

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 and Cybil Bailey, MCRP

Subject: Avalon West Windsor, LLC
Preliminary and Final Site Plan and "c" Variance Relief
Block 6.30 Lot 5.01
401-404 Avalon Square

Date: February 9, 2026

BA#: 4375.29

WWT#: PB 25-10

Introduction

The applicant, Avalon West Windsor LLC, has submitted an application seeking conditional use and minor site plan approval for the development of a Montessori school on the ground level of an existing building within the W Squared mixed use development. The site, which is identified by municipal tax records as Block 6.30 Lot 5.01, is located at 401-404 Avalon Square in the RP-1 Princeton Junction Redevelopment Plan District.

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

1. Architectural plan prepared by Arencibia Architects Inc., dated December 9, 2025 (last revised January 26, 2026).
2. Renderings prepared by Grounds for Play, dated October 17, 2025 (no revision date).
3. Overall grading plan prepared by Maser Consulting, dated December 18, 2020 (last revised October 20, 2021).
4. Grading plan prepared by Maser Consulting, dated December 18, 2020 (last revised October 20, 2021).
5. Landscaping plan prepared by Melillo Bauer Carman Landscape Architecture, dated October 15, 2021 (last revised February 3, 2026).
6. Memorandum from Arencibia Architects, Inc., dated October 17, 2025.
7. Owner authorization letter prepared by Scott H. Fishbone of Avalon West Windsor, LLC, dated November 13, 2025.

Property Description

The subject site is located in the north-central portion of the Township, near the intersection of Princeton Hightstown Road and Washington Road. The site has a combined area of 25.44 acres (1,064,648 square feet) and is irregular in shape. It is presently partially developed with the W Squared mixed use development.

By way of background, the site was previously declared an area in need of redevelopment on November 2, 2005 by the West Windsor Township Council. The Redevelopment Plan for Princeton Junction was later adopted on March 23, 2009, with several subsequent amendments adopted over the years. On October 12, 2021, the Planning Board granted preliminary and final site plan approval to remove the existing improvements on site and to redevelop it with a mixed use town center consisting of residential, age-restricted, and commercial uses. Altogether, a total of 868 residential units and 21,130 square feet of commercial space was approved.

Surrounding land uses consist of: a warehouse building to the northeast; a vacant portion of the SRI tract to the north; a restaurant, commercial and mixed uses, bus depot, and utilities lot to the east; and the Princeton Junction Train Station and its associated parking area to the south. See the aerial at the end of this memorandum for an overview of the subject site and its surrounding environs.

Proposed Improvements

The applicant seeks conditional use and minor site plan approval for the development of a Montessori school in the existing easterly multi-story mixed use building. The proposed school will occupy a space of 8,912 square feet. It will contain rooms for infants, toddlers, and children, as well as a multi-purpose room, kitchen, reception/lobby, laundry, and retail service/trash room. The school will also have an outdoor playground space with a footprint of approximately 4,450 square feet that will be bordered by a 5-foot tall aluminum picket fence.

In regard to operations, the applicant notes that enrollment will be up to 138 children aged 6 weeks to 6 years. The applicant further notes that there will be 20-25 staff members and that the anticipated hours of operation will be 6:30 AM to 6:30 PM. Seven dedicated parking spaces along Avalon Square will be provided for drop-off and pick-up of students.

Master Plan

The following is noted regarding the Township's master planning documents.

2020 Land Use Plan

As per the 2020 Land Use Plan, the site is located in the RP-1 Princeton Junction Redevelopment Plan District land use category which is located to the north of the Princeton Junction Train Station. This land use category corresponds to the RP-1 District which permits a variety of uses, including: multi-family dwellings; civic spaces and uses; a hotel; stores and shops; personal service establishments; offices for professional services, commercial offices, government offices, and accessory offices; restaurants, cafés, luncheonettes, and delicatessens; indoor recreation facilities; banks and similar financial institutions; attended laundry and retail dry-cleaning services; book, newspaper, periodical, and stationery stores; parcel package shipping stores or mailing centers; artisan studios, craftsman workshops, and art galleries; museums and other cultural and civic facilities; parks and plazas; and buildings and uses for municipal purposes.

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

The subject site is identified as one of the components employed by the Township to address its affordable housing obligation. As noted by the 2025 HE&FSP, construction began on site in 2022 and is anticipated to be finished by 2026.

Zoning

The site is located in the RP-1 Princeton Junction Redevelopment Plan District wherein the proposed use is conditionally permitted.

Planning Review

We offer the following comments on the proposed development:

Additional Zoning Standards for Child-Care Centers

In addition to those already identified herein, §200-241 establishes additional zoning standards for child-care centers. The following is noted from the submitted application materials, unless otherwise noted.

1. *Section 200-241A.(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.*

Comment. The applicant has noted that the maximum enrollment and the minimum number of square feet of outdoor play area will comply with the requirements of the New Jersey Department of Human Services and Office of Licensing.

2. Section 200-241A.(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.

Comment. The proposed hours of operation are 6:30 am to 6:30 pm.

3. Section 200-241A.(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.

Comment. As noted in the application materials, drop-off and pick-up will occur in the seven dedicated parking spaces along the front of the tenant suite. Testimony should be provided offering an overview of these spaces and how traffic is anticipated to circulate the overall site.

Section 200-241A.(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.

Comment. The applicant notes that 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. Testimony should be provided as to which paths pedestrians accessing the child care facility will likely utilize.

4. Section 200-241A.(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.

Comment. The applicant has proposed a fence to be located around the outdoor play area and notes that the playground area will be “well-drained.”

Section 200-241A.(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.

Comment. The playground will be completely fenced with a 5-foot aluminum picket fence. All fence gates must be equipped with safety locking devices so as to preclude inadvertent opening of the fenced enclosure.

5. Section 200-241A.(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.

Comment. The applicant has provided the following information:

- a. **Approximately 138 children between the ages of six weeks to six years are to be enrolled.**
 - b. **Approximately 20-25 staff members are proposed. Testimony should be provided as to whether there is any breakdown of full-time and part-time employees, as well as how many employees will be typically be on site during any given time.**
 - c. **The proposed hours of operation are 6:30 am to 6:30 pm.**
6. Section 200-241A.(11). All child-care centers shall be licensed by the New Jersey Department of Human Services.

Comment. The applicant has confirmed that the child-care center will be fully licensed by the State of New Jersey through the Department of Human Services, Office of Licensing.

Building and Site Design

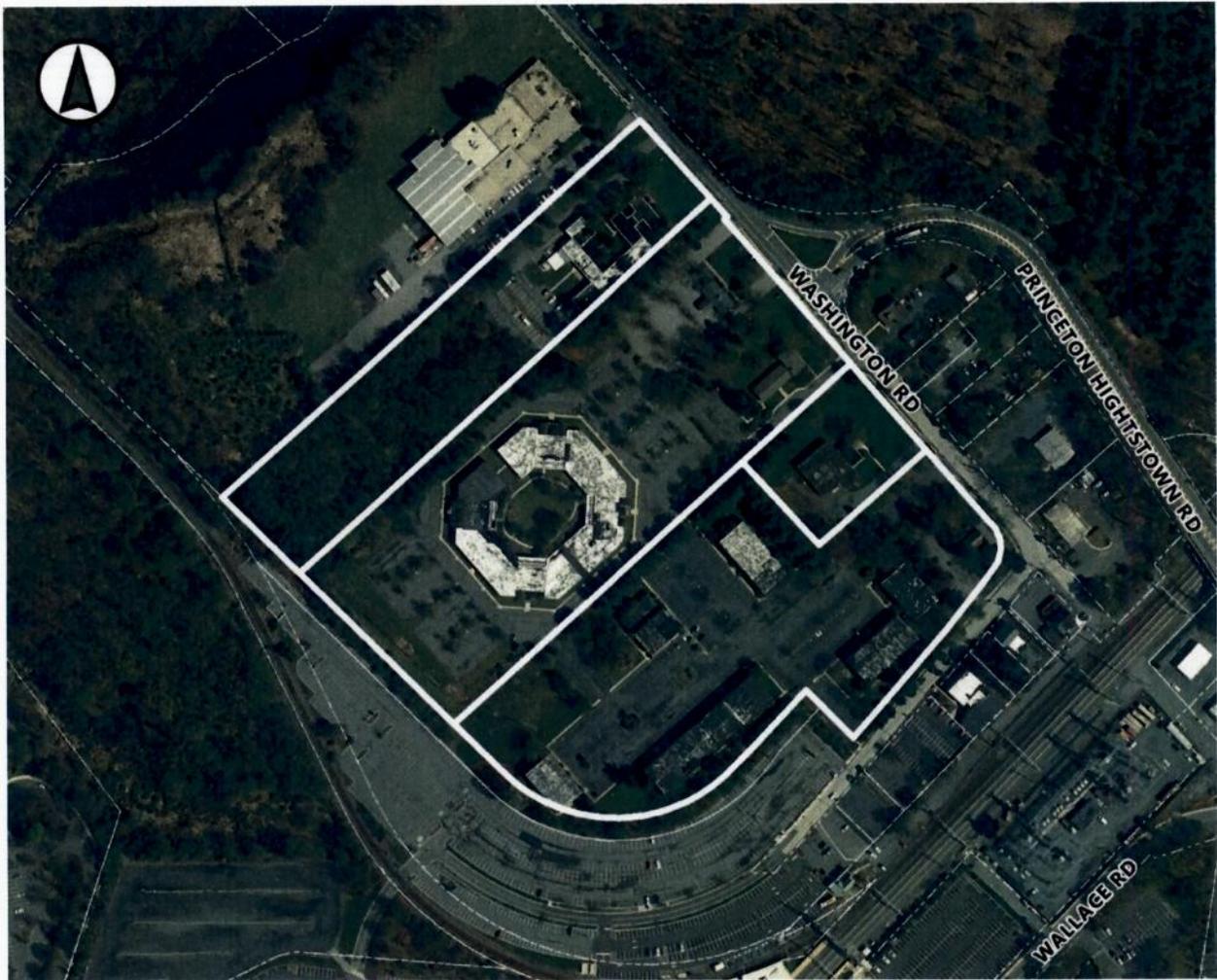
The following is noted regarding building and site design.

7. Conditional Standards. As per §200-260A(4), childcare centers are a conditionally permitted use in the RP-1 District. This section further notes that childcare centers are exempt from the bulk standards outlined in §200-241A(1), (3) and (4) which pertain to minimum lot area, maximum improvement coverage, and maximum building height. Moreover, this section identifies that the provisions relating to outdoor play areas as established in §200-241A.(8) and (9) shall not apply if no outdoor area is proposed. However, the applicant has in fact proposed an outdoor area.
8. Unified Design. The 2020 Land Use Plan establishes that where development and future development is proposed, it should be done in a manner which promotes an attractive and united design. The applicant should therefore provide information as to what architectural and/or facade changes, if any, are proposed to the building.
9. Signage. Testimony should be provided as to what signage is proposed, including identification signage and/or wayfinding signage. Deviations from signage regulations will require variance relief.

Parking and Circulation

The following is noted regarding parking and circulation.

10. Dedicated Pick-Up and Drop-Off Parking Spaces. The applicant will have 7 dedicated parking spaces along Avalon Square for pick-up and drop-off operations. Testimony should be provided as to whether these represents a sufficient number of parking spaces for this operation. Specifically, we recommend testimony focus on:
 - a. Where additional parking spaces, if any, for the proposed use will be located as well as how patrons will access those spaces;
 - b. When drop-off and pick-up activities are expected to occur;
 - c. How long drop-off and pick-up activities are anticipated to take;
 - d. Whether any staggered drop-off times are anticipated.
11. Shared Parking. As per §200-260B(d), nonresidential uses may rely on shared parking. The applicant should discuss whether a shared parking arrangement is proposed. If the applicant intends to utilize parking spaces in the approved garage, this should be discussed. Testimony should also be provided as to how patrons will access those spaces.
12. Circulation. As previously noted, the applicant should discuss how vehicles will circulate the site.
13. Staff Parking. Additional testimony should be provided as to how many staff members are anticipated to be on-site at any given time and where staff members are expected to park.





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: February 17, 2026

SUBJECT: **Avalon West Windsor (Owner)**
Montessori Kids Universe (Tenant) – Conditional Use Application
Block 6.30, Lot 5.01
401-404 Avalon Square
PB25-10

Documents Received/Reviewed:

The following documents have been submitted for review:

A. Application documents, including:

- 1) Consent of Owner letter (Avalon West Windsor, LLC) approving the applicant to file the subject application dated November 13, 2025
- 2) Development application form
- 3) Request for Conditional Use Approval form
- 4) Site Plan Checklist form
- 5) Letter from Arencibia Architects, Inc. dated October 17, 2025 providing conditional use requirement compliance responses
- 6) 30x42" Landscape Plan referenced "Princeton Junction Train Station Redevelopment" prepared by Melillo-Bauer-Carman Landscape Architecture (MBC), unsigned, dated October 15, 2021, revised through February 3, 2026
- 7) 30x42" copy of "Overall Grading Plan" prepared by Maser Consulting (Daniel Sobieski, P.E.), unsigned, Sheet 8 of 38, dated December 18, 2020, revised through April 11, 2022
- 8) 30x42" copy of "Grading Plan" prepared by Maser Consulting (Daniel Sobieski, P.E.), Sheet 11 of 38, dated December 18, 2020, revised through April 11, 2022
- 9) 11x17" color Outdoor Learning Center Plan prepared by Grounds for Play dated October 17, 2025
- 10) 8-1/2x11" color renderings of various playground apparatuses prepared by Grounds for Play, six pages total, undated

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- 11) 24x36” plan entitled “Montessori Kids Universe Princeton – Avalon W Squared - 1st Floor East Building – 401-404 Avalon Square – West Windsor, NJ” prepared by Arencibia Architects, Inc. (Victor A. Arencibia), dated December 9, 2025, revised through January 26, 2026 consisting of a proposed floor plan and a proposed playground layout plan

Narrative:

The subject application is part of an approved redevelopment of a tract of contiguous parcels (Lots 8, 54, 55.01 and 76 in Block 6) located adjacent to the Princeton Junction Train Station and fronting on Station Drive and Washington Road (CR 526/571) at and near its confluence with Princeton Hightstown Road (also CR 526/571) The overall tract is located within the RP-1 (Princeton Junction Redevelopment) zoning district and comprises the entirety of same.

The proposed redevelopment will consist of various forms of residential housing (standard townhomes, stacked townhomes, senior living, and multi-story, multi-family buildings with mixed-use retail), two parking decks, a 48-unit “flats” building and a “Promenade” area that provides access to and from the train station and the proposed residential units as well as acting as a community gathering area.

The proposed daycare/school will be located along the southeasterly portion of the Promenade near the Princeton Junction Train Station parking lot access point, on the westerly face of the “Avalon East Multi-Family Residential and Retail” building as identified on the approved Maser plans for the overall project.

Upon review of the documentation submitted, the following comments are offered:

1.0 Conditional Use Plan

- 1.01 Commentary on the Planning and Zoning (Conditional Use) aspects of the application are deferred to the Board Planner.
- 1.02 Testimony shall be provided to the Board on the nature of the operation, including hours of operation and maximum number of students. Operations discussion should include drop-off and pick-up routines, security of building and exterior spaces, on-site meals and kitchen facilities, trash and recycling collection and storage, and management of special events.
- 1.03 Testimony shall be provided to the Board regarding the adequacy of the seven (7) designated parking spaces, 6 conventional and 1 barrier free. Ability of the applicant to restrict parking stalls for individual tenants, as proposed, has been previously confirmed by the Zoning Officer. A detail for the proposed signage at the parking stalls is required.
- 1.04 It appears no exterior changes to the parking, walks and building entrances are proposed. Applicant is to confirm that the barrier-free parking space and the associated accessible routes to/from the building will remain as approved for the underlying Avalon East Building permits. A note on the plan to this effect is required.
- 1.05 The proposed fencing in the play yard appears to conflict with a sanitary sewer manhole location. Installation of the fence prevents removal of the lid and access to the structure. This is to be addressed.
- 1.06 The project represents an increase in improvement coverage due to the proposed conversion of lawn area to artificial turf for the play yards and structures. An assessment by a NJ licensed Professional Engineer is required, and the impacts that any increases will have on the approved stormwater

management design for the overall project, and potential mitigation of same. Also, details are required demonstrating how the subsurface turf drainage will enter the stormwater collection system.

- 1.07 The project represents an increase in wastewater discharge demand versus a typical retail establishment within the same footprint. A 138-student facility without full service kitchen results in a demand of approximately 1,380 gallons per day (gpd) versus 891 gpd for 8,912 s.f. of retail use. Based on these values, an amendment to the allocation for the AvalonBay project is not required. Applicant is to provide a note on the plan stating kitchen to be used for warm purposes only, with no on-site meal preparation, and any food for events will be catered.

This completes the review of the application. Additional comments may be provided based on testimony provided by the applicant and its professionals at the public hearing.

FG:ih
cc: Ian Hill, PE
Applicant (V.Arencibia.RA@gmail.com)

West Windsor Township Fire & Emergency Services

Memorandum

DATE: February 17, 2026
TO: Chairperson, West Windsor Planning Board
FROM: Chief Timothy M. Lynch *TML*
REGARDING: PB 25-10 – Montessori Kids Universe

OVERVIEW

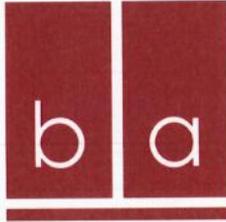
Applicant is seeking improvements to an existing building in the W Squared development for use as a Montessori School

CONCLUSION

Fire & Emergency Services has no comments or objections for this application and recommends approval.



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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 TRC
West Windsor Division of Land Use

From: Ed Snieckus, Jr, LLA, PP, ALSA

Subject: Centennial Real Estate Management on behalf of Teachers Insurance and Annuity Association, for the Benefit of its Separate Real Estate Agent Account
Preliminary and Final Major Site Plan
Block 7.15 Lot 14.04
3535 US Route 1

Date: February 16, 2026

BA#: 4411.05

WWT#: PB 26-02

Introduction

The applicant, Centennial Real Estate Management on behalf of Teachers Insurance and Annuity Association for the Benefit of its Separate Real Estate Agent Account, has submitted an application seeking preliminary and final site plan approval as well as "c" variance relief and design waiver relief for various interior and exterior improvements to the southeasterly portion of the MarketFair Mall. The site, which is identified by municipal tax records as Block 7.15 Lot 14.04, is located at 3535 US Route 1 in the B-2 Neighborhood Center Business District.

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

1. Preliminary and final site plan approval prepared by Bohler, LLC dated January 9, 2026 (last revised January 9, 2026).
2. Survey prepared by Control Point Associates, Inc., dated October 8, 2024 (signed January 24, 2025).
3. MarketFair Mall Concept Package prepared by Reztark Design Studio LLC, dated December 19, 2025 (no revision date).
4. Memorandum from Fox Rothschild, dated January 15, 2026.
5. Memorandum from TPD, Inc., dated January 9, 2026.
6. Rider to the application.
7. Title exception documents.

Proposed Improvements

The applicant proposes various interior and exterior improvements to the southeasterly portion of the MarketFair Mall. The following proposed improvements are summarized.

1. A 1,121 square foot partially enclosed patio addition;
2. A 298 square foot building addition;
3. A 157 square foot building addition;
4. New curbing, fencing, signage, and a relocated cooler related to a loading area;
5. Decorative pavers and walkways;
6. A new patio area;
7. Landscaping;
8. The installation of new islands in the southerly parking area;
9. Facade improvements including new facade materials, entrances, and signage.

Landscape Architectural Review

The following is noted regarding the proposed development.

Site Plan, Parking, and Circulation

The following is noted regarding the proposed site plan, parking, and circulation.

1. Overview of Site Plan. As noted in our planning review, the parking area will be modified to involve what seems to be adjustments to the parking area including planting islands, the extent of tree removal and additions should be clarified during the review of the application.
2. Proposed Patio Areas and Adjustments to Existing Vegetation. The new outdoor sitting areas will be added to areas of existing landscaping. There are several trees indicated to be removed to accommodate these improvements. There is also the intent to preserve adjacent trees where space permits. While there is a specific tree removal plan on sheet L-102, we recommend the Existing Conditions /Demolition Plan make reference to the tree removal plan and be modified to provide a graphic "X" through the respective trees to be removed to clearly indicate trees to be removed for clarity of the record.
3. Proposed Landscaping. The patio and adjacent sidewalk area improvements will include a new comprehensive landscape plan. We find the proposed landscaping satisfactory
4. Landscape Amenities and Furniture. The plans and details indicate several sitting benches areas and planters are being added to the new improvements along the new sidewalks and entrance areas. The applicant should clarify if these are establishing new standards for the facility or to match those that exist elsewhere in the center.
5. Loading Area. Fencing has been proposed for the existing loading area. The specification is for a board-on-board style fence at a height of 6 feet. Since this is a commercial loading area and

in consideration of the size of the gate area the support structure of such a fence should be more substantial consisting of a steel support structure to improve the resilience of the fence to the activities inherent in this area.

6. Proposed Lighting. Bollard and building mounted wall sconce lighting is proposed adjacent to the new walkways and patio areas. We find these satisfactory although it should be clarified if the improvements to the parking areas will impact existing lighting.