

File No.: 306645-00010

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March 19, 2026

**Via Hand-Delivery and ShareFile**

Lisa Komjati, Administrative Secretary  
West Windsor Township  
271 Clarksville Road  
P.O. Box 38  
West Windsor, NJ 08550

**Re: Third Amended Final Major Site Plan  
Application #PB19-13 Amended (2025)  
Edge Lofts LLC - Block 33, Lot 1.022  
Township of West Windsor, Mercer County, New Jersey**

Dear Lisa:

In support of the Application for Third Amended Final Major Site Plan, enclosed are fifteen (15) copies of the following documents:

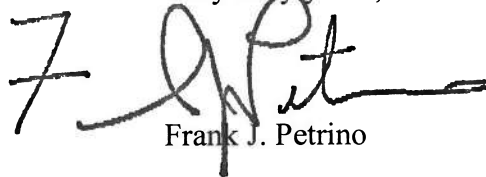
- 1) Development Application with attached Project Narrative;
- 2) Agreement to Pay for Professional Review and Inspections;
- 3) Site Plan Checklist;
- 4) West Windsor Township Green Development Practices Checklist;
- 5) Approval Resolution PB19-13 Amended Second Amended Site Plan (2025);
- 6) Amended Final Major Site Plan Bear Creek Independent Living Lot 1.022, Block 33 Township of West Windsor Mercer County, New Jersey, prepared by Partner Engineering & Science, Inc. ("Partner"), dated May 3, 2019, last revised March 18, 2026, consisting of eighteen (18) sheets;
- 7) Landscape Plans, prepared by Bohler, LLC, dated January 1, 2026, last revised February 6, 2026, last revised March 18, 2026, consisting of six (6) sheets;
- 8) Architectural Drawings, prepared by Steven S. Cohen Architect, P.E., dated February 6, 2025, last revised March 18, 2026, consisting of eleven (13) sheets;
- 9) Sanitary Sewer Engineer's Report, prepared by Partner, dated April 4, 2025, last revised March 18, 2026;

- 10) Title 39 Exhibit, prepared by Partner, dated April 4, 2025, last revised March 18, 2026; and
- 11) Response letter to Township Review Memos/Letters and issues discussed at the March 10, 2026 TRC meeting, prepared by Partner, dated March 18, 2026.

The Applicant is seeking Third Amended Final Major Site Plan approval of the Bear Creek Senior Independent Living Building. The height and footprint of the building will not change, nor will the areas of impervious surfaces increase, and no new variances or design waivers are requested in connection with this Amended Site Plan application. A more detailed description of the changes is set forth in the Project Summary attached to the Development Application.

Please contact us if additional information is required prior to the April 15, 2026 public hearing.

Very truly yours,



Frank J. Petrino

FJP/dls

Enclosures

cc: Gerald Muller, Esq. Planning Board Attorney (w/encs. - Via ShareFile)  
Francis A. Guzik, P.E. (w/encs. - Via ShareFile)  
Daniel Dobromilsky, P.E. (w/encs. - Via ShareFile)  
David Novak, PP, AICP, Township Planner (w/encs. - Via ShareFile)  
Daphne Galvin, PE, PP, LEED AP (w/encs. - Via ShareFile)  
Steven S. Cohen, AIA (w/o encs. - Via Email Letter Only)  
Rob Osterlof, RLA(w/o encs. - Via Email Letter Only)  
Anthony Mazzucca (w/encs. - Via ShareFile)  
Daniel Reeves (w/encs. - Via ShareFile)  
Diane L. Shafer, Paralegal