



**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:

<b>Type of Application (Please Check)</b>	<b>Fee \$</b>	<b>Forms Needed</b>
<input type="checkbox"/> 1. Concept Plan		1, 6, 7, 11, 14, & W9
<input checked="" type="checkbox"/> 2. Minor Site Plan	\$400	1, 6, 7, 8, 13, 14 & W9
<input type="checkbox"/> 3. Preliminary/Final Major Site Plan		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:** Safari Energy LLC

Address: 1407 Broadway, 24th Floor City: New York State: NY Zip: 10018

Email: sfeldman@safarienergy.com Phone: 203-915-0830

**Applicant's Attorney:** Ryan P. Kennedy, Esq. Stevens & Lee, PC

Address: 100 Lenox Drive, Suite 200 City: Lawrenceville State: NJ Zip: 08648

Email: ryan.kennedy@stevenslee.com Phone: 609-243-6424

**Contact Person:** c/o attorney Ryan P. Kennedy, Esq.

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

**Engineer/Surveyor:** Van Note-Harvey Associates Ralph Petrella

Address: 103 College Road East City: Princeton State: NJ Zip: 08540

Email: rpetrella@vannoteharvey.com Phone: 609-987-2323

**Architect:** \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

**Owner's Name:** TGA 600 College Road LLC (ground lessee for lot 10, owner of lot 11)

Address: c/o 650 College Road East, Suite 1100 City: Princeton State: NJ Zip: 08450

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

## Minor Site Plan

**Address of Property:** 600 and 650 College Road East

Applicant Interest in property (owner, lessee, etc.) lessee/solar provider

When acquired Lot 11 - November 1, 2016

Tax Map Sheet 7 Block 701 Lot 10 & 11 Date filed with County Recorder Lot 11 1/13/2017

- 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?

Lot 10 21.358

+/- 1600

Area of property Lot 11 12.70 acres or \_\_\_\_\_ sq. ft. Frontage on an improved street \_\_\_\_\_ ft. No. of proposed lots N/A

Present Zoning: PMUD Present Use of Property: Commercial Office Buildings

Proposed Use of Property: same as current use, with solar canopy

Description of all present structures: Each lot contains an existing commercial office building with related improvements

Number of proposed Buildings N/A Floor area of all structures Lot 10 footprint +/- 60,300  
Lot 11 footprint +/- 48,700 sq. ft.

Percentage of coverage by buildings Lot 10 +/- 6.5% Impervious coverage Lot 10 +104.5 SF of coverage  
Lot 11 +/- 8.7% Impervious coverage Lot 11 + 120.2 SF of 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? Yes \_\_\_\_\_

Explain property is part of existing developed office part subject to Princeton University declaration of restrictions

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

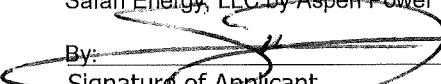
### III. PLANS

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

### 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.

Safari Energy, LLC by Aspen Power Partners, authorized member

By: 

10/13/03

Signature of Owner

Date

TGA 600 College Road LLC c/o Cushman & Wakefield (owner/ground lessor)

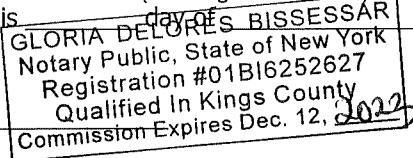
Signature of Applicant

Date

Sworn to and subscribed before me this

day of BISSESSAR

20



Notary

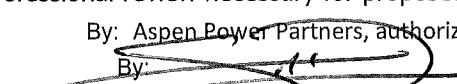
### AGREEMENT TO PAY FOR PROFESSIONAL REVIEW

Plainsboro Township

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

By: Aspen Power Partners, authorized member

Safari Energy, LLC

By: 

10/13/03

Applicant Name (Print)

Date

Applicant Signature  
Scott Delaney, COO

Date

Form No. 1

File No. \_\_\_\_\_

**PLANNING/ZONING BOARDS**  
**(continued)**

**Safari Energy LLC**  
**Minor Site Plan**

List of included plans, reports, exhibits and preparers:

Van Note-Harvey Associates, Inc.  
Engineers Planners Land Surveyors Environmental Consultants  
103 College Road East, 3rd Floor  
Princeton, NJ 08540  
Phone 609-987-2323

PurePower Engineering  
111 River Street, Suite 1110  
Hoboken, NJ 07030  
Phone 201-687-9975

Sheet	Description
CVR	Cover sheet
VIC	Vicinity Plan & Key Map
CE-1	Overall Site Plan
CE-2	Site Engineering Plan 600 College Road
CE-3	Site Engineering Plan 650 College Road
CE-4	Site Circulation Plan 600 College Road
CE-5	Site Circulation Plan 650 College Road
CE-6	Soil Erosion and Sediment Control Plan 600 College Road
CE-7	Soil Erosion and Sediment Control Plan 650 College Road
CE-8	Soil Erosion and Sediment Control Notes
CE-9	Soil Erosion and Sediment Control Details
CE-10	Construction Details
LS-1	Site Landscape Plan
1	Existing Conditions Plan 600 College Road
1	Existing Conditions Plan 650 College Road
G100	Site Plan
E151	Photometrics Plan

Engineering Report

## Minor Site Plan

**Address of Property:** 600 and 650 College Road East

Applicant Interest in property (owner, lessee, etc.) lessee/solar provider

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Tax Map Sheet 7 Block 701 Lot 10 & 11 Date filed with County Recorder Lot 11 1/13/2017

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

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

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

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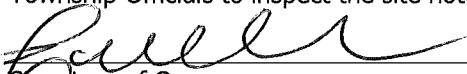
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- Describe in detail section of zoning ordinance from which applicant seeks relief: \_\_\_\_\_

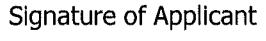
### III. PLANS

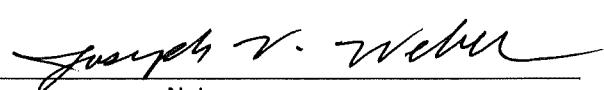
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### IV. CERTIFICATION

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 Date  
TGA 600 College Road LLC (owner/ground lessee)  
Sworn to and subscribed before me this 11th day of NOVEMBER

  
Signature of Applicant Date  
20 22.

  
JOSEPH V WEBER  
Notary Public, State of New York  
Registration No. 01WE6375325  
Qualified in Kings County  
Commission Expires May 14, 2028  
Notary

### AGREEMENT TO PAY FOR PROFESSIONAL REVIEW Plainsboro Township

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

Applicant Name (Print)

Date

Applicant Signature

Date



**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**

\_\_\_\_\_, attest that I/we reside at c/o Cushman & Wakefield 650 College Road, Suite 1100  
(Property Owner/s)  
in the township of Princeton in the County of Mercer, and State  
of New Jersey that TGA 600 College Road 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) 701, Lot(s) 11/10.

  
(Signature of Property Owner/s)

Notary Seal

Sworn and subscribed before me this 19 day of December, 2022.

  
(Signature of Notary)

**AUTHORIZATION**

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

Safari Energy LLC is hereby authorized to  
make the within application.

TGA 600 College Road LLC

Dated: 12/19, 2022. By:

  
(Owners/s to sign here)

**JOSEPH V WEBER**  
Notary Public, State of New York  
Registration No. 01WE6375325  
Qualified in Kings County  
Commission Expires May 14, 2026



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

**Form No. 6**

**APPLICANT'S DISCLOSURE STATEMENT  
(CORPORATION OR PARTNERSHIP)  
(Please Print Response)**

Corporations or partnerships applying to the Planning Board or Zoning Board of Adjustment for:

- A. Subdivisions with six (6) or more lots
- B. Site Plan for Commercial Purpose
- C. Variance to construct multi-dwelling units or twenty-five or more family units
- D. General Development Plan approval

must list the names and addresses of all persons, stockholders, or individual partners owning at least a ten (10) percent interest in the corporation, partnership, or other entity associated with this application below:

<b>Name</b>	<b>Address</b>
See Attached	

Form No. 6

File No. \_\_\_\_\_

**APPLICANT'S DISCLOSURE STATEMENT**

**Safari Energy LLC**

**Minor Site Plan**

SAFARI ENERGY CONSTRUCTION, LLC (1407 Broadway 24th Fl, New York, NY 10018).

PPL Safari Holdings, LLC (1407 Broadway 24th Fl, New York, NY 10018).

Aspen Power Services, LLC (100 Crescent Ct., Suite 700, Dallas, TX 75201)



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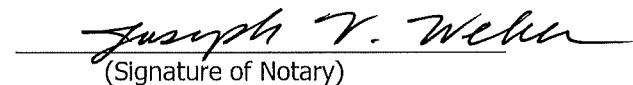
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(Property Owner/s)  
in the township \_\_\_\_\_ of Princeton \_\_\_\_\_ in the County of Mercer \_\_\_\_\_, and State  
of New Jersey that TGA 600 College Road LLC is/are the owners in fee of all that certain lot,  
(Property Owner/s)  
piece or parcel of land situated, lying and being in the Township of Plainsboro, New Jersey, and  
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**Form No. 7**

## **AFFIDAVIT OF OWNERSHIP**

TGA 600 COLLEGE ROAD LLC  
(GROUND LESSEE FOR LOT 10, OWNER  
OF LOT 11) attest that I/we reside at c/o Cushman & Wakefield 650 College Road, Suite 1100  
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(Signature of Property Owner/s)

**Notary Seal**

Sworn and subscribed before me this 1<sup>st</sup> day of NOVEMBER 2022

Joseph V. Weber  
(Signature of Notary)

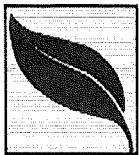
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Notary Public, State of New York  
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Qualified in Kings County  
Commission Expires May 14, 2026

## **AUTHORIZATION**

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Safari Energy LLC is hereby authorized to make the within application.

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



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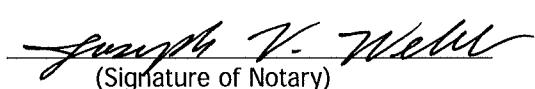
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## TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning

641 Plainsboro Road

Plainsboro, NJ 08536

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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)

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  
W1 existing & proposed streams  
 existing & proposed easements  
W2 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  
W3 size location, rendering of existing and proposed signs on the tract and within 100' of tract  
 written descriptions, see ordinance §85-36B.5  
W4 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  
W5 cross sections of \_\_\_ streets \_\_\_ aisles \_\_\_ lanes \_\_\_ driveways  
 existing & proposed wooded areas  
 buffer areas  
 landscape plan \_\_\_ species, caliper & location planting \_\_\_ seeded areas \_\_\_ sodded areas \_\_\_ grading  
W6 retaining walls  
W7 fencing  
W8 recreation areas  
 man-made improvements  
W9 location & grades & size of proposed drain \_\_\_ sewer \_\_\_ water  
W10 type material for drainage water & sewer  
W11 method of sewer disposal  
W12 method of waste disposal and incineration  
W13 percolation test & soil log, if applicable  
 location, height direction of illumination, power & type of proposed outdoor lighting with photometric diagram on plan

over →

W14 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

W15 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

W16 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

W17 common open space including acreage calculations and proposed recreation facilities

W18 section or staging plan

conformance to preliminary plan

detailed soil erosion and sediment control plan

detailed architectural and engineering data

W19 architect's ground floor or other floor plans

illustrations of any signs visible to the public

all taxes paid

W20 environmental impact assessment per §20-10 of the Township Code

200 foot property search list – obtain from Tax Assessor's Office

Form No. 13

File No. \_\_\_\_\_

**PLANNING/ZONING BOARDS  
SITE PLAN REVIEW CHECK LIST  
(continued)**

**Safari Energy LLC  
Minor Site Plan**

Listed below are the checklist items for which a waiver is requested:

**Waivers Request List**

- W1 – There are no streams on site.
- W2 – There are no Flood Hazard areas on site.
- W3 – There are no proposed signs for the project
- W4 – N/A no new building proposed
- W5 – There are no proposed drives, aisles, or lanes nor are there any proposed modifications to existing drives, aisles, and lanes.
- W6 – N/A, retaining walls are not proposed.
- W7 – N/A, fencing is not proposed.
- W8 – N/A, recreation areas are not proposed
- W9 – N/A, no new drains, sewer, water are proposed
- W10 – N/A, no new drainage water & sewer proposed
- W11 – N/A, no new sewer disposal proposed
- W12 – N/A no new waste disposal proposed.
- W13 – N/A No septic system proposed
- W14 – N/A No Historic or Architectural significance of existing buildings.
- W15 – N/A, This is an existing developed site that will not generate additional traffic.
- W16 – N/A, no unusual topographic, environmental, historical, or physical aspects occur on the project site
- W17 – N/A, no commons space or recreation areas are proposed on-site.
- W18 – A deferral is requested, a hauling/staging plan will be provided at the time of construction by the contractor.
- W19 – N/A, no new building proposed.
- W20 – N/A, This is a developed site and there will be no negative environmental impacts.

Installation of Solar Panels has been deemed a benefit to the environment