



TOWNSHIP OF PLAINSBORO
Department of Planning and Zoning
641 Plainsboro Road
Plainsboro, NJ 08536
609-799-0909 ext. 1502

Form No. 1

PLANNING/ZONING APPLICATION

I. SCHEDULE

Pursuant to the Township of Plainsboro Municipal Code and applicable New Jersey State Law, application is made to the Township of Plainsboro for the following:

Table with 3 columns: Type of Application (Please Check), Fee \$, and Forms Needed. Includes items like Concept Plan, Minor Site Plan, Preliminary/Final Major Site Plan, etc.

II. CONTACT AND PROPERTY INFORMATION (Provide information as applicable):

Name of Applicant: Princeton Meadows Owner LLC

Address: 520 US Highway 22, PO Box 6872 City: Bridgewater State: NJ Zip: 08807

Email: jason@primelaw.com - Attorney Phone: 201-883-1010

Applicant's Attorney: Jason R. Tuvel, Esq. - Prime & Tuvel

Address: 2 University Plaza Dr., Suite 109 City: Hackensack State: NJ Zip: 07601

Email: jason@primelaw.com Phone: 201-885-3735

Contact Person: Jason R. Tuvel, Esq.

Address: 2 University Plaza Dr., Suite 109 City: Hackensack State: NJ Zip: 07601

Email: jason@primelaw.com / sally@primelaw.com (paralegal) Phone: 201-885-3735

Engineer/Surveyor: FWH Associates, P.A.

Address: 1856 Route 9 City: Toms River State: NJ Zip: 08755

Email: cfeigin@fwhassociates.com Phone: 732-797-3100

Architect: Primiano Architecture

Address: 26 Old Trenton Road City: East Windsor State: NJ Zip: 08512

Email: joseph@primianoarchitecture.com Phone: 609-235-9216

Owner's Name: Applicant is Owner

Address: City: State: Zip:

Email: Phone:

**P21-08 Addison DRC Submission 10/8/21**

**PreLim/Final Site Plan**

**Address of Property:** Dey Road, Plainsboro, NJ (tax records) / 2821 Pheasant Hollow Rd (mailing)

Applicant Interest in property (owner, lessee, etc.) Owner

When acquired 2017

Tax Map Sheet 23 Block 2301 Lot 3 Date filed with County Recorder 7/21/17

- Is the property served by a public sewer system? Yes  No
- Is the property served by a public water system? Yes  No
- Is applicant willing to dedicate land for the widening of roads in compliance with the Township and/or County Master Plan? Yes  No

Is the proposed use on a Municipal \_\_\_\_\_, County , or State \_\_\_\_\_ road?

Area of property 23.626 acres or 1,029,148.56 sq. ft. Frontage on an improved street 823.11 ft. No. of proposed lots 0

Present Zoning: PCD Present Use of Property: Existing apartment complex

Proposed Use of Property: Proposed clubhouse, fitness center and leasing office within the existing apartment complex

Description of all present structures: Existing / operational apartment complex.

Number of proposed Buildings None Floor area of all structures No change proposed sq. ft.

Percentage of coverage by buildings 15 Impervious coverage No change proposed

Has a subdivision previously been granted? TBD Date \_\_\_\_\_

Has a variance previously been granted? TBD Date \_\_\_\_\_

Are there any existing or proposed covenants or deed restrictions on the property? None

Explain \_\_\_\_\_

- Is a variance requested? No variances being sought
- Describe in detail section of zoning ordinance from which applicant seeks relief: N/A

**III. PLANS**

Attach list of plans and exhibits submitted, indicating names, address, license #, and phone numbers of preparer. See Cover Letter & List of Professionals

**IV. CERTIFICATION** Attached is Applicant's signature\*\*

I hereby certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the signatories of the above authorization. I further authorize Township Officials to inspect the site noted above.

Signature of Owner	Date	Signature of Applicant	Date
Sworn to and subscribed before me this _____ day of _____		20_____.	

\_\_\_\_\_  
Notary

**AGREEMENT TO PAY FOR PROFESSIONAL REVIEW  
Plainsboro Township**

The undersigned, hereby agrees to pay for any professional review necessary for proposed application

Applicant Name (Print)	Date	Applicant Signature	Date
------------------------	------	---------------------	------

**P21-08 Addison DRC Submission 10/8/21**

**General Development Plan**

**Address of Property:** 2821 Pheasant Hollow Drive, Plainboro, NJ

Applicant Interest in property (owner, lessee, etc.) Owner

When acquired July 13, 2017

Tax Map Sheet \_\_\_\_\_ Block 2301 Lot 3 Date filed with County Recorder 07/21/2017

- Is the property served by a public sewer system? Yes  No \_\_\_\_\_
- Is the property served by a public water system? Yes  No \_\_\_\_\_
- Is applicant willing to dedicate land for the widening of roads in compliance with the Township and/or County Master Plan? Yes \_\_\_\_\_ No

Is the proposed use on a Municipal \_\_\_\_\_, County \_\_\_\_\_, or State \_\_\_\_\_ road?

Area of property \_\_\_\_\_ acres or \_\_\_\_\_ sq. ft. Frontage on an improved street \_\_\_\_\_ ft. No. of proposed lots \_\_\_\_\_

Present Zoning: \_\_\_\_\_ Present Use of Property: \_\_\_\_\_

Proposed Use of Property: \_\_\_\_\_

Description of all present structures: \_\_\_\_\_

Number of proposed Buildings \_\_\_\_\_ Floor area of all structures \_\_\_\_\_ sq. ft.

Percentage of coverage by buildings \_\_\_\_\_ Impervious coverage \_\_\_\_\_

Has a subdivision previously been granted? \_\_\_\_\_ Date \_\_\_\_\_

Has a variance previously been granted? \_\_\_\_\_ Date \_\_\_\_\_

Are there any existing or proposed covenants or deed restrictions on the property? \_\_\_\_\_

Explain \_\_\_\_\_

- Is a variance requested? \_\_\_\_\_
- Describe in detail section of zoning ordinance from which applicant seeks relief: \_\_\_\_\_

**III. PLANS**

Attach list of plans and exhibits submitted, indicating names, address, license #, and phone numbers of preparer. \_\_\_\_\_

**IV. CERTIFICATION**

I hereby certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the signatories of the above authorization. I further authorize Township Officials to inspect the site noted above.

Jeff Hurwitz Sep. 14, 2021  
Signature of Owner / Applicant Date

Princeton Meadows Owner LLC  
By: KRE Property Management Company LLC, Auth. Agent  
Jeff Hurwitz, Auth. Rep. Sep. 14, 2021  
Signature of Applicant Date

Sworn to and subscribed before me this 14<sup>th</sup> day of September 2021.

Lisa Vidal  
Notary



**AGREEMENT TO PAY FOR PROFESSIONAL REVIEW  
Plainsboro Township**

The undersigned, hereby agrees to pay for any professional review necessary for proposed application

Princeton Meadows Owner LLC  
By: KRE Property Management Company LLC, Auth. Agent  
Jeff Hurwitz, Auth. Rep. September 14, 2021 Jeff Hurwitz September 14, 2021  
Applicant Name (Print) Date Applicant Signature Date

**Corporate Ownership Disclosure Statement**

**Application of Princeton Meadows Owner LLC**

**2821 Pheasant Hollow Drive, Plainsboro, New Jersey  
Block 2301, Lot 3**

*This Corporate Ownership Disclosure statement is provided in compliance with the requirements of N.J.S.A. 40:55D-48.1 et seq.*

Owners holding 10% or more of any class of stock/interest in **Princeton Meadows Owner LLC:**

1. **Princeton Meadows JV LLC  
520 US Highway 22 East  
PO Box 6872  
Bridgewater, New Jersey 08807**

Owners holding 10 % or more of any class of stock/interest in **Princeton Meadows JV LLC:**

**Princeton Meadow Member LLC  
520 US Highway 22 East  
PO Box 6872  
Bridgewater, New Jersey 08807**



**TOWNSHIP OF PLAINSBORO**  
Department of Planning and Zoning  
641 Plainsboro Road  
Plainsboro, NJ 08536  
609-799-0909 ext. 1502

**Form No. 7**

**AFFIDAVIT OF OWNERSHIP**

Princeton Meadows Owner LLC, attest that I/we reside at 2821 Pheasant Hollow Dr.  
(Property Owner/s)  
in the Township                      of Plainsboro in the County of Middlesex, and State  
of New Jersey that Princeton Meadows Owner LLC is/are the owners in fee of all that certain lot,  
(Property Owner/s)  
piece or parcel of land situated, lying and being in the Township of Plainsboro, New Jersey, and  
known and designated as Block(s) 2301, Lot(s) 3.

Jeff Hunt Princeton Meadows Owner LLC  
By: FRE Property Management Company, LLC, Auth. Agent  
Jeff Horwitz, Auth. Rep. Notary Seal  
(Signature of Property Owner/s)

Sworn and subscribed before me this 14<sup>th</sup> day of September, 2021.

Lisa Vidal  
(Signature of Notary)



**AUTHORIZATION**

(If anyone other than above owner is making this application, the following authorization must be executed).

\_\_\_\_\_ is hereby authorized to  
make the within application.

Dated: \_\_\_\_\_, 20\_\_\_\_\_. \_\_\_\_\_  
(Owners/s to sign here)



**TOWNSHIP OF PLAINSBORO**

**Department of Planning and Zoning**

**641 Plainsboro Road**

**Plainsboro, NJ 08536**

**609-799-0909 ext. 1502**

**Form No. 13**

**SITE PLAN CHECKLIST**

Mark each item below with an (X) Information is provided on site plan or  
(W) Waiver is requested for this item (attach a list identifying,  
briefly explaining and justifying each requested waiver)

- plans on proper size sheets
- scale of plat
- key map in relation to remainder of municipality & land owner
- plan certified by licensed architect or engineer
- boundaries of tract, dimensions and bearings
- north arrow
- date
- zone district
- existing & proposed streets
- street names
- existing contours at proper intervals
- proposed contours
- existing & proposed streams
- existing & proposed easements
- existing flood hazard elevations
- location of proposed buildings
- location of existing building
- location of proposed & existing signs
- total building coverage in acres
- total building coverage in square feet
- percentage of lot covered by buildings
- parking layout
- total number of parking spaces
- dimensions of parking spaces
- dimensions of all building setbacks and yards
- size and height of proposed and existing buildings or structures
- building dimensions
- size location, rendering of existing and proposed signs on the tract and within 100' of tract
- written descriptions, see ordinance §85-36B.5
- floor plan
- building elevations, each side
- building material to be used
- indicate buildings to remain
- driveways
- proposed circulation plan
- curbs
- aisles & lanes
- fire lanes
- loading areas
- loading berths & docks
- pedestrian walks
- facilities for movement and storage of goods
- location of exterior lighting
- location of exterior light standards, direction, reflection, intensity of lighting on the tract and within 100' of tract
- cross sections of \_\_\_ streets \_\_\_ aisles \_\_\_lanes \_\_\_ driveways
- existing & proposed wooded areas
- buffer areas
- landscape plan \_\_\_species, caliper & location planting \_\_\_ seeded areas \_\_\_sodded areas \_\_\_grading
- retaining walls
- fencing
- recreation areas
- man-made improvements
- location & grades & size of proposed \_\_\_ drain \_\_\_ sewer \_\_\_ water
- type material for drainage water & sewer
- method of sewer disposal
- method of waste disposal and incineration
- percolation test & soil log, if applicable
- location, height direction of illumination, power & type of proposed outdoor lighting with photometric diagram on plan

## P21-08 Addison DRC Submission 10/8/21

### PreLim/Final Site Plan

- architectural or historic significance of any existing building to remain or to be removed
- earthwork balance (surplus/shortage)
- soil type(s)
- scale model of proposed development
- traffic study, including but not limited to:
  - anticipated traffic volumes
  - capacity of existing and proposed roadway
  - traffic volume impact from other developments
  - roadway network problems e.g. unsafe intersections, turns, grades
  - need for traffic signals and other improvements
- photographs of any unusual topographic, environmental, historic or physical aspect
- location of all structures with all setbacks, heights, yards, and floor area ratios, and finished floor evaluations
- sketches, plans and photographs of other known similar developments
- common open space including acreage calculations and proposed recreation facilities
- section or staging plan
- conformance to preliminary plan
- detailed soil erosion and sediment control plan
- detailed architectural and engineering data
- architect's ground floor or other floor plans
- illustrations of any signs visible to the public
- all taxes paid
- environmental impact assessment per §20-10 of the Township Code
- 200 foot property search list – obtain from Tax Assessor's Office





RECEIVED

OCT 08 2021

DRC sub.

DEPT. OF PLANNING & ZONING

5486.0001  
Revised September 30, 2021

List of Waivers:

The extent of this application includes the demolition of an existing clubhouse and the reconstruction of a new clubhouse, to include relocation of the leasing office from Building 28 to the proposed clubhouse, as well as upgrades to the recreation/amenity area, and directional signage throughout the property. The maintenance operation will be relocated from the clubhouse to a former laundry building. The majority of the construction is limited to a 0.5 acre area at the existing recreation area in the center of the property. There are no changes to the total number of residential units, the total number of parking stalls, to fire lanes, loading zones, trash collection, to any exterior yard setbacks, buffers, etc.

1. Existing and proposed streams are not shown, as none are located in the vicinity of the proposed development.
2. A Proposed Circulation Plan has not been prepared as there are no changes to traffic patterns, roadways, etc., within the existing site due to the proposed development.
3. Fire Lanes are not shown; there will be no change to existing.
4. Loading areas are not located in the vicinity of the proposed development, therefore they are not shown.
5. Loading berths and docks are not located near the proposed development, therefore they are not shown.
6. Facilities for movement and storage of goods are not located in the vicinity of the proposed development, therefore they are not shown.
7. Location of exterior light standards, direction, reflection, intensity of lighting on the tract and within 100' of the tract is not provided for the entire site, however, proposed solar-powered bollards have been proposed around the area of the proposed development and are shown. A photometric diagram has not been provided on the plan, as the solar-powered bollards deliver low-level footcandles.
8. Cross sections of streets, aisles, lanes and/or driveways are not provided, as none are proposed as part of the development.
9. An earthwork balance (surplus/shortage) is not provided, as the scope of work for the proposed improvements is relatively small and no significant earthwork is anticipated.
10. A traffic study has not been provided; however, a traffic and parking statement has been included within the submission documents.
11. Sketches, plans and photographs of other known similar developments have not been provided, as the proposed development is unique and makes no attempt to mimic any other similar multi-family properties. The proposed Clubhouse, Leasing and Fitness Center building and improvements at the Recreation Area will be shown on color renderings so that the Township and Board professionals and members will be able to view the area.
12. Common open space, including acreage calculations and proposed recreation facilities have not been provided as the total open space and recreation facilities area will remain the same.
13. A section or staging plan has not been provided, as there will be no sections or staging for the proposed development.
14. An environmental impact assessment has not been provided, as the proposed development is located within the cleared and developed area of the current Recreation Area and therefore will not have any detrimental environmental impacts on the site and surrounding area. It will serve to enhance the existing amenities for the residents of the property without creating any measurable adverse environmental conditions.

K:\FWH Documents\5486\0001\Applications\Plainsboro Township\20210930 PTPZ Waiver List.docx

1856 ROUTE 9, TOMS RIVER, NJ 08755 | 732.797.3100  
103 CLAREMONT RD, BERNARDSVILLE, NJ 07924 | 732.797.3100

CIVIL ENGINEERS    LANDSCAPE ARCHITECTS  
LAND SURVEYORS    RESERVE SPECIALISTS  
PLANNERS            ARCHITECTS