

PreLim/Final Site Plan



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:** 609-921-4786

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 _____ Block 1602 Lot 5 Date filed with County Recorder _____

- 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 x No _____

Is the proposed use on a Municipal _____, County x, 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 [Signature] Date 10/12/23

Signature of Applicant [Signature] Date 10/12/23

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

NOTARY 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) [Signature] Date 10/12/23

Applicant Signature [Signature] Date 10/12/23

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 met 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.



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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.

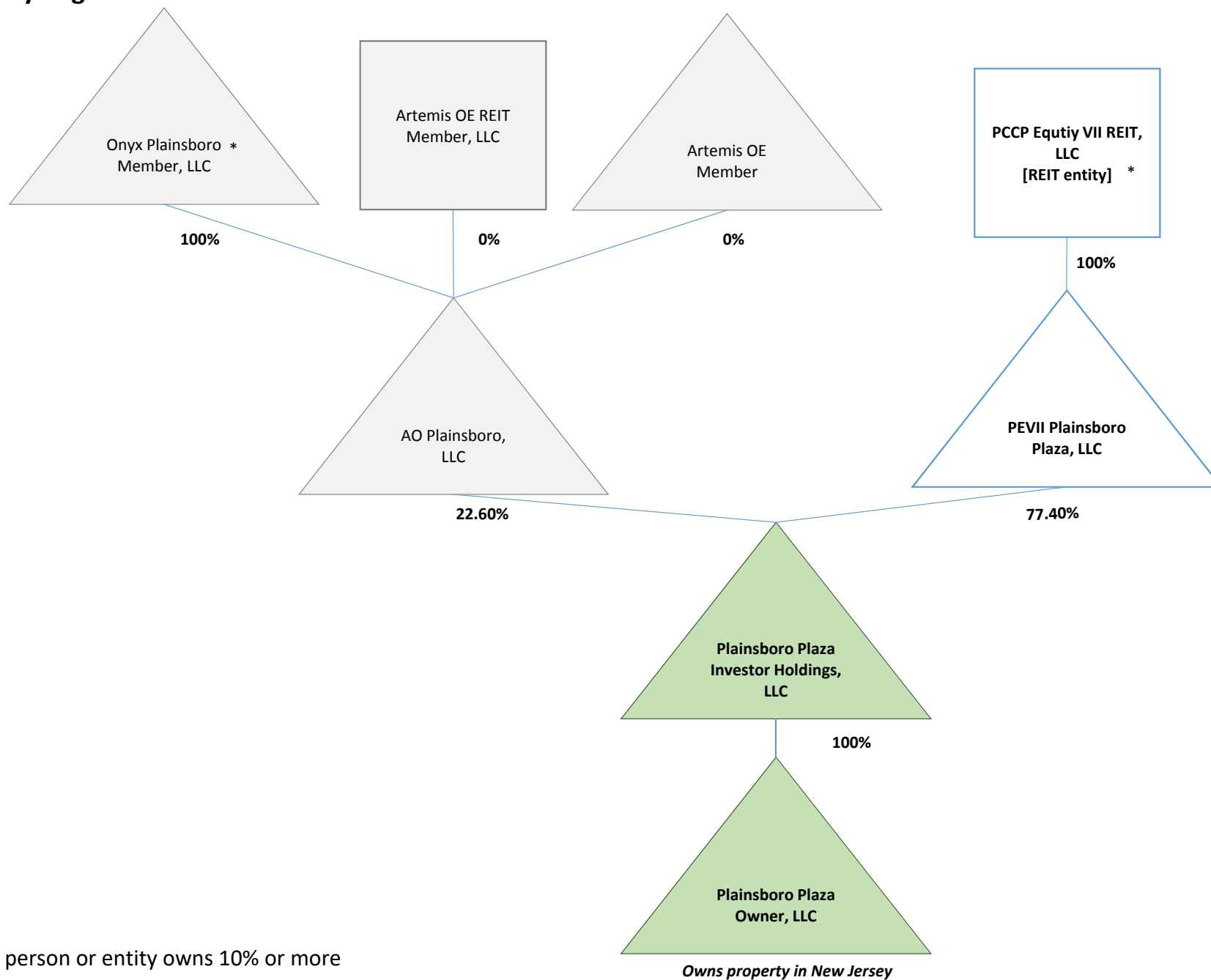
- 6. The request variance is the minimum reasonable needed, because:**

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

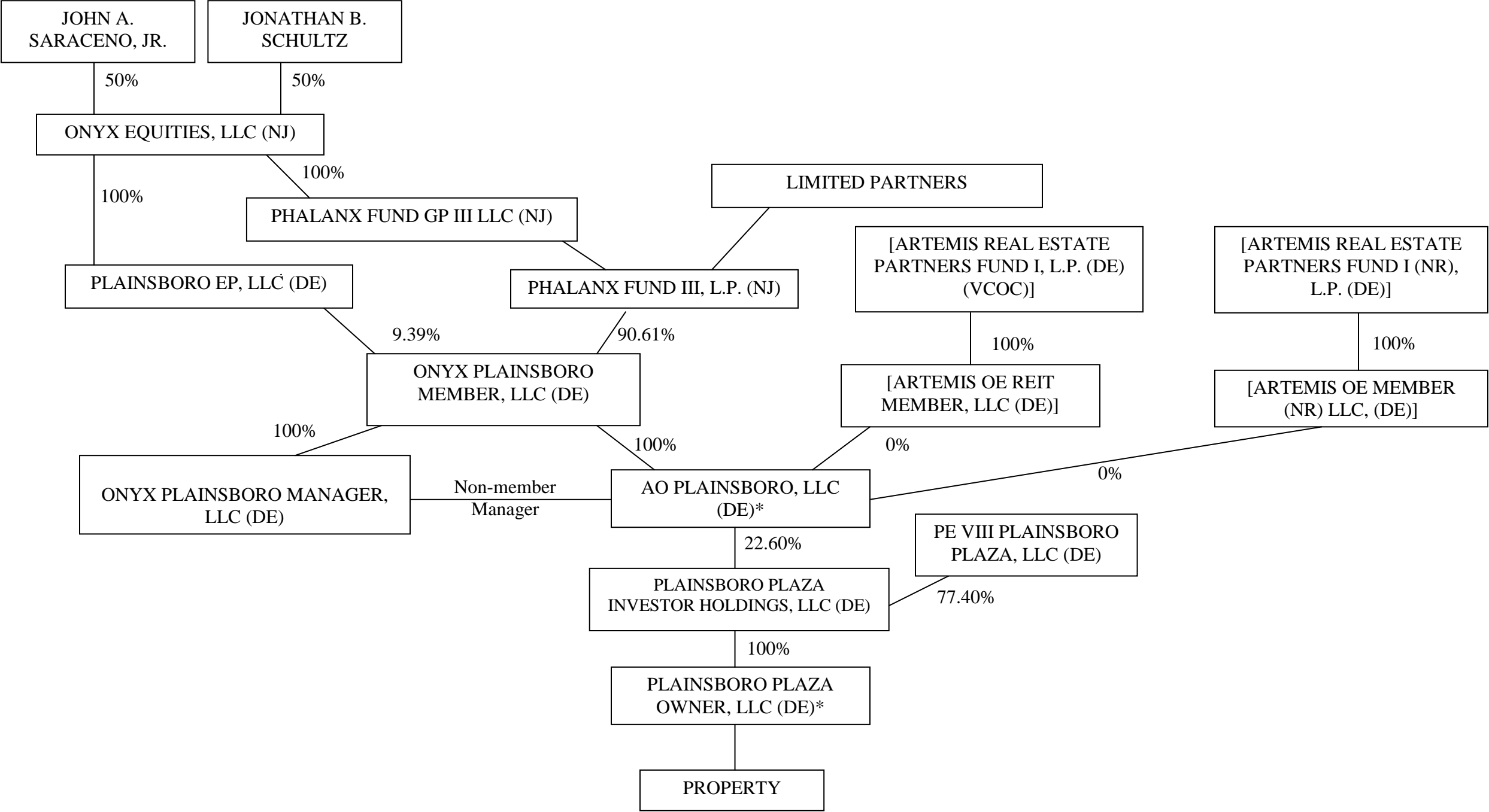
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Plainsboro Plaza Property Org Chart

P23-04 PB Submission
01/05/24



*No one person or entity owns 10% or more





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Form No. 7

AFFIDAVIT OF OWNERSHIP

John A. Saraceno, Jr. c/o Onyx Equities, LLC, 900 Route 9 North
(Property Owner/s) attest that I/we reside at Suite 400
in the Township of Woodbridge in the County of Middlesex, and State
of New Jersey that Plainsboro Plaza Owner LLC
(Property Owner/s) is/are the owners in fee of all that certain lot,
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.

(Signature of Property Owner/s)

Notary Seal

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

(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).

_____ is hereby authorized to
make the within application.

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



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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

File Edit View Database System Window Help Search

Tax Account Maintenance

Block: 1002 Notes Exist

Lot: 5

Qualifier:

Owner: PLAINSBORO PLAZA OWNER LLC

Prop Loc: 10 SCHALKS CROSSING ROAD Account Id: 00002226

General	Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes
Year	Qtr	Type	Billed	Principal Balance	Interest	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			136,827.36	.00	.00	.00		
2023	2		132,705.09	.00	.00	.00		
2023	1		132,705.10	.00	.00	.00		
2023		Total	539,064.90	136,827.35	.00	136,827.35		
2022	4		135,506.11	.00	.00	.00		
2022	3		135,506.12	.00	.00	.00		
2022	2		129,904.07	.00	.00	.00		
2022	1		129,904.07	.00	.00	.00		
2022		Total	530,820.37	.00	.00	.00		
2021	4		133,392.13	.00	.00	.00		
2021	3		133,392.14	.00	.00	.00		
2021	2		126,416.00	.00	.00	.00		
2021	1		126,416.01	.00	.00	.00		
2021		Total	519,616.28	.00	.00	.00		
2020	4		129,322.73	.00	.00	.00		
2020	3		129,111.33	.00	.00	.00		
2020	2		123,614.98	.00	.00	.00		
2020	1		123,614.98	.00	.00	.00		

Other Delinquent Balances: Interest Date: 10/12/23

Other APR2 Threshold Amt: Per Diem: Last Payment Date: 07/18/2023

TOTAL TAX BALANCE DUE

Principal: 136,827.35 Penalty:



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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 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"/> 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 and within 100' of tract |
| <input checked="" type="checkbox"/> existing flood hazard elevations | <input checked="" 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 →

- ☒ W8 architectural or historic significance of any existing building to remain or to be removed
- ☒ X earthwork balance (surplus/shortage)
- ☒ X soil type(s)
- ☒ W scale model of proposed development
- ☒ X 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
- ☒ X location of all structures with all setbacks, heights, yards, and floor area ratios, and finished floor evaluations
- ☒ X 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
 - ☒ X conformance to preliminary plan
 - ☒ X detailed soil erosion and sediment control plan
 - ☒ X detailed architectural and engineering data
 - ☒ X architect's ground floor or other floor plans
 - ☒ X illustrations of any signs visible to the public
 - ☒ X all taxes paid
- ☒ W12 environmental impact assessment per §20-10 of the Township Code
- ☒ X 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.