

VIA UPS  
May 16, 2022

Samuel J. Surtees  
West Windsor Township Planning Board  
271 Clarksville Road  
West Windsor, New Jersey 08550

Transit Village at Princeton Junction Train Station, Avalon Bay  
Zoning District RP-1, Block: 6 Lots: 8, 54, 55.0 & 76  
IC/L-A Washington Road, LLC  
West Windsor Township, Mercer County, New Jersey  
Colliers Engineering & Design Project No. 16000081A

Dear Mr. Surtees,

On behalf of the applicant Avalon Bay, Colliers Engineering & Design (DBA Maser Consulting) submits the following documents in pursuit of Amended Site Plan Approval:

- Sixteen (16) copies of the Development Application;
- Sixteen (16) copies of the Site Plan Checklist;
- Two (2) full scale and fourteen (14) half scale Amended Preliminary/Final Major Site Plan prepared by Colliers Engineering & Design, dated 2/23/2022, revised on 5/13/2022;
- Two (2) full scale and fourteen (14) half scale Sight Distance Exhibit, dated 5/13/2022;
- Two (2) full scale and fourteen (14) half scale Floor & Elevation plans prepared by LRK, dated 2/18/2022, revised 4/29/2022;
- Two (2) full scale and fourteen (14) half scale Landscape Architecture plans prepared by MBC, dated 7/23/21, revised 5/13/2022;
- Two (2) full scale and fourteen (14) half scale Solar Canopy Exterior Elevations prepared by LRK, dated 5/12/2022;
- Two (2) copies of the Drainage Analysis for Temporary Basin F, dated May 12, 2022, and
- One (1) USB with all above documents

Please note the written statement outlining proposed amendments/revisions to existing Preliminary/Final Major Site Plan will be provided by the applicant's attorney under separate cover.

Our responses are indicted in **bold** type following the comments contained in:

- Memorandum dated April 14, 2022 from Francis A. Guzik, PE, CME, Director of Community Development/Township Engineer
- Memorandum dated April 11, 2022 from David Novak, PP, AICP with Burgis Associates, Inc.

### From Francis A Guzik, PE, CME:

- 1.01 The increase of the size of the East Parking Garage from 5-stories to 6-stories has no impact on the plan from an engineering standpoint. The applicant is to identify what amendments to any parking design waivers approved by the Board will need to be obtained as part of this application.

**No amendments to the previously approved parking design waivers are required as part of this application.**

1.02 Commentary on the zoning aspects of the proposed signage is deferred to the Board Planner.

**Statement of fact.**

1.03 The applicant is to demonstrate that the locations of the proposed ground-mounted signs (primarily the "Pulte Entry Signs") will not negatively impact sight distances at intersections.

**Sight triangles have been added to the plans. The proposed ground-mounted sign locations have been adjusted outside of the line of sight. Please refer to revised sheet 2.**

1.04 On the "Temporary Signage and Sales Trailer Plans" (Phase I and Phase II), turn off the layers that depict existing conditions slated for demolition at the time of construction of the respective phases.

**The "Temporary Signage and Sales Trailer Plans" has been revised to depict the conditions at the time of construction. Please refer to revised sheet 6.**

1.05 For Phase I, clearly depict what the proposed surfaces around the proposed improvements are to consist of. Is the driveway connection to the temporary sales trailer parking lot from Washington Road the only proposed vehicular surface in Phase I? A more detailed phasing plan is required to ensure vehicular and pedestrian safety.

**The Phase I plans have been revised to clearly depict the proposed improvements including the limit of asphalt and sidewalk to ensure vehicular and pedestrian safety. Please refer to revised sheet 6.**

1.06 It appears that the pavement grade spot elevation at the southeast corner of the barrier-free spaces servicing the sales trailer should read "67.65" rather than 68.65.

**The grade spot elevation has been corrected. Please refer to revised sheet 6.**

1.07 The stormwater management of the townhome development depends upon the construction of Basin F as well as numerous subsurface "F" sub-basins scattered throughout this portion of the site. None of these basins are proposed to be constructed in conjunction with the construction of Phase I (Buildings 1, 2 and 4 and a temporary parking lot with sales and construction trailers in the ultimate location of Building 3). The applicant shall demonstrate how compliance with the stormwater regulations will be met for Phase I with none of the management infrastructure in place.

**A temporary basin will be constructed northeast of Washington Road to manage runoff during Phase I of construction. A Stormwater Management Report for this temporary basin has been included with this submission.**

1.08 At the time of formal submission to the Board, each checklist item for which a waiver is requested shall be identified on Page 7 of the site plan checklist (using additional sheets as necessary) with justification for each provided.

**Page 7 of the provided Site Plan checklist has been revised to indicate all requested waivers with justification.**

**From David Novak PP, AICP:**

1. East Garage

- a. Number of Parking Spaces. Due to the proposed addition to the East Garage, the total number of parking spaces is to be increased to 1,405 whereas the zoning table identifies that 1,228 parking spaces will be required. Thus, waiver relief will be required from Section 200-28D(2)(b) for exceeding the required number of parking spaces.

**As discussed at the TRC meeting on 4/19/22, there is no maximum in regards to the number of parking spaces therefore waiver relief is not required.**

- b. EV Parking Spaces. Of the 611 parking spaces proposed in the East Garage, 50 will be reserved as Make-Ready spaces. The applicant and the TRC should discuss the relevancy of Senate Bill S3223 and the Department of Community Affairs Model Ordinance regarding Make-Ready spaces, and specifically whether these standards apply to amended preliminary and final site plan approval.

We note that if applied individually to the East Garage, a total of 92 Make-Ready spaces would be required. Of these, 5 would be required to be accessible for people with disabilities. For reference, the previously approved garage had a total of 47 Make-Ready spaces.

**The applicant's attorney discussed the relevancy of Senate Bill S3223 with Gerry Muller, Esq and it was determined that the EV parking spaces included in the preliminary and final major site plan and subdivision approval (PB 20-15), which was grandfathered prior to the adoption of the Senate Bill S3223, address the requirements for make-ready EV spaces triggered by the amendment.**

- c. Photovoltaic Arrays. Testimony should be provided as to whether any photovoltaic arrays are proposed on the East Garage. If so, the arrays should be identified.

**Testimony will be provided. Elevations of the Photovoltaic arrays are included with this submission.**

- d. Elevations. In addition to those on Sheet 7 of the East Garage plan, we recommend additional elevations be provided to better illustrate the proposed height of the garage. Specifically, we recommend an elevation be provided between Elevation 3 and 4, as well as an elevation along the southeasterly side of the garage where no elevations currently exist.

**Additional elevations have been prepared and are included with this submission.**

- e. Storage Spaces. The applicant should provide testimony as to how the proposed changes impact the interior storage layout of the first floor of the garage. We note that both the prior plan and the proposed plan contain space for 27 bikes. Testimony should be provided as to how the storage room size is proposed to change.

**Testimony will be provided. No changes are proposed.**

2. Wall Signage – Atria

The applicant has proposed two wall signs for the approved Atria building: one sign along the westerly façade, and one sign along the easterly façade. Both signs will read “Atria Senior Living.” The following table outlines the proposed signs’ compliance with the standards set forth by the RP-1 District. As shown, waiver relief will be required for the size of the proposed sign, as there is no “tenant” for the Atria building.

Clarification should be provided as to the proposed area of Sign #2. While the applicant requests waiver relief for an area of 119 square feet, the sign has proposed dimensions of 12’ x 6.5’ which equates to approximately 78 square feet.

**The 12’ x 6.5’ dimensions represent the height and width of the letters. The dimensions of the overall sign area (white space) are 14’ x 8.5’ which equates to 119 square feet. The overall dimensions are shown to the right of the rendering.**

3. Monument Signage – Atria

In addition to the aforementioned wall signage, the applicant has proposed a monument sign for the proposed Atria building. The sign will be located near its northeasterly main entrance, in an island separating a drop-off area from the roadway. The sign will have a width of 6 feet, a height of 4 feet, and an area of 24 square feet.

The signage design standards of the RP-1 District do not permit monument signs in the district. Thus, waiver relief for this sign is required. For reference, the applicant has provided the monument signage regulations for nonresidential planned developments as a basis for comparison for the proposed sign. We have also provided the monument signage standards for the Princeton Junction Redevelopment Area as an additional basis for comparison.

Testimony should be provided as the proposed placement of the sign. It appears as though it will be located on a brick plaza, and thus no landscaping is proposed.

**Testimony will be provided. The applicant intends to install the signage on a brick plaza but low-level landscaping can be provided as a condition of approval.**

4. Instructional Signage – West and East Garage Sign

The applicant has proposed three (3) instructional signs: one (1) for the West Garage, and two (2) for the East Garage. The westerly garage signage, which will identify “Avalon” and “East Garage,” will have an area of 115.7 square feet. The easterly garage signage, which will

identify "Avalon," "Atria," and the "West Garage," will have areas of 71.8 square feet and 78.1 square feet.

The signage design standards of the RP-1 District do not permit instructional signage in the district. Thus, waiver relief for these signs is required. For reference, the applicant has provided the instructional signage regulations for nonresidential planned developments as a basis for comparison for the proposed signs.

Testimony should be provided as to how the sign areas were measured. Furthermore, the applicant should clarify whether the East Garage Sign #1 and #2 have different areas or if this is a transcription error.

**Testimony will be provided. East Garage Sign #1 and #2 have different widths due to varying garage openings widths (Nash Ave and Station Rd). Additional dimensions have been added to sheet 5 to clarify the proposed sign areas.**

5. Directional (Instructional) Signage

The applicant has proposed a freestanding directional sign to the immediate north of the easterly mixed use building. The sign will have a height of 6.5 feet, a width of 3.25 feet, and a total area of 12.67 square feet. The sign will provide directions for the retail, residential, and leasing components of the development, as well as for the exit and the train station.

The signage design standards of the RP-1 District do not permit instructional signage in the district. Thus, waiver relief for this sign is required. For reference, the applicant has provided the instructional signage regulations for nonresidential planned developments as a basis for comparison for the proposed signs.

**Testimony will be provided.**

6. Banner Signage – Avalon Banner Sign

The applicant has proposed a banner sign along the northwesterly corner of the easterly mixed use building, near the entrance of the promenade. The sign will have a height of 21 feet, a width of 3.25 feet, and will have a total area of 68.25 square feet. It will read "AVALON."

The proposed banner sign is in compliance with standards of the RP-1 District. In order to better visualize the proposed signage, we recommend the applicant provide an additional sketch showing the proposed banner sign in relation to the sidewalk.

**A rendering has been prepared to better visualize the proposed signage in relation to the sidewalk. Please refer to the attached exterior elevations prepared by LRK.**

7. Ground-Mounted Project Signage – Pulte Entry Sign

The applicant has proposed six (6) ground-mounted project identification signs, all of which will be associated with Pulte. Two (2) signs are to be located near the entrance of Road A, two (2) signs are to be located near the entrance of Road B, and two (2) signs are to be

located at the entrance near Road C. The signs will have a height of 4 feet, a width of 3.16 feet, and an area of approximately 12.67 square feet.

The signage design standards of the RP-1 District do not permit ground-mounted project identification signage in the district. Thus, waiver relief for these signs is required. For reference, the applicant has provided the ground-mounted project identification signage regulations for nonresidential planned developments as a basis for comparison for the proposed signs.

Testimony should be provided regarding the proposed placements of the sign, as well as why two (2) are to be located at each intersection. We recommend that low-level landscaping be provided around each sign.

**Testimony will be provided. The applicant is proposing two (2) signs to direct motorists traveling from both directions. The applicant can provide low-level landscaping as a condition of approval.**

8. Ground-Mounted Project Identification Sign – Gateway Monument Sign

The applicant has proposed a ground-mounted project identification sign near the island along Washington Road. The sign will have a height of 21 feet, a width of 12.08 feet, and a total area of approximately 253.75 square feet. The sign will identify "W SQUARED" as well as "AVALON," "Atria," "Pulte Homes" and space for five (5) tenants.

The signage design standards of the RP-1 District do not permit ground-mounted project identification signage in the district. Thus, waiver relief for this sign is required. For reference, the applicant has provided the ground-mounted project identification signage regulations for nonresidential planned developments as a basis for comparison for the proposed sign.

Testimony should be provided regarding the placement of the sign and whether it will interfere with any line of sight. The applicant should also discuss the rationale behind its proposed height and width, and whether any alternative designs were considered. We recommend the applicant install landscaping around the base of the sign.

**An exhibit has been prepared and is included with this submission demonstrating the sign will not interfere with any line of sight. Testimony will be provided to address line of sight, proposed height, width and alternative designs that were considered. Landscaping has been added in front of the sign and is shown on the revised landscaping plan sheets prepared by MBC.**

9. Ground-Mounted Project Identification Signage – Promenade Monument Sign

The applicant has proposed a ground-mounted project identification sign at the northerly terminus of the promenade. The sign will have a height of 10.41 feet (excluding the top frame feature) and an area of approximately 58 square feet. The sign will identify "W SQUARED" as well as space for five (5) tenants.

The signage design standards of the RP-1 District do not permit ground-mounted project identification signage in the district. Thus, waiver relief for this sign is required. For reference, the applicant has provided the ground-mounted project identification signage regulations for nonresidential planned developments as a basis for comparison for the proposed sign.

While the total height was provided in the signage table, we recommend the applicant provide additional dimensions on the detail plan regarding the total height and total width of the proposed signage. Testimony should also be provided regarding the proposed illumination of the sign. Clarification should also be provided regarding the number of tenants. While eight (8) are identified in the table, five (5) are shown on the detail.

**Additional dimensions have been added to sheet 4. Testimony will be provided regarding illumination.**

**In regards to the number of tenants, 5 tenant signs are proposed on the front of the promenade sign and 3 developer signs are proposed on the rear. The table on the cover sheet has been revised to indicate 5 proposed tenant signs.**

#### 10. Temporary Signage and Trailer

We recommend that details of the trailers be provided. Testimony should be provided as to how long these trailers, signage, and parking areas are anticipated to remain on site. As per Section 200-260C(7)(f)[1], signage shall be removed within the later of a) three years of the issuance of a sign permit or b) one year of the time of the final certificate of occupancy.

In addition, Section 200-260C(7)(f)[1] further stipulates that only one (1) sign per frontage shall be permitted for commercial signs. Since multiple signs are proposed, waiver relief is likely required from this section. This should be discussed.

**Testimony will be provided regarding the duration of the temporary trailers, signage and parking areas.**

Should you have any questions or require additional information, please do not hesitate to contact Dan Sobieski at [dan.sobieski@colliersengineering.com](mailto:dan.sobieski@colliersengineering.com) or 732-704-5195.

Sincerely,

Colliers Engineering & Design, Inc.  
(DBA Maser Consulting)



Dan Sobieski, P.E.  
Project Manager