



# 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: January 25, 2023

SUBJECT: **Floor & Décor Outlets of America, Inc.**  
**Minor Site Plan with Sign Waiver Request**  
**Former Walmart Parcel**  
Block 7, Lot 78.19 & Portion of Lot 7.01  
Nassau Park Blvd, Quakerbridge Road, US Route 1 SB  
PB22-07

### Documents Received/Reviewed:

The following documents have been submitted for review:

- A. Set of plans entitled "Minor Site Plan for Floor & Décor Outlets of America, Inc. – Block 7, Lots 78.01 & 78.19 – 101 Nassau Park Boulevard, West Windsor, Mercer County, NJ 08540" prepared by Kimley Horn (T. W. Diggan, PE), dated August 17, 2022, revised through January 11, 2023 consisting of twelve (12) sheets;
- B. Architectural plans consisting of floor plans and elevations for "Floor & Décor – Princeton, NJ", five (5) sheets total, prepared by SBLM Architects (George A. Fanous, RA), dated September 16, 2022, revised through January 11, 2023;
- C. Survey entitled "Partial Boundary, Topographic & Location Survey – Block 7, Lot 78.19, Portion of Block 7, Lot 78.01 – 101 Nassau Park Boulevard – Township of West Windsor, Mercer County, State of New Jersey" prepared by Control Point Associates, Inc., (James D. Sens, PLS) dated May 5, 2022, revised through July 26, 2022, consisting of a single sheet;
- D. Set of 8.5" x 14" color sign drawings prepared by Anchor Sign dated July 21, 2022, revised through November 7, 2022, consisting of 12 pages;
- E. Memorandum referenced "Floor & Décor NJAC 7:8 Stormwater Compliance Memo" dated November 28, 2022 prepared by Kimley Horn (Tony Diggan, PE) and addressed to West Windsor Township;
- F. Letter referenced "Floor & Décor – West Windsor Township... Traffic Impact Statement" dated November 29, 2022, revised January 10, 2023;
- G. Memorandum referenced "Recycling Report Memorandum for Floor & Décor" dated August 2022 prepared by Kimley Horn (Tony Diggan, PE) and addressed to West Windsor Township;

- H. 8.5x11" exhibit entitled "Exterior Finish – Digital Color Samples" prepared by SBLM dated January 11, 2023;
- I. Plan entitled "Sight Triangle Exhibit" prepared by Kimley Horn dated November 28, 2022;
- J. Plan entitled "Shopping Center Existing Signage Exhibit – Façade Exhibit" prepared by Kimley Horn dated January 11, 2022;
- K. Development Application Package Including
  - Development Application
  - Application for Bulk variances
  - Minor Site Plan Checklist
  - Various supporting documentation

**Narrative:**

The subject property of Lot 78.01 in Block 7, is a 62.99-acre parcel that comprises a portion of the Nassau Park Pavilion retail shopping center. This property consists of a developed shopping center use with big box anchor stores and some smaller-scale retail. The overall tract is bounded on the northwest by Port Mercer and the Delaware & Raritan Canal, on the southwest by Quakerbridge Road, on the southeast by US Route 1 and Bristol Myers Squibb, and on the northeast by Nassau Park Boulevard bisects the site. The property is located within the B-3 Business (Retail Node) zoning district.

The applicant is proposing to redevelop a portion of Lot 78.19, the now-vacant formerly Walmart store, and re-tenanting the redeveloped space with a Floor & Décor store. Appurtenant improvements to the retail use that involve Lot 78.01 include parking facilities, new loading docks, replacement sidewalk, utility connections, solid waste and recycling storage and compactor, and restriping an existing parking area in the front.

In addition to Minor Site Plan approval, the applicant is requesting various signage design waivers. Discussion of these items is deferred to the Board Planner.

I have reviewed the revised documentation submitted and offer the following updated comments for the Board's consideration.

**1.0 Minor Site Plan**

1.01 The applicant is requesting partial waivers from the following Minor Site Plan checklist items, primarily due to only providing the required information in the vicinity of the proposed improvements and not for the entirety of Lot 7.01 as a whole. I have no objection to the Board granting these waivers.

- 200-15.C2)(b) which requires zoning districts, setback lines, landscape strips, landscape buffers, building heights and other bulk requirements for the entire tract.
- 200-15.C2)(c), which requires a survey showing the boundaries of the property, lines of all existing streets and roads, easements, rights-of-way, and areas dedicated to public use within 200 feet of the development.
- 200-15.C2)(d) which requires reference to any existing or proposed deed restrictions or exceptions concerning all or any of the parcel.

- 200-15.C2)(e) which requires existing and proposed contours at a maximum of two foot contours; the information was provided in the vicinity of the improvements but not for the entire tract;
  - 200-15.C2)(f) which requires existing ponds, streams and watercourses as well as the designated greenbelt or wetlands. None of these features exist within the area of redevelopment.
  - 200-15.C2)(g) which requires existing buildings, bridges, culverts, paving, lighting, signs or any other structures with grade elevations for each structure in the area adjacent to the proposed site modifications.
- 1.02 The site plan shows three (3) new parking spaces adjacent to the proposed loading docks at the rear of the building that are proposed to be utilized as “curbside pickup” spaces as well as two (2) spaces designated as “Customer Pickup” spaces. The applicant shall provide testimony to the Planning Board on the anticipated operational protocol for this area, and how customers will know that they are supposed to enter an area that’s not signed or designed to be accessible to the general public.
- 1.03 The applicant shall provide testimony to the Board regarding the proposed propane storage at the north end of the new loading dock wall. Testimony shall be provided to the Board that this is for private use and not for retail sales, and a note added to the plan accordingly.
- 1.04 The site plan shows a call-out for a proposed generator disconnect, but no generator is shown on the plan. Applicant to provide testimony to the Board regarding connection, usage and potential storage of a portable generator in this location.
- 1.05 Within the newly proposed loading dock area, there is a small (7.5’x7.5’±) area designated as a “recycling bin area”. Testimony on the specifics of this area shall be provided to the Planning Board.
- 1.06 The two existing loading docks at the easterly edge of the building will be retained for the use of whomever takes over the remainder of the former Walmart space; connected via a long, relatively narrow corridor. Testimony should be provided on the overall breakdown of the previous Lot 78.19.
- 1.07 The applicant should provide testimony on the need for additional utility services or feeds, like a new electric transformer, or if any other utilities require separation, like sewer or water service.
- 1.08 The proposed development will not result in the addition of any impervious surfaces. As a result, the project is in compliance with the Township Stormwater Control Ordinance (SCO).
- 1.09 Mercer County Soil Conservation District Certification is required if total site disturbance exceeds 5,000 square feet.

This completes the review of the plans. Additional comments may be provided based on response to these comments and subsequent revisions.

FG:ilh

cc: Applicant  
Ian Hill, PE, VCEA

1. The first part of the document is a letter from the Secretary of the Board of Directors to the Shareholders. It is dated 1st January 1950 and is addressed to the Shareholders of the company.

2. The second part of the document is a report on the work of the Board of Directors during the year 1949. It is dated 31st December 1949 and is addressed to the Shareholders of the company.

3. The third part of the document is a report on the work of the Board of Directors during the year 1950. It is dated 31st December 1950 and is addressed to the Shareholders of the company.

4. The fourth part of the document is a report on the work of the Board of Directors during the year 1951. It is dated 31st December 1951 and is addressed to the Shareholders of the company.

5. The fifth part of the document is a report on the work of the Board of Directors during the year 1952. It is dated 31st December 1952 and is addressed to the Shareholders of the company.

6. The sixth part of the document is a report on the work of the Board of Directors during the year 1953. It is dated 31st December 1953 and is addressed to the Shareholders of the company.

7. The seventh part of the document is a report on the work of the Board of Directors during the year 1954. It is dated 31st December 1954 and is addressed to the Shareholders of the company.

8. The eighth part of the document is a report on the work of the Board of Directors during the year 1955. It is dated 31st December 1955 and is addressed to the Shareholders of the company.