

COMMUNITY PLANNING  
LAND DEVELOPMENT AND DESIGN  
LANDSCAPE ARCHITECTURE

**B U R G I S**  
ASSOCIATES, INC.

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:** David Novak PP, AICP  
**Subject:** Townes at West Windsor – Group Home  
Final Site Plan  
Block 28 Lot 21.01  
379 Princeton Hightstown Road  
**Date:** December 4, 2025  
**BA#:** 4275.26  
**WWT#:** PB 25-09

### Introduction

The applicant, The Townes at West Windsor, has submitted an application seeking final site plan approval for the development of a four-bedroom group home. The site is part of a previous application which received approval for a multifamily development consisting of two hundred and fifty-four multifamily units including sixty affordable units as well as the aforementioned group home.

The site, which is identified by municipal tax records as Block 28 Lot 21.01, is located to the northwest of the intersection of Edinburg Road and Princeton-Hightstown Road in the R-5D Residence District.

In addition to the checklists, the following has been submitted for review:

1. Final site plan prepared by MidAtlantic Engineering Partners, dated September 30, 2025 (last revised December 2, 2025).
2. Architectural plan prepared by CPL Partnership, LLC dated July 15, 2025 (last revised December 1, 2025).
3. Sanitary as-built plan prepared by Bowman Consulting Group, Ltd dated May 7, 2024.
4. Sanitary sewer as-built plan review prepared by Van Cleef Engineering, dated August 20, 2024.
5. Roof leader calculations prepared by MidAtlantic Engineering Partners, dated December 1, 2025 (no revision date).
6. Memorandum prepared by MidAtlantic Engineering Partners, dated December 2, 2025 (no revision date).
7. Mercer County Deed of Access.

## Property Description

The subject site is located in the easterly portion of the Township, to the northwest of the intersection of Edinburg Road and Princeton Hightstown Road. The site has an area of 1.274 acres (55,501 square feet) and is mostly rectangular in shape. It fronts Princeton Hightstown Road for 167.14 feet and has a depth of approximately 344.13 feet as measured along its easterly side property line. The site is presently cleared as part of the previously approved Townes at West Windsor development. A wetland area as well as a wetland transition area are located within its southerly rear half.

Surrounding land uses consist of: farmland to the north; the remainder of the Townes at West Windsor multifamily development to the east and south, and; a commercial building and a golf center to the west. See the aerial at the end of this memorandum for an overview of the subject site and its surrounding environs.

## Prior Approval

The site previously received approval for the development of a multifamily development consisting of two hundred and fifty-four units as well as one group home which, at the time, was to be subdivided and developed by others. The following table provides a breakdown of these approved units.

Table 1: Unit Type Summary

Regulations	Number	Percent
Market-Rate Townhouse Units	194	76.1%
Affordable Apartment Units	60	23.5%
Group Home	1	0.4%
Total	255	100%

## Proposed Development

The applicant now seeks final site plan approval for the group home, which is to be located within the northern extent of the development fronting Princeton Hightstown Road. As per the architectural plan, the proposed group home will be one-story in height and will consist of four bedrooms as well as two bathrooms, an office, powder room, living room, dining room, kitchen, study, storage rooms, laundry room, utility room, and three porches. A small mechanical area in the attic is also proposed.

Altogether, the building will have a total habitable area of 2,958 square feet and a footprint of 3,238 square feet. The facade of the building will consist of horizontal siding as well as a stone veneer base, board and batten, and an asphalt shingle roof.

Access to the group home is to be provided from the development's Princeton Hightstown Road entryway. Nine parking spaces, including one ADA space, are proposed to the south of the group home. Other improvements include, but are not limited to, a condensing unit and heat pump unit pad, trash enclosure, walkways, and a six-foot white vinyl fence.



## Master Plan

The following is noted in regard to the Township's master planning documents' relationship to the subject site:

### 2020 Land Use Plan

As per the Township's 2020 Land Use Plan, the subject site is located in the Residential (R-5D) land use category and corresponding R-5D Residence Affordable Housing District. The 2020 Plan notes that this land use category and corresponding district is designed to permit an inclusionary multi-family development consisting of stacked flats and apartments, townhomes, and group homes with an affordable housing set-aside of twenty-five percent (25%). The net density of the stacked flats, apartments, and townhomes is not to exceed twenty-five (25) dwelling units per acre.

In addition, the R-5D Land Use Category is also designed to permit a commercial building (or buildings) not to exceed 10,000 square feet in gross floor area. Those uses which are presently permitted in the P-3 District are also permitted in this commercial building(s).

### 2025 Housing Element and Fair Share Plan (HE&FSP)

The subject site is identified as one of the components utilized to address the Township's Third Round affordable housing obligation. It details that in October of 2020, the site received preliminary and final site plan and subdivision approval for the development of two hundred and fifty-eight multifamily residential units including sixty affordable units. A group home with four bedrooms was also approved. Accordingly, the 2025 HE&FSP establishes that The Townes at West Windsor is eligible for 64 credits.

## Zoning

The site is located in the R-5D Residence District. The following tables summarize the proposed development's compliance with the R-5D District's bulk standards and design standards.

Table 2: R-5D Bulk Standards

Area & Bulk Regulations	R-5D	Existing	Proposed	Code
Minimum Tract Area (ac)	5	66.74	66.26	200-186.A.(1)
Minimum Tract Frontage (ft)				200-186.A.(2)
Edinburg Road	150	336.11	355.96	
Princeton Hightstown Road	150	351.69	351.69	
Average Gross Density (du/ac)	10	n/a	3.80	200-189.C
Net Density (du/ac)	25	n/a	9.80	200-189.3.A.(5)(a)
Setback: Local Internal Road (ft)	20	n/a	20.10	200-190.A.(2)(h)[2][a]
Setback: Edinburg Road (ft)	50	46.6	60.20	200-190.A.(2)(h)[2][a]
Setback: Princeton Hightstown Road (ft)	50	n/a	51.1	200-190.A.(2)(h)[2][a]

## Planning Review

We offer the following comments on the proposed development:

### Operational Information

The following is noted regarding the proposed operation. For future submittals, we recommend the applicant provide a rider providing such an overview.

1. Population to be Served. The applicant should provide an overview of the operator as well as the intended population to be served.
2. Employees. Testimony should be provided as to the anticipated staffing of the group home, both in terms of total staff and typical number of staff on site during a shift.
3. Trash and Recycling. The applicant has indicated all trash and recycling is to be stored in cans located inside an enclosed area near Thompson Drive and will be collected by a private trash hauler via roadside pickup. A detail of this enclosure is provided on Sheet 9.01 of the submitted site plan. As shown therein, the fencing of this enclosure will match the proposed fencing located to the north of the group home.
4. Deliveries. Testimony should be provided as to how deliveries are to be conducted on site, including scheduling, timing, and vehicular information.

### Site Plan

The following is noted regarding the proposed site plan.

5. Building Design. The design of the group home will share some facade similarities to the approved townhouses, including the utilization of siding and asphalt shingles. This should be confirmed through testimony.
6. Signage. The applicant has confirmed that no new signage is proposed with this application.
7. Snow Storage and Removal. The applicant should discuss how snow storage and removal will be conducted on site.
8. Parking Calculation. Three parking spaces are required for the group home, whereas the applicant has provided nine spaces. However, the preliminary site plan approval also identified nine parking spaces in this area. Furthermore, waiver relief had already been granted for exceeding the required number of parking spaces. Thus, no additional waiver relief is required for this item.





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Map 1: Aerial of Subject Site (scale: 1" = 200'); Note: Not Up-To-Date



# 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: December 12, 2025

SUBJECT: **The Townes @ West Windsor (Group Home)**  
**Final Major Site Plan**  
Block 28, Lot 21.01  
#424 Princeton-Hightstown Road (CR 571)  
PB25-09

This report is issued to provide comments on the recently submitted Final Major Site Plan application related to the construction of a 4-unit Group Home. This portion of the overall development was previously left "to others" under the original application for the residential project under application number PB19-08. The applicant previously obtained Preliminary Site Plan approval and is seeking Final Site Plan approval for the Group Home at this time.

### Documents Received/Reviewed:

The following documents have been submitted for review:

- A. Set of plans entitled "Final Major Site Plan – Block 28, Lot 21.01 - The Townes at West Windsor, Group Home –Situated in Township of West Windsor, Mercer County, New Jersey" prepared by MidAtlantic Engineering Partners, LLC, (Zechariah J. Cullen, P.E.) dated September 30, 2025, revised through December 2, 2025, consisting of twelve (12) sheets;
- B. Set of architectural plans entitled "The Townes at West Windsor – Group Home Building – West Windsor Township, Mercer County, New Jersey" prepared by CPL Partnership, LLC (Joseph M. DeLucia, RA) dated July 15, 2025, revised through December 1, 2025, consisting of two (2) sheets;
- C. Plan entitled "Sanitary As-Built Plan – Heritage at West Windsor - Block 28, Lots 15 & 21 - Township of West Windsor, Mercer County, New Jersey" prepared by Bowman (Martin F. Tirella, P.L.S.) dated May 7, 2024, unrevised, consisting of two (2) sheets with as-built conformance certification provided by Township Consultant Van Cleef Engineering Associates (James Bash, P.E.) dated August 20, 2024;
- D. Access Easement from K. Hovnanian (Block 28, Lot 15.02) to Brookfield Holdings (Windsor), LLC (Block 28, Lot 21.01 dated November 17, 2025 and recorded on December 1, 2025
- E. Roof leader calculations provided by MidAtlantic Engineering Partners dated December 1, 2025;

F. Application documents, including:

- Development Application
- Site Plan Checklist
- Resolution File No. PB19-08

**Narrative:**

The subject property was originally a portion of a tract of two contiguous parcels (Lots 15 and 21 in Block 28) in West Windsor on the north side of Old Trenton Road (CR 535) totaling 66.74 acres. The tract also has frontage on Princeton-Hightstown Road (CR 571), near where this application is situated, and is located within the R-5D residential zoning district.

The overall project proposed to construct 254 total units: 194 3-bedroom townhouse units, 60 affordable apartment units (twelve 1-bedroom, thirty-six 2-bedroom and twelve 3-bedroom) and this 4-bedroom Group Home on the property. A total of 44 residential buildings (nineteen 4-unit buildings, three 5-unit buildings, seven 6-unit buildings and fifteen 4-unit buildings with 4-affordable apartment units attached) were proposed, in addition to the Group Home, and multiple multi-family units are currently under construction or occupied.

The applicant is seeking Final Site Plan approval for the Group Home. From NJDEP aerial photography from July 2022, it appears that the curb and at least the base course paving have already been installed on this site, and it appears it's being used as a staging area for construction elsewhere within the larger overall development.

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

**General Comments**

1. Per the sanitary as-built survey plan submitted for the development, the Applicant should confirm the current site status and extent of improvements that have already been installed on the Group Home site.
2. Proposed grading of the accessible parking spaces and accessible routes to the accessible entrance and trash enclosure complies with current barrier free standards.
3. The applicant shall provide testimony to the Board on the proposed infrastructure within, and uses of, the proposed attic space.
4. Bedrooms 1 and 2 have a secondary means of egress, while Bedrooms 3 and 4 do not. The applicant shall provide testimony on the Code requirements related to secondary means of egress in a Group Home residential use.
5. The submission includes a recently recorded Access Easement for the Group Home (Lot 21.01) over portions of the larger development (Lot 15.02) for access to and from the two public roadways. It is requested that electronic copies of the easement exhibit and description be provided for review and approval of this office, including closure calculations, and that approval of the easement language be obtained from the Planning Board Attorney.
6. The applicant's professionals shall provide testimony to the Board confirming that the proposed impervious surfaces shown for the Group Home are equal to or less than that which was factored into the overall stormwater management design for the project. The values included in the design and those proposed by the current application are to be provided for the record.
7. The applicant should provide testimony to the Board regarding what rights, privileges and responsibilities are assigned to this property and residents of the facility within the greater development's



Association documents, if any, including any responsibilities towards maintenance of the public roadways, walks or stormwater management facilities.

8. The applicant has provided proposed lighting calculations for the Group Home lot, which indicates an average intensity in the parking lot of 1.1 foot-candles, whereas 0.6 footcandles is the Township standard for residential parking lots. A design waiver from 200-31K(1) was not granted as part of PB19-08 and will be required at this time. Testimony on the justifications for the waiver request will be required from the Applicant and/or proposed operator. Additionally, the notes appear to indicate lights will be fully on from dusk to 11PM, then at half intensity from 11PM until dawn. Applicant to confirm same for the Board.
9. Proposed waste and recycling storage and collection measures for the facility should be discussed.



July 2022 NJDEP GIS aerial imagery converted to black and white

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

FG:IH

Attachment

cc: Applicant (gkanter@americaproperties)  
Zechariah J. Cullen, PE, Applicant's Engineer (ZCullen@MidAtlanticEng.com)



# **West Windsor Township Fire & Emergency Services**

## **Memorandum**

---

**DATE:** December 12, 2025  
**TO:** Chairperson, West Windsor Planning Board  
**FROM:** Chief Timothy M. Lynch  
**REGARDING:** PB 25-09 – Townes at West Windsor Group Home

---

### **OVERVIEW**

Applicant is proposing construction of a 4-bedroom group home.

### **ACCESS**

The proposed design provides adequate access for emergency vehicles

### **WATER SUPPLY FOR FIRE PROTECTION**

Applicant should identify hydrants in the area of the proposed building to ensure compliance with local ordinance (hydrant must be within 600' of the building)

### **CONCLUSION**

Application has been reviewed by the West Windsor Fire Marshal's office and we recommend approval.



*Honor ~ Integrity ~ Loyalty*



MANDEEP S. ARORA, PE  
President

## ARORA and ASSOCIATES, P.C.

Consulting Engineers

Princeton Pike Corporate Center  
1200 Lenox Drive, Suite 200, Lawrenceville, NJ 08648  
(609) 844-1111 • Fax (609) 844-9799

### MEMORANDUM

**DATE:** December 15, 2025

**TO:** West Windsor Township Technical Review Committee (TRC)

**FROM:** Quazi Masood, P.E., PTOE Q  
William T. Dougherty, P.E., PTOE WTD  
Traffic Consultant

**SUBJECT:** The Townes at West Windsor – Group Home  
Final Major Site Plan Review  
Planning Board Memo #1  
PB25-09  
Block 28, Lots 21.01, Zoning District R-5D  
West Windsor Township, Mercer County, New Jersey

#### Document Received

We are in receipt of the following information for review pertaining to an application for a TRC review for a proposed The Townes at West Windsor Group Home located in the vacant parcel on the southwest corner of Princeton-Hightstown Road & Thompson Drive in West Windsor Township, Mercer County, New Jersey:

- One Green TRC Review Transmittal for PB25-09 (1 page) from Lisa Komjati dated October 21, 2025, with reports due noon, Thursday, November 6, 2025.
- One set of Architectural Plans (2 sheets) prepared by CPL Partnership, LLC dated July 15, 2025 last revised September 29, 2025
- One set of Final Site Plan Set (9 sheets) prepared by Mid-Atlantic Engineering Partners LLC dated September 30, 2025
- One copy of Transmittal Letter (3 pages) prepared by Mid-Atlantic Engineering Partners, LLC dated October 10, 2025
- One copy of Fee Checks and W-9 (3 pages) prepared by K. Hovnanian Companies, LLC
- One copy of West Windsor Township Development Application for PB25-09 (6 pages) prepared by Brookfield Holdings and K. Hovnanian dated September 29, 2025
- One copy of West Windsor Township Site Plan Checklist (15 pages) prepared by K. Hovnanian Companies, LLC undated
- One copy of West Windsor Township Professional Review and Inspections Agreement (1 page) prepared by K. Hovnanian Companies, LLC dated October 10, 2025
- One copy of West Windsor Township Resolution of Memorialization PB19-08 (23 pages) dated January 15, 2021
- One copy of revised site plan, dated 09/30/2025
- One copy of response letter from MidAtlantic dated 12/02/2025

December 15, 2025  
The Townes at West Windsor – Group Home  
PB Review Memo #1  
PB 25-09, Block 28, Lot 21.01  
West Windsor Township, Mercer County, NJ  
Page 2 of 4



## Project Description

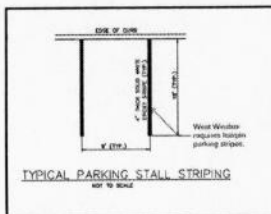
According to the development application, *K. Hovnanian Group, LLC (the "Applicant")* is seeking Final Site Plan approval to construct a new 2,958 SF, 4 bedroom, 2 & ½ bathroom Group Home as part of The Townes at West Windsor housing development. The site is located within Block 28, Lot 21.01 (the "Property"), in West Windsor Township, Mercer County, New Jersey. The Project is located on the vacant parcel at the southwest corner of Princeton Hightstown Road and Thompson Drive. The Project site does not contain any existing buildings.

## Review Comments

Upon reviewing the above-listed documents, we offer follow-up responses on the following Arora comments that were submitted previously on November 5, 2025, for TRC's consideration. The Applicant responses to Arora comments are shown in *blue italic* font. Arora follow up comments are presented in **blue bold** font.

## Site Plan Comments

1. The "Typical Parking Stall Striping" detail shown on Sheet C9.01 should be revised. It is recommended that "hairpin" style parking space markings should be used in the revised plan as per West Windsor Township code (§200.29.M(4) Markings). The comment is depicted below

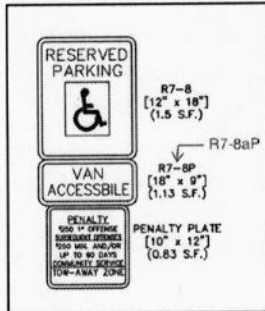


Applicant response: *Hairpin parking stall striping has been incorporated into the design, as required.* Arora follow up response: **Comment Satisfied.**

2. The Van Accessible Plaque shown on Sheet C9.01 should be revised. It is recommended that correct label, "R7-8aP" should be used in the revised plan set as per the *MUTCD 7<sup>th</sup> Edition, December 2023*. The comment is depicted below

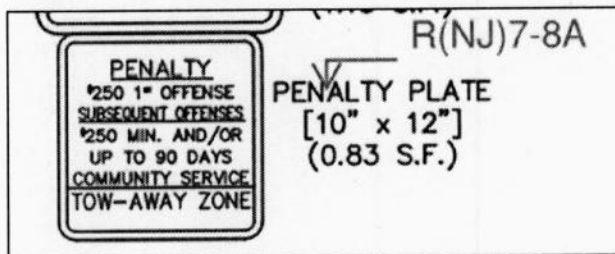


December 15, 2025  
The Townes at West Windsor – Group Home  
PB Review Memo #1  
PB 25-09, Block 28, Lot 21.01  
West Windsor Township, Mercer County, NJ  
Page 3 of 4



Applicant response: *The Van Accessible Plaque on Sheet 9.01 (Construction Details) has been revised to show the sign label as R7-8aP per the MUTCD 7th edition.* Arora follow up response: **Comment Satisfied.**

- The Penalty Plate labeling is missing in the site plan shown on Sheet C9.01. as such, it is recommended that revised plan set should include proper labeling “R(NJ)7-8A” as per NJDOT Sign Manual. The comment is depicted below



Applicant response: *Sheet 9.01 (Construction Details) has been revised to properly show the penalty plate labeling as R(NJ)7-8A per NJDOT Sign Manual.* Arora follow up response: **Comment Satisfied.**

- The No Parking Sign shown on Sheet C9.01 is incorrectly presented with ‘text’. The revised plan set should include R8-3 sign as demonstrated in MUTCD 7<sup>th</sup> Edition, December 2023 with a black color ‘P’ symbol within a red circle along with a red bar crossed the P symbol’. The MUTCD R8-3 sign is depicted below. Moreover, the size of the sign is incorrectly shown in C9.01. the correct size of the sign is 24”x24”. The comment is depicted below

December 15, 2025

The Townes at West Windsor – Group Home

PB Review Memo #1

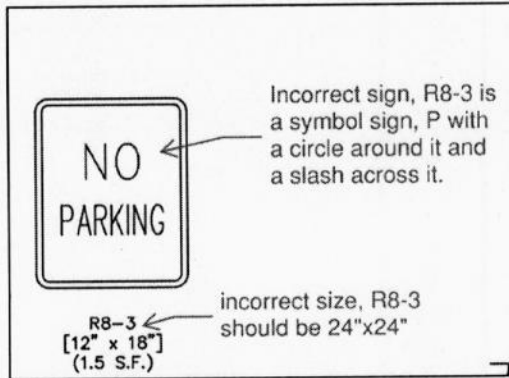
PB 25-09, Block 28, Lot 21.01

West Windsor Township, Mercer County, NJ

Page 4 of 4



ARORA and ASSOCIATES, P.C.  
Consulting Engineers



Incorrect sign shown in the site plan



correct MUTCD sign

Applicant response: *Sheet 9.01 (Construction Details) has been revised to show the "No Parking" Sign Detail as the R8-3 sign as demonstrated in MUTCD 7th Edition. The size of the sign has all been revised to 24" x 24"*. Arora follow up response: **Comment Satisfied.**

5. The site plan does not include the turning template of (a) SU-30 truck, (b) West Windsor Township fire truck and (c) trash truck maneuvering to/from the proposed site, which should be included.

Applicant response: *The plan set was revised to include turning templates for an SU-30 truck, a West Windsor Township fire truck and a trash truck to/from the proposed site.* Arora follow up response: **Comment Satisfied.**

6. The site plan should include a general note acknowledging Title 39 enforcement requirement.

Applicant response: *A note was added to Sheet C3.01 (Site Layout Plan) acknowledging Title 39 enforcement requirement.* Arora follow up response: **Comment Satisfied.**

This completes our comments currently.

cc: Sam Surtees  
Lisa Komjati  
Ian Hill, P.E.  
Chris Jepson, P.E.  
David Novak, PP, AICP  
Shirleen A. Roberts, Esq. [sroberts@khov.com](mailto:sroberts@khov.com)

Patti Thompson  
Gerald Muller, Esq.  
Edward Snieckus  
Tim Lynch



MANDEEP S. ARORA, PE  
President

## ARORA and ASSOCIATES, P.C.

Consulting Engineers

Princeton Pike Corporate Center  
1200 Lenox Drive, Suite 200, Lawrenceville, NJ 08648  
(609) 844-1111 • Fax (609) 844-9799

### MEMORANDUM

**DATE:** December 15, 2025

**TO:** West Windsor Township Technical Review Committee (TRC)

**FROM:** Quazi Masood, P.E., PTOE Q  
William T. Dougherty, P.E., PTOE WTD  
Traffic Consultant

**SUBJECT:** The Townes at West Windsor – Group Home  
Final Major Site Plan Review  
Traffic Engineering Compliance Letter  
PB25-09  
Block 28, Lots 21.01, Zoning District R-5D  
West Windsor Township, Mercer County, New Jersey

#### Document Received

We are in receipt of the following information for review pertaining to an application for a TRC review for a proposed The Townes at West Windsor Group Home located in the vacant parcel on the southwest corner of Princeton-Hightstown Road & Thompson Drive in West Windsor Township, Mercer County, New Jersey:

- One Green TRC Review Transmittal for PB25-09 (1 page) from Lisa Komjati dated October 21, 2025, with reports due noon, Thursday, November 6, 2025.
- One set of Architectural Plans (2 sheets) prepared by CPL Partnership, LLC dated July 15, 2025 last revised September 29, 2025
- One set of Final Site Plan Set (9 sheets) prepared by Mid-Atlantic Engineering Partners LLC dated September 30, 2025
- One copy of Transmittal Letter (3 pages) prepared by Mid-Atlantic Engineering Partners, LLC dated October 10, 2025
- One copy of Fee Checks and W-9 (3 pages) prepared by K. Hovnanian Companies, LLC
- One copy of West Windsor Township Development Application for PB25-09 (6 pages) prepared by Brookfield Holdings and K. Hovnanian dated September 29, 2025
- One copy of West Windsor Township Site Plan Checklist (15 pages) prepared by K. Hovnanian Companies, LLC undated
- One copy of West Windsor Township Professional Review and Inspections Agreement (1 page) prepared by K. Hovnanian Companies, LLC dated October 10, 2025
- One copy of West Windsor Township Resolution of Memorialization PB19-08 (23 pages) dated January 15, 2021
- One copy of revised site plan, dated 09/30/2025
- One copy of response letter from MidAtlantic dated 12/02/2025



December 15, 2025

The Townes at West Windsor – Group Home

Traffic Engineering Compliance

PB 25-09, Block 28, Lot 21.01

West Windsor Township, Mercer County, NJ

Page 2 of 2



ARORA and ASSOCIATES, P.C.  
Consulting Engineers

## Project Description

According to the development application, *K. Hovnanian Group, LLC (the "Applicant")* is seeking Final Site Plan approval to construct a new 2,958 SF, 4 bedroom, 2 & ½ bathroom Group Home as part of The Townes at West Windsor housing development. The site is located within Block 28, Lot 21.01 (the "Property"), in West Windsor Township, Mercer County, New Jersey. The Project is located on the vacant parcel at the southwest corner of Princeton Hightstown Road and Thompson Drive. The Project site does not contain any existing buildings.

## Traffic Engineering Compliance

We have reviewed all documents, such as, preliminary and final site plan, driveway access and parking exhibit, traffic impact study, vehicle turning templates and calculation etc.

Based on our recent review, it appears that the Applicant has addressed all outstanding Traffic Engineering comments. As such, we would like to state that the documents submitted to date satisfies all Traffic Engineering guidelines and Township requirements.

This completes our comments currently.

cc: Sam Surtees  
Lisa Komjati  
Ian Hill, P.E.  
Chris Jepson, P.E.  
David Novak, PP, AICP  
Shirleen A. Roberts, Esq. [sroberts@khov.com](mailto:sroberts@khov.com)

Patti Thompson  
Gerald Muller, Esq.  
Edward Snieckus  
Tim Lynch



COMMUNITY PLANNING  
LAND DEVELOPMENT AND DESIGN  
LANDSCAPE ARCHITECTURE

**B U R G I S**  
ASSOCIATES, INC.

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:** Ed Snieckus, Jr. LLA, PP, ASLA  
**Subject:** Townes at West Windsor – Group Home  
Final Site Plan  
Block 28 Lot 21.01  
379 Princeton Hightstown Road  
**Date:** December 15, 2025  
**BA#:** 4275.26  
**WWT#:** PB 25-09

### Introduction

The applicant, The Townes at West Windsor, has submitted an application seeking final site plan approval for the development of a four-bedroom group home. The site is part of a previous application which received approval for a multifamily development consisting of two hundred and fifty-four multifamily units including sixty affordable units as well as the aforementioned group home.

The site, which is identified by municipal tax records as Block 28 Lot 21.01, is located to the northwest of the intersection of Edinburg Road and Princeton-Hightstown Road in the R-5D Residence District.

In addition to the checklists, the following has been submitted for review:

1. Final site plan prepared by MidAtlantic Engineering Partners, dated September 30, 2025 (last revised December 2, 2025).
2. Architectural plan prepared by CPL Partnership, LLC dated July 15, 2025 (last revised December 1, 2025).
3. Sanitary as-built plan prepared by Bowman Consulting Group, Ltd dated May 7, 2024.
4. Sanitary sewer as-built plan review prepared by Van Cleef Engineering, dated August 20, 2024.
5. Roof leader calculations prepared by MidAtlantic Engineering Partners, dated December 1, 2025 (no revision date).
6. Memorandum prepared by MidAtlantic Engineering Partners, dated December 2, 2025 (no revision date).
7. Mercer County Deed of Access.

## Landscape Architectural Review

The applicant is seeking final site plan approval for the group home, which is to be located within the northern extent of the development fronting Princeton Hightstown Road. Access to the group home is to be provided from the development's Princeton Hightstown Road entryway. Nine parking spaces, including one ADA space, are proposed to the south of the group home. Other improvements include, but are not limited to, a trash enclosure, walkways, and a six-foot white vinyl coated chain link fence.

We offer the following comments on the proposed development:

### Site Plan

The following is noted regarding the proposed site plan.

1. Landscape Plan. The landscape plan illustrates a number of proposed plantings within this scope of the project although it is noted for the Board there are other planting as part of the overall project that are adjacent to the existing wetlands on the property near the proposed parking area that will benefit this project.
2. Buffer Princeton Hightstown Road. The landscape plan indicates evergreen and ornamental trees are proposed along Princeton Hightstown Road in the required buffer area. The landscape plan was revised to add additional evergreen trees to this buffer. We find this acceptable
3. Foundation Planting. The plan includes foundation planting which is generally satisfactory. Additional evergreen planting has been added along the adjacent access road "Thompson Drive" proposed fence enclosure. This visually extends the proposed planting and buffering of the rear yard area along this easterly side of the proposed home. We find this adjustment satisfactory
4. Proposed Lighting. The proposed freestanding area lighting utilizes 16-foot-high pole mounted luminaires matching the rest of the development. Further the street mounted lighting is factored into the lighting for the proposed parking area, we find this satisfactory.