

**MERCER COUNTY PLANNING BOARD**  
**JULY 8, 2020**  
**ZOOM MEETING**  
**9:00 A.M.**

**AGENDA**

1. Statement of Adequate Notice

Pursuant to the Sunshine Law, notice of this meeting was sent to the Trenton Times on July 1, 2020, posted on the Mercer County Planning Web Page on June 30, 2020 and posted in the County Administration Building on July 1, 2020.

2. Approval of Minutes of June 10, 2020

3. Public Comment

4. Old Business

Status of appeal by OTR East Windsor Investors, LLC (the “Developer”) with Mercer County Planning Board’s Site Plan decision requiring, Inter alla, the Developer to provide a cross access easement for vehicular traffic from its proposed residential development to a neighboring/adjacent residential development.

5. New Business

6. Correspondence

7. Adjournment

**Land Development Committee will follow**

# LAND DEVELOPMENT COMMITTEE

## JULY 8, 2020

Present: \_\_\_ Michael E. Shine, Chairman, Mercer County Planning Board  
 \_\_\_ Bill Agress, Vice Chairman, Mercer County Planning Board  
 \_\_\_ Leslie R. Floyd, Planning Director, Mercer County Planning  
 Division  
 \_\_\_ George Fallat, Mercer County Engineer

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
1. Subdivision MC #20-707	Heritage at West Windsor	West Windsor 2044 Old Trenton Road (CR 353) & Princeton- Hightstown Road (CR 571) Block 28 Lots 15 & 21
Reduction of existing Lot 21 (5 ac) to new Lot 21.01 (1.27 ac) for proposed group home.		
2. Site Plan MC #20-708	Heritage at West Windsor	West Windsor 2044 Old Trenton Road (CR 353) & Princeton- Hightstown Road (CR 571) Block 28 Lots 15 & 21
Development of 44 Townhouse Type Buildings = 253 units of which 60 units are affordable housing. Also includes Community Building and recreational areas.		
3. Subdivision MC #20-301	Prentice Lane Single Family Residential Development	Princeton Snowden Lane & Van Dyke Road Block 4502, Lot 5
Development of seven (7) residential properties that will be accessed by an approximately 900-foot long driveway with a cul-de-sac that intersects with Snowden Lane.		
4. Site Plan MC #20-302	Prentice Lane Single Family Residential Development	Princeton Snowden Lane & Van Dyke Road Block 4502, Lot 5
Development of seven (7) residential properties. The project also proposes the extension of the existing bike path along Van Dyke Road that will run across the entire site frontage along Snowden Lane.		
5. Site Plan MC #20-901	Hindu American Religious Center	Robbinsville Township 112 North Main Street Block 14, Lot 69
Proposed development previously approved in MC #19-900 as Phase 7 on the main HARC campus is being relocated to this site. The existing site improvements will be demolished in two (2) phases and a new 146,420 (sf) GFA warehouse type building and site improvements will be constructed in two (2) phases on the 18.971 (ac) site to include 110 parking spaces for use by the building and overall campus.		

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
6. Site Plan MC #20-803	Madadi Retail Center	East Windsor Township & Hightstown Borough Route 33 Block 53.05, Lots 99-103 E.W. Block 48, Lot 31 Hightstown
Construction of a 1-story 8,872 (sf) retail building with 45 parking spaces and underground stormwater facility on a 1.2 (ac) site.		
7. Site Plan MC #20-500	BMS Carter Road Bike Trail Connector	Lawrence Township Carter Road (CR 569) Block 6601, Lot 1.01
Construction of a 1,410 linear-foot bicycle path connection from Carter Road into the Lawrence Campus. The path will be 8 (ft.) wide and constructed of porous asphalt.		

The Land Development Committee reserves the right to remove an application from this agenda if the applicant fails to provide the missing items at or before this meeting that are necessary to make the subject application complete.

1. Subdivision  
MC #20-707

Heritage at West Windsor

West Windsor  
2044 Old Trenton Road  
(CR 353) & Princeton-Hightstown Road  
(CR 571)  
Block 28 Lots 15 & 21

Reduction of existing Lot 21 (5 ac) to new Lot 21.01 (1.27 ac) for proposed group home.

Heritage at West Windsor - File # 20-707 Subdivision  
2044 Old Trenton Rd.  
West Windsor Twp.  
Block 28 Lot 15 & 21



**West Windsor**

**East Windsor**

Heritage at West Windsor



June 2020

1 inch = 600 feet

**MAP REFERENCES**

- BOUNDARY AND TOPOGRAPHIC INFORMATION BASED UPON SURVEY ENTITLED, "WETLANDS SURVEY PREPARED FOR AMERICAN PROPERTIES REALTY, SITUATED IN THE LOTS 15 & 21 IN BLOCK 28 IN THE TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY," PREPARED BY ENSURPLAN, INC. DATED JANUARY 23, 2019 AND LAST REVISED FEBRUARY 15, 2020.
- VESTING DEED (LOT 15, BLOCK 28), DEED BOOK 5364, PAGE 002.
- VESTING DEED (LOT 21, BLOCK 28), DEED BOOK 2181, PAGE 889.

**GENERAL NOTES**

- PROPERTY BEING KNOWN AND DESIGNATED AS BLOCK 28, LOTS 15 & 21 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY (SHEET No. 28.01 & 28.02).
- ALL LOT AND BLOCK NUMBERS SHOWN HEREON HAVE BEEN APPROVED BY THE WEST WINDSOR TOWNSHIP ENGINEER & TAX ASSESSOR.
- PROPERTY IS LOCATED IN ZONE R. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBERED 34021C0162F HAVING AN EFFECTIVE DATE OF JULY 20, 2016.
- WETLANDS SHOWN HEREON PER MAP REFERENCE 1.
- THE COORDINATES SHOWN HEREON ARE PER THE NEW JERSEY PLANE COORDINATE SYSTEM. THE BEARINGS SHOWN HEREON PER MAP REFERENCES 1 AND 2.
- IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT A VALID COPY OF THE SURVEY AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN HEREON.

**PROPOSED LOT 15.02**  
2,831,082 SF  
64.99 AC.

**PROPOSED LOT 21.01**  
55,502 SF  
1.27 AC.

**PROPOSED LOT 15.01**  
2,831,082 SF  
64.99 AC.

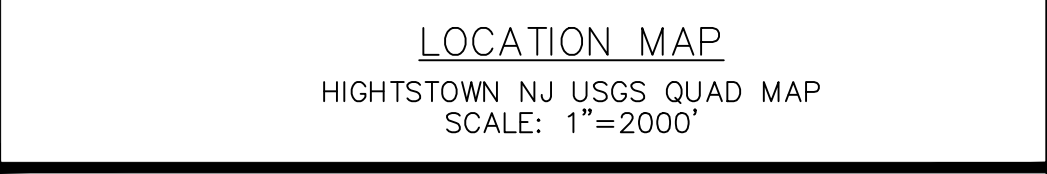
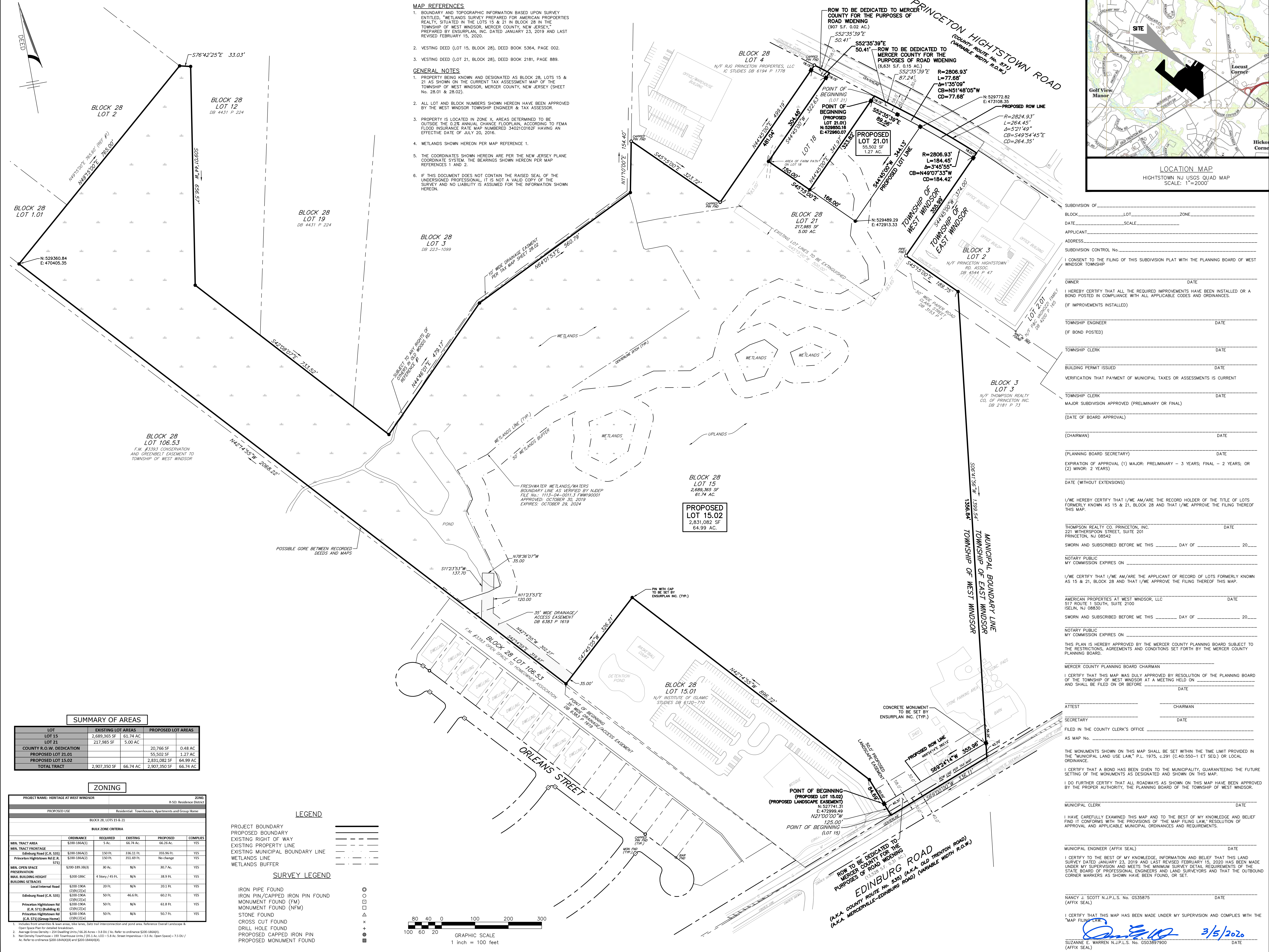
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SUBDIVISION OF \_\_\_\_\_ LOT \_\_\_\_\_ ZONE \_\_\_\_\_  
 BLOCK \_\_\_\_\_ LOT \_\_\_\_\_ ZONE \_\_\_\_\_  
 DATE \_\_\_\_\_ SCALE \_\_\_\_\_  
 APPLICANT \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 SUBDIVISION CONTROL No. \_\_\_\_\_  
 I CONSENT TO THE FILING OF THIS SUBDIVISION PLAT WITH THE PLANNING BOARD OF WEST WINDSOR TOWNSHIP.  
 OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
 I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR A BOND POSTED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.  
 (IF IMPROVEMENTS INSTALLED)  
 TOWNSHIP ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 (IF BOND POSTED)  
 TOWNSHIP CLERK \_\_\_\_\_ DATE \_\_\_\_\_  
 BUILDING PERMIT ISSUED \_\_\_\_\_ DATE \_\_\_\_\_  
 VERIFICATION THAT PAYMENT OF MUNICIPAL TAXES OR ASSESSMENTS IS CURRENT  
 TOWNSHIP CLERK \_\_\_\_\_ DATE \_\_\_\_\_  
 MAJOR SUBDIVISION APPROVED (PRELIMINARY OR FINAL)  
 (DATE OF BOARD APPROVAL) \_\_\_\_\_ DATE \_\_\_\_\_  
 (CHAIRMAN) \_\_\_\_\_ DATE \_\_\_\_\_  
 (PLANNING BOARD SECRETARY) \_\_\_\_\_ DATE \_\_\_\_\_  
 EXPIRATION OF APPROVAL (1) MAJOR: PRELIMINARY - 3 YEARS; FINAL - 2 YEARS; OR (2) MINOR: 2 YEARS)  
 DATE (WITHOUT EXTENSIONS) \_\_\_\_\_

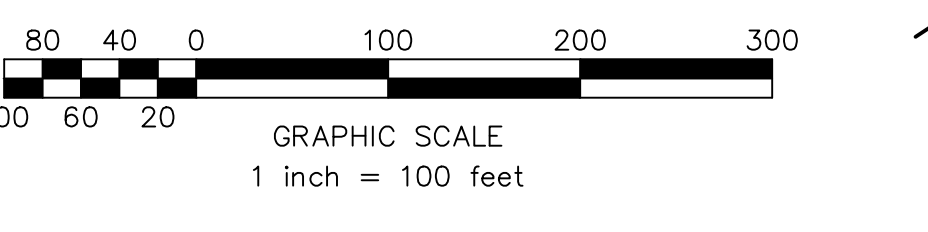
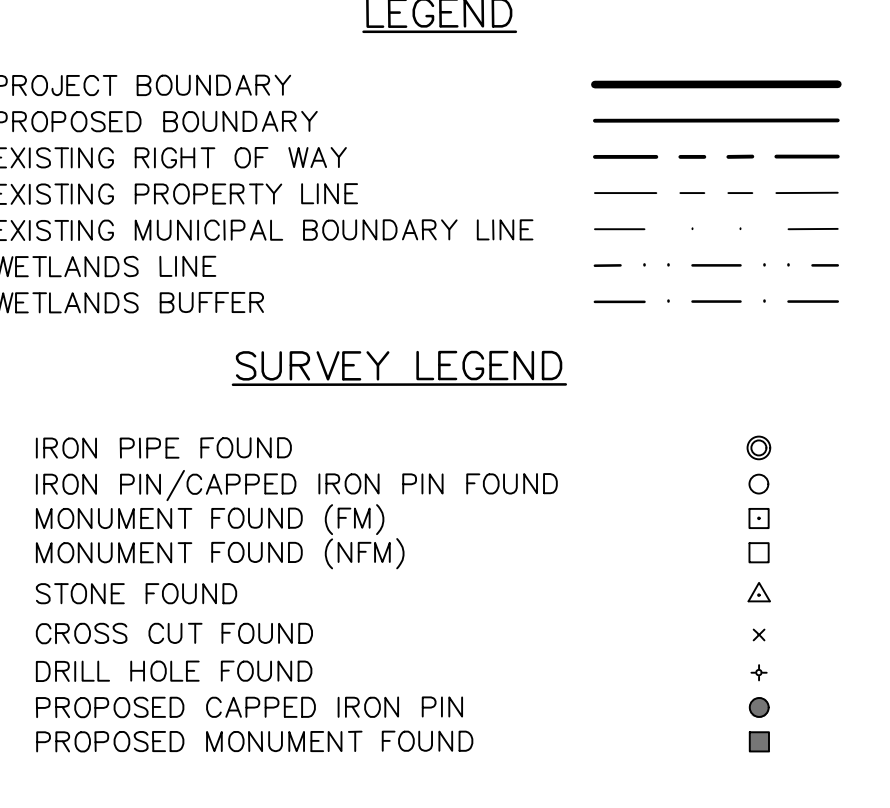
I/WE HEREBY CERTIFY THAT I/WE AM/ARE THE RECORD HOLDER OF THE TITLE OF LOTS FORMERLY KNOWN AS 15 & 21, BLOCK 28 AND THAT I/WE APPROVE THE FILING THEREOF THIS MAP.  
 THOMPSON REALTY CO. PRINCETON, INC. DATE  
 221 WITHERSPOON STREET, SUITE 201  
 PRINCETON, NJ 08542  
 SWORN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES ON \_\_\_\_\_  
 I/WE CERTIFY THAT I/WE AM/ARE THE APPLICANT OF RECORD OF LOTS FORMERLY KNOWN AS 15 & 21, BLOCK 28 AND THAT I/WE APPROVE THE FILING THEREOF THIS MAP.  
 AMERICAN PROPERTIES AT WEST WINDSOR, LLC DATE  
 517 ROUTE 1 SOUTH, SUITE 2100  
 ISELIN, NJ 08830  
 SWORN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES ON \_\_\_\_\_  
 THIS PLAN IS HEREBY APPROVED BY THE MERCER COUNTY PLANNING BOARD SUBJECT TO THE RESTRICTIONS, AGREEMENTS AND CONDITIONS SET FORTH BY THE MERCER COUNTY PLANNING BOARD.  
 MERCER COUNTY PLANNING BOARD CHAIRMAN  
 I CERTIFY THAT THIS MAP WAS DULY APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF WEST WINDSOR AT A MEETING HELD ON \_\_\_\_\_ DATE \_\_\_\_\_ AND SHALL BE FILED ON OR BEFORE \_\_\_\_\_ DATE \_\_\_\_\_  
 ATTEST \_\_\_\_\_ CHAIRMAN  
 SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
 FILED IN THE COUNTY CLERK'S OFFICE \_\_\_\_\_  
 AS MAP No. \_\_\_\_\_  
 THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L. 1975, c.291 (C.40:550-1 ET SEQ.) OR LOCAL ORDINANCE.  
 I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.  
 I DO FURTHER CERTIFY THAT ALL ROADWAYS AS SHOWN ON THIS MAP HAVE BEEN APPROVED BY THE PROPER AUTHORITY, THE PLANNING BOARD OF THE TOWNSHIP OF WEST WINDSOR.  
 MUNICIPAL CLERK \_\_\_\_\_ DATE \_\_\_\_\_  
 I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE MAP FILING LAW, RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.  
 MUNICIPAL ENGINEER (AFFIX SEAL) \_\_\_\_\_ DATE \_\_\_\_\_  
 I CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS LAND SURVEY DATED JANUARY 23, 2019 AND LAST REVISED FEBRUARY 15, 2020 HAS BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.  
 NANCY J. SCOTT N.J.P.L.S. No. GS35875 DATE \_\_\_\_\_  
 (AFFIX SEAL)  
 I CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE "MAP FILING LAW."  
 SUZANNE E. WARREN N.J.P.L.S. No. GS0389700 DATE 3/5/2020  
 (AFFIX SEAL)

**SUMMARY OF AREAS**

LOT	EXISTING LOT AREAS	PROPOSED LOT AREAS
LOT 15	2,689,365 SF	61.74 AC.
LOT 21	217,985 SF	5.00 AC.
COUNTY R.O.W. DEDICATION		20,766 SF
		0.48 AC.
PROPOSED LOT 21.01		55,502 SF
		1.27 AC.
PROPOSED LOT 15.02		2,831,082 SF
		64.99 AC.
TOTAL TRACT	2,907,350 SF	66.74 AC.
		2,907,350 SF
		66.74 AC.

**ZONING**

PROJECT NAME	ZONE				
HERITAGE AT WEST WINDSOR	R-50: Residence District				
PROPOSED USE	Residential: Townhouses, Apartments and Group Home				
BLOCK 28, LOTS 15 & 21					
BULK ZONE CRITERIA					
MIN. TRACT AREA	ORDINANCE	REQUIRED	EXISTING	PROPOSED	COMPLIES
Edinburg Road (C.R. 535)	\$200-186(A)3	5 Ac.	66.74 Ac.	66.74 Ac.	YES
Princeton Hightstown Rd (C.R. 573)	\$200-186(A)2	150 Ft.	336.11 Ft.	335.96 Ft.	YES
Edinburg Road (C.R. 535)	\$200-186(A)2	150 Ft.	331.69 Ft.	No change	YES
Princeton Hightstown Rd (C.R. 573)	\$200-186(A)3	30 Ac.	N/A	30.7 Ac.	YES
MIN. OPEN SPACE PRESERVATION	\$200-186(C)	4 Story / 45 Ft.	N/A	38.9 Ft.	YES
MAX. BUILDING HEIGHT	\$200-186(C)	4 Story / 45 Ft.	N/A	38.9 Ft.	YES
BUILDING SETBACKS					
Local Internal Road	\$200-190(A)	20 Ft.	N/A	20.3 Ft.	YES
Edinburg Road (C.R. 535)	\$200-190(A)	50 Ft.	46.6 Ft.	60.2 Ft.	YES
Princeton Hightstown Rd (C.R. 573)	\$200-190(A)	50 Ft.	N/A	61.8 Ft.	YES
Princeton Hightstown Rd (C.R. 573) (Group Home)	\$200-190(A)	50 Ft.	N/A	50.7 Ft.	YES



RELEASED BY: SEW  
 CHECKED BY: MZ  
 DRAWN BY: JMA  
 DATE: 03/05/20  
 PROJECT No.: APR-184  
 DRAWING NAME: 00-Major Subdivision (Deed Rotation).dwg  
 REVISIONS  
 DATE  
 DRAWN BY: CHECKED BY:

Suzanne E. Warren, P.L.S.  
 PROFESSIONAL LAND SURVEYOR  
 N.J. Lic. No. GS0389700

MAJOR SUBDIVISION PLAT  
 BLOCK 28, LOTS 15 & 21  
 HERITAGE AT WEST WINDSOR

SITUATED IN  
 TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

Sheet Number  
 1 OF 1

2. Site Plan  
MC #20-708

Heritage at West Windsor

West Windsor  
2044 Old Trenton Road  
(CR 353) & Princeton-Hightstown Road  
(CR 571)  
Block 28 Lots 15 & 21

Development of 44 Townhouse Type Buildings = 253 units of which 60 units are affordable housing.  
Also includes Community Building and recreational areas.

Heritage at West Windsor - File # 20-708 Site Plan  
2044 Old Trenton Rd.  
West Windsor Twp.  
Block 28 Lot 15 & 21



**West Windsor**

**East Windsor**

Heritage at West Windsor



Property Location

33

June 2020

1 inch = 600 feet



TOWNSHIP OF WEST WINDSOR  
PROPOSED GREENBELT LOCATION

PROPOSED LOT 15.02  
2,831,082 SF  
64.99 AC.

PROPOSED GROUP  
HOME LOT 21.01  
55,502 SF  
1.27 AC.

Heritage at West Windsor - Unit Type & Quantity Breakdown	Unit Type	Total Buildings	Total Units
Type A	4 Townhouse Units	7	28 Units
Type B	5 Townhouse Units	3	15 Units
Type C	6 Townhouse Units	7	42 Units
Type D	4 Townhouse Units	12	48 Units
Type E	4 Townhouse Units	6	24 Units
	4 Affordable Units	15	60 Units
<b>Total</b>		<b>44</b>	<b>253</b>

UNIT TYPE (RSIS)	UNITS	SPACES REQUIRED	SPACES PROPOSED
TOWNHOUSE (GARAGE & DRIVEWAY) <sup>1</sup>			
3-BEDROOM UNIT (2.4 SPACES / UNIT)	193	464	483
TOWNHOUSE (GUEST PARKING) <sup>1</sup>			
(0.5 SPACES / UNIT)		97	97
SUB-TOTAL	193	561	580
GARDEN APARTMENT			
1-BEDROOM UNIT (1.8 SPACES / UNIT)	12	22	22
2-BEDROOM UNIT (2.0 SPACES / UNIT)	36	72	72
3-BEDROOM UNIT (2.1 SPACES / UNIT)	12	25	25
GROUP HOME			
4-BEDROOM UNIT (2.5 SPACES / UNIT)	1	3	PROVIDED BY OTHERS
SUB-TOTAL	61	122	119
<b>TOTAL</b>	<b>254</b>	<b>683</b>	<b>699</b>

- A MINIMUM OF 7 HANDICAP PARKING SPACES ARE REQUIRED AND 7 ARE PROVIDED.
- THE PROJECT PROPOSES 254 UNITS, 64 (25.2%) OF WHICH ARE AFFORDABLE.
- PER R.S.15. (N.J.A.C. 21-14.14(9)) A 2-CAR GARAGE & DRIVEWAY COMBINATION WITH A MINIMUM 20 FT WIDE DRIVEWAY SHALL COUNT AS 3.5 OFF-STREET SPACES PER UNIT. AS THE PROJECT DRIVEWAYS HAVE BEEN DESIGNED AT 18 FT WIDE, THIS STANDARD HAS BEEN CONSERVATIVELY REDUCED TO 2.5 OFF-STREET SPACES PER UNIT.
- PER R.S.15. TABLE 4.4, NOTE B

PROJECT NAME: HERITAGE AT WEST WINDSOR		ZONE: R-SD: Residence District			
PROPOSED USE: Residential: Townhouses, Apartments and Group Home					
BLOCK 28, LOTS 15 & 21					
BULK ZONE CRITERIA					
MIN. TRACT AREA	ORDINANCE	REQUIRED	EXISTING	PROPOSED	COMPLIES
MIN. TRACT FRONTAGE	\$200-186A(1)	5 AC.	66.74 AC.	66.26 AC.	YES
Edinburg Road (C.R. 535)	\$200-186A(2)	150 FT.	336.11 FT.	355.96 FT.	YES
Princeton Hightstown Rd (C.R. 571)	\$200-186A(2)	150 FT.	351.69 FT.	351.69 FT.	YES
MIN. OPEN SPACE PRESERVATION	\$200-189.3B(3)	30 AC.	N/A	30.7 AC.	YES
MIN. USEABLE RECREATION FACILITIES AREA	\$200-189.3B(4)	2.5% Gross Tract (1.67 AC)	N/A	3.5 AC <sup>1</sup>	YES
MIN. OPEN SPACE FOR ACTIVE RECREATION	\$200-189.3B(6)	2 AC	N/A	3.5 AC <sup>1</sup>	YES
AVERAGE GROSS DENSITY	\$200-189C	10 DU / AC.	N/A	3.8 DU/AC <sup>1</sup>	YES
NET DENSITY	\$200-189.3A(5)(a)	25 DU/AC.	N/A	9.8 DU/AC <sup>3</sup>	YES
MAX. IMPROVEMENT COVERAGE	\$200-186A(5)	40%	1.4%	28.3%	YES
MAX. BUILDING HEIGHT	\$200-186C	4 Story / 45 Ft.	N/A	< 4 Story / 45 Ft.	YES
BUILDING SETBACKS	\$200-190A	20 Ft.	N/A	20.1 Ft.	YES
Local Internal Road	(2)(h)(2)(a)				
Edinburg Road (C.R. 535)	\$200-190A	50 Ft.	46.6 Ft.	60.2 Ft.	YES
Princeton Hightstown Rd (C.R. 571) (Building 8)	(2)(h)(2)(a)				
Princeton Hightstown Rd (C.R. 571) (Group Home)	\$200-190A	50 Ft.	N/A	50.7 Ft.	YES
DESIGN STANDARDS					
Building Layout	\$200-30A				
End Wall to End Wall	\$200-30A	Min. 12 Ft.	N/A	30 Ft.	YES
Building Face to Street Curb	\$200-30A	Min. 20 Ft.	N/A	20.1 Ft.	YES
Building Face to Parking Area	\$200-30A	Min. 12 Ft.	N/A	12.4 Ft.	YES
End Wall to Window Wall	\$200-30A	Min. 30 Ft.	N/A	30 Ft.	YES
Window Wall to Window Wall	\$200-189.3B(2)	Min. 30 Ft.	N/A	30 Ft.	YES

- Includes front amenities & lawn areas, bike lanes, 2x2 trail interconnection and pond area. Reference Overall Landscape & Open Space Plan for detailed breakdown.
- Average Gross Density = 254 Dwelling Units / (85.1 AC. 100' - 5.8 AC. Street Impervious - 3.5 AC. Open Space) = 9.8 DU / AC. Refer to ordinance \$200-186A(4).
- Net Density = 254 Dwelling Units / (85.1 AC. 100' - 5.8 AC. Street Impervious - 3.5 AC. Open Space) = 9.8 DU / AC. Refer to ordinance \$200-186A(4)(c) and \$200-184A(4)(c).

**LEGEND**

- EXISTING BOUNDARY
- EXISTING CURB
- PROPOSED CURB
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED SIGN
- PROPOSED SETBACK
- EXISTING FENCELINE
- PROPOSED FENCELINE
- 100'-YR WATER SURFACE ELEV.
- BASEIN BOTTOM
- PROPOSED RETAINING WALL

**GRAPHIC SCALE**  
1 INCH = 80 FEET

EDINBURG ROAD (AKA COUNTY ROUTE No. 535) (AKA OLD TRENTON ROAD) (AKA MERCERVILLE-EDINBURG ROAD) (VARIABLE WIDTH R.O.W.)

PROPOSED STRIPING IMPROVEMENTS TO CREATE A SHOULDER, CENTER TURN LANE AND THROUGH LANES SUBJECT TO THE APPROVAL OF MERCER COUNTY

NOTE: BUILDING PERIMETER FRONTAGE ALONG ROADWAYS IS 7,600 FT. THE TOTAL BUILDING PERIMETER IS 18,150 FT. RESULTING IN 4.2% OF THE BUILDING PERIMETER BEING FRONTAGE.

PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION  
BLOCK 28, LOTS 15 & 21  
HERITAGE AT WEST WINDSOR  
OVERALL GEOMETRY, SIGNAGE & STRIPEAGE PLAN

TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

William J. Parkhill II, P.E.  
PROFESSIONAL ENGINEER  
No. 04-00000000000000000000

DATE: 03/05/20  
PROJECT No.: APP-184  
DRAWING NAME: 03-LAYOUT.dwg  
DATE: 03/05/20  
COUNTY REVIEW: MWW  
DRAWN BY: CHECKED BY:  
REVISIONS: DATE: DRAWN BY: CHECKED BY:

Sheet Number  
4 OF 37

3. Subdivision Prentice Lane Single Family Residential Development Princeton  
MC #20-301 Snowden Lane &  
Van Dyke Road  
Block 4502, Lot 5

Development of seven (7) residential properties that will be accessed by an approximately 900-foot long driveway with a cul-de-sac that intersects with Snowden Lane.

Prentice Lane Single-Family -Subdivision - File # 20-301  
Residential Development  
Snowden Lane  
Princeton  
Block 4502 Lot 5



Prentice Lane  
Residential Development



July 2020

1 inch = 600 feet





KEY MAP  
PORTION OF USGS QUADRANGLE MAP  
LOCATION: PRINCETON  
1" = 1000'

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED APRIL 10, 2020 MEET THE MINIMUM SURVEYING DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLES WITH THE MAP FLING LAW AND THAT THE OUTLINE CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

FRANK J. BARLAWSKI  
LICENSED PROFESSIONAL LAND SURVEYOR  
NJ LICENSE NUMBER: 246503973500

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT CONFORMS WITH THE PROVISIONS OF THE MAP FLING LAW, RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

MUNICIPAL ENGINEER DATE

THIS IS TO CERTIFY THAT THE PLANNING BOARD IS THE PROPER AUTHORITY AND HAS APPROVED THIS MAP AND THAT THE MAP APPLIES WITH ALL PROVISIONS OF P.L. 462-24 KNOWN AS THE "MAP FLING LAW". THIS PLAN MUST BE FILED IN THE OFFICE OF THE COUNTY CLERK OF MERCER COUNTY ON OR BEFORE WHICH DATE IS NINETY FIVE (95) DAYS FROM THE DATE UPON WHICH THE PLAN WAS SIGNED.

MUNICIPAL CLERK DATE

APPROVED BY THE PLANNING BOARD OF PRINCETON, MERCER COUNTY, NEW JERSEY AS A MAJOR SUBDIVISION.

BOARD CHAIRMAN DATE

BOARD SECRETARY DATE

MUNICIPAL CLERK DATE

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT AS PROVIDED IN THE "MUNICIPAL LAND USE LAW" P.L. 1975 C.291 (C.46:250-1 ET SEQ.) OR LOCAL ORDINANCE.

I HEREBY CERTIFY TO BE THE OWNERS OF THE LANDS AS DESCRIBED ON THIS PLAN, AND DO HEREBY CONSENT TO THE FILING THEREOF WITH THE APPROPRIATE REGULATORY AGENCIES.

LANDMARK AT PRINCETON, LLC  
BY: JOEL SCHWARTZ, PRINCIPAL  
DATE

SHOWN TO AND SUBSCRIBED BEFORE ME THIS DAY OF MY COMMISSION EXPIRES

NOTARY PUBLIC OF NEW JERSEY

APPLICANT/OWNER  
LOT 5, BLOCK 4502  
LANDMARK AT PRINCETON, LLC  
BY: JOEL SCHWARTZ, PRINCIPAL  
1200 SUNSHINE DRIVE  
HADDONFIELD, NJ 08032

PROPOSED R.O.W./LOT LINE CURVE TABLE

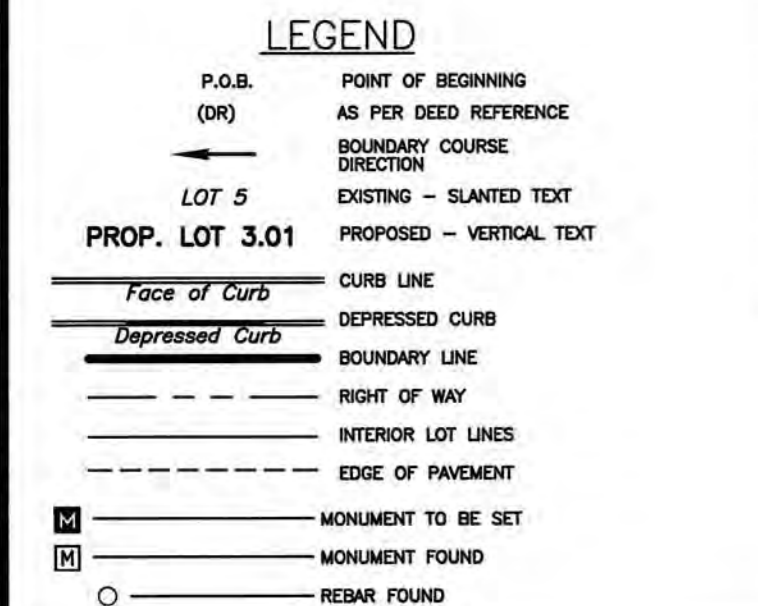
Curve #	Radius	Length	Delta	CH. BRG.	CH. DIST.
C1	661.00'	74.76'	08°28'27"	N75°19'54"W	74.72'
C2	512.00'	48.69'	05°26'55"	S71°56'28"E	48.67'
C3	25.00'	38.01'	87°07'20"	S22°39'21"E	34.46'
C4	25.00'	39.27'	90°00'00"	S62°54'19"W	35.36'
C5	662.27'	211.07'	18°15'37"	N87°41'45"W	210.18'
C6	475.00'	36.63'	04°25'06"	S76°52'29"E	36.62'
C7	275.00'	281.77'	58°42'24"	S49°43'50"E	269.61'
C8	25.00'	35.52'	81°24'23"	S61°04'49"E	32.61'
C9	62.00'	201.38'	186°05'51"	S08°44'05"E	123.82'
C10	62.00'	81.49'	75°18'32"	S58°01'54"E	75.75'
C11	225.00'	230.54'	58°42'24"	S49°43'50"E	220.59'
C12	525.00'	40.49'	04°25'06"	S76°52'29"E	40.48'
C13	562.00'	53.44'	05°26'55"	S71°56'28"E	53.42'
C14	25.00'	40.53'	92°52'40"	N64°20'39"E	36.23'

PROPOSED R.O.W./LOT LINE CURVE TABLE

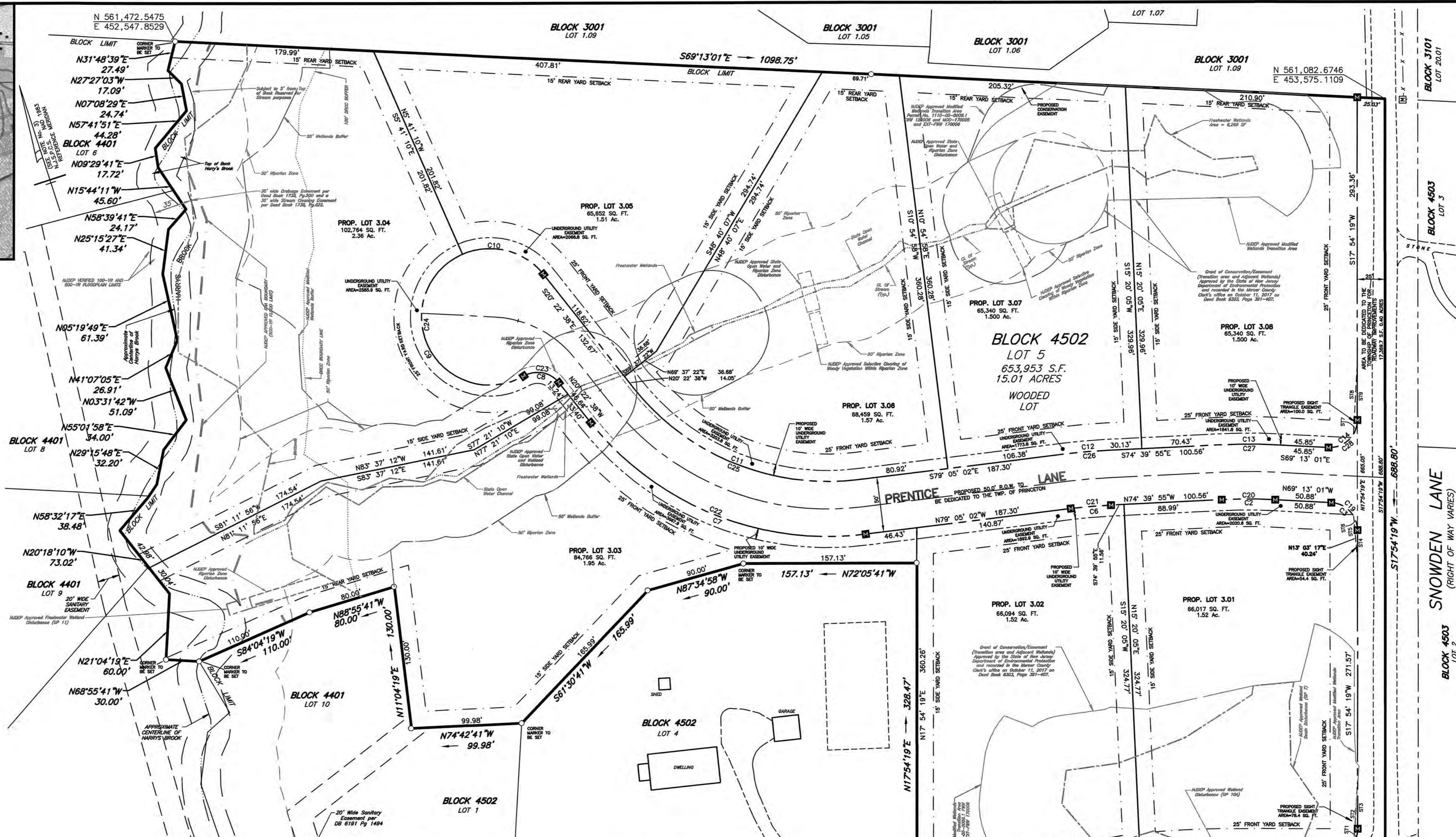
Curve #	Radius	Length	Delta	CH. BRG.	CH. DIST.
C18	25.00'	39.27'	90°00'00"	N82°54'19"E	35.36'
C19	25.00'	38.01'	87°07'20"	N25°39'21"W	34.46'
C20	512.00'	48.69'	05°26'55"	N71°56'28"W	48.67'
C21	475.00'	36.63'	04°25'06"	N76°52'29"W	36.62'
C22	275.00'	281.77'	58°42'24"	N49°43'50"W	269.61'
C23	25.00'	35.52'	81°24'23"	N61°04'49"W	32.61'
C24	62.00'	201.38'	186°05'51"	N08°44'05"W	123.82'
C25	225.00'	230.54'	58°42'24"	S49°43'50"E	220.59'
C26	525.00'	40.49'	04°25'06"	S76°52'29"E	40.48'
C27	562.00'	53.44'	05°26'55"	S71°56'28"E	53.42'
C28	25.00'	40.53'	92°52'40"	N64°20'39"E	36.23'

PROPOSED SIGHT TRIANGLE EASEMENT LINE & CURVE TABLE

Curve #	Radius	Length	Delta	CH. BRG.	CH. DIST.
ST1	25.00'	12.83'	29°23'43"	S32°36'11"W	12.89'
ST2				N102°09'26"E	56.74'
ST3				S17°54'19"W	44.38'
ST4				S17°54'19"W	27.51'
ST5				N17°03'17"E	40.24'
ST6	25.00'	13.20'	30°14'36"	S02°48'59"W	13.04'
ST7	25.00'	13.50'	30°56'42"	S32°42'27"W	13.34'
ST8				N12°04'34"E	61.33'
ST9				S17°54'19"W	51.38'



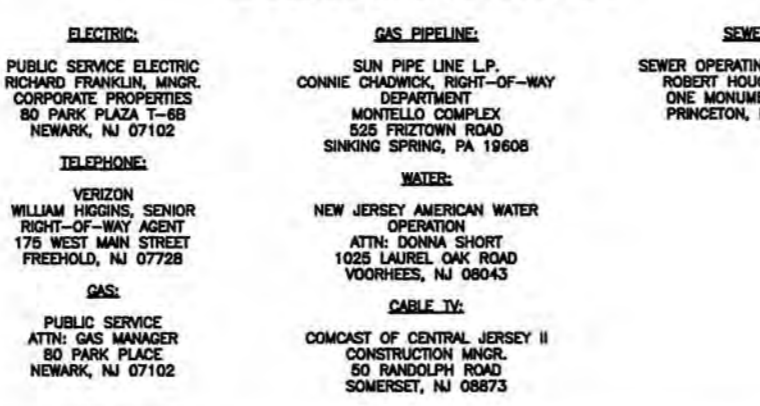
Plotted: 5/21/2020 10:38 AM, By: Frank Barlawski



PROPERTY OWNERS WITHIN 200' AS OF APRIL 08, 2020 PRINCETON

BLOCK	LOT	PROPERTY LOCATION	OWNER NAME	ADDRESS
3101	201	HERNSTOWN ROAD	GIBBEL, LINDA	400 WITHERSPON STREET PRINCETON, NJ 08540
201	578	SNOWDEN LANE	GOLDEN ANDREW & CAROL L.	578 SNOWDEN LANE PRINCETON, NJ 08540
4401	7	63 ALL SAINTS ROAD	YUAN GANG & YALIAN FAN	63 ALL SAINTS ROAD PRINCETON, NJ 08540
8	57	ALL SAINTS ROAD	MAZZEO ANTHONY F. & JANICE JUST-MAZZ	57 ALL SAINTS ROAD PRINCETON, NJ 08540
9	41	ALL SAINTS ROAD	BOYACK STEPHEN W. & HAMILTON BARBARA	33 ALL SAINTS ROAD PRINCETON, NJ 08540
10	23	ALL SAINTS ROAD	HOUCK ANDREW A. & SHIRAZ PARIK	23 ALL SAINTS ROAD PRINCETON, NJ 08540
4501	3	40 VAN DYKE ROAD	CHAI TSU-KAI & VIDA CHU	40 VAN DYKE ROAD PRINCETON, NJ 08540
401	3	13 VAN DYKE ROAD	MOSES JOHN & MARY KATHRYN	13 VAN DYKE ROAD PRINCETON, NJ 08540
503	503	456 SNOWDEN LANE	YE HUI	456 SNOWDEN LANE PRINCETON, NJ 08540
4502	1	63 VAN DYKE ROAD	DASH-YSKY ROGER & MATAWA	63 VAN DYKE ROAD PRINCETON, NJ 08540
4	41	VAN DYKE ROAD	GUTOWSKI W THOMAS & JANICE K	41 VAN DYKE ROAD PRINCETON, NJ 08540
4503	1	SNOWDEN LANE	TOWNSHIP OF PRINCETON	400 WITHERSPON STREET PRINCETON, NJ 08540
2	521	SNOWDEN LANE	TOWNSHIP OF PRINCETON	400 WITHERSPON STREET PRINCETON, NJ 08540
3	551	SNOWDEN LANE	WONG SCOTT & PORTIA	525 SNOWDEN LANE PRINCETON, NJ 08540
3001	104	8 WINDY TOP COURT	WINDY TOP AT PRINCETON LLC	363 RENDOVER DRIVE PRINCETON, NJ 08540
1005	7	WINDY TOP COURT	WINDY TOP AT PRINCETON LLC	363 RENDOVER DRIVE PRINCETON, NJ 08540
1006	5	WINDY TOP COURT	WINDY TOP AT PRINCETON LLC	363 RENDOVER DRIVE PRINCETON, NJ 08540
1007	3	WINDY TOP COURT	WINDY TOP AT PRINCETON LLC	363 RENDOVER DRIVE PRINCETON, NJ 08540
1008	1	WINDY TOP COURT	WINDY TOP AT PRINCETON LLC	363 RENDOVER DRIVE PRINCETON, NJ 08540
1009	WINDY TOP COURT	PRINCETON		400 WITHERSPON STREET PRINCETON, NJ 08540

UTILITY CONTACTS



MAP REFERENCES

- 1. "BOUNDARY & TOPOGRAPHIC SURVEY 522 SNOWDEN LANE TAX LOT 5 BLOCK 4502 (LANDMARK AT PRINCETON, LLC) SITUATED IN PRINCETON TOWNSHIP, MERCER COUNTY, NEW JERSEY," DATED MARCH 30, 2012, LAST REVISED NOVEMBER 8, 2012 AND PREPARED BY VAN NOTE-HARVEY ASSOCIATED, P.C. WITH SUPPLEMENTAL INFORMATION BASED UPON THE NJDEP APPROVED PLAN ENTITLED "PLAN SHOWING PROPOSED EXTENSION/MODIFICATION OF FRESHWATER WETLANDS APPROVALS FOR LANDMARK AT PRINCETON" DATED 10/15/2017, LAST REVISED 1/9/18 AND PREPARED BY VAN NOTE-HARVEY ASSOCIATED, P.C.
- 2. THE ENVIRONMENTAL CONSTRAINTS AND PERMITS LISTED HEREIN ARE BASED UPON THE NJDEP APPROVED PLAN ENTITLED, "N.J.A.C. 7:7A & 7:13 PERMIT PLAN OF BLOCK 4502, LOTS 1 AND 5, PREPARED FOR LANDMARK AT PRINCETON, LLC, SITUATED IN PRINCETON TOWNSHIP, MERCER COUNTY, NEW JERSEY," DATED MARCH 30, 2012, LAST REVISED NOVEMBER 8, 2012 AND PREPARED BY VAN NOTE-HARVEY ASSOCIATED, P.C. WITH SUPPLEMENTAL INFORMATION BASED UPON THE NJDEP APPROVED PLAN ENTITLED "PLAN SHOWING PROPOSED EXTENSION/MODIFICATION OF FRESHWATER WETLANDS APPROVALS FOR LANDMARK AT PRINCETON" DATED 10/15/2017, LAST REVISED 1/9/18 AND PREPARED BY VAN NOTE-HARVEY ASSOCIATED, P.C.
- 3. FLOOD HAZARD AREA BOUNDARY SHOWN HEREIN IS BASED UPON THE NJDEP APPROVED PLAN ENTITLED, "FLOOD HAZARD AREA VERIFICATION AND PROFILE, HARRY'S BROOK TRIBUTARY OF BLOCK 4502, LOTS 1 & 5, PREPARED FOR LANDMARK AT PRINCETON, LLC, SITUATED IN PRINCETON TOWNSHIP, MERCER COUNTY, NEW JERSEY," DATED MARCH 30, 2012 AND PREPARED BY VAN NOTE-HARVEY ASSOCIATED, P.C.

- GENERAL NOTES:
1. THE SUBJECT PROPERTY BEING IN KNOWN AS LOT 5 BLOCK 4502 AS SHOWN ON THE CURRENT TAX MAP OF PRINCETON, MERCER COUNTY, NEW JERSEY, SHEET No.45.
  2. EXISTING LOT AND BLOCK NUMBERS ALONG WITH THE ROAD NAMES SHOWN HEREIN ARE AS SHOWN ON THE CURRENT TAX ASSESSMENT MAPS OF PRINCETON, MERCER COUNTY, NEW JERSEY, SHEET No. 45.
  3. HORIZONTAL DATUM - NAD 1983 ALONG WITH BOUNDARY INFORMATION FOR LOT 5 BLOCK 4502 IS BASED ON A SURVEY ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY 522 SNOWDEN LANE TAX LOT 5 BLOCK 4502 (LANDMARK AT PRINCETON, LLC) SITUATED IN PRINCETON TOWNSHIP, MERCER COUNTY, NEW JERSEY," PREPARED BY MATRIX NEW WORLD ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE, P.C., DATED APRIL 10, 2020.
  4. NOT ALL EXISTING CONDITIONS ARE SHOWN. THE EXISTING CONDITIONS THAT ARE SHOWN HEREIN WAS BASED ON THE SURVEY REFERRED TO IN NOTE NO. 3 ABOVE.
  5. MATRIX NEW WORLD ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE, P.C. MAKES NO GUARANTEES THAT ALL UNDERGROUND UTILITIES ARE SHOWN HEREIN AND THAT THE EXACT LOCATIONS OF ANY UNDERGROUND UTILITIES INDICATED ON THIS PLAN ARE APPROXIMATE. ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO DESIGN, EXCAVATION OR CONSTRUCTION.
  6. THE SUBJECT PROPERTY IS LOCATED WITHIN THE RESIDENTIAL ZONE DISTRICT (R-2) AS SHOWN IN THE PRINCETON TOWNSHIP MAP AND MUNICIPAL ZONING, DATED MARCH 15, 2012. FOR PROPOSED SITE PLAN INFORMATION PREPARED FOR THE SUBJECT PROPERTY REFER TO PLANS ENTITLED "AMENDED PRELIMINARY MAJOR SUBDIVISION AND SITE PLAN AND FINAL MAJOR SUBDIVISION AND SITE PLAN PRENTICE LANE SINGLE-FAMILY RESIDENTIAL DEVELOPMENT BLOCK 4502, LOT 5 PRINCETON TOWNSHIP, MERCER COUNTY, NEW JERSEY," PREPARED BY MATRIX NEW WORLD ENGINEERING, INC., DATED APRIL 10, 2020 AS REVISED.
  7. SUBJECT TO THE RIGHTS AND RESTRICTIONS OF ALL EASEMENTS BEING WITHIN AND/OR CROSSING THE SURVEYED BOUNDS AS SHOWN.
  8. SUBJECT TO ROAD RIGHT-OF-WAY, ALL EASEMENTS, ORDINANCES, COVENANTS AGREEMENTS AND/OR RESTRICTIONS OF RECORD.
  9. SUBJECT TO SUB-SURFACE CONDITIONS AND/OR ENCROACHMENTS, IF ANY.
  10. SUBJECT TO THE RIGHTS OF UTILITY COMPANIES, IF ANY.
  11. THE TOTAL NUMBER OF LOTS PROPOSED FOR THIS SUBDIVISION IS EIGHT (8).
  12. THE PROPOSED LOT NUMBERS SHOWN HEREIN, ALONG WITH PRENTICE LANE HAVE NOT BEEN ASSIGNED BY THE PRINCETON TAX ASSESSOR.

DESIGNED BY: JOYFB  
REVIEWED BY: [Signature]  
RELEASED BY: [Signature]  
DATE: 5-21-2020

FRANK J. BARLAWSKI, P.L.S.  
NEW JERSEY PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 246503973500

MATRIX NEW WORLD  
Engineering Progress  
Matrix New World Engineering, Land Surveying  
and Landscape Architecture, P.C.  
442 State Route 35, Second Floor  
Edison, New Jersey 07724  
Tel: 732-588-2699  
Fax: 973-240-1818  
www.matrixnewworld.com  
WBE / DBE

NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 246503973500

MAJOR SUBDIVISION PLAT  
PRENTICE LANE  
SINGLE FAMILY RESIDENTIAL DEVELOPMENT  
TAX LOT 5, BLOCK 4502  
SITUATED IN PRINCETON, MERCER COUNTY, NEW JERSEY

PROJECT NUMBER: D141-102  
DATE: April 14, 2020  
SCALE: 1" = 50'

SHEET 1 OF 1

4. Site Plan      Prentice Lane Single Family Residential Development      Princeton  
MC #20-302      Snowden Lane &  
Van Dyke Road  
Block 4502, Lot 5

Development of seven (7) residential properties. The project also proposes the extension of the existing bike path along Van Dyke Road that will run across the entire site frontage along Snowden Lane.

Prentice Lane Single-Family -Site Plan - File # 20-302  
Residential Development  
Snowden Lane  
Princeton  
Block 4502 Lot 5

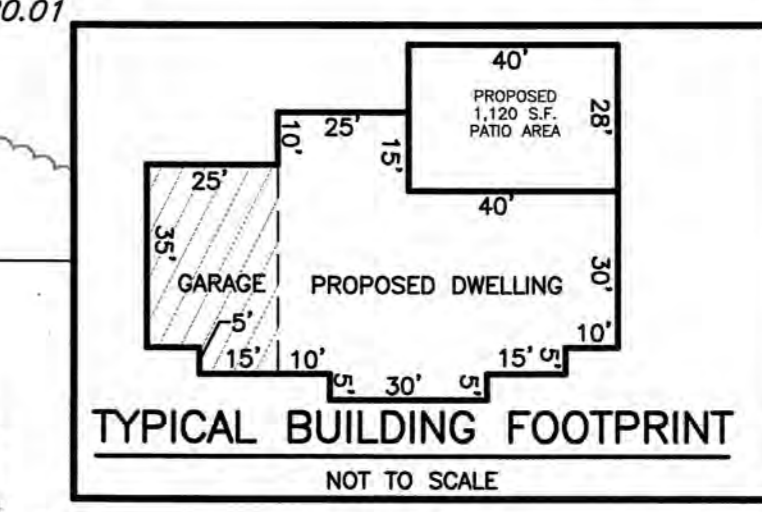
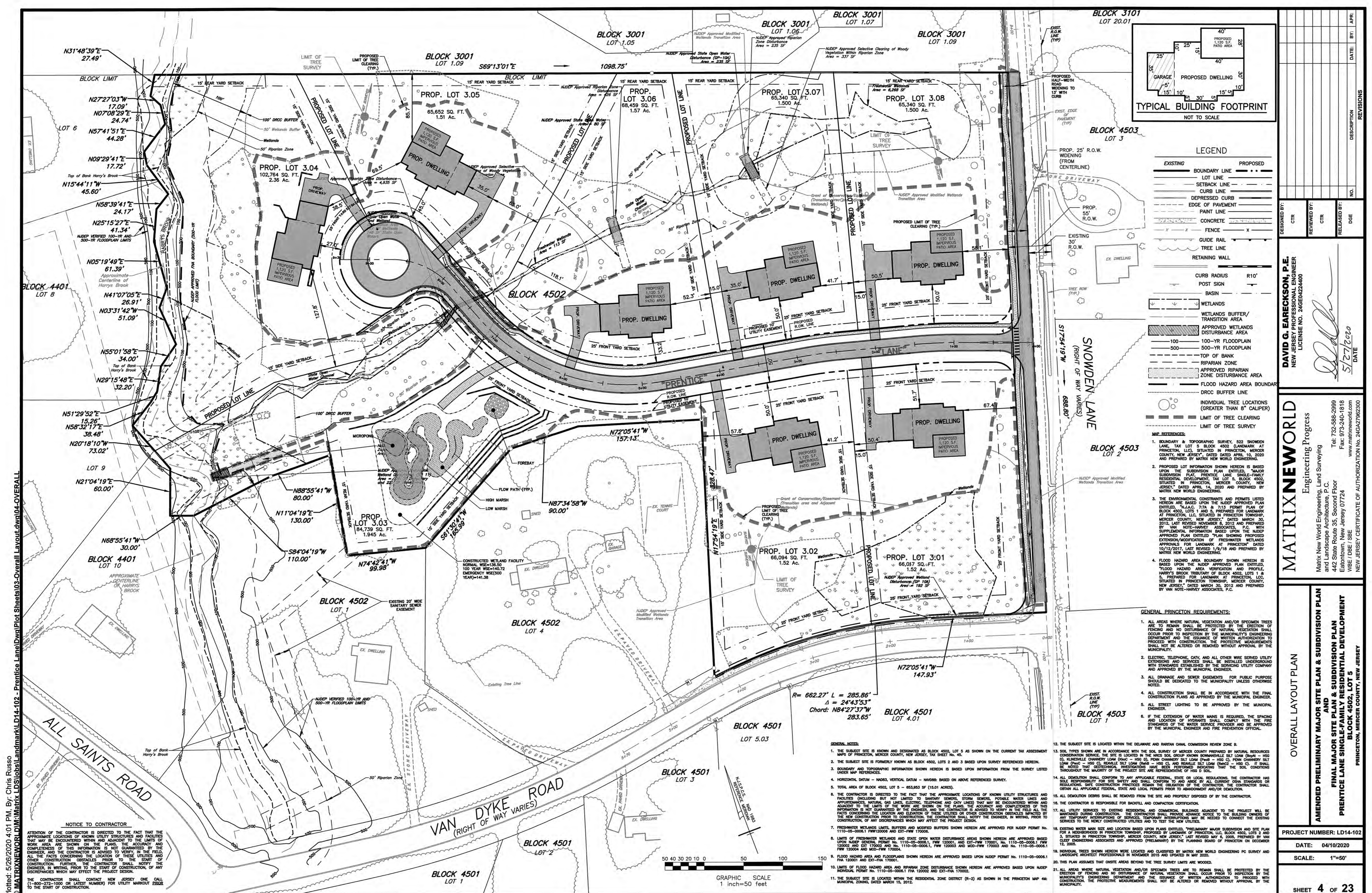


Prentice Lane  
Residential Development



July 2020

1 inch = 600 feet



**LEGEND**

EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
LOT LINE	LOT LINE
SETBACK LINE	SETBACK LINE
CURB LINE	CURB LINE
DEPRESSED CURB	DEPRESSED CURB
EDGE OF PAVEMENT	EDGE OF PAVEMENT
PAINT LINE	PAINT LINE
CONCRETE	CONCRETE
FENCE	FENCE
GUIDE RAIL	GUIDE RAIL
TREE LINE	TREE LINE
RETAINING WALL	RETAINING WALL
CURB RADIUS R10'	CURB RADIUS R10'
POST SIGN	POST SIGN
WETLANDS	WETLANDS
WETLANDS BUFFER/TRANSITION AREA	WETLANDS BUFFER/TRANSITION AREA
APPROVED WETLANDS DISTURBANCE AREA	APPROVED WETLANDS DISTURBANCE AREA
100	100-YR FLOODPLAIN
500	500-YR FLOODPLAIN
TOP OF BANK	TOP OF BANK
RIPIARIAN ZONE	RIPIARIAN ZONE
APPROVED RIPIARIAN ZONE DISTURBANCE AREA	APPROVED RIPIARIAN ZONE DISTURBANCE AREA
FLOOD HAZARD AREA BOUNDARY	FLOOD HAZARD AREA BOUNDARY
DRCC BUFFER LINE	DRCC BUFFER LINE
INDIVIDUAL TREE LOCATIONS (GREATER THAN 8" CALIPER)	INDIVIDUAL TREE LOCATIONS (GREATER THAN 8" CALIPER)
LIMIT OF TREE CLEARING	LIMIT OF TREE CLEARING

- MAP REFERENCES:**
- BOUNDARY & TOPOGRAPHIC SURVEY, 522 SNOWDEN LANE, TAX LOT 5 BLOCK 4502 (LANDMARK AT PRINCETON, NJ, SITUATED IN PRINCETON, MERCER COUNTY, NEW JERSEY, DATED APRIL 10, 2020 AND PREPARED BY MATRIX NEW WORLD ENGINEERING.
  - PROPOSED LOT INFORMATION SHOWN HEREON IS BASED UPON THE SUBDIVISION PLAN ENTITLED, "MAJOR SUBDIVISION PLAN, PRENTICE LANE, SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, TAX LOT 5, BLOCK 4502, SITUATED IN PRINCETON, MERCER COUNTY, NEW JERSEY," DATED APRIL 14, 2020 AND PREPARED BY MATRIX NEW WORLD ENGINEERING.
  - THE ENVIRONMENTAL CONSTRAINTS AND PERMITS LISTED HEREON ARE BASED UPON THE NUDEP APPROVED PLAN ENTITLED, "LAJAC 177A & 177B PERMIT PLAN OF BLOCK 4502, LOTS 1 AND 2 PREPARED FOR LANDMARK AT PRINCETON, LLC, SITUATED IN PRINCETON TOWNSHIP, MERCER COUNTY, NEW JERSEY, DATED MARCH 30, 2012, LAST REVISED NOVEMBER 6, 2012 AND PREPARED BY VAN NESTER ASSOCIATES, INC. WITH SUPPLEMENTAL INFORMATION BASED UPON THE NUDEP APPROVED PLAN ENTITLED "PLAN SHOWING PROPOSED EXTENSION/MODIFICATION OF FRESHWATER WETLANDS APPROVALS FOR LANDMARK AT PRINCETON" DATED 10/12/2017, LAST REVISED 1/1/18 AND PREPARED BY MATRIX NEW WORLD ENGINEERING.
  - FLOOD HAZARD AREA BOUNDARY SHOWN HEREON IS BASED UPON THE NUDEP APPROVED PLAN ENTITLED, "FLOOD HAZARD AREA VERIFICATION AND PROFILE, HARRIS BROOK, SUBDIVISION OF BLOCK 4502, LOTS 1 & 2, PREPARED FOR LANDMARK AT PRINCETON, LLC, SITUATED IN PRINCETON TOWNSHIP, MERCER COUNTY, NEW JERSEY, DATED MARCH 30, 2012 AND PREPARED BY VAN NESTER ASSOCIATES, INC.

- GENERAL PRINCETON REQUIREMENTS:**
- ALL AREAS WHERE NATURAL VEGETATION AND/OR SPECIMEN TREES ARE TO REMAIN SHALL BE PROTECTED BY THE ERECTION OF FENCING AND NO DISTURBANCE OF NATURAL VEGETATION SHALL OCCUR PRIOR TO INSPECTION BY THE MUNICIPALITY'S ENGINEERING DEPARTMENT AND THE ISSUANCE OF WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION. THE PROTECTIVE MEASUREMENTS SHALL NOT BE ALTERED OR REMOVED WITHOUT APPROVAL BY THE MUNICIPALITY.
  - ELECTRIC, TELEPHONE, CABLE, AND ALL OTHER WIRE SERVED UTILITY EXTENSIONS AND SERVICES SHALL BE INSTALLED UNDERGROUND WITH STANDARDS ESTABLISHED BY THE SERVING UTILITY COMPANY AND APPROVED BY THE MUNICIPAL ENGINEER.
  - ALL DRAINAGE AND SEWER EASEMENTS FOR PUBLIC PURPOSES SHOULD BE DEDICATED TO THE MUNICIPALITY UNLESS OTHERWISE NOTED.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FINAL CONSTRUCTION PLANS AS APPROVED BY THE MUNICIPAL ENGINEER.
  - ALL STREET LIGHTING TO BE APPROVED BY THE MUNICIPAL ENGINEER.
  - IF THE EXTENSION OF WATER MAINS IS REQUIRED, THE SPACING AND LOCATION OF HYDRANTS SHALL COMPLY WITH THE FIRE STANDARDS OF THE WATER SERVICE PROVIDER AND BE APPROVED BY THE MUNICIPAL ENGINEER AND FIRE PREVENTION OFFICIAL.

- GENERAL NOTES:**
- THE SUBJECT SITE IS KNOWN AND DESIGNATED AS BLOCK 4502, LOT 5 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAPS OF PRINCETON, MERCER COUNTY, NEW JERSEY, TAX SHEET NO. 45.
  - THE SUBJECT SITE IS FORMERLY KNOWN AS BLOCK 4502, LOTS 2 AND 3 BASED UPON SURVEY REFERENCED HEREON.
  - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON INFORMATION FROM THE SURVEY LISTED UNDER MAP REFERENCES.
  - HORIZONTAL DATUM - NAD83; VERTICAL DATUM - NAVD83; BASED ON ABOVE REFERENCED SURVEY.
  - TOTAL AREA OF BLOCK 4502, LOT 5 - 653,883 SF (15.01 ACRES).
  - THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES (INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM SEWERS, POTABLE WATER LINES AND APPLICABLE NATURAL GAS LINES, ELECTRIC, TELEPHONE AND CABLE LINES) THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION OF THESE UTILITIES AND CONSTRUCTION OBSTACLES IMPACTED BY THE NEW CONSTRUCTION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN.
  - FRESHWATER WETLANDS LIMITS, BUFFERS AND MODIFIED BUFFERS SHOWN HEREON ARE APPROVED PER NUDEP PERMIT NO. 1110-05-0006.1 FFW 12000 AND EXT-FWA 17000A.
  - LIMITS OF FRESHWATER WETLANDS AND STATE OPEN WATER DISTURBANCE AREAS SHOWN HEREON ARE APPROVED BASED UPON NUDEP PERMIT NO. 1110-05-0006.1 FFW 12000 AND EXT-FWA 17000A.
  - FLOOD HAZARD AREA AND FLOODPLAINS SHOWN HEREON ARE APPROVED BASED UPON NUDEP PERMIT NO. 1110-05-0006.1 FFW 12000 AND EXT-FWA 17000A.
  - LIMITS OF FLOOD HAZARD AREA AND RIPIARIAN ZONE DISTURBANCE SHOWN HEREON ARE APPROVED BASED UPON NUDEP PERMIT NO. 1110-05-0006.1 FFW 12000 AND EXT-FWA 17000A.
  - THE SUBJECT SITE IS LOCATED WITHIN THE RESIDENTIAL ZONE DISTRICT (R-2) AS SHOWN IN THE PRINCETON MAP 446: MUNICIPAL ZONING, DATED MARCH 15, 2012.
  - THE SUBJECT SITE IS LOCATED WITHIN THE DELAWARE AND MARSH CANAL COMMISSION REVIEW ZONE B.
  - SOIL TYPES SHOWN ARE IN ACCORDANCE WITH THE SOIL SURVEY OF MERCER COUNTY PREPARED BY NATURAL RESOURCES CONSERVATION SERVICE. THE SITE IS LOCATED IN THE NRCS SOIL GROUP KNOWN BOWMANVILLE SILT LOAM (BwM - HSG LOAM, IDEALABLE CHAMBER LOAM (BwM - HSG O), PENN CHAMBER SILT LOAM (BwM - HSG O), PENN CHAMBER SILT LOAM (BwM - HSG O), BEARLE SILT LOAM (BwM - HSG O), AND BEARLE SILT LOAM (BwM - HSG O). IT SHALL BE NOTED THAT SOIL INVESTIGATIONS HAVE BEEN PERFORMED INDICATING THAT THE SOIL CONDITIONS THROUGHOUT THE MAJORITY OF THE PROJECT SITE ARE REPRESENTATIVE OF HSG O SOIL.
  - ALL DEMOLITION SHALL CONFORM TO ANY APPLICABLE FEDERAL, STATE OR LOCAL REGULATIONS. THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY AND SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPALITY AND ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPALITY AND ALL APPLICABLE AGENCIES.
  - ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE FINAL CONSTRUCTION PLANS AS APPROVED BY THE MUNICIPAL ENGINEER.
  - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPALITY AND ALL APPLICABLE AGENCIES.
  - ALL UTILITIES SERVICES TO EXISTING RESIDENTIAL AND COMMERCIAL BUILDINGS ADJACENT TO THE PROJECT WILL BE MAINTAINED THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ADVANCE NOTICE TO THE BUILDING OWNERS OF ALL TEMPORARY INTERRUPTIONS OF SERVICES. TEMPORARY INTERRUPTIONS WILL BE REQUIRED TO CONNECT THE EXISTING SERVICES TO THE NEWLY CONSTRUCTED UTILITIES AND TO TEST THE NEW UTILITIES.
  - EXISTING WATER MAIN SIZE AND LOCATION BASED UPON PLANS ENTITLED, "PRELIMINARY MAJOR SUBDIVISION AND SITE PLAN FOR A NEIGHBORHOOD IN PRINCETON TOWNSHIP, MERCER COUNTY, NEW JERSEY, DATED MAY 2008, PREPARED BY VAN NESTER ASSOCIATES AND APPROVED (PRELIMINARY) BY THE PLANNING BOARD OF PRINCETON ON DECEMBER 12, 2008.
  - INDIVIDUAL TREES SHOWN WERE LOCATED AND CLASSIFIED BY MATRIX NEW WORLD ENGINEERING PC SURVEY AND LANDMARK AT PRINCETON, LLC SURVEY IN NOVEMBER 2015 AND UPDATED IN MAY 2020.
  - THIS PLAN ASSUMES THAT ONSITE AREAS BEYOND THE TREE SURVEY LIMITS ARE WOODED.
  - ALL AREAS WHERE NATURAL VEGETATION AND/OR SPECIMEN TREES ARE TO REMAIN SHALL BE PROTECTED BY THE ERECTION OF FENCING AND NO DISTURBANCE OF NATURAL VEGETATION SHALL OCCUR PRIOR TO INSPECTION BY THE MUNICIPALITY'S ENGINEERING DEPARTMENT AND THE ISSUANCE OF WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION. THE PROTECTIVE MEASUREMENTS SHALL NOT BE ALTERED OR REMOVED WITHOUT APPROVAL BY THE MUNICIPALITY.

**NOTICE TO CONTRACTOR:**

ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF WORK AREA ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION OF THESE UTILITIES AND CONSTRUCTION OBSTACLES IMPACTED BY THE NEW CONSTRUCTION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN.

THE CONTRACTOR SHALL CONTACT NEW JERSEY ONE CALL (1-800-272-1000 OR LATEST NUMBER) FOR UTILITY MARKOUT BEFORE THE START OF CONSTRUCTION.

**MATRIX NEW WORLD**  
 Engineering Progress  
 Matrix New World Engineering, Land Surveying  
 and Landscape Architecture, P.C.  
 442 State Route 35, Second Floor  
 Easton, New Jersey 07824  
 WBE / DBE / SBE  
 Tel: 732-566-2999  
 Fax: 973-240-1616  
 www.matrixnewworld.com  
 NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24G0424400

DESIGNED BY: DAVID G. EARECKSON, P.E.  
 NEW JERSEY PROFESSIONAL ENGINEER  
 LICENSE NO. 24GE0424400

REVIEWED BY: [Signature]  
 DATE: 5/27/2020

RELEASED BY: [Signature]  
 DATE: 5/27/2020

REVISIONS

NO.	DESCRIPTION	DATE	BY	APP.

5. Site Plan  
MC #20-901

Hindu American Religious Center

Robbinsville Township  
112 North Main Street  
Block 14, Lot 69

Proposed development previously approved in MC #19-900 as Phase 7 on the main HARC campus is being relocated to this site. The existing site improvements will be demolished in two (2) phases and a new 146,420 (sf) GFA warehouse type building and site improvements will be constructed in two (2) phases on the 18.971 (ac) site to include 110 parking spaces for use by the building and overall campus.



Hindu American Religious Center - File # 20- 901  
112 North Main Street  
Robbinsville Twp.  
Block 14 Lot 69



East Windsor

Hindu American Religious Center

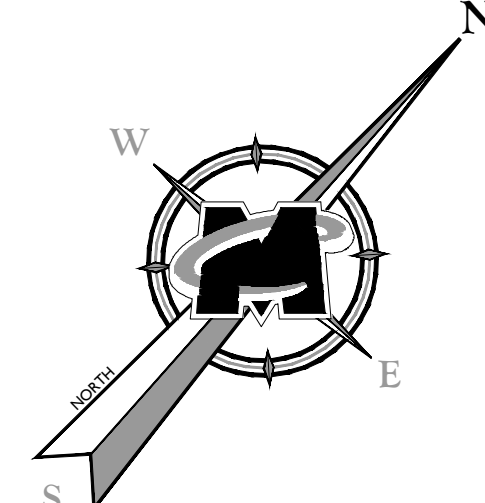
130

Robbinsville



July 2020

1 inch = 600 feet



**811** PROTECT YOURSELF  
 ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, CONTRACTORS, OR ANY PERSON PREPARING TO DIG THE EARTH'S SURFACE ANYWHERE IN ANY STATE  
 Know what's below.  
 Call before you dig.  
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

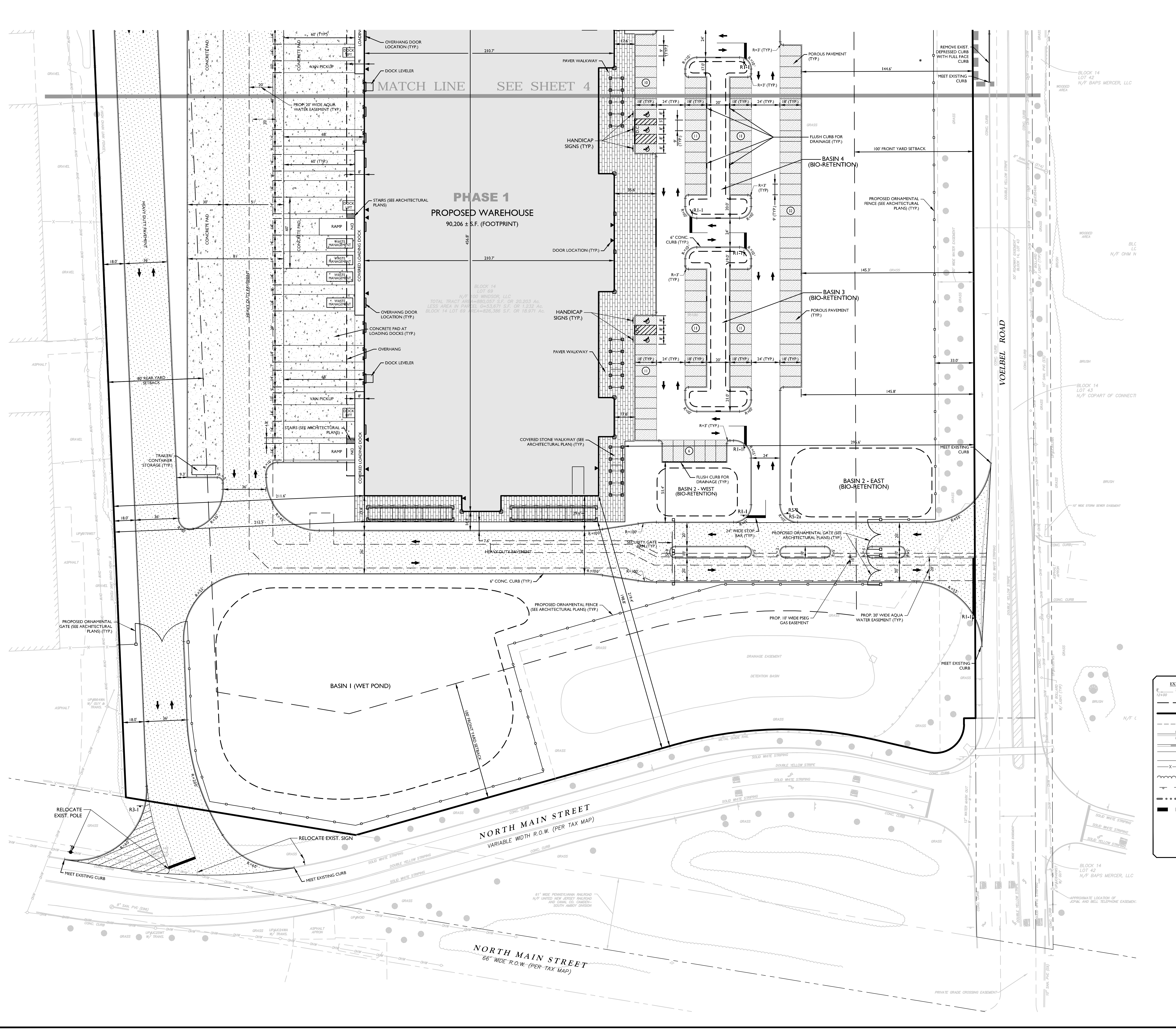
*Yusef Portnoy*  
**YOSEF PORTNOY**  
 NEW JERSEY PROFESSIONAL ENGINEER - LICENSE NUMBER: GE53383

**PRELIMINARY AND FINAL MAJOR SITE PLAN**  
 FOR  
**HINDU AMERICAN RELIGIOUS CENTER**  
 BLOCK 14, LOT 69  
 TOWNSHIP OF ROBBINSVILLE  
 MERCER COUNTY  
 NEW JERSEY

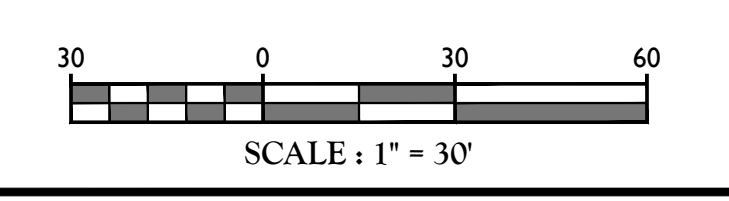
**RED BANK OFFICE**  
 Corporate Headquarters  
 311 Newman Springs Road  
 Suite 203  
 Red Bank, NJ 07701  
 Phone: 732.383.1950  
 Fax: 732.383.1984

SCALE AS SHOWN    DATE: 3/19/20    DRAWN BY: LPL/PC    CHECKED BY: YP  
 PROJECT NUMBER: 07001395H    DRAWING NAME: CLAYT

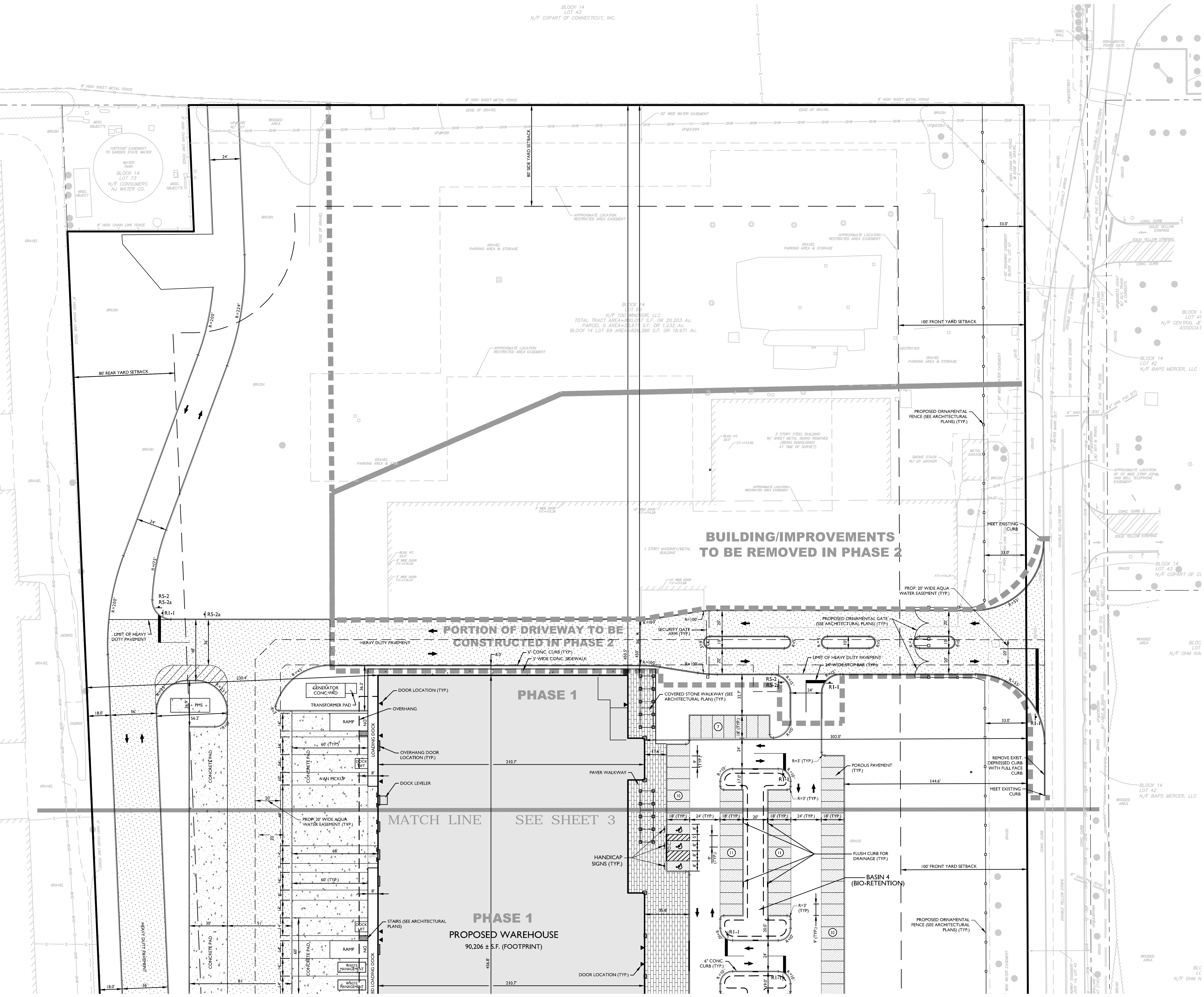
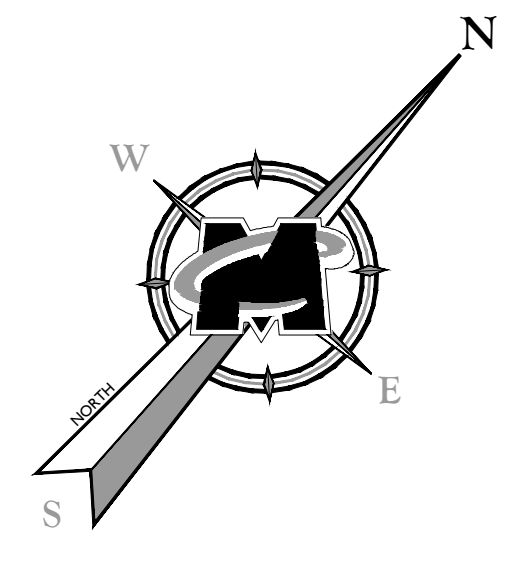
SHEET TITLE: **DIMENSION PLAN**  
 SHEET NUMBER: **3 of 24**



2025.03.19.14.30.42 4413114243



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



EXISTING	LEGEND	PROPOSED
—	TRaverse LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	—
—	RIGHT OF WAY LINE	—
—	PROPERTY LINE	—
—	EDGE OF PAVEMENT	—
—	CURB	—
—	DEPRESSED CURB	—
—	SIDEWALK	—
—	FENCES	—
—	TREELINE	—
—	ROADWAY SIGNS	—
—	WETLAND LINE	—
—	MUNICIPAL BOUNDARY LINE	—
—	STALL COUNT	—
—	ADA ACCESSIBLE STALL	—
—	DEPRESSED CURB AND ADA RAMP	—
—	DIRECTION OF TRAFFIC FLOW	—

PAVEMENT LEGEND	
—	STANDARD ASPHALT PAVEMENT
—	POROUS PAVEMENT
—	HEAVY DUTY ASPHALT PAVEMENT

REV.	DATE	DRAWN BY	DESCRIPTION

REV.	DATE	DRAWN BY	DESCRIPTION

*Yosef Portnoy*

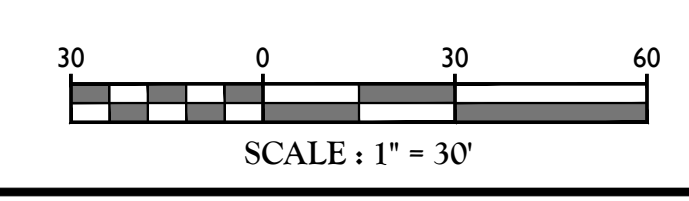
**YOSEF PORTNOY**  
 NEW JERSEY PROFESSIONAL ENGINEER - LICENSE NUMBER: GE33383

**PRELIMINARY AND FINAL MAJOR SITE PLAN**  
 FOR  
**HINDU AMERICAN RELIGIOUS CENTER**

BLOCK 14, LOT 69  
 TOWNSHIP OF ROBBINSVILLE  
 MERCER COUNTY  
 NEW JERSEY

**RED BANK OFFICE**  
 Corporate Headquarters  
 331 Newnam Springs Road  
 Suite 203  
 Red Bank, NJ 07071  
 Phone: 732.383.1950  
 Fax: 732.383.1984

SCALE AS SHOWN DATE: 3/19/20 DRAWN BY: LMC, PC CHECKED BY: YP  
 PROJECT NUMBER: 07001959H DRAWING NAME: CLAYT  
**DIMENSION PLAN**  
 SHEET NUMBER: 4 of 24



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

6. Site Plan  
MC #20-803

Madadi Retail Center

East Windsor Township &  
Hightstown Borough  
Route 33  
Block 53.05, Lots 99-103 E.W.  
Block 48, Lot 31 Hightstown

Construction of a 1-story 8,872 (sf) retail building with 45 parking spaces and underground stormwater facility on a 1.2 (ac) site.

Madadi Retail Center - File # 20-803  
Route 33  
East Windsor Twp./ Hightstown Borough  
East Windsor - Block 53.03 Lots 99-103  
Hightstown -Block 48 Lot 31

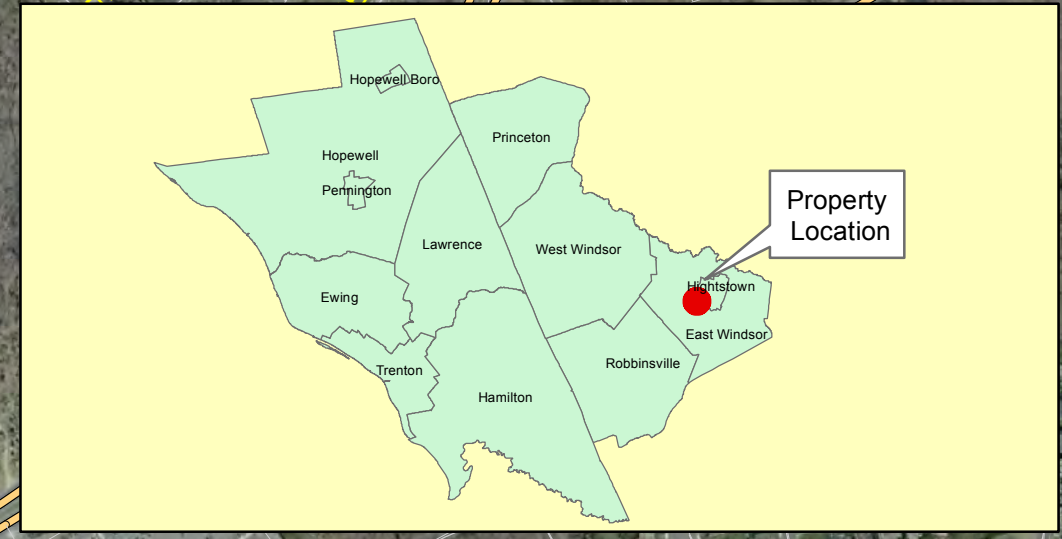


East Windsor

Hightstown

Madadi Retail Center

33



July 2020

1 inch = 600 feet

BLOCK 53.03  
LOT 96

LOT 97

LOT 26

EAST WINDSOR TOWNSHIP  
HIGHTSTOWN BOROUGH

LOT 30

BLOCK  
LOT 35

MERCER STREET

**N.J. STATE HWY. ROUTE 33**  
(Mercer Street) (50' WIDE)

LOT 19  
BLOCK 48

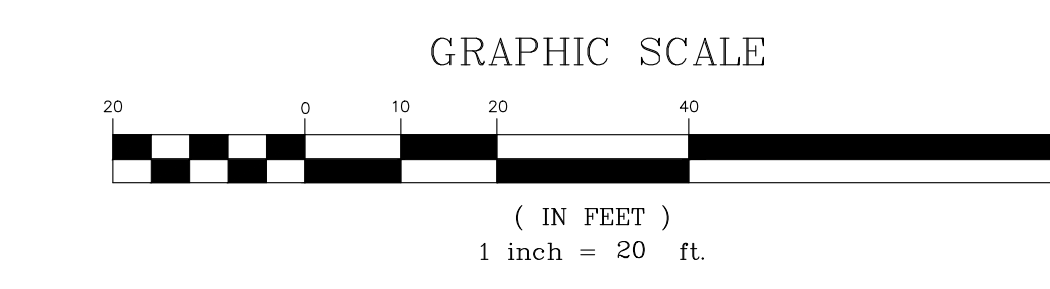
EAST WINDSOR TOWNSHIP  
HIGHTSTOWN BOROUGH

LOT 45  
BLOCK 61.01

2 STORY  
FRAME DWELLING  
(FIRE DAMAGED)

PROPOSED 1 STORY  
RETAIL BUILDING  
8872 S.F.  
FF=126.5

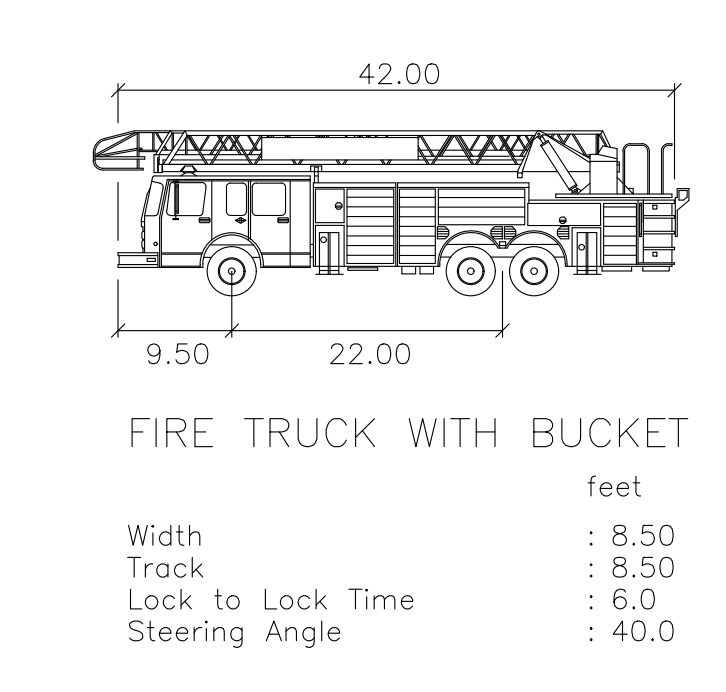
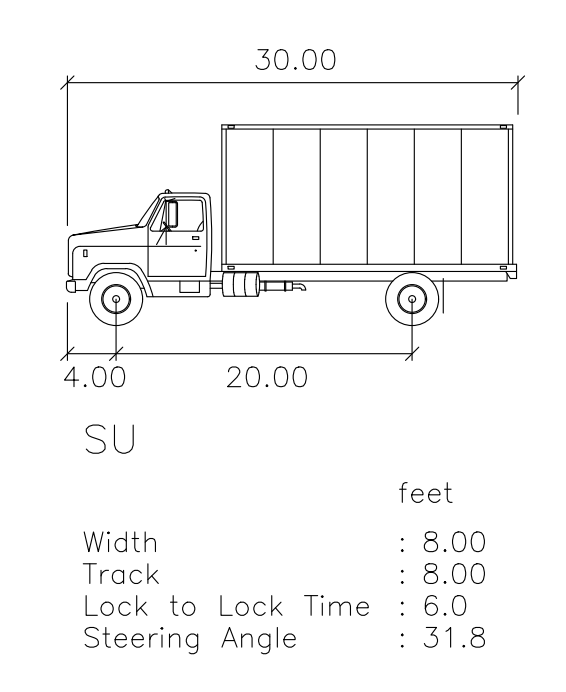
1 STORY BRICK &  
FRAME BUILDING  
JOE CANALS LIQUOR STORE



**SITE CONSTRAINTS NOTES:**

1. SITE CONTAINS NO WETLANDS OR BUFFER AREAS (LOI NJDEP FILE No. 1101-19-0001.1 DATED 7/3/19)
2. NO FLOOD PLAINS PER FEMA.
3. SOIL TYPE CU-CUT & FILL LAND STRATIFIED SUBSTRATUM FOR ENTIRE PROPERTY
4. WATER AND SEWER ARE AVAILABLE
5. NO STREAMS OR WATERWAYS IN THE VICINITY OF THE SITE
6. NO SLOPES GREATER THAN 15%.
7. NO HIGHLY ERODIBLE OR ACIDIC SOILS.
8. NO FORESTED AREAS.

EXISTING FEATURES		PROPOSED FEATURES	
EXIST. TREE LINE		PROP. TREE LINE	
EXIST. SANITARY MANHOLE		PROP. SURFACE FLOW DIRECTION	
EXIST. INLET		PROP. LIMIT OF DISTURBANCE	
EXIST. UTILITY POLE		PROP. INLET W/ SEDIMENT BARRIER	
EXIST. FIRE HYDRANT		PROP. SILT FENCE	
EXIST. SPOT ELEVATION		PROP. SPOT ELEVATION	
EXIST. WATER LINE		PROP. TOP CURB/OUTER GRADE	
EXIST. SANITARY SEWER		PROP. CONTOUR	
EXIST. STORM SEWER		PROP. SANITARY SEWER MANHOLE	
EXIST. CONTOUR		PROP. SANITARY SEWER	
EXIST. FENCE		PROP. STORM SEWER MANHOLE	
EX. TOP CURB/OUTER GRADE		PROP. STORM SEWER	
		PROP. FLARED END SECTION	
		PROP. WATER LINE	
		PROP. WATER VALVE	
		PROP. HYDRANT	
		PROP. UTILITY POLE	



NO.	REV. PER RESOLUTION COMPLIANCE	DATE	BY
1.	REV. PER RESOLUTION COMPLIANCE	4/29/20	SH

**CREST**  
Engineering Associates Inc.  
Civil & Environmental Engineers  
Professional Planners - Surveyors - Landscape Architects  
\* CERTIFICATE OF AUTHORIZATION NO. 240437580300 \*

100 RKE DRIVE  
MILLSTONE TOWNSHIP, N.J. 08535  
PH: 609-448-1500

12 ROBENS POINT  
AT RIVER STREET  
TOWNSHIP, N.J. 08753  
PH: 732-244-0006

**LORALI E. TOTTON**  
PROFESSIONAL ENGINEER NJ LIC. NO. 28662

DATE	SCALE	DRAWN	CHECKED
11/1/19	1"=20'	SH	

PRELIMINARY & FINAL SITE PLAN  
LOTS 99, 100,  
101, 102 & 103 in BLOCK 53.03  
(TAX MAP SHEET No. 14 )  
EAST WINDSOR TOWNSHIP-MERCER COUNTY, N.J.  
LOT 31 in BLOCK 48  
(TAX MAP SHEET No. 14 )  
BOROUGH OF HIGHTSTOWN-MERCER COUNTY, N.J.

**SITE PLAN**  
and  
ENVIRONMENTAL CONSTRAINTS  
SOIL EROSION AND SEDIMENT CONTROL PLAN

7. Site Plan  
MC #20-500

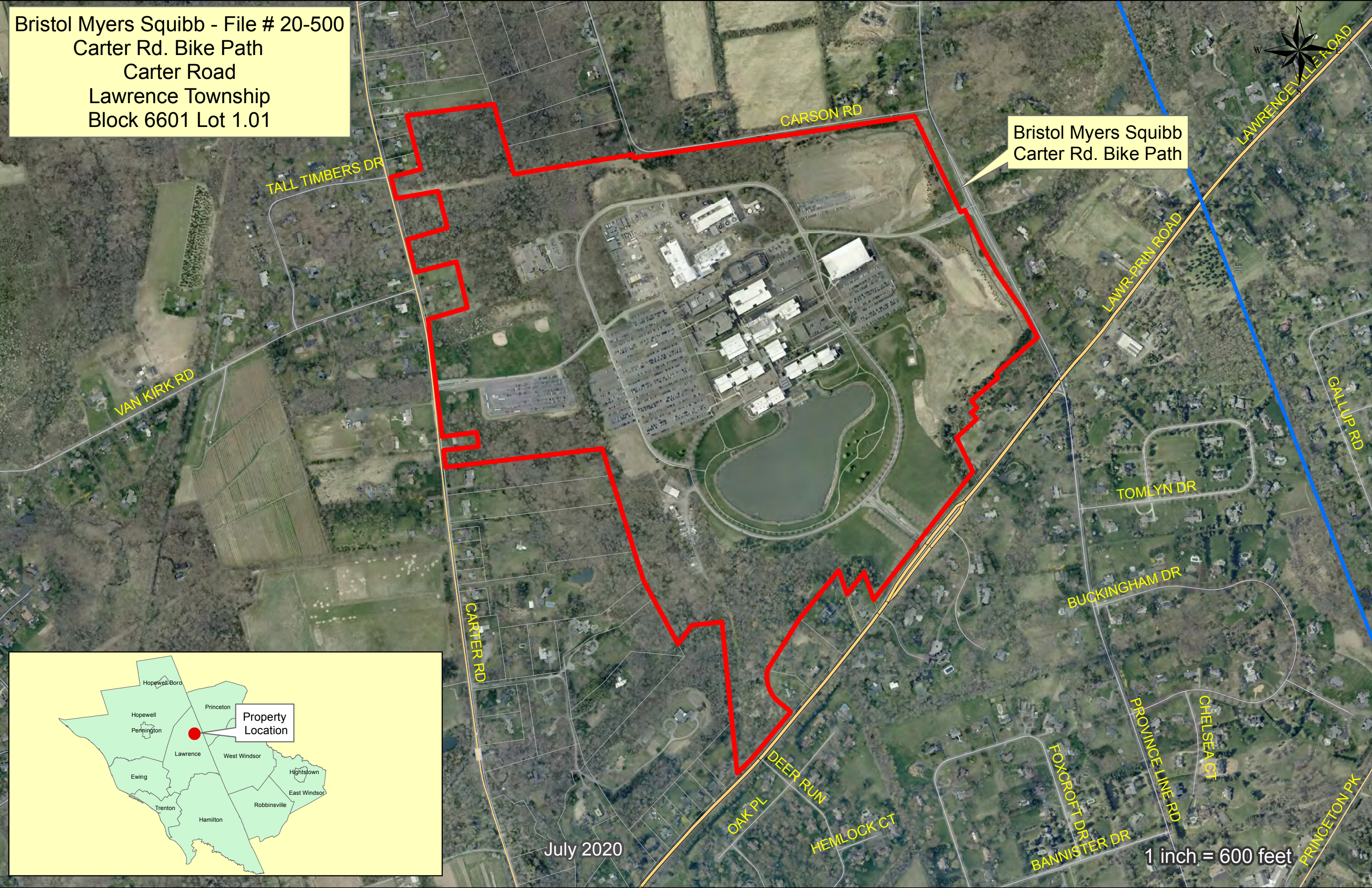
BMS Carter Road Bike Trail Connector

Lawrence Township  
Carter Road (CR 569)  
Block 6601, Lot 1.01

Construction of a 1,410 linear-foot bicycle path connection from Carter Road into the Lawrence Campus. The path will be 8 (ft.) wide and constructed of porous asphalt.

Bristol Myers Squibb - File # 20-500  
Carter Rd. Bike Path  
Carter Road  
Lawrence Township  
Block 6601 Lot 1.01

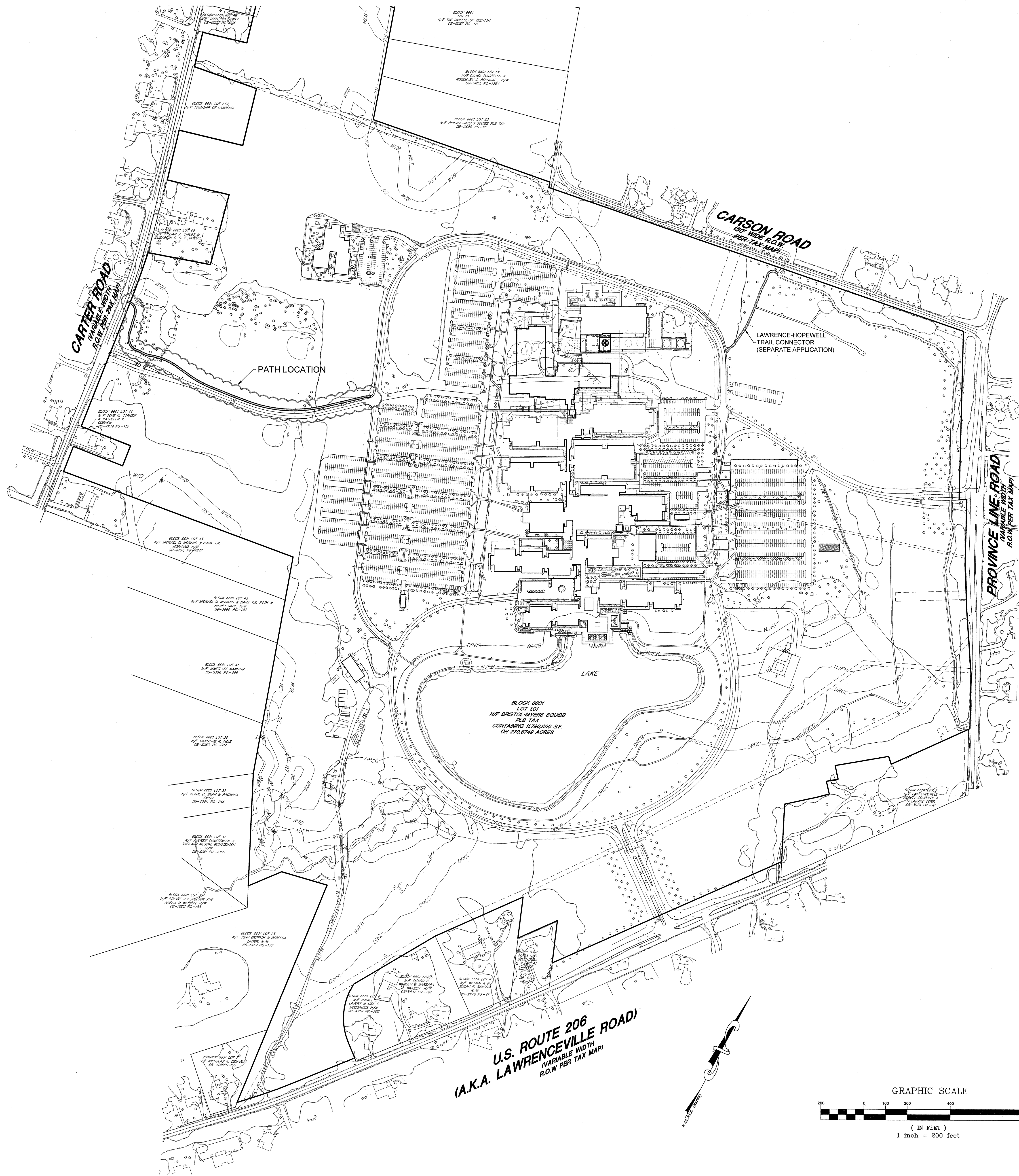
Bristol Myers Squibb  
Carter Rd. Bike Path



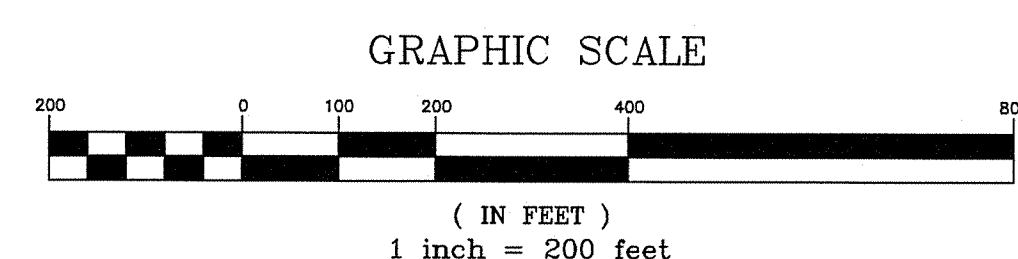
July 2020

1 inch = 600 feet





**U.S. ROUTE 206  
(A.K.A. LAWRENCEVILLE ROAD)**  
 (VARIABLE WIDTH  
 R.O.W. PER TAX MAP)



REV.	DESCRIPTION	DATE	BY	CHK. BY

DATE OF SIGN: 5/8/2020

**BRIAN R. PERRY**  
 N.J. PROFESSIONAL ENGINEER LIC. NO. GE 45920

**van note-harvey associates, inc.**  
 consulting engineers, planners & land surveyors  
 103 College Road East • Princeton, NJ 08540 • 609-987-2323  
 211 Bayberry Drive • Cape May Court House, NJ 08210 • 609-455-2600  
 www.vannoteharvey.com Certificate of Authorization No. 34624871300

**OVERALL SITE PLAN**  
 OF  
**CARTER ROAD BIKE TRAIL CONNECTOR**  
 PREPARED FOR  
**BRISTOL MYERS-SQUIBB COMPANY**  
 SITUATED IN

LAWRENCE TOWNSHIP  
 SCALE 1" = 200'  
 MAY 8, 2020

MERCER CO., N.J.

DRAWN BY: MNK	FIELD BK:	ORDER NO.:	FILE NO.:	SHEET NO.:
DATE:	PAGE:	44689-450-21		
CHECKED BY: BRP				
DATE:				

**CE-1**