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TIMOTHY M. PRIME, *Esquire*
DUNCAN M. PRIME, *Esquire*
TYLER T. PRIME, *Esquire**
SARA R. WERNER, *Esquire**
JULIA M. HAHN, *Esquire**
DANIELLE N. KINBACK, *Esquire**
•••

PRIME & TUVEL

ATTORNEYS AT LAW

* ALSO ADMITTED TO THE PENNSYLVANIA BAR
+ ALSO ADMITTED TO THE NEW YORK BAR
^ ALSO ADMITTED TO THE ILLINOIS BAR
» ALSO ADMITTED TO THE WASHINGTON, D.C. BAR
° ADMITTED TO THE NEW YORK BAR, NEW JERSEY PENDING

•••
JASON R. TUVEL, *Esquire*⁺
MICHAEL MICELI, *Esquire*⁺
NANCY A. LOTTINVILLE, *Esquire*^{+,^}
BENJAMIN T.F. WINE, *Esquire*
DANIEL H. KLINE, *Esquire*^{+,»}
ADAM LAZAROS, *Esquire*[°]
•••

October 13, 2023

VIA HAND DELIVERY

Township of Plainsboro Planning Board
Attn: Ron Yake, AICP,PP
Township Planning and Zoning Officer
614 Plainsboro Road
Plainsboro, New Jersey 08536

**RE: Plainsboro Plaza Owner, LLC (“Applicant”)
Application For Preliminary and Final Major Site Plan (the “Application”)
Block 1602, Lot 5 (the “Property”)
10 Schalks Crossing Road**

Dear Mr. Yake,

This firm represents Applicant with respect to the above-referenced Application. In support of Applicant’s Application, enclosed herewith are the following:

1. Planning/Zoning Application Form (4 copies);
2. Check in the amount of \$1,250.00 for the Application Fee;
3. Check in the amount of \$5,704.80 for the Escrow Deposit;
4. Narrative Statement and Variance Justification (4 copies);
5. Bulk Variance Application Form (4 copies);
6. Applicant Disclosure Statement (4 copies);
7. Affidavit of Ownership (4 copies);
8. Tax Certification (4 copies);
9. Site Plan Checklist (4 copies);
10. List of Checklist Waivers (4 copies);

1 University Plaza Drive, Suite 500
Hackensack, NJ 07601
P 201 883 1010 | F 856 273 8383
W primelaw.com

ADDITIONAL OFFICES

Mount Laurel, NJ | Hoboken, NJ | Fort Washington, PA | New York, NY

Mr. Ron Yake, AICP/PP

October 13, 2023

Page 2 of 2

11. Fee Calculation Sheet (4 copies);
12. Applicant's W-9 (4 copies);
13. Preliminary and Final Site Plan prepared by Van Note-Harvey Associates, Inc. (4 copies);
14. Architectural Plans (4 copies);*
15. Parking Evaluation Report prepared by Bowman Consulting Group, LTD. (4 copies); and
16. Engineering Report prepared by Van Note-Harvey Associates, Inc. (4 copies).

Upon your review of the enclosed, please advise when this matter can be scheduled for a public hearing so we can provide appropriate notice. An Affidavit of Proof of Service will be provided in advance of the hearing. Should you have any questions or require any additional information, please do not hesitate to contact us.

Very truly yours,

/s/ Jason R. Tuvel

Jason R. Tuvel, Esq.

Encls.

cc: Plainsboro Plaza Owner, LLC (via email)



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:

<u>Type of Application (Please Check)</u>	<u>Fee \$</u>	<u>Forms Needed</u>
<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 type="checkbox"/> 3. Preliminary/Final Major Site Plan	X	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	X	
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: Plainsboro Plaza Owner, LLC

Address: 1 Gateway Center, Suite 2400 City: Newark State: NJ Zip: 07102
 Email: jason@primelaw.com; dkinback@primelaw.com Phone: 201-883-1010

Applicant's Attorney: Jason Tuvel, Esq. (Prime & Tuvel)

Address: 1 University Plaza Drive, Suite 500 City: Hackensack State: NJ Zip: 07601
 Email: jason@primelaw.com; dkinback@primelaw.com Phone: 201-883-1010

Contact Person: Attorney above

Address: _____ City: _____ State: _____ Zip: _____

Email: _____ Phone: _____

Engineer/Surveyor: Ralph Petrella, P.E. (Van Note-Harvey Associates, Inc.)

Address: 103 College Road East City: Princeton State: NJ Zip: 08540
 Email: rpetrella@vannoteharvey.com Phone: 69-921-4786

Architect: Core States Group

Address: 110 N. 11th Street, Suite 101 City: Tampa State: FL Zip: 33602

Email: _____ Phone: _____

Owner's Name: Same as Applicant

Address: _____ City: _____ State: _____ Zip: _____

Email: _____ Phone: _____

PreLim/Final Site Plan

Address of Property: 10 Schalks Crossing Road

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

When acquired 2016

Tax Map Sheet 1602 Block 5 Lot 5 Date filed with County Recorder _____

- 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 28.223 acres or _____ sq. ft. Frontage on an improved street 905 ft. No. of proposed lots _____

Present Zoning: GB General Business Present Use of Property: Shopping Center

Proposed Use of Property: Shopping Center with bank pad site

Description of all present structures: multi-tenant commercial shopping center

Number of proposed Buildings 1 Floor area of all structures 231,726 sq. ft.

Percentage of coverage by buildings 18.39% Impervious coverage 61%

Has a subdivision previously been granted? No Date _____

Has a variance previously been granted? No Date _____

Are there any existing or proposed covenants or deed restrictions on the property? No

Explain _____

- Is a variance requested? Yes
- Describe in detail section of zoning ordinance from which applicant seeks relief: Section 85-44

III. PLANS

Attach list of plans and exhibits submitted, indicating names, address, license #, and phone numbers of preparer. See cover letter

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

10/12/23
Date

Signature of Applicant

10/12/23
Date

Sworn to and subscribed before me this 12th day of October, 2023.

PATRICK J. GLEN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 6/19/2024

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)

10/12/23
Date

Applicant Signature

10/12/23
Date

Plainsboro Plaza Owner, LLC (“Applicant”)

Application For Preliminary and Final Major Site Plan (the “Application”)

Block 1602, Lot 5 (the “Property”)

10 Schalks Crossing Road

Narrative Statement

Applicant seeks Preliminary and Final Major Site Plan approval to construct a Chase Bank as a pad site within the existing multi-tenant shopping center located on the Property. The Property is approximately 28.223 acres and is located in the GB General Business zone where banks are a permitted use. The Property currently has 61.8% impervious cover, where 65% is permitted and 61.0% is proposed. The proposed bank is approximately 3432 square feet with one ATM drive thru lane (no teller service). Additional site improvements include parking areas, lighting, landscaping and signage. The Property is currently improved with an existing 228,294 square foot multi-tenant shopping center. Additionally there is a CVS pad site on a separate tax lot within the center (Block 1602, Lot 7).

As part of the Application Applicant seeks one bulk (c) variance from Township Code §85-44, to permit a total of 947 spaces whereas 1266 spaces are required and 1030 currently exist.

Variance Justification

Applicant seeks a variance from providing the required number of off-street parking spaces as provided in Township code §85-44 pursuant to N.J.S.A. 40:55D-70(c)(2), which permits a deviation when the purposes of the Municipal Land Use Law will be advanced by the deviation and the benefits would substantially outweigh any detriment. Here, Applicant seeks relief from providing excess parking which would require additional impervious cover on the site, where the operations and technical analysis demonstrate the amount of parking required by the ordinance is substantially more than the actual demand. Applicant incorporates by reference the Parking Evaluation Report prepared by Bowman Consulting Group, LTD, which found that under the proposed condition the maximum actual demand would be 429 spaces. Additionally, under a conservative analysis using the Institute of Transportation Engineers’ standard, the maximum demand would be 884 spaces, well below what Applicant is proposing.

Seeking relief from this section of the Township Code advances the following purposes of the Municipal Land Use Law: (a) promote public health, safety, morals, and general welfare by reducing impervious cover, (c) to provide adequate light, air and open space, (h) to encourage the location and design of transportation routes which will promote the free flow of traffic, (i) to promote a desirable visual environment through good civic design and arrangement and (m) to encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land.

Additionally, the relief can be granted without substantial detriment to the public good and without substantial impairment the intent and the purpose of the zone plan and zoning ordinance. There is no detriment to the public good because at all times the Property can provide more than adequate parking to meet peak demand. Additionally, there is no impairment to the zone plan or zoning ordinance as the intention of the ordinance, to provide adequate parking, is metm the relief enables the Property to comply with impervious cover requirements, and the amount of parking required by the ordinance is in substantial excess to industry standards and actual demand.

Additional testimony will be provided at the public hearing in support of this request.



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

Form No. 4

APPLICATION FOR BULK VARIANCE
(See R.S. 40:55D-70(c) and Zoning Ordinance)

- 1. Application is hereby made for a variance from the strict application of the following provisions of the Zoning Ordinance: (specify sections of Ordinance involved):**

Section 85-44 Parking Requirements

- 2. Applicant requests a variance to the following extent: (set forth specific variances requested).**

Pursuant to the Ordinance, the existing shopping center and proposed bank pad site require a total of 1266 parking spaces. Currently, 1030 spaces exist on the property and 947 are proposed.

- 3. The strict application of said provisions would result in: (complete one or both of the following in detail)**

A. The following peculiar and exceptional practical difficulties.

See Narrative Statement and Variance Justification submitted with the Application. Additional testimony will be provided at the public hearing.

B. The following exceptional and undue hardship:

- 4. Said difficulties or hardship are by reason of:**

See Narrative Statement and Variance Justification submitted with the Application. Additional testimony will be provided at the public hearing.

- 5. Said reasons are unique and peculiar to the lands or buildings for which the variance is sought and do not apply generally to lands or buildings in the neighborhood, because;**

See Narrative Statement and Variance Justification submitted with the Application. Additional testimony will be provided at the public hearing.

- 6. The request variance is the minimum reasonable needed, because:**

See Narrative Statement and Variance Justification submitted with the Application. Additional testimony will be provided at the public hearing.



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)**

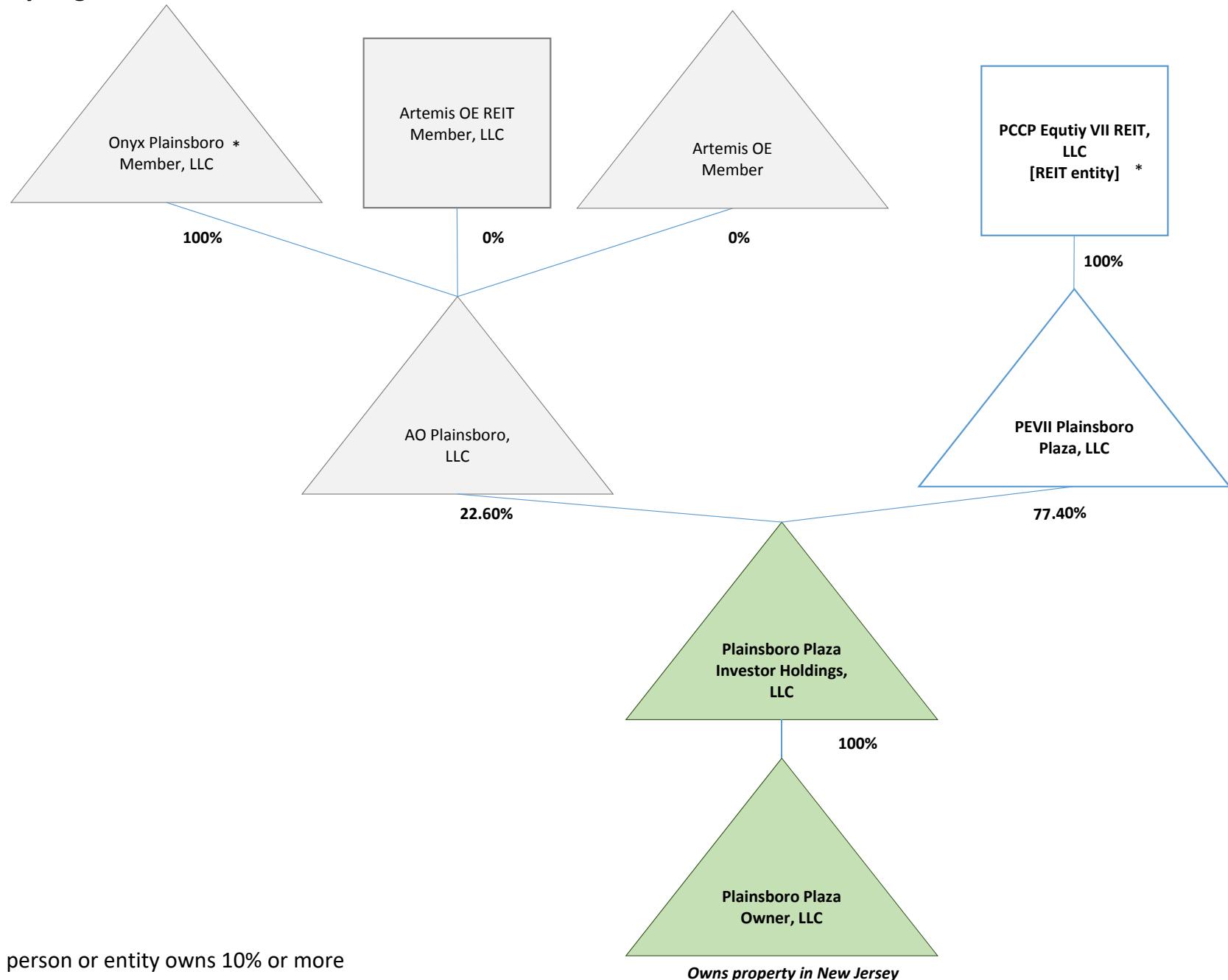
Corporations or partnerships applying to the Planning Board or Zoning Board of Adjustment for:

- 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

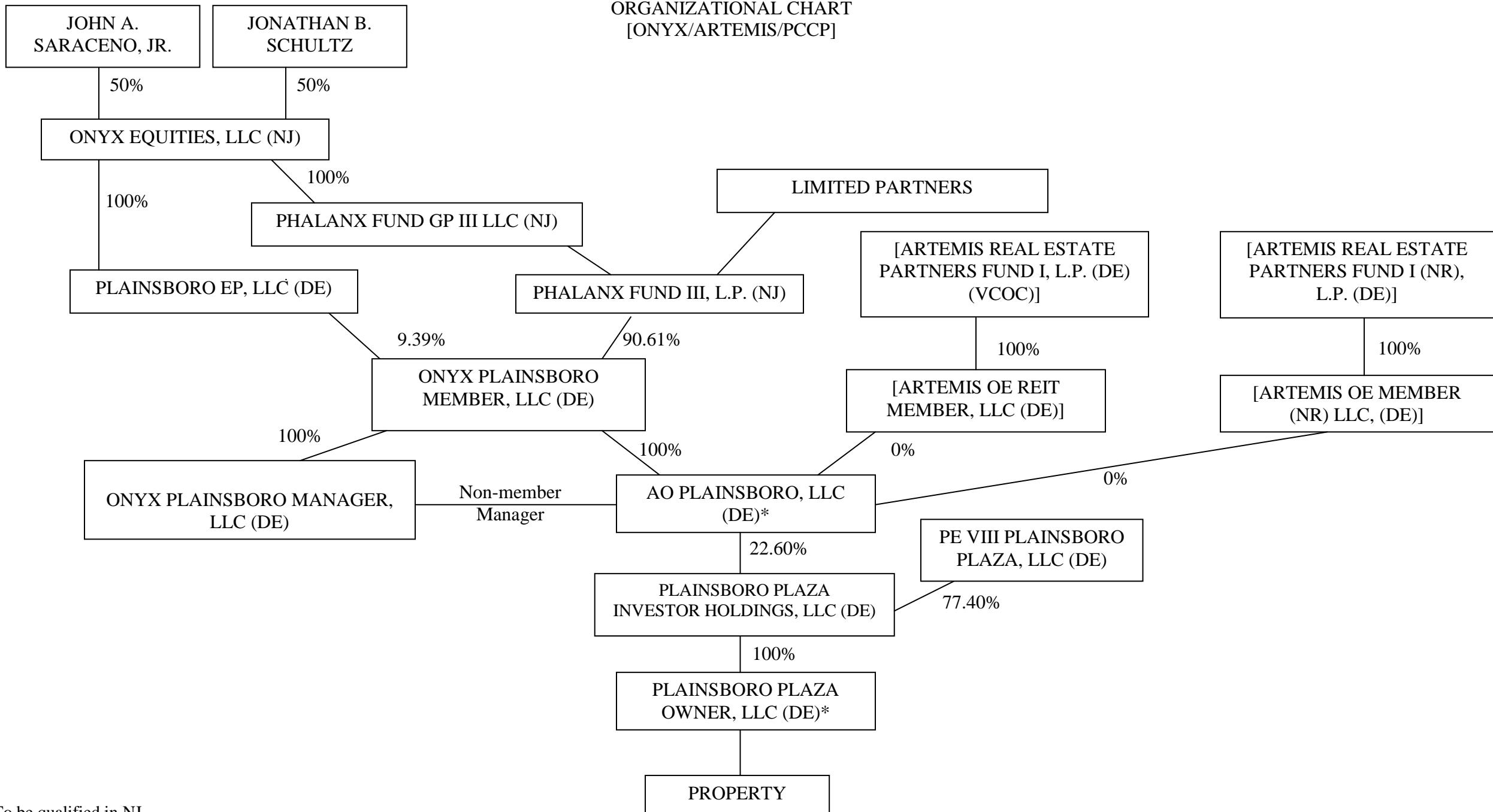
must list the names and addresses of all persons, stockholders, or individual partners owning at least a ten (10) percent interest in the corporation, partnership, or other entity associated with this application below:

Name	Address
See attached	

Plainsboro Plaza Property Org Chart



PLAINSBORO PLAZA
ORGANIZATIONAL CHART
[ONYX/ARTEMIS/PCCP]





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

John A. Saraceno, Jr. attest that I/we reside at Suite 400
(Property Owner/s)
in the Township of Woodbridge in the County of Middlesex, and State
of New Jersey that Plainsboro Plaza 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) 1602, Lot(s) 5.

Notary Seal

(Signature of Property Owner/s)

Sworn and subscribed before me this 12th day of October, 20 23.

Patricia J. Glen
(Signature of Notary)

PATRICIA J. GLEN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 6/19/2024

AUTHORIZATION

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

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. 8

TAXES COLLECTED

Re: Property Tax Status

On: Block(s) 1602 Lot(s) 5

Current as of: 10/12/2023

Delinquent as of: _____

Signed _____

Municipal Tax Collector

Date 10/12/23

Tax Account Maintenance									
Block: 1602		Lot: 5		Qualifier: PLAINSBORO PLAZA OWNER LLC		Prop Loc: 10 SCHALKS CROSSING ROAD		Account Id: 690002226	
<input type="button" value="Add"/> <input type="button" value="Edit"/> <input type="button" value="Delete"/> <input type="button" value="Close"/>		<input type="button" value="Delete"/> <input type="button" value="Next"/> <input type="button" value="Previous"/>		<input type="button" value="Detail"/> <input type="button" value="Next"/> <input type="button" value="Previous"/>		<input type="button" value="Tax Bill"/> <input type="button" value="PR Form"/> <input type="button" value="Restricted Edit"/>		<input type="button" value="Notes Exist"/>	
General	Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Interest	Principal	Balance
Year	Qtr	Type	Billed						Total Balance
2024	2		134,766.22		134,766.22		.00		134,766.22
2024	1		134,766.23		134,766.23		.00		134,766.23
2024	Total		269,532.45		269,532.45		.00		269,532.45
2023	4		136,827.35		136,827.35		.00		136,827.35
2023	Total		136,827.36		136,827.35		.00		136,827.35
2023	2		132,725.09				.00		.00
2023	1		132,725.16				.00		.00
2023	Total		265,450.25		265,450.25		.00		.00
2022	4		135,506.11				.00		.00
2022	3		135,586.12				.00		.00
2022	2		129,904.07				.00		.00
2022	1		129,904.07				.00		.00
2022	Total		530,820.37		530,820.37		.00		.00
2021	4		133,392.13				.00		.00
2021	3		123,392.14				.00		.00
2021	2		126,416.00				.00		.00
2021	1		126,416.01				.00		.00
2021	Total		519,616.28		519,616.28		.00		.00
2020	4		129,322.73				.00		.00
2020	3		129,111.33				.00		.00
2020	2		123,614.98				.00		.00
2020	1		123,614.98				.00		.00
<input type="button" value="Other Delinquent Balances"/> <input type="button" value="Interest Date: 10/12/23"/> <input type="button" value="Interest Detail"/> <input type="button" value="Other APR2 Threshold Amt:"/> <input type="button" value="Per Diem:"/> <input type="button" value="Last Payment Date:"/> <input type="button" value="07/13/2023"/>									
TOTAL TAX BALANCE DUE									
Principal: <input type="text" value="136,827.35"/> Penalty: <input type="text" value=".00"/>									



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)

<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 checked="" 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 checked="" type="checkbox"/> fire lanes
<input checked="" type="checkbox"/> existing & proposed streets	<input checked="" type="checkbox"/> loading areas
<input checked="" type="checkbox"/> street names	<input checked="" 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 checked="" type="checkbox"/> facilities for movement and storage of goods
<input checked="" type="checkbox"/> W1 existing & proposed streams	<input checked="" type="checkbox"/> location of exterior lighting
<input checked="" type="checkbox"/> existing & proposed easements	<input checked="" type="checkbox"/> location of exterior light standards, direction, reflection, intensity of lighting on the tract
<input checked="" type="checkbox"/> W2 existing flood hazard elevations	<input checked="" type="checkbox"/> and within 100' of tract
<input checked="" type="checkbox"/> location of proposed buildings	<input checked="" type="checkbox"/> W3 cross sections of ____ streets ____ aisles ____ lanes ____ driveways
<input checked="" type="checkbox"/> location of existing building	<input checked="" type="checkbox"/> existing & proposed wooded areas
<input checked="" type="checkbox"/> location of proposed & existing signs	<input checked="" type="checkbox"/> buffer areas
<input checked="" type="checkbox"/> total building coverage in acres	<input checked="" type="checkbox"/> landscape plan ____ species, caliper & location planting ____ seeded areas ____ sodded areas
<input checked="" type="checkbox"/> total building coverage in square feet	<input checked="" type="checkbox"/> grading
<input checked="" type="checkbox"/> percentage of lot covered by buildings	<input checked="" type="checkbox"/> W4 retaining walls
<input checked="" type="checkbox"/> parking layout	<input checked="" type="checkbox"/> W5 fencing
<input checked="" type="checkbox"/> total number of parking spaces	<input checked="" type="checkbox"/> W6 recreation areas
<input checked="" type="checkbox"/> dimensions of parking spaces	<input checked="" type="checkbox"/> man-made improvements
<input checked="" type="checkbox"/> dimensions of all building setbacks and yards	<input checked="" type="checkbox"/> W7 location & grades & size of proposed ____ drain ____ sewer ____ water
<input checked="" type="checkbox"/> size and height of proposed and existing buildings or structures	<input checked="" type="checkbox"/> X type material for drainage water & sewer
<input checked="" type="checkbox"/> building dimensions	<input checked="" type="checkbox"/> X method of sewer disposal
<input checked="" type="checkbox"/> size location, rendering of existing and proposed signs on the tract and within 100' of tract	<input checked="" type="checkbox"/> X method of waste disposal and incineration
<input checked="" type="checkbox"/> written descriptions, see ordinance §85-36B.5	<input checked="" type="checkbox"/> W7 percolation test & soil log, if applicable
<input checked="" type="checkbox"/> floor plan	<input checked="" type="checkbox"/> X location, height direction of illumination, power & type of proposed outdoor lighting with photometric diagram on plan

W8 architectural or historic significance of any existing building to remain or to be removed

earthwork balance (surplus/shortage)

soil type(s)

W 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

W9 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

W10 common open space including acreage calculations and proposed recreation facilities

W11 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

W12 environmental impact assessment per §20-10 of the Township Code

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

Waivers Request List

W1 – There are no streams on site.

W2 – There are no Flood Hazard areas on site.

W3 – There are no proposed drives, aisles, or lanes nor are there any proposed modifications to existing drives, aisles, and lanes.

W4 – N/A, retaining walls are not proposed.

W5 – N/A, fencing is not proposed.

W6 – N/A, recreation areas are not proposed

W7 – N/A No septic system proposed

W8 – N/A No Historic or Architectural significance of existing buildings.

W9 – N/A, no unusual topographic, environmental, historical, or physical aspects occur on the project site

W10 – N/A, no commons space or recreation areas are proposed on-site.

W11 – A deferral is requested, a hauling/staging plan will be provided at the time of construction by the contractor.

W12 – N/A, This is a developed site and there will be no negative environmental impacts.



TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning

641 Plainsboro Road

Plainsboro, NJ 08536

609-799-0909 ext. 1502

Form No. 14

FEE SCHEDULE

<u>Application Fee</u>	<u>Escrow Fee</u>
------------------------	-------------------

1. Subdivision

a) Minor Subdivision	\$400.00	\$600.00 per lot
b) Preliminary Major Subdivision	\$500.00	\$200.00 per lot up to 20 lots \$150.00 per lot for more than 20 lots
c) Final Major Subdivision	\$500.00	\$100.00 per lot
d) Subdivision Certificate of Approval	\$100.00	\$0.00 none required
e) Time Extension	\$100.00	\$0.00 Utilize existing escrow

2. Site Plan

a) Residential Concept Plan	\$400.00	\$1,000.00 minimum deposit or \$50.00 per unit for first 200 units and \$10.00 per unit for remaining units
b) Nonresidential Concept Plan	\$400.00	\$1,000.00 minimum deposit or \$0.05 per sq. ft. for the first 200,000 sq. ft. \$0.25 per sq. ft. for remaining sq. ft.
c) Minor Site Plan	\$400.00	\$1,000.00
d) Preliminary Major Site Plan	\$500.00	\$750.00 minimum deposit or \$75.00 per acre or part thereof plus \$5.00 per dwelling if Residential or \$0.10 per sq. ft. or parts thereof if Commercial or total proposed building area up to and including 20,000 sq. ft. \$0.07 per additional sq. ft. or part thereof over 20,000 sq. ft.

over →

e) Final Major Site Plan	\$500.00	\$375.00 minimum deposit or \$35.00 per acre or part thereof plus \$3.00 per dwelling if Residential or \$0.05 per sq. ft. or parts thereof if Commercial of total proposed building area up to and including 20,000 sq. ft. \$0.03 per additional sq. ft. or part thereof over 20,000 sq. ft.
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f) Time Extension	\$100.00	\$0.00 utilize existing escrow
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3. Other Submissions

a) General Development Plan	\$500.00	\$750.00 minimum deposit or \$75.00 per acre or part thereof plus \$5.00 per dwelling if Residential or \$0.10 per sq. ft. if Commercial of total proposed building area up to and including 20,000 sq. ft. and \$0.07 per additional sq. ft. or part thereof over 20,000 sq. ft.
b) All other conditional use approvals	\$250.00	\$2,500.00
c) Appeal of Administrative Decision under 40:55D-70a	\$200.00	\$500.00
d) Interpretations or special questions under 40:50D-70b	\$200.00	\$500.00
e) Hardship Variances under 40:55D-70C	\$100.00 \$250.00	\$500.00 \$2,000.00
f) Use Variances	\$250.00	\$2,500.00 for each variance

TOTAL: \$1,250.00 29 acres x \$110/acre = \$3,190
3432 SF x \$0.15/SF = \$514.80
plus \$2,000

Total: \$5,704.80