

# STONEFIELD

## Project Narrative

RE: **Proposed Child Daycare Facility  
Block 53.04, Lot 17  
191 Dutch Neck Road  
Township of East Windsor  
Mercer County, New Jersey**

DATE: August 27, 2021

---

Primrose School Franchising Company is proposing the construction of a child day care facility expansion to an existing one-story retail building. The subject property is designated as Block 53.4, Lot 17, commonly known as 191 Dutch Neck Road, East Windsor Township. The site is located within the Highway Commercial (HC) Zone and is surrounded by retail and commercial uses to the North, West, and South along US Route 130, and a single-family residential home and public park use along Westfield Lane to the East.

The site is currently comprised of one one-story, 11,505 SF, retail building with off-street parking facilities to the north and west. The site is currently accessed via two locations: an ingress-egress driveway along US Route 130, and a full-movement driveway along Dutch Neck Lane.

The proposed development consists of demolishing the southern and eastern circulation driveways, trash enclosure, and drive through canopy area associated with the previous pharmacy use, constructing an 1,896 SF building addition on the south side of the existing building and constructing a turf playground area along the eastern edge of the site. The existing building will be renovated to accommodate the proposed use and 9 existing parking spaces will be demolished and reconstructed as landscape area. Access will be maintained along US Route 130 (ingress-egress) and Dutch Neck Lane (full-movement).

Additional site improvements include a playground area in the rear of the building, ADA upgrades, lighting upgrades, landscaping, drainage, and parking lot improvements.