

West Windsor Township

Department of Engineering and Community Development

REQUEST FOR CONDITIONAL USE APPROVAL

- Attach to Planning or Zoning Board Application

Control No. _____

Property Location 401-404 Avalon Square, West Windsor NJ 08550 Zoning District RP-1

Map _____ Block 6.30 Lot 5.01

- Complete A – D (Attach support documents as required)

A) *Items 1, 2, and 3 are the conditions and standards applicable to all Conditional Uses (Ref. Section 200-14722-1.7). Below each, respond as to how the proposal complies.*

1) All proposed structures, equipment or material shall be readily accessible for fire and police protection.

Montessori Kids Universe (MKU) will be occupying part of the ground level (1st) floor of an existing multi-story mixed use building. All existing and proposed structures and equipment are and will be readily accessible for fire and police protection.

2) The proposed use shall be of such location, size and character that, in general, it will be in harmony with the appropriate and orderly development of the district in which it is proposed to be situated, will not significantly impact the environment in an adverse way, and will not be detrimental to the orderly development of adjacent properties in accordance with the zoning classification of such properties.

The proposed daycare is located such that it will blend in with the proposed character of this existing development and the surrounding communities.

3) In addition to the above, in the case of any use located in or directly adjacent to a Residential District:

a) The location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout and its relation to access streets, shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or inconvenient to, or incongruous with, the Residential District, or conflict with the normal traffic of the neighborhood; and

The daycare location is such that there will be no hazardous pedestrian or vehicular traffic impact on the adjacent properties.

b) The location and height of buildings, the location, nature and height of walls and fences, and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, nor materially affect property value thereof.

The extent of the new daycare exterior construction is limited to a new playground that is enclosed by a five foot high pickett fence. The playground equipment will include various interactive play structures scaled for children's use, and a few shade structures.

B) When a Conditional Use Approval request is not simultaneous with a Site Plan or Subdivision Approval request, the following shall be the minimum plans required; a site plan showing the proposal and including the size and location of the lot, the location of all buildings and proposed facilities including access driveway, parking areas and all streets within 200 feet of the lot.

A reduced copy of the approved site plan for this development and the specific section showing the daycare location is attached for reference. An architectural plan that shows the proposed daycare and playground has been provided on a full scale (24" x 36") sheet.

C) *For Conditional Use Approval of a Planned Development see Section 200-234.*

N/A

D) *In addition to the general conditions and standards applicable to all Conditional Uses, each particular Conditional Use has specific conditions and standards which must be met. Attach to this sheet a listing of these items for the proposed use and indicate how the proposal complies.*

See attached letter addressing the specific conditions and standards.