may feel is appropriate to grant. The applicant is to provide support for this excess.

The site layout proposes 55 "common area" parking spaces (to accommodate any overflow parking) plus 14 spaces for clubhouse usage.

The above parking analysis summary will be verified upon submission of a formal development application.

The imposition of a deed restriction to prohibit the use of a loft area as a bedroom is recommended to control the amount of parking that may otherwise be required on-site.

3. The site is to be designed pursuant to the design standards' provisions of the R.S.I.S. for roadway geometry to include right-of-way width, cartway width, corner and roadway center line radii, grades, sidewalk placement, curbing/shoulders. These design parameters will be determined, in part, through the calculation of the development density (i.e. number of dwelling units per gross acre) for the project and the determined hierarchy of the site's internal road system.

Conformity with RSIS design provisions will be determined upon submission of a formal development application.

4. Fifty-Five (55) common area spaces have been provided throughout the site.

These common area spaces have been located for ease of access by residents and visitors and in reasonably close proximity to the affordable dwelling units (ADU). Eleven of these spaces have been designated on the Concept Plan with a red asterisk. The applicant is to indicate if these 11 spaces will be specifically reserved for those 11 ADU's without garage parking.

5. Access provisions to/from the two dead-end aisles are to be reviewed.

Generally, dead-end aisles are not desirable.

A paved turnaround area will be provided at the end of the dead-end aisle adjacent to the clubhouse. It is recommended that "No-Parking" signs be provided at both ends of this paved area.

It is also recommended that the end space at the end of the seven car parking module opposite to Units 79-84 be designated as "No Parking" with the appropriate signing and markings.

6. At least one handicap accessible space is to be provided within the clubhouse parking area.
7. The applicant is to confirm that trash provisions will consist of curbside pick-up for the individual units which will also include any trash to be generated by clubhouse usage. Therefore, no enclosed dumpster area will be required.
8. A Fire Truck Turning Plan (template) has been provided.

Internal movements through the site appear to be acceptable.

Clarification of the exiting movement at the emergency vehicle access along Dorchester Drive is to be provided since some of the line work is faded. Left and right turn entry movements are to be shown for this location. Sufficient corner radii are to be provided at this access to permit a right turn into this access as well as a right turn out of this access within encroachment of the Dorchester Drive center line.

Clarification of the fire truck movements is also to be provided at the Old Trenton Road access. It appears that encroachment of the triangular channelizing island occurs (overhang) as well as some encroachment of the sidewalk area. A larger scale detail of this area is requested. Larger corner radii may be required at this location to prevent any encroachment of any sidewalk area or the channelizing island. (This comment is only appropriate if a site access is provided at this location or if an emergency vehicle access only is provided at this location).

9. The alignment of the proposed site driveway along Dorchester Drive with the driveway/center island opposite to it is to be confirmed. The potential exists for vehicle turning paths into and out of the existing commercial driveway and proposed site driveway to overlap.

The applicant has indicated that this will be addressed during the project's design phase. The results of the Traffic Impact Study should give some insight into the preferred location and alignment of this access through the distribution and volume of site traffic assigned to/from this access.

10. The applicant is to indicate what improvements may be made along Old Trenton Road (subject to Mercer County approval).

Hilton West Windsor Property  
Concept Plan and Zoning Amendment  
West Windsor Township, Mercer  
County, New Jersey  
March 9, 2020  
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**ARORA and ASSOCIATES, P.C.**  
Consulting Engineers

11. The applicant is to acknowledge its understanding that an off-tract, fair-share assessment will be required to the Township's Roadway Improvement Program.
12. Consider providing a pedestrian connection from the vicinity of Unit 84 to Dorchester Drive.

This completes my comments at this time. Additional comments may be provided as this project moves forward.

Lisa Komjati  
Francis Guzik, P.E., CME  
Gerald Muller, Esq.  
Lt. Tim Lynch  
David Novak, PP, AICP

Sam Surtees  
Dan Dobromilsky, LLA/PP/CTE  
Joseph Burgis, PP, AICP  
Chris Jepson, P.E.  
Richard Hoff, Esq.



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Neil I. Van Cleef, P.E., L.S. & P.P.  
 Robert J. Clerico, P.E., P.P., CME, CPWM  
 Samuel D. Costanzo, P.E. & P.P.  
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 Jeffrey W. Munzing, P.E.  
 Stanley J. Schrek, P.E., A.I.A., P.P., CME, LEED AP  
 Herbert J. Seeburger, Jr., P.E., CME, CPWM

**MEMORANDUM**

**TO:** Planning Board  
 West Windsor Township

**FROM:** Christopher B. Jepson, P.E. *CBJ*  
 Environmental Consultant

**DATE:** March 24, 2020

**SUBJECT:** Hilton West Windsor Property (PB 19-16)  
 Concept Plan and Zoning Amendment  
 Block 37, Lots 6 & 7  
 VCEA Project No. 19-31-WW

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As West Windsor Township's environmental consultant, Van Cleef Engineering Associates (VCEA), has reviewed the most recent submittal of site plans and accompanying information (Concept K) and visited the site for the above referenced application for a concept plan review and zoning amendment and offers the following comments for the Board's consideration:

**I. Overview**

The applicant is seeking a review of the concept plan for construction of an 88-unit residential retirement project that will include 22 affordable units with recreation, parking and other amenities. The address is 2001 Old Trenton Road. The site is located at the intersection of Old Trenton Road and Dorchester Drive (southeast quadrant) and is approximately 45 acres in size with about 22 acres of developable land. This site is located in the P zone (Professional Offices) district where this type of development is not permitted. The applicant is requesting a rezoning of this property to RRC Zone (residential retirement community). As mentioned above there are 22 COAH units included in the overall 88 units.

**II. Comments/Recommendations on Pertinent Issues**

**A. Wetlands**

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VanCleafEngineering.com

Please Reply To:  
**SOUTHCENTRAL NJ OFFICE**  
 4 AAA Drive, Suite 103 • Hamilton NJ 08691  
 609.689.1100 • Fax: 609.689.1120

With Other Offices In:  
 Hillsborough NJ • Lebanon NJ • Mt. Arlington NJ • Freehold NJ  
 Phillipsburg NJ • Toms River NJ • Doylestown PA • Bethlehem PA  
 Mechanicsburg PA • Leesport PA • Newark DE



Wetlands are present on the subject site and are located along the southern property boundary and extend into the property. They are extensive and also include the wooded area that coincides with the Big Bear Brook and associated wetlands. Wetlands demarcation are shown in this concept plan. The applicant needs to apply for a Letter of Interpretation from NJDEP to document the wetland area and classification since the existing information shown is from a 1999 reference plan.

#### **B. Greenbelt**

There is a large section of proposed Greenbelt located generally in the southern portion of the site and is associated with the existing forested area and the Big Bear Brook there. There is no development proposed for this area. Will the applicant make a dedication of this Greenbelt area to the Township? The Greenbelt line has been shown on this Concept K plan. The forest in that area is a mature deciduous forest with maple, oak and sweetgum as predominant species with other species present as well. The area to be developed is a farm field that is was planted in soy beans (fall 2019).

#### **C. Water Quality**

This site drains to the Big Bear Brook basin. A DRCC permit is required since more than 1 acre of impervious surfaces is proposed. There is preliminary storm water management proposed for this project with one large basin area shown. Please go into some further detail regarding the stormwater outfall located behind the existing apartments on Dorchester Drive and flowing into the Big Bear Brook. Big Bear Brook runs through the southern portion of the site and has forested wetlands on both sides of the brook all the way through the site.

#### **D. Environmentally Sensitive Areas**

The proposed project site is underlain by the Magothy-Raritan geological formation. Magothy-Raritan is an important geological formation in providing potentially high aquifer recharge. There are no sloping areas on the site. There is a large area of flood hazard and flood plains that are located on this site. The flood hazard line shown was taken from a 1984 study that is now outdated. The up to date flood hazard line should be shown to review any potential environmental implications. This site has a low to moderate erosion hazard. During the site visit in the fall numerous bird species were seen including vultures, crows, cardinals, sparrows, and blue jays among others. Deer signs were observed in many areas.

#### **E. Historic Resources**

There are no historical sites located within 500 feet of this project.



**F. Other Environmental Concerns/Comments**

The applicant should complete and submit the West Windsor Township Green Development Practices Checklist as this project moves forward. Please consider utilizing some of these recommended practices as the project evolves.

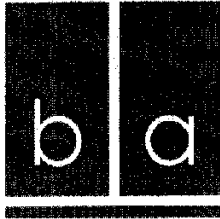
**III. ITEMS PROVIDED FOR REVIEW**

- Concept "K" Site Plan (1 sheet), prepared by ESE Planning, dated October 18, 2019.
- Open Space Plan (1 sheet), prepared by ESE Planning, dated October 18, 2019.
- Architectural Plans (6 sheets), prepared by Toll Architecture, dated March 22, 2019, revised September 6, 2019, December 19, 2019 and March 22, 2020.
- Draft Zoning Ordinance, dated September 10, 2019.

If you should have any questions or concerns regarding these comments please contact me at this office.

cc: Applicant	Planning Board Members
S. Surtees, WWT CD	Gerald Muller Esq., Miller, Porter & Muller
J. Burgis, Burgis Associates	J. Kochenour, Traffic Consultant
D. Dobromilsky, Landscape Architect	I. Hill, Consultant Engineer





COMMUNITY PLANNING  
LAND DEVELOPMENT AND DESIGN  
LANDSCAPE ARCHITECTURE

B U R G I S  
A S S O C I A T E S , I N C .

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: Joseph H. Burgis PP, AICP  
David Novak PP, AICP

Subject: Hilton West Windsor Property  
Concept Plan and Zoning Amendment  
Block 37 Lots 6 and 7

Date: March 24, 2020

BA#: 3576.30

WWT#: PB 19-16

### Introduction

The applicant, Hilton West Windsor Property, has submitted a concept plan for a proposed zoning amendment to permit the construction of an age-restricted townhouse and stacked-townhouse development consisting of eighty-eight (88) units, of which twenty-two (22) units will be reserved for low- and moderate-income households. The site, which is identified by municipal tax records as Block 37 Lots 6 and 7, is located at the corner of Dorchester Drive and Old Trenton Road in the P Office District.

The following has been submitted for review:

1. Concept Plan entitled "Concept 'K' 88 Units" prepared by ESE Consultants, dated October 18, 2019 (no revision date), consisting of one (1) sheet.
2. Open Space Plan prepared by ESE Consultants, dated October 18, 2019 (no revision date), consisting of one (1) sheet.
3. Streetscape Rendering, dated October 18, 2019.
4. Site Cross Section, dated October 18, 2019.
5. Architectural plan prepared by Toll Architecture, dated December 19, 2019 (no revision date), consisting of five (5) sheets.

## Property Description

The subject site is located in the easterly portion of the Township, at the intersection of Dorchester Road and Old Trenton Road. The site has a total area of approximately 45.3 acres and is irregular in shape. It fronts along Dorchester Road and Old Trenton Road for approximately 900 feet and 1,900 feet, respectively. The site is presently undeveloped and is identified as qualified farmland. Several environmental constraints exist in the southwesterly portion of the site, including Bear Brook, a flood plain, and a 100-foot D&R buffer. This area also contains a portion of the Township's Greenbelt. A utility easement is located along the northwesterly front property line as well as the easterly side property lines.

Surrounding land uses consist of: the Elements age-restricted development to the west and north; the Princeton Arms multifamily development in East Windsor to the east; and the Village Grande at Bear Creek age-restricted development to the south.

## Master Plan

The Township's prior 2002 Land Use Plan placed the subject site in the Professional Office land use category, the intent of which is to recognize existing professional and medical office locations and to provide areas for expansion of those uses in appropriate locations.

As per the Township's more recently adopted 2020 Land Use Plan, the site is now located in the Residential Retirement Community (RRC) land use category. Similar to the Elderly Housing (EH), Planned Residential Retirement Community (PRRC), and Planned Residential Retirement Community-1 (PRRC-1) Districts, the purpose of this land use category is to provide additional housing opportunities for the elderly population which has increased both locally and regionally throughout the past several decades.

The Plan recommends that this category and future corresponding zoning district permit townhouses and stacked townhouses at a density of two (2) units per acre for a maximum of eighty-eight (88) units, provided that at least twenty-five percent (25%) of the total units in the RRC District be reserved for low- and moderate-income households. Furthermore, in order to balance the needs of the Township's aging population as well as West Windsor's long-standing tradition of environmental protection and open space preservation, it is recommended that there be no permitted disturbance to the Greenbelt areas located within the RRC District. At least fifty percent (50%) of the RRC District should also be set-aside as common open space.

## Zoning

The site is presently located in the P Business District (professional office) zone, which principally permits offices for professional, financial and administrative activities. The following table summarizes the bulk standards of the P District

Table 1: P District Bulk Standards

Area & Bulk Regulations	P	Code
Minimum Lot Area (sf)	50,000	200-205.A
Minimum Lot Frontage (ft)	150	200-205.B
Minimum Lot Width (ft)	200	200-205.C
Minimum Yards (ft)		
Front Yard	50	200-205.E.(1)
Rear Yard	15	200-205.E.(2)
Side Yard	15	200-205.E.(3)
When abutting a residential zone	+10	200-205.E.(4)
Maximum Floor Area Ratio	0.18	200-205.F
Maximum Improvement Coverage (%)	60	200-205.G
Maximum Building Height (st/ft)	2.5/35	200-205.H

## Proposed Development

The applicant has submitted a concept plan for a proposed zoning amendment to permit the construction of an age-restricted townhouse and stacked-townhouse development consisting of eighty-eight (88) units, of which twenty-two (22) units will be reserved for low- and moderate-income households. The proposed townhouse units will primarily be located in the northerly portion of the site. Altogether, twenty (20) residential buildings are proposed. In addition, a clubhouse and a pool with a gathering area is proposed near the easterly corner of the site, while a stormwater pond is proposed near the westerly corner of the site.

Access to the development is proposed to be provided by two (2) driveways: a right-in/right-out driveway located along Old Trenton Road, and a full movement driveway located along Dorchester Drive. A proposed emergency access driveway is also to be located along Dorchester Road.

## Comments Regarding Proposed Zoning Ordinance

We offer the following comments regarding the proposed zoning table, which has been provided on the concept plan:

1. Maximum Density. The applicant's zoning table identifies a maximum density of four (4) units per acre, while a density of 1.94 units per acre is proposed.

We note that based upon the tract area, this maximum density would permit a total of approximately one hundred and eighty-one (181) units. We recommend that any future zoning ordinance establish a maximum density of two (2) units per acre, with a provision indicating that the total number of units shall not exceed eighty-eight (88).

We further note that the provisions of Section 200-238, which pertains to the calculation of gross density, would not apply to this proposed development. That section specifically does not apply to any zone in which low- and moderate-income housing is permitted.

2. Minimum Setbacks. The zoning table establishes a minimum setback of sixty (60) feet from Old Trenton Road and forty (40) feet from all other setbacks. For comparison, the PRRC District establishes a building and parking setback of one hundred (100) feet from Old Trenton Road, fifty (50) feet from tract boundaries, and one hundred feet (100) feet from residential lot lines. Likewise, the PRRC-1 District establishes a minimum setback of one hundred (100) feet from Old Trenton Road and a setback of one hundred (100) feet from tract boundaries.

As previously noted, the subject site does contain a number of environmental and regulatory features which compress the potential building envelope. As such, the applicant should discuss the proposed buffers along Old Trenton Road and Dorchester Drive. A cross-section was provided for the Old Trenton Road right-of-way, which shows a sidewalk, planted berm area, and a six (6) foot tall privacy fence. Testimony should be provided as to whether a similar berming treatment is proposed along Dorchester Road.

3. Common Open Space. The draft zoning table identifies that fifty percent (50%) of the total tract area is required to be common open space. We find this satisfactory. The applicant has also provided a draft open space plan which shows a bird viewing area, trail network with benches, and bird boxes within the vicinity of the proposed stormwater basin. A gathering area with a pool, patio area, and covered seating area are also proposed.

4. Building Separation. The applicant has provided a minimum side-to-side building separation of twenty (20) feet and a minimum side-to-rear or rear-to-rear building separation of forty (40) feet. We recommend that any future zoning ordinance also establish minimum front-to-front and front-to-side setbacks as well. Based upon the provided concept plan, it appears as though these proposed setbacks are generally larger than fifty (50) feet.

Furthermore, we recommend that any future zoning ordinance specify that the proposed standards of the RRC district supersede those established in Section 200-30 of the Township's site plan review standards regarding building separation.

5. Minimum Recreation Open Space. The draft zoning table establishes that a minimum of two hundred and fifty (250) square feet of recreation open space shall be provided for the tract, which would require 22,000 square feet of such space for the proposed eighty-eight (88) units. We note that the proposed 250-square foot requirement is consistent with both the PRRC and PRRC-1 Districts.
6. Off-Street Parking Standards. The zoning table relies upon RSIS parking standards.

## Concept Plan Review

We offer the following comments regarding the concept plan.

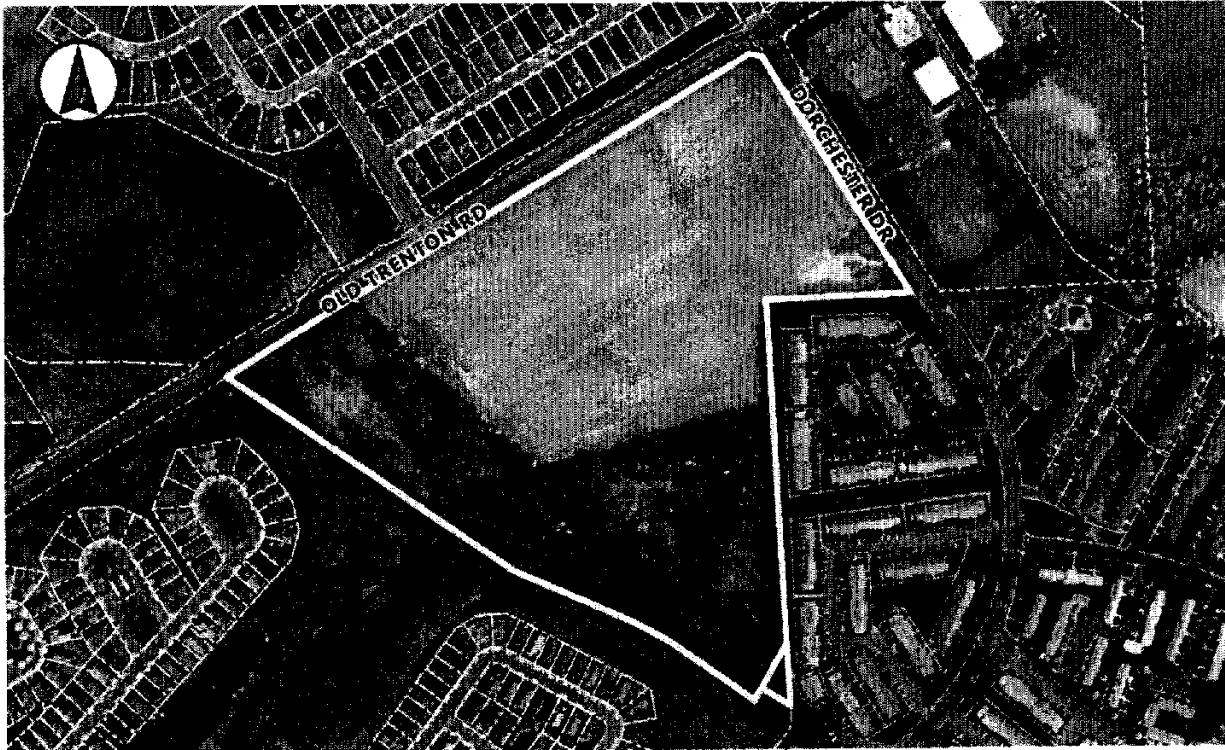
1. Parking. The applicant has calculated that the proposed sixty-six (66) market-rate units will require one hundred and fifty-eight (158) parking spaces, which is based upon the RSIS townhouse requirement of 2.4 parking spaces per three-bedroom unit. The applicant has also indicated that two hundred and sixty-four (264) parking spaces are to be provided for the market rate units, which will consist of:
  - a. Two hundred and thirty-one (231) garage/driveway spaces, and;
  - b. Thirty-three (33) guest parking spaces.

In addition, the applicant has calculated that the proposed twenty-two (22) affordable units will require forty-four (44) parking spaces, which is based upon the RSIS garden apartment requirement of 2.0 parking spaces per two-bedroom unit. The applicant has also indicated that fifty-five (55) parking spaces are to be provided for the affordable units, which will consist of:

- c. Twenty-two (22) garage/driveway spaces associated with the Belle units;
- d. Eleven (11) driveway spaces associated with the Lulu units;
- e. Eleven (11) spaces located in parking areas, and;
- f. Eleven (11) guest parking spaces

In consideration of the above, the applicant should provide testimony indicating the following:

- g. For the market-rate units, the applicant relied upon a two-car garage and driveway combination accounting for 3.5 parking spaces. NJSA 5:21-4.14.(d).(3) does in fact establish that a two-car garage and driveway combination shall count as 3.5 off-street parking spaces, provided a minimum parking width of twenty (20) feet is provided for a minimum length of eighteen (18) feet between the face of the garage door and the street. The applicant should confirm that the proposed driveway dimensions will satisfy this requirement.
  - h. The applicant has identified the eleven (11) parking spaces located in the shared parking areas which are to be reserved for affordable units. The Board and the applicant should discuss the distances of these spaces to their respective affordable units. Furthermore, the applicant should provide testimony as to whether these spaces will be reserved and/or signed for these affordable units.
  - i. The applicant should confirm the total number of parking spaces on site.
  - j. The applicant will eventually require waiver relief for exceeding the number of parking spaces.
2. Lofts. The Bucknell, Strathmere, Autumn, and Kinkade townhouse models will all feature lofts of varying sizes. Based upon the provided architectural plans, it does not appear as though these lofts will feature closets. This should be confirmed.
3. Affordable Units. The applicant should discuss the arrangements of the affordable units. Specifically, the applicant should be prepared to speak on the accessibility of these affordable units and in particular the second-story units.
4. Recreational Amenities. The applicant should provide testimony regarding the proposed recreational amenities of the development. Specifically, the applicant should confirm that a clubhouse is proposed to be located adjacent to the pool; we note that no architectural plan has been provided at this time. Additional information should also be provided regarding the proposed gathering space.
5. Stormwater Basin. Section 200-91.P.(4)(a)[2][a] encourages basin areas to be graded creatively to blend into the surrounding landscape and imitate a natural depression with an irregular edge. The applicant and the Board should discuss how this proposed berm design addresses this design criteria. We defer to the Township Landscape Architect regarding this matter.



Map 1: Aerial of Subject Site (scale: 1" = 500')

W:\PUBLIC\Pb-3500series\Pb-3576.30\3576.30 Hilton West Windsor Property (PB 19-16) Planning Board Concept Plan Review 01.docx

- Cc: S. Surtees, WWT CD  
Barbara Watson, WWT CD  
Frank Guzik, Consultant Engineer  
Ian Hill, Engineering Consultant  
Dan Dobromilsky, PB Landscape Consultant  
James Kochenour, PB Traffic Consultant  
J. Yates, Fire Marshall  
Gerald Muller, Esq.



# 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: March 24, 2020

SUBJECT: **Hilton West Windsor  
Concept Plan & Zoning Amendment**  
Block 37, Lots 6 and 7  
#2001 Old Trenton Road @ Dorchester Drive  
PB 19-16

### Documents Received/Reviewed:

The following documents have been submitted for review:

- A. Plan entitled "Concept 'K' 88 Units – 22 Affordable + 66 Market Rate - Hilton West Windsor - Township of West Windsor, Mercer County, New Jersey" prepared by ESE Planning, dated October 18, 2019, consisting of one (1) sheet.
- B. Floor Plans for the 4 Unit Building, 6 Unit Building and the "Lulu & Belle" over/under affordable units, all dated December 19, 2019;
- C. Building Elevation color renderings for the 4 Unit Building and the 6 Unit Building, both dated March 22, 2019 and revised through December 19, 2019;
- D. Plan entitled "Open Space Plan – Hilton West Windsor – West Windsor Township, Mercer County, New Jersey" prepared by ESE Planning, dated October 18, 2019, consisting of one (1) sheet.
- E. Plan entitled "Hilton West Windsor – Site Cross Section", unattributed, dated October 18, 2019, consisting of one (1) sheet.
- F. Plan entitled "Hilton West Windsor – Streetscape Rendering", unattributed, dated October 18, 2019, consisting of one (1) sheet; and
- G. Completed Development Application form.

### Narrative:

The subject property is a tract of three contiguous parcels (Lots 6 and 7 in Block 37) on the eastbound side of Old Trenton Road totaling 45.45± acres, with 45.15 acres contained within Lot 7 and Lot 6 being a small



triangular parcel at the extreme southerly portion of the tract containing 0.3 acres of land, per available tax records. The tract is located within the P Business District (professional office) zoning district. The applicant proposes to construct a 66 market-rate and 22 affordable dwellings identified as "carriage home units" on the property. Residential uses are not permitted within the P zoning district. In lieu of requesting a use variance to permit the development, the applicant is seeking a change in zoning instead.

The property is bounded by Old Trenton Road to the northwest with the Elements at West Windsor 55+ housing development beyond, Dorchester Drive to the east with a strip commercial use opposite, East Windsor Township's Princeton Arms apartments to the east and southeast, and the Village Grande at Bear Creek residential development to the west and southwest.

The Bear Brook runs generally from southeast to northwest in the westerly portion of the property where it eventually crosses under Old Trenton Road. The property is also subject to several other environmental constraints, including wetlands, flood hazard areas, D&R Canal buffers and Township Greenbelt, which have all been depicted on the applicant's concept plan. The property is mostly vacant and being operated as a farm per available tax records, with the remainder of the site consisting of wooded areas along the Bear Brook and an unnamed tributary.

The property is located within the Bear Brook (above Trenton Road) HUC 14 subwatershed and is part of the larger Millstone River (above Carnegie Lake) HUC 11 watershed. Per NJDEP Geo-Web mapping, the property is not located within the Stony Brook Regional Sewerage Authority's sewer service area. The property is encumbered by a 20'-wide sanitary sewer easement along the majority of its frontage along Old Trenton Road as well as an unspecified (likely drainage) easement along its common property lines with Princeton Arms.

In addition to the residential units, the concept plan appears to contemplate several appurtenant improvements and amenities, including a clubhouse and swimming pool adjacent to a vegetated area with a covered seating area nearby, sidewalks, a stormwater BMP, parking (both off-street in driveways and adjacent to the roadways in relatively small modules scattered throughout the development), street trees, and a wood-chip trail network through the property that includes benches and bird boxes at various locations along its length.

Upon review of the documentation submitted, I offer the following comments:

#### **1.0 General**

- 1.01 The applicant shall provide testimony on some of the existing conditions on the property that can be seen on current aerial photography of the site. These include a fenced enclosure in the southeasterly portion of the property. It appears that it may be a "dog park" being used by the residents of the adjacent Princeton Arms apartments. There is also a worn trail leading from Princeton Arms into the wooded areas on Lot 7, and a relatively large area that appears to have had dirt or stone or millings placed on the surface, as well as what appears to be a structure in the woods north of the fenced enclosure. All of the existing site features must be documented on a boundary and topographic survey that will need to be prepared and submitted with any future site plan/subdivision application for the proposed development.

- 1.02 The wetlands line is based upon mapping prepared by ACT Engineers, Inc. dating back to 1999. An updated delineation and Letter of Interpretation must be obtained from NJDEP as part of any future development application.
- 1.03 The applicant has delineated the limits of the Township Greenbelt on the subject property. All Greenbelt areas must be placed in a conservation easement as part of any development of the property. It will likely be wholly contained within the D&R Canal Commission buffer easement that will likely be required by that agency.
- 1.04 The concept plan identifies flood hazard areas on the site that were delineated using current FEMA mapping as well as a NJ Flood Hazard Area Design Flood (FHADF) Line that was taken from a plan that references a “Delineation of Floodway and Flood Hazard Area Big Bear Creek and Bear Creek” prepared in 1984. The applicant shall acquire an FHA Verification of this line from NJDEP.
- 1.05 The proposed development is located within the Delaware & Raritan Canal Commission’s Review Zone “B”. At a minimum, the DRCC are going to require a conservation easement that is 100 feet from the NJDEP-verified flood hazard line. The proposed development appears to have contemplated this and the proposed improvements have been sited accordingly.
- 1.06 Commentary on the proposed amendment to the zoning ordinance is deferred to the Board Planner.

## 2.0 Access and Circulation

- 2.01 The property fronts on and will have a right-in, right-out access via Old Trenton Road. Approval of this connection must be obtained from Mercer County. The primary full-movement access point will be via Dorchester Drive and there will also be what is shown as an unpaved emergency access connection approximately 250 feet northwest of the main entrance. The applicant has met with the County Engineer and is aware that Mercer County will be requiring ROW dedication and road widening of the applicant. They are also addressing pedestrian facilities along Old Trenton Road per previous staff reports.
- 2.02 The proposed roadways appear to be 24’ or 25’ in width. Section 200-29.N. of the Township Land Development Ordinance requires a width of 30’ to allow for combined vehicular and bicycle access. The applicant has expressed reluctance to widen the internal roadways based on anticipated low demand for bicycle traffic. They are proposing a compliant RSIS road section. Discussion of bicycle accommodations on and through the site is required. A waiver from §200-29.N. may be required from the Board with the appropriate supporting testimony.
- 2.03 Parking calculations have been provided in tabular form on Submission Item A. RSIS parking requirements are broken down as follows:

- 66 3-BR Townhouses @ 2.4 spaces per unit = 158 spaces
- 22 2-BR Garden apartment @ 2.0 spaces per unit = 44 spaces
- Total spaces required per RSIS standards = 202 spaces

The parking calculations also include an additional 0.5 guest parking spaces per unit; however, RSIS includes that in the unit multiplier, per footnote b of Table 4.4.

The applicant proposes to provide 333 spaces total as follows:

- 66 2-car garage/driveway combos @ 3.5 spaces = 231 spaces

- 11 1-car garage/driveway combos @ 2.0 spaces = 22 spaces
- 11 1-car driveway-only spaces @ 1.0 spaces = 11 spaces
- 55 off-street parking spaces in modules distributed throughout the site, and
- 14 off-street parking spaces in a small lot adjacent to the clubhouse

The applicant will need to provide testimony to the Board in support of the need for the “excess” parking spaces, which would require an exception from RSIS. The possibility of banking some of the off-street modules should also be discussed.

- 2.04 The applicant will need to provide a Traffic Impact Study, at the time of formal submission, subject to the review and approval of the Township Traffic Consultant.
- 2.05 At the time of formal site plan and/or subdivision application, the applicant must provide truck turning diagrams that demonstrate the ability of a fire truck and trash truck to successfully navigate the site.
- 2.06 Sidewalks have been provided on both sides of all interior streets in accordance with Township standards, in addition to along the Old Trenton Road frontage. Dorchester Drive currently has sidewalk along the entire length of the property, so the applicant won’t be obligated to construct sidewalk along that length. However, the future survey for the property should assess the accessible ramp at the southwesterly corner of its intersection of Old Trenton Road to determine if it is in compliance with Public Rights-of-Way Accessibility Guidelines (PROWAG) standards. If not, it must be modified to comply. The use of compacted wood chips for the open space walks is not recommended, particularly for an adult age-restricted housing project.
- 2.07 The necessity for a loading area and solid waste storage facility at the proposed clubhouse should be discussed. The applicant indicates that a loading area and a solid waste storage area will not be required for the proposed clubhouse. Testimony is to be provided to the satisfaction of the Board in support of this assessment and any necessary relief obtained.
- 2.08 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. As such, all aspects of the Township’s stormwater management ordinance must be met, including water quality, and the checklist at §200-104.B.
- 3.02 The applicant has identified a potential location for a structural stormwater management BMP along the Old Trenton Road frontage west of the proposed development. The applicant is cautioned that the State DEP is moving toward dispersed and “green” SWM techniques in their draft rules revision. Prior to any application for site plan approval, the applicant should perform extensive soils testing of this area in compliance with the requirements of Appendix E of the NJ BMP Manual in order to ascertain what type of BMP, whether infiltration or under-drained filters will be viable options for this site. Testing results will be required as part of any site plan application.
- 3.03 The applicant should present testimony on the ability to utilize permeable materials for site sidewalks and parking stalls as per §200-36.1 of the ordinance.

#### **4.0 Utilities**

- 4.01 As previously noted, the subject property is not currently depicted as being within the Township's sewer service area on NJDEP's Geo-Web mapping. The applicant will need to apply for a Wastewater Management Plan (WMP) amendment from the Township, SBRSA, Mercer County and the NJDEP.
- 4.02 If approved, the proposed development will require a Treatment Works approval by NJDEP and the applicant will also need to request and receive the necessary sewer demand allocation from the West Windsor Township Council. The applicant will also have to contribute towards downstream collection system capacity improvements that are expected to be made by another developer in the region.
- 4.03 The applicant should provide testimony on the availability and location of other public utilities, water, gas, electric, cable, etc.

#### **5.0 General Comments**

- 5.01 Outside agency approvals will also be required. The following approvals are anticipated at this time:
- Mercer County Planning Board
  - Mercer County Soil Conservation District
  - Delaware and Raritan Canal Commission
  - NJDEP (TWA Permit)
  - NJDEP (LOI, FHA Verification)

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

FG:IH  
cc: Applicant (rhoff@bisgaierhoff.com)

**Sam Surtees**

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**From:** Sam Surtees  
**Sent:** Tuesday, March 24, 2020 4:00 PM  
**To:** Richard Hoff  
**Cc:** Walt Conner; Dan Dobromilsky; Francis A. Guzik; David Novak (dn@burgis.com);  
cjepson@vancleefengineering.com; Jim L. Kochenour (jkochenour@ARORAPC.COM);  
James VC Yates; Timothy Lynch; Lisa Komjati  
**Subject:** Affordable Housing Committee memo

Richard,

The following are comments from the township affordable housing committee with regard to the toll senior housing project PB19-16.

Sam

Hi Sam,

The only additional comments the AHC had were as follows (modified from what Jean sent before):

1. There should be no large unfinished storage areas. Floors should be laid and space can be a den.
2. Senior units with stairs to the 2nd floor present problems as owners age. It is expensive to move if the stairs become difficult.
3. Where is the second dedicated parking spot for the 2d Floor Lulu units? There should be signage and perhaps a path between units to the spots.

Thanks,

Tom Calabria