Arencibia Architects, Inc.

17 October 2025

RE: Montessori Kids Universe
At Avalon W Squared
First Floor, East Building
401-404 Avalon Square
West Windsor, NJ 08550

Job Number: 25-039

Below are responses to the condition use requirements for a child-care center as outlines in the Township of West Windsor's Code, Chapter 200 ' Land Use" Article XXXI 'General Provisions and Supplemental Regulations Governing Certain Uses' section 200-241 Child-care centers. [Added 12-16-1991 by Ord. No. 91-34]

A: Child-care centers shall be a permitted use in all nonresidential districts, subject to the following minimum requirements: [Amended 3-5-2007 by Ord. No. 2007-02]

1. The following minimum standards shall apply to any freestanding child-care center:
    a. Minimum lot area: two acres.
    b. Minimum lot frontage: 150 feet.
    c. Minimum lot width: 150 feet.
    d. Minimum lot depth: 150 feet.
    e. Minimum yards:
        1) Front yard: 50 feet.
        2) Side yard: 25 feet.
        3) Rear yard: 25 feet.

    Response: Not applicable. The child-care center is located in a multi-story mixed-use building.

2. The maximum number of children enrolled in any child-care center, whether freestanding or within a building, the minimum number of square feet of usable activity indoor space, and the minimum number of square feet of outdoor play space shall be as is required by the New Jersey Department of Human Services.
    Response: maximum enrollment and the minimum number of square feet of outdoor play area will comply with the NJ DHS/OOL licensing capacity and requirements.

3. The maximum improvement coverage for freestanding child-care centers shall be 30%.
    Response: Not applicable.

4. The maximum building height for freestanding child-care centers shall be 35 feet.
    Response: Not applicable.

5. The hours of operation for any child-care center, whether freestanding or within a building, shall be limited to 6:00 a.m. to 8:00 p.m.
    Response: the child-care center will be operated from 6:30 am to 6:30 pm.

6. For any child-care center, maneuvering room shall be provided on-site for parking and unloading/loading of children so as to preclude the necessity for stacking or backing out onto a public street. No unsafe conditions for pickup and drop off of children shall be permitted.
    Response: Drop-off and pick-up will occur in the seven dedicated parking spaces along the front of the tenant suite, within Avalon W Squared, preventing stacking/backing onto the public streets. See the attached site plan for location of the dedicated parking spaces.

2534 E. Timber Crest Drive Leland, North Carolina 28451
Phone: 703-298-8181 Email: arencibia.architects@gmail.com

7. For any child-care center, parking areas, pedestrian walkways or other exterior portions of the premises subject to use by day care occupants at night shall be illuminated to provide safe entrance and egress from the center. Any site illumination shall not reflect over the property lines of the premises.
   Response: The landlord shall maintain the common areas illuminated to provide safe entrance and egress from the child-care center and the adjoining retail spaces in accordance with the approved site lighting plan.

8. The outdoor play area shall be well-drained, completely fenced and shall not include driveways, parking areas or land otherwise unsuitable as play areas. No part of any outdoor play area shall be situated in the front yard.
   Response: The playground area will be well-drained and completely fenced. Refer to the attached plans.

9. For any child-care center, all outdoor play areas shall be fenced and adequately screened from adjacent properties or uses and roadways by screen plantings within a fifteen-foot setback area along all property lines. Gate doors, where provided, shall be equipped with safety locking devices so as to preclude inadvertent opening of the fenced enclosure.
   Response: The playground will be completely fenced with adequate screening from the adjacent properties, uses and roadways. All fence gates will be equipped with safety locking devices so as to preclude inadvertent opening of the fenced enclosure.

10. The applicant shall include a project statement indicating the number of children to be enrolled, the ages of children to be enrolled, the number of full- and part-time employees and the hours of operation.
    Response: Enrollment of up to 138 children.
    Ages: 6 weeks-6 years.
    Employees: 20-25 staff.
    Hours: 6:30 am – 6:30 pm.

11. All child-care centers shall be licensed by the New Jersey Department of Human Services.
    Response: Center will be fully licensed by NJ DHS, Office of Licensing.

Please let me know if you have any questions or need any additional information.

Sincerely,

Javier Arencibia