

**RESOLUTION**

PLAINSBORO TOWNSHIP PLANNING BOARD  
Middlesex County, New Jersey

**P21-08 Princeton Meadow Owner LLC**  
Block 2301, Lot 3  
(Dey Road/2821 Pheasant Hollow Drive)

PCD Planned Unit Development Zone

**~ PRELIMINARY/FINAL MAJOR SITE PLAN APPROVAL WITH SUBMISSION  
WAIVERS ~  
(Addison Clubhouse)**

WHEREAS, Princeton Meadows Owner LLC (“applicant”) is the record owner of the Addison – Princeton Meadows garden apartment community located on Dey Road, with a mailing address of 2821 Pheasant Hollow Drive, designated on the Plainsboro Township tax maps as Block 2301, Lot 3 (“site” or “subject property”); and

WHEREAS, the property is located in the PCD Planned Unit Development Zone; and

WHEREAS, the applicant seeks preliminary and final major site plan approval with submission waivers to replace the apartment complex’s existing fitness center with a new single-story 2,810± square foot clubhouse building and to make other upgrades to the existing recreational facilities; and

WHEREAS, the details regarding the applicant’s proposal are set forth in the Planning Board Review Memo dated October 26, 2021, attached hereto as Schedule “C” and made a part hereof, as well as in the following materials submitted by the applicant:

- Signed application form, checklists, and submission waiver requests

- Civil engineering plan set entitled “Preliminary and Final Major Site Plan, Block 2301, Lot 3 situated in Plainsboro Township, Middlesex County, N.J.” prepared by FWH Associates, P.A. (Brian P. Murphy, NJPE), dated August 19, 2021, last revised October 19, 2021 (fourteen sheets total)
- Architectural floor plans and elevations prepared by Primiano Architecture (Joseph Primiano, RA), dated October 11, 2021 (three sheets total)
- Stormwater management report prepared by FWH Associates, P.A. (Brian P. Murphy, NJPE), dated August 20, 2021, last revised October 18, 2021
- Draft stormwater maintenance and operations manual (Stormwater Management Measures) prepared by Carolyn A. Feigin, dated October 12, 2021
- Traffic and parking statement prepared by FWH Associates, P.A. (Brian P. Murphy, NJPE)(undated)

and

WHEREAS, the Board reviewed the application at a virtual public hearing held via Accession Meeting on November 8, 2021, during which the applicant was represented by Jason R. Tuvel, Esq. (Prime & Tuvel); and

WHEREAS, all applicable noticing requirements were met; and

WHEREAS, instructions for how to access the meeting and all associated meeting materials were printed on the Planning Board’s meeting agenda and posted on the Township’s website, including instructions to the public for how to ask questions and make comments on the application, both in advance of and during the public hearing; and

WHEREAS, during the hearing, the Board reviewed the exhibits set forth in Schedule “A” attached hereto and made a part hereof; and

WHEREAS, during the hearing, the Board heard testimony from the witnesses set forth in Schedule “B” attached hereto and made a part hereof; and

WHEREAS, the Board also considered the Planning Board Review Memo dated October 26, 2021 attached hereto as Schedule C; and

WHEREAS, all of the materials related to the application and referenced herein were posted online and made available for public review and download more than forty-eight hours prior to the public hearing, and remained available to the public during and after the hearing; and

WHEREAS, members of the public and interested parties were provided with the opportunity to ask questions, cross-examine witnesses, and offer comments during the hearing, and were also provided the opportunity to submit written comments and questions in advance of the public hearing; and

WHEREAS, the Board based its review of the application on the plans, reports, and exhibits identified herein and the testimony provided during the hearing, as well as on its own knowledge of and expertise in the subject matter; and

WHEREAS, after due deliberation, the Board makes the following findings:

**Preamble**

1. The findings set forth in the preamble to this resolution are incorporated herein as if restated at length.

**Subject property**

2. The subject property is a ±23.6-acre parcel located in the PCD-Planned Unit Development Zone, with roadway frontage and access on Dey Road. It is developed with a 440-unit garden apartment community called the Addison – Princeton Meadows (formerly the Pheasant Hollow Apartments).

**Overview**

3. The applicant is the record owner of the apartment complex. It is seeking preliminary and final major site plan approval to construct a single-story, ±2,810 square-foot clubhouse building with fire pits and barbeque/grill areas. The proposed clubhouse

- will contain leasing office facilities, a lounge, kitchenette, pool equipment storage, restrooms, and a fitness center.
4. The site of the proposed clubhouse is located adjacent to an existing recreational area serving the Addison community, including a swimming pool, recreational courts (tennis and basketball), and playground area. The site currently contains an existing single-story, ±1,208 square-foot building used for a fitness center, pool/mechanical equipment storage, and rest rooms. As part of this application, the existing building will be demolished, paver sidewalks will be realigned and extended, and fencing, lighting, landscaping, and other furnishings will be installed. The two existing recreational courts will also be refurbished.
  5. The existing leasing office is currently located within an existing apartment unit. Following the completion of the project, the apartment unit will revert back to residential use.
  6. The applicant notes that the new leasing office will be operated from Monday to Friday from 9:00 AM to 6:00 PM, Saturday from 10:00 AM to 6:00 PM, and Sunday from 1:00 PM to 5:00 PM. The applicant has indicated that there will be no change in the number of property management and/or leasing office personnel as a result of the construction of the proposed clubhouse/leasing office facility.

**Additional details regarding the application**

7. *Trash/recycling:* The applicant indicated that no additional dumpsters are necessary to accommodate their solid waste management needs, as 95 percent of their workload involves electronic/paperless documents.
8. *Grading and drainage:* The proposed project includes new paver walkways and the replacement of a narrow lawn area north of the existing pool area with a paved area using matching paving materials. The area north of the pool area will then be improved to include fire pits and gas barbeque grills. In order to reduce stormwater runoff from the additional paved areas, the applicant has agreed to utilize pervious paving construction techniques to reduce the quantity of stormwater runoff from such surfaces. A plan detail to this effect is shown on Sheet 9 of the plans.
9. *Signage:* Sheet 8 of the signage details identifies the location of signs and Sheet 9 identifies the general appearance of the signs. With the exception of the six leasing office directional signs and the two relocated “future resident parking sign,” the remaining signs are existing.

10. *Landscaping:*

- a. The adjoining recreational courts are separated from the swimming pool area by a ten foot tall chain link fence and dense row of twelve or more feet high Emerald Green Arborvitae trees, which appear to be very healthy. The applicant has agreed to protect and preserve these trees during the installation of the adjoining paver area proposed to accommodate future fire pits and gas barbeque grills. A note has been added to the plan to this effect.
- b. It appears that existing trees are located along the pool and parking area. Trees and other plant materials shall be provided in the vicinity of the proposed improvements as well. The tree protection fencing shall be graphically depicted on the plans to prevent damage during construction operations.

11. *Parking, circulation and deliveries:*

- a. The proposed location for the new facility is well served by existing nearby parking and pedestrian walkways serving this residential community.
- b. The plans identify three barrier-free parking spaces, one existing and two new spaces, one of which will be van accessible. The signs designating each space as barrier-free parking are shown to be installed at the front edge of the spaces along the existing walkway that adjoins the spaces. The Township's planning and engineering staff has recommended that the signs be relocated to be behind the walkway, so as to avoid damage to the signs from parking vehicles—which the applicant has agreed to do. The final plans shall be revised accordingly.
- c. Deliveries to the new clubhouse/leasing office facility will remain as before, and will consist of the standard delivery vehicles used by Amazon, FedEx, and UPS, as well as the box trucks used by W.B. Mason.
- d. The applicant proposes to install a new bike rack near the entrance to the proposed clubhouse. The applicant also proposes to properly reinstall an existing bike rack along the walkway adjoining the playground area.

**Conformance to zoning regulations and site plan requirements.**

12. As noted above, the property is located in the PCD-Planned Unit Development Zone District. The PCD Zone regulations identify recreational facilities such as clubhouses and swimming pools as permitted uses (§101-124A(2)), and the proposed relocated leasing office as a permitted accessory use serving this rental residential community (§101-124A(7)). The proposed clubhouse complies with all applicable PCD Zone

building and design principles contained in §85-59 of the Township Code. No variances or site plan exceptions are needed.

**Submission waivers.**

13. The applicant seeks fourteen waivers from the site plan submission requirements identified in the Township's checklists. Based on the recommendation of staff and the DRC, as well as for the reasons identified by the applicant in its submissions, the Board finds that all of the requested submission waivers can appropriately be granted.

NOW, THEREFORE, BE IT RESOLVED by the Plainsboro Township Planning Board on this 8<sup>th</sup> day of November, 2021, that the application by Princeton Meadows Owner LLC for preliminary and final major site plan approval be and is hereby granted, subject to the following conditions (to which the applicant has agreed):

*Conditions related to stormwater management:*

1. The applicant shall revise its stormwater management report to include dry well input data for the level pool routing calculations in Appendix E. The dry well input data to be included in the Report shall include data pertaining to size, shape, and material of the system in order to verify same is consistent with the drywell detail provided on the plans. In addition, the slowest soil permeability rate shall be utilized for the design of the proposed dry well system.
2. Due to the close proximity of the dry well to the proposed building, a groundwater mounding analysis for the facility shall be submitted for review in order to assess such impacts, in accordance with the Chapter 13 of the BMP Manual. The slowest soil permeability rate shall be used for the analysis.
3. The applicant shall provide a maintenance plan for the proposed dry well in accordance with Chapter 8 of the BMP Manual, and ensure all access requirements as stated in Chapter 9.2 of the BMP Manual will be met. The basic design information section of the maintenance plan shall be updated based on the latest comments provided above.

*Conditions related to landscaping:*

4. During construction, the applicant will protect and preserve the row of Emerald Green Arborvitae trees between the swimming pool area and the recreational courts. The applicant has added a note to the plans to this effect.

5. In addition to the existing trees located along the pool and parking area, the applicant shall provide trees and other plant materials in the vicinity of the proposed improvements. The tree protection fencing shall be graphically depicted on the plans to prevent damage during construction operations.

*Conditions related to parking/signage:*

6. The applicant shall install the barrier-free parking space signs behind the walkway adjoining such spaces, so as to avoid damage to the signs from parking vehicles. The final plans shall be revised accordingly.

*Conditions related to utilities:*

7. The water system improvements shall meet the requirements of New Jersey American Water and the Plumbing Subcode Official.
8. The location of Fire Department connections and hydrants are subject to review by the Township Fire Official.
9. A report was prepared by a professional engineer licensed in the State of New Jersey and the following will be provided under separate cover:
  - A hydrant flow test indicating the anticipated volume of water and pressure needed to adequately service the building at outside hydrants, as applicable, to provide adequate fire protection in accordance with all appropriate fire codes and/or requirements;
  - A Will Serve letter shall be provided from New Jersey American Water as to the availability of existing water systems to provide the needed flows;
10. The applicant shall provide all sanitary sewerage services and appurtenances in accordance with the requirements of Suez Water-Princeton Meadows and the Plumbing Subcode Official.

*Other conditions:*

11. An existing dumpster enclosure area located across from the proposed clubhouse is being used for general outdoor storage of seasonal maintenance equipment and materials (e.g., truck snowplow attachment, ladder, bags of mulch or other materials). The applicant indicates that they intend to relocate all such equipment and materials to the planned Maintenance Office/Shop in the former Laundry Building C after

- completion of the apartment unit renovations that are currently underway. All such storage of equipment and materials shall occur inside the planned Maintenance Office/Shop and not outside such building.
12. In the space between the existing pool house and fitness center building are parked several maintenance staff golf carts. The new clubhouse will eliminate this condition, displacing the golf carts to another location. The applicant indicates that the displaced golf carts will be stored at the planned Maintenance Office/Shop referenced above. Such storage shall only be allowed after a plan for same has been prepared and submitted for review and approval by Planning Board staff.
  13. The applicant shall add construction details to its plans for the following items:
    - Propane Tank
    - Mounting Post
    - Landscape Planter
  14. The applicant has proposed seating near the fire pit. The applicant has verified that the seating placement provides adequate distance from the fire and that the seating materials are suitable for the proximity to the fire pit. These items are subject to the review and approval of the Township Construction Official.
  15. The proposed propane tank and system design and installation is subject to the review and approval of the Township Construction Official.
  16. All structures, footings and foundations are subject to review and approval of the Township Construction Official.
  17. Unless expressly modified herein, the applicant will comply with all unfulfilled conditions and requirements, if any, set forth in the Planning Board Review Memo attached hereto as Schedule C, even if omitted from this resolution.
  18. The applicant shall comply with all representations made and conditions agreed to on the record, even if omitted from this resolution.
  19. The applicant will obtain the approval of and/or waivers, exemptions, or letters of no interest from the following outside agencies as applicable:
    - a. Middlesex County Planning Board
    - b. Freehold Soil Conservation District
    - c. Delaware & Raritan Canal Commission
    - d. Suez Princeton Meadows



- e. New Jersey American Water
  - f. Any other agencies having jurisdiction over the applicant's proposal
20. The applicant shall submit revised plans as called for in the foregoing conditions.
21. The applicant shall pay all outstanding real estate taxes, if any, within thirty days of the date of this approval.
22. The applicant shall post such engineering inspection fees, performance guarantees, temporary certificate of occupancy guarantees, maintenance guarantees, and other guarantees as may be required, consistent with the provisions of S-3233 (P.L. 2017, c. 312), and shall provide cost estimates to the Planning Board Engineer from which to calculate all such guarantees and inspections fees.
23. Unless otherwise specifically set forth herein and subject to the modification in the note below, all conditions of approval must be satisfied prior to the signing of the final plans and issuance of any construction or other permits.

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**ROLL CALL ON THE APPLICATION AND RESOLUTION, November 8, 2021**

Yes:                      No:                      Absent:                      Abstain/Not Voting:

S. Agarwal		R. Keevey	
P. Cantu		A. Lehrhaupt	
J. Doshi		E. Yates	
J. Greer		D. Westbrook (Alt. 1)	
		S. Raturi (Alt. 2)	

I hereby certify that the foregoing is a true copy of a resolution adopted by the Plainsboro Township Planning Board on the 8<sup>th</sup> day of November, 2021.

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Josi Easter, Planning Board Secretary

**SCHEDULE A**

**APPLICANT'S EXHIBITS**

<u>A-1</u>	Rendering of site plan
<u>A-2</u>	Aerial photograph of subject property
<u>A-3</u>	Rendering of Bird's Eye View from Northeast Perspective (5.1)
<u>A-4</u>	Rendering of South Perspective (5.2)
<u>A-5</u>	Rendering of Bird's Eye View from South Perspective (5.3)
<u>A-6</u>	Rendering of East Perspective – Inside Pool Area (5.4)
<u>A-7</u>	Rendering of East Perspective – Outside Pool Area (5.5)

**SCHEDULE B**

**WITNESSES**

***Applicant's Witnesses:***

- [Carolyn A. Feigin, PE, PP (FWH Associates, PA)]
- [Joseph Primiano, RA (Primiano Architecture)]
- [Caz Kowalczyk (Regional Project Manager)]
- [Jeff Hurwitz (Director of Property Management, The Kushner Real Estate Group)]

***Planning Board Staff and Consultants:***

- Lester Varga, AICP/PP, Director of Planning and Zoning
- Ronald Yake, AICP/PP, Township Planner and Zoning Officer
- Lou Ploskonka, PE, CME Associates (Board Engineer)
- Trishka Waterbury Cecil, Esq., Mason, Griffin & Pierson (Board Attorney)