

Windsor Pointe
Preliminary and Final Major Site Plan Application Narrative
Revised December 6, 2019

BLOCK 3, LOTS 3 & 3.02
EAST WINDSOR TOWNSHIP, MERCER COUNTY, NEW JERSEY

- 1.) Total Units – 186 (inclusive 20% Affordable)
 - a. 148 Market-Rate Units
 - b. 38 Affordable Units

- 2.) Bedroom Mix
 - a. Market-Rate: 80% 2BR and 20% 1BR
 - b. Affordable: Standard UHAC mix

- 3.) Location of Affordable Homes – Affordable homes will be interspersed throughout the four 3-story buildings in locations to be determined by developer

- 4.) Building Heights – Maximum 3-stories under pitched roof

- 5.) Bulk Setbacks
 - a. Front yard – 100 ft. min
 - b. Side yard:
 - i. Garage – 35 ft.
 - ii. Apartment Building – 50 ft.

- 6.) Ingress / Egress
 - a. Boulevard entry off Old Trenton Road aligned with Windsor Center Drive
 - b. Emergency access approximately 730 ft. EAST of main access entry also on Old Trenton Road

- 7.) Amenities (as labeled on attached plan)
 - a. Approximately 6,000 sq. ft. Club House (including furnished model)
 - b. Fitness Center
 - c. Club Room
 - d. Outdoor pool with party deck, BBQ and dining area
 - e. Walking Paths with BBW Patios
 - f. Dog Run
 - g. Tot Lot
 - h. Available detached garages for apartment flat residents
 - i. Fully furnished model

- 8.) Management
 - a. On-site Manager and Leasing Agent
 - b. On-site 24hr maintenance technician

9.) Elevation of the Buildings and Façade.

- Buildings that back onto Old Trenton Road will have elevations that are similar to the front elevations of the interior units

10.) Proposed Variance

- 20-11A.8.b.4 – the emergency drive is located approximately 760 feet east of the entry road and the ordinance requires it to be located approximately 900 feet west of the entry road.

11.) Proposed Waivers

- 19A-2.7D(3) – The average light intensity shall not exceed more than 1 foot candle where 1.1 is proposed.
- 22-27.39(b) – 103 internal street trees are required, 69 are provided.
- 22-27.7(b)3 – 28 shade trees are required, 11 are provided; 385 shrubs are required, 116 are provided.
- 22-27.7(a)3 – 312 evergreen trees are required, 108 are provided; 78 shade trees are required, 8 are provided