

March 18, 2026

Project: 25578992-CI

Francis Guzik, Director Community Development/Township Engineer
West Windsor Township
271 Clarksville Road
West Windsor, NJ 08550

**Re: PB 19-13 – Revised Plans
Bear Creek Senior Independent Living
Third Amended Final Major Site Plan
Block 33, Lot 1.022**

Dear Mr. Guzik:

Pursuant to the March 10, 2026 Township Technical Review Committee (TRC) meeting and comments in the Township Professionals review letters for the above-referenced Project, the Project documents have been revised as follows:

West Windsor Township Division of Engineering, March 5, 2026 Memorandum

1.0 Amended Site Plan

- 1.01 A. The basement has been removed from the scope, including the indoor pool.
- B. The below building parking has been reconfigured to a straight pass thru garage instead of four separate parking areas. Total parking has been reduced from 168 spaces to 166 spaces.
- C. The first floor of the building is now one level. The previous version was a split level with a 5'-0" difference in height between the main entry and 1st residential floor. This eliminates the need for multiple stairs and increases accessibility.
- D. The porte-cocheres have been redesigned to span the entire entry drives.
- E. Total building height has decreased 4". The first to second floor height has increased from 11'-0" to 14'-0".
- E. The pool pavilion has decreased in size.
- 1.02 As discussed at the TRC Meeting, the repairs/rehabilitation work to the existing site amenities are the responsibility of the HOA. However, under the proposed scope of this development, these repairs will be supervised and completed.

2.0 Access and Circulation

- 2.01 Testimony will be provided.
- 2.02 EVSE spaces are not required to meet the Township Ordinance, as this Application is an amendment to a project approved prior to adoption of the Ordinance and NJ law. EV spaces (2) were initially proposed on the August 23, 2019 site plans, as part of the "Preliminary and Final Site Plan Approval" granted February 26, 2020. The number of spaces increased to 12, as part of the "Amended Final Site Plan Approval" granted February 19, 2025. The current application proposes a total of 14 spaces, with a breakdown of two (2) EVCS spaces, two (2) EVR ADA spaces and 10 EVR spaces, as



indicated on Site Plan Sheet 1, to the right of the "Parking Requirements" table. Layout of the spaces is shown on Site Plan Sheet 4.

- 2.03 As indicated above in Response 2.02, the Project is not subject to the Ordinance. Two EVR ADA spaces have been added, as shown on Site Plan Sheet 4.
- 2.04 A bicycle parking calculation was previously provided and is shown on Site Plan Sheet 1 (Note #27). Testimony will be provided.
- 2.05 Site Plan Sheet 5 has been revised to reflect the correct contour labels for the southerly entry drive. Site Plan Sheet 6 has been revised to reflect the correct grate elevation of the trench drain at each entrance.
- 2.06 Refer to the enclosed "Title 39 Exhibit," which has been updated to reflect the current layout.
- 2.07 The West Windsor Township Fire & Emergency Services memorandum, dated March 5, 2026, indicates that emergency vehicle access appears adequate.

3.0 Stormwater Management

- 3.01 No response required.

4.0 Utilities

- 4.01 Refer to updated Sanitary Sewer Engineer's Report. The revised total flow is below the flow endorsed by the Township and SBRSA, and committed in the TWA. Construction of the treatment works commenced prior to the June 9, 2025 expiration of the TWA. Approximately 50 lineal feet of pipe was installed, which was inspected by the Township.
- 4.02 There is no increase in flow from what was previously approved, so a contribution to the off-site pump station is not required.
- 4.03 An external grease trap and monitoring pit on the sanitary lateral was previously added to the plan and is shown on Site Plan Sheet 6.
- 4.04 A note indicating "No swimming pool waters, including filter backwash, shall be discharged to the sanitary sewer system. Swimming pool waters will be carted off-site for proper disposal or discharged to the storm sewer system, subject to receipt of an NJDEP Swimming Pool Discharge General Permit (NJ0128589) prior to filling or operating either pool" was previously provided and is shown on Site Plan Sheet 6 (Note #1).

5.0 Lighting

- 5.01 Refer to new Sheet A1.01.3 in the Architectural plans for underground garage lighting. Lighting will comply with Township of West Windsor Ordinance 200-29 General circulation; parking and loading area design standards Item G Lighting.
- 5.02 The Lighting Plan has been revised to comply with the Ordinance requirements. The proposed parking area lighting has been adjusted to achieve a maximum average illumination level of 0.6 footcandles in accordance with Section 200-31.K.(4). Refer to the revised Lighting Plan L.4 for details.
- 5.03 The Lighting Plan has been revised to increase the proposed intersection lighting levels. As requested in the review comment, the design has been updated to provide an average illumination level consistent with the previously approved amendment (2.4fc). Refer to the revised Lighting Plan L.4 for details. A design waiver is being formally

requested from Section 200-31.K(2), which requires 3.0fc. The 2.4fc was shown on the design plans approved under Planning Board Resolution adopted March 25, 2025, but a design waiver was not identified.

5.04 No response required.

Arora and Associates, March 2, 2026 Memorandum

1. A detail of the fire lane pavement marking was previously provided and is shown on Site Plan Sheet 9.
2. A note referencing the "Title 39 Exhibit" has been added to Site Plan Sheet 1 (Note #33).
3. The dimensions shown on the Accessible Parking Signs detail have been updated on Site Plan Sheet 9.
4. Site Plan Sheet 4 and 13 have been revised to identify the location of the van accessible spaces.
5. The area shown on the Stop Sign detail has been updated on Site Plan Sheet 9.
6. The fire truck turning template at the intersection of Esplanade Drive and Village Road East has been adjusted to reduce the center island encroachment on Site Plan Sheet 12. The encroachment shown is the fire truck overhang; the wheel path does not conflict with the curb.
7. A note referencing the Hairpin Striping detail has been added to Site Plan Sheets 16, 17 and 18 (Note #6). The Hairpin Striping detail has been updated on Site Plan Sheet 9.
8. Additional details have been provided on Architectural Sheet A1.01

Burgis Associates, March 5, 2026 Memorandum (Edward Snieckus, Jr., LLA, PP, ASLA)

1. The interior architectural change does not substantially alter the proposed landscape arrangements.
2. No response required.
3. The outlined area adjacent to the pavilion represents a shade structure. The Landscape Plans have been revised to clarify this condition by updating the linework and adding a callout. The structure consists of a roof only, with no sidewalls, and therefore is not an enclosed space. Refer to Landscape Plan Sheet L.3 for the revisions.
The impervious area calculations on Site Plan Sheet 4 have been revised based on the layout modifications. Overall, there has been a slight reduction in impervious coverage (11.50 acres to 11.46 acres).
4. The Landscape Plan has been revised to include additional shade trees near and around the proposed bench seating areas along the perimeter sidewalk, to provide shade and enhance spatial definition. These revisions are reflected on the updated Landscape Plan L.1.

Burgis Associates, February 25, 2026 Memorandum (David Novak, PP, AICP)

1. As confirmed after the TRC meeting, no additional relief is required.
2. Testimony will be provided.
3. As discussed at the TRC meeting, the porte cocheres are acceptable as shown.

4. No response required.
5. A total of 390 parking spaces are proposed, including 378 spaces for the residential units and 12 spaces for the café.
6. As confirmed after the TRC meeting, no additional relief is required.
7. The project proposes exterior surface parking and fully enclosed garage parking for the residents and guests of the building. Each space within the garage will be assigned to a resident as part of a lease agreement. Surface parking lots will be available for visitor parking, EVSE parking and additional residential reserve parking. The garage will be secured and restricted to residents only via using a key-fob or electronic access control system. Adequate signage and cameras will be strategically placed at entry and exit points. The property management team will oversee the assignment and enforcement of parking spaces.
8. Testimony and a graphic rendering will be provided at the hearing.

West Windsor Township Fire & Emergency Services, March 5, 2026 Memorandum

Access

- No response required.

Water Supply for Fire Protection

- The fire department connection was previously approved and is not changing. The fire department connection is adjacent to a fire hydrant, on the north side of the building, as shown on Site Plan Sheet 6.

Miscellaneous

- Fire notes are included on Architectural Sheet A1.01
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We look forward to presenting the Project to the Planning Board at the upcoming hearing. Thank you for your continued cooperation on this Application. Should you require additional information please contact our office.

Very truly yours,



Daphne A. Galvin, P.E.
Director of Land Development

DG:bz