



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:

Type of Application (Please Check)	Fee \$	Forms Needed
<input type="checkbox"/> 1. Concept Plan	_____	1, 6, 7, 11, 14, & W9
<input type="checkbox"/> 2. Minor Site Plan	_____	1, 6, 7, 8, 13, 14 & W9
<input checked="" type="checkbox"/> 3. Preliminary/Final Major Site Plan	App= \$1000 / Escrow= \$1125	1, 6, 7, 8, 9, 13, 14 & W9
<input type="checkbox"/> 4. Minor Subdivision	_____	1, 6, 7, 8, 11, 14 & W9
<input type="checkbox"/> 5. Preliminary/Final Major Subdivision	_____	1, 6, 7, 8, 9, 11, 13, 14 & W9
<input type="checkbox"/> 6. Variance		
a. Bulk	_____	1, 4, 6, 7, 8, 9, 10, 14 & W9
b. Use	_____	1, 5, 6, 7, 8, 9, 10, 14 & W9
<input type="checkbox"/> 7. Appeal of Administrative Decision	_____	1, 2, 14 & W9
<input type="checkbox"/> 8. Interpretation	_____	1, 3, 14 & W9
<input type="checkbox"/> 9. General Development Plan	_____	1, 6, 7, 8, 9, 14, 15 & W9

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: _____

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

Is the proposed use on a Municipal, County [checked], or State road?

Area of property 23.626 acres or 1,029,148.56 sq. ft. Frontage on an improved street 823.11 (overall site) 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

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

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.

Signature of Owner/Applicant Date Sep. 14, 2021

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

Sworn to and subscribed before me this 14th day of September 2021.

Signature of Notary Lisa Vidal



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. Date September 14, 2021

Signature of Applicant Jeff Hurwitz Date September 14, 2021

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**



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

Sworn and subscribed before me this 14th day of September, 20 21.

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)



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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)

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

over →

- 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



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.

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