

PRINCETON NURSERIES

Proposed Mixed Use Development

JANUARY 29, 2024



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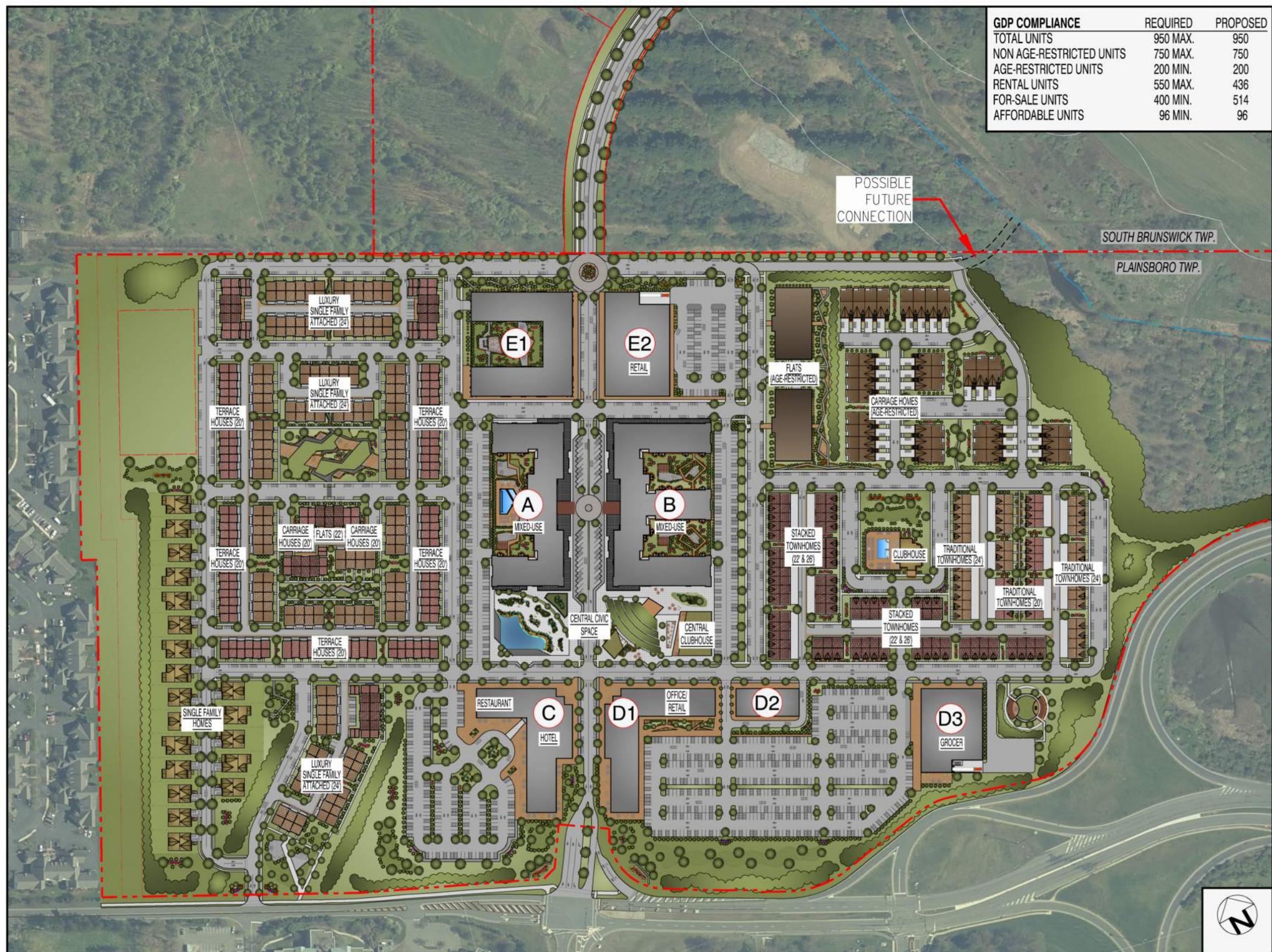
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APPENDIX 1

WOODMONT
Properties

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PROJECT DATA		
PROPERTY AREA:	4,724,744 S.F.	108.465 AC.
BLOCK: 102 LOTS: 5 & 6 BLOCK: 106 LOT: 1		
RESIDENTIAL		
MULTI-FAMILY		
BLDGs. "A" & "B" (MARKET-RATE)	295 UNITS	295 UNITS
BLDGs. "A" & "B" (AFFORDABLE)	44 UNITS	44 UNITS
BLDG "E1" (AGE-RESTRICTED)	97 UNITS	97 UNITS
TOTAL	436 UNITS	
WEST SIDE		
LUXURY SINGLE FAMILY ATTACHED (24')	112 UNITS	112 UNITS
TERRACE HOUSES (20)	74 UNITS	74 UNITS
CARRIAGE HOUSES (20)	16 UNITS	16 UNITS
FLATS (22) (AFFORDABLE)	32 UNITS	32 UNITS
SINGLE FAMILY HOMES (FRONT LOADED)	20 UNITS	20 UNITS
TOTAL	254 UNITS	
EAST SIDE		
TRADITIONAL TOWNHOMES (20)	18 UNITS	18 UNITS
TRADITIONAL TOWNHOMES (24)	33 UNITS	33 UNITS
STACKED TOWNHOMES (26)	52 UNITS	52 UNITS
STACKED TOWNHOMES (22)	34 UNITS	34 UNITS
STACKED TOWNHOMES (22) (AFFORDABLE)	20 UNITS	20 UNITS
FLATS (AGE-RESTRICTED)	72 UNITS	72 UNITS
CARRIAGE HOMES (AGE-RESTRICTED)	31 UNITS	31 UNITS
TOTAL	260 UNITS	
TOTAL RESIDENTIAL UNITS	950 UNITS	
TOTAL UNITS BY MARKET TYPE		
TOTAL MARKET RATE UNITS	654 UNITS	654 UNITS
TOTAL AFFORDABLE UNITS	96 UNITS	96 UNITS
TOTAL AGE-RESTRICTED UNITS	200 UNITS	200 UNITS
NON-RESIDENTIAL		
RETAIL		
BUILDINGS "A" & "B"	52,770 S.F.	52,770 S.F.
BUILDING "C"	6,660 S.F.	6,660 S.F.
CLUBHOUSE	16,024 S.F.	16,024 S.F.
BUILDING "D1"	36,504 S.F.	36,504 S.F.
BUILDING "D2"	11,060 S.F.	11,060 S.F.
BUILDING "D3" (GROCER)	30,000 S.F.	30,000 S.F.
BUILDING "E1"	28,288 S.F.	28,288 S.F.
BUILDING "E2"	40,000 S.F.	40,000 S.F.
TOTAL RETAIL	221,306 S.F.	
TOTAL WITH ADDITIONAL RETAIL	228,018 S.F. MIN. TO 246,148 S.F. MAX.*	
OFFICE - (BUILDING "D1")	73,008 S.F.	
HOTEL - (BUILDING "C") (125 KEYS)	75,000 S.F.	

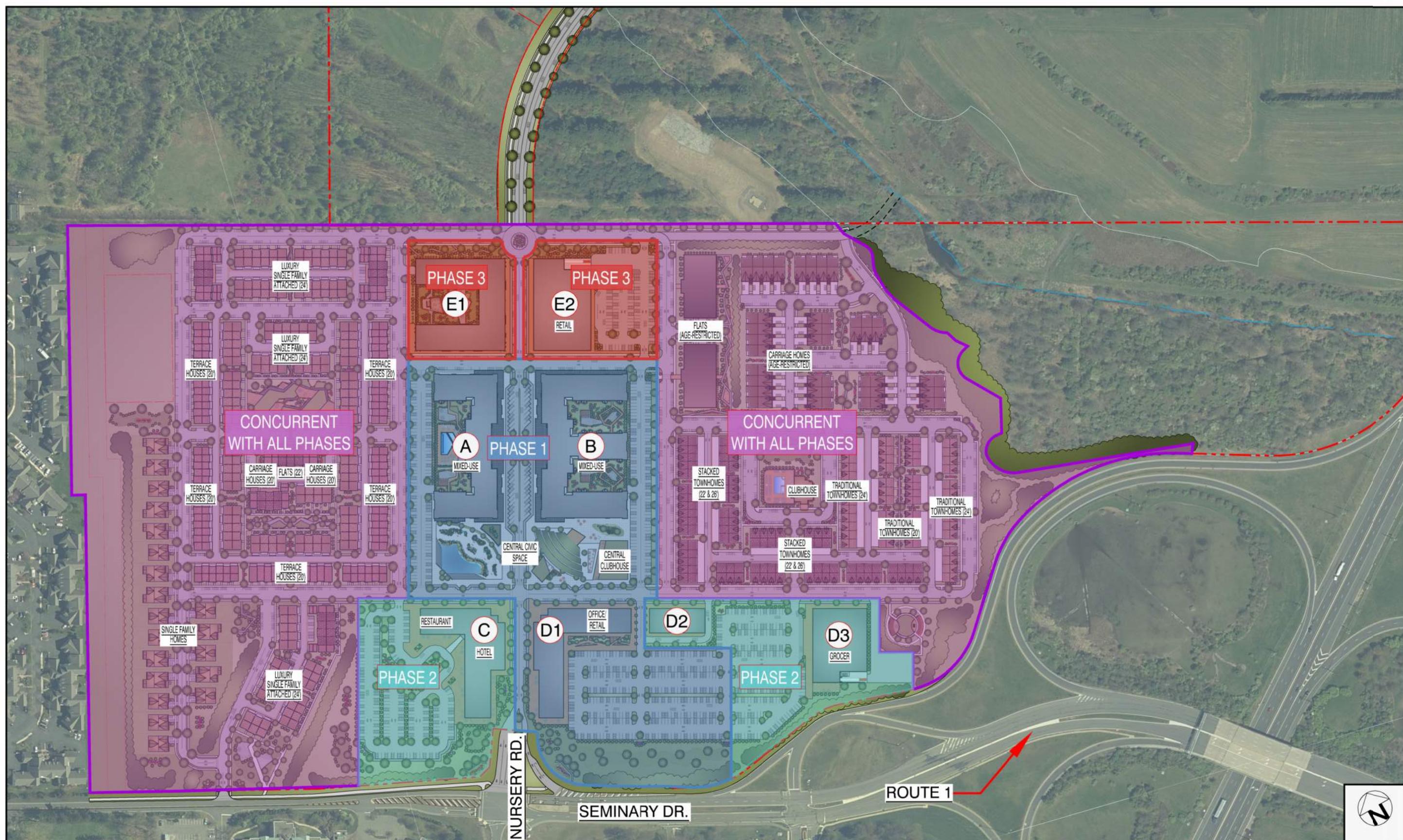
*REFER TO A1.8 (BLOCK "E1" ALTERNATIVES) FOR OPPORTUNITIES FOR ADDITIONAL FUTURE POTENTIAL RETAIL



PROPOSED MIXED-USE AT PRINCETON NURSERIES

TOWNSHIPS OF PLAINSBORO & SOUTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

CONCEPTUAL
SITE PLAN
A1.1
Date: 1/29/24



PROPOSED MIXED-USE AT
PRINCETON NURSERIES

TOWNSHIPS OF PLAINSBORO & SOUTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

PHASING
SITE PLAN
A1.2

Date: 1/29/24

CSP 62



PROPOSED MIXED-USE AT

GROUND FLOOR
SITE PLAN
A1.3

PRINCETON NURSERIES

TOWNSHIPS OF PLAINSBORO & SOUTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

WOODMONT
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PROPOSED MIXED-USE AT
PRINCETON NURSERIES

TOWNSHIPS OF PLAINSBORO & SOUTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

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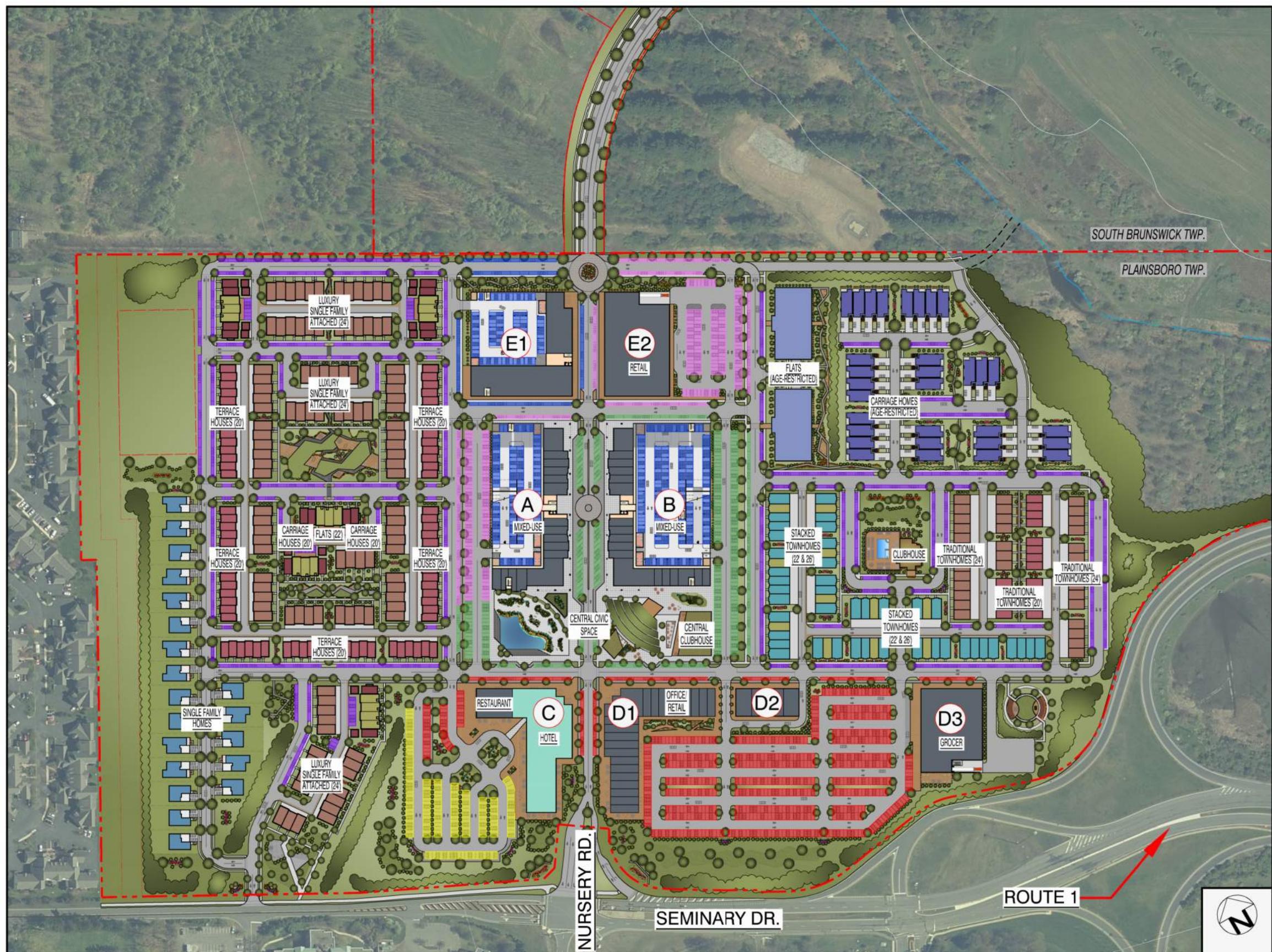
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ABOVE GROUND
FLOOR SITE PLAN

A1.4

Date: 1/29/24

CSP 62



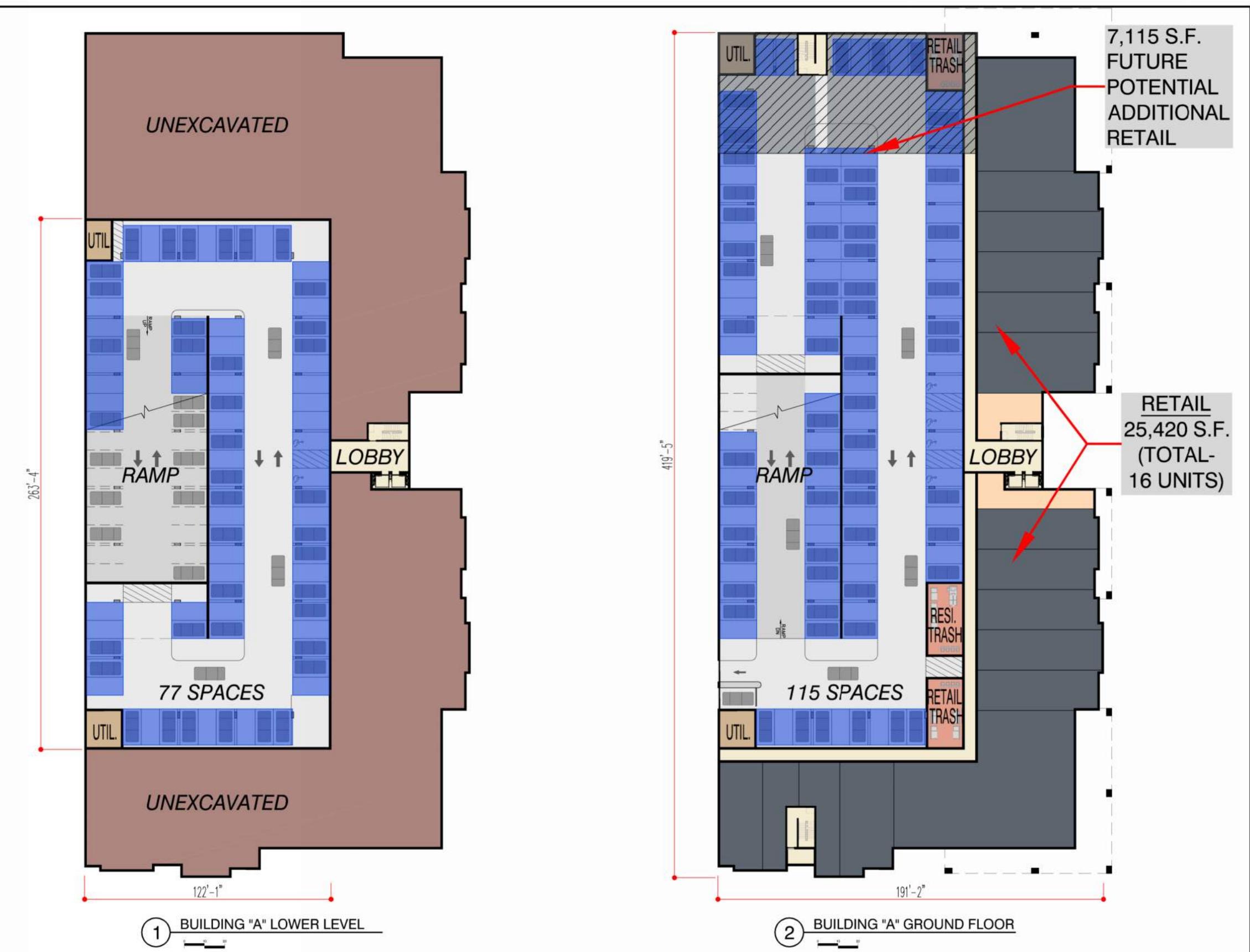
PARKING REQUIRED		
BLOCK "A"	MULTI-FAMILY: R.S.I.S. X 138 UNITS RETAIL: 5.5 SPACES/ 1,000 S.F. X 25,420 S.F.	262 SPACES 140 SPACES
BLOCK "B"	MULTI-FAMILY: R.S.I.S. X 201 UNITS RETAIL: 5.5 SPACES/ 1,000 S.F. X 27,350 S.F.	360 SPACES 151 SPACES
BLOCK "C"	HOTEL: 1 SPACE/ KEY RESTAURANT: 5.5 SPACES/ 1,000 S.F. X 6,660 S.F.	125 SPACES 37 SPACES
BLOCK "D"	RETAIL: 5.5 SPACES/ 1,000 S.F. X 77,564 S.F. OFFICE: 2.5 SPACES/ 1,000 S.F. X 73,008 S.F.	427 SPACES 183 SPACES
BLOCK "E1"	AGE-RESTRICTED: R.S.I.S. X 97 UNITS RETAIL: 5.5 SPACES/ 1,000 S.F. X 28,288 S.F.	175 SPACES 156 SPACES
BLOCK "E2"	RETAIL: 5.5 SPACES/ 1,000 S.F. X 40,000 S.F. WEST RESIDENTIAL: R.S.I.S. X 254 UNITS EAST RESIDENTIAL: R.S.I.S. X 260 UNITS	220 SPACES 522 SPACES 533 SPACES
TOTAL PARKING REQUIRED		3,291 SPACES
PARKING PROPOSED		
BLOCK "A"	MULTI-FAMILY (COVERED) GROUND FLOOR LOWER LEVEL	115 SPACES 77 SPACES 192 SPACES (1.39/ UNIT)
	TOTAL	102 SPACES (4.01/ 1,000 S.F.)
BLOCK "B"	MULTI-FAMILY (COVERED) GROUND FLOOR LOWER LEVEL	178 SPACES 108 SPACES 286 SPACES (1.42/ UNIT)
	TOTAL	156 SPACES (5.72/ 1,000 S.F.)
BLOCK "C"	HOTEL	153 SPACES (1.22/ KEY) 37 SPACES (5.56/ 1,000 S.F.)
BLOCK "D"	OFFICE	183 SPACES (2.50/ 1,000 S.F.)
	RETAIL	405 SPACES (5.22/ 1,000 S.F.)
BLOCK "E1"	AGE-RESTRICTED	132 SPACES (1.36/ UNIT) 113 SPACES (3.99/ 1,000 S.F.)
BLOCK "E2"	RETAIL	170 SPACES (4.25/ 1,000 S.F.)
WEST RESIDENTIAL	GARAGE SURFACE (INC. DRIVEWAY)	448 SPACES 268 SPACES 716 SPACES (2.83/ UNIT)
EAST RESIDENTIAL	GARAGE SURFACE (INC. DRIVEWAY)	311 SPACES 390 SPACES 701 SPACES (2.74/ UNIT)
TOTAL PARKING PROVIDED		3,346 SPACES

PROPOSED MIXED-USE AT
PRINCETON NURSERIES

TOWNSHIPS OF PLAINSBORO & SOUTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY



PARKING ALLOCATION
SITE PLAN
A1.5
Date: 1/29/24



PARKING REQUIRED		
BLOCK "A"	MULTI-FAMILY: R.S.I.S. X 138 UNITS RETAIL: 5.5 SPACES/ 1,000 S.F. X 25,420 S.F.	262 SPACES 140 SPACES
BLOCK "B"	MULTI-FAMILY: R.S.I.S. X 201 UNITS RETAIL: 5.5 SPACES/ 1,000 S.F. X 27,350 S.F.	360 SPACES 151 SPACES
BLOCK "C"	HOTEL: 1 SPACE/ KEY RESTAURANT: 5.5 SPACES/ 1,000 S.F. X 6,660 S.F.	125 SPACES 37 SPACES
BLOCK "D"	RETAIL: 5.5 SPACES/ 1,000 S.F. X 77,564 S.F. OFFICE: 2.5 SPACES/ 1,000 S.F. X 73,008 S.F.	427 SPACES 183 SPACES
BLOCK "E1"	AGE-RESTRICTED: R.S.I.S. X 97 UNITS RETAIL: 5.5 SPACES/ 1,000 S.F. X 28,288 S.F.	175 SPACES 156 SPACES
BLOCK "E2"	RETAIL: 5.5 SPACES/ 1,000 S.F. X 40,000 S.F. WEST RESIDENTIAL: R.S.I.S. X 254 UNITS EAST RESIDENTIAL: R.S.I.S. X 260 UNITS	220 SPACES 522 SPACES 533 SPACES
TOTAL PARKING REQUIRED		3,291 SPACES
PARKING PROPOSED		
BLOCK "A"	MULTI-FAMILY (COVERED) GROUND FLOOR LOWER LEVEL	115 SPACES 77 SPACES 192 SPACES (1.39/ UNIT)
	TOTAL	102 SPACES (4.01/ 1,000 S.F.)
BLOCK "B"	MULTI-FAMILY (COVERED) GROUND FLOOR LOWER LEVEL	178 SPACES 108 SPACES 286 SPACES (1.42/ UNIT)
	TOTAL	156 SPACES (5.72/ 1,000 S.F.)
BLOCK "C"	HOTEL	153 SPACES (1.22/ KEY) 37 SPACES (5.56/ 1,000 S.F.)
BLOCK "D"	OFFICE	183 SPACES (2.50/ 1,000 S.F.) 405 SPACES (5.22/ 1,000 S.F.)
	RETAIL	
BLOCK "E1"	AGE-RESTRICTED	132 SPACES (1.36/ UNIT) 113 SPACES (3.99/ 1,000 S.F.)
	RETAIL	
BLOCK "E2"	RETAIL	170 SPACES (4.25/ 1,000 S.F.)
WEST RESIDENTIAL	GARAGE SURFACE (INC. DRIVEWAY)	448 SPACES 268 SPACES 716 SPACES (2.83/ UNIT)
EAST RESIDENTIAL	GARAGE SURFACE (INC. DRIVEWAY)	311 SPACES 390 SPACES 701 SPACES (2.74/ UNIT)
TOTAL PARKING PROVIDED		3,346 SPACES

PROPOSED MIXED-USE AT
PRINCETON NURSERIES

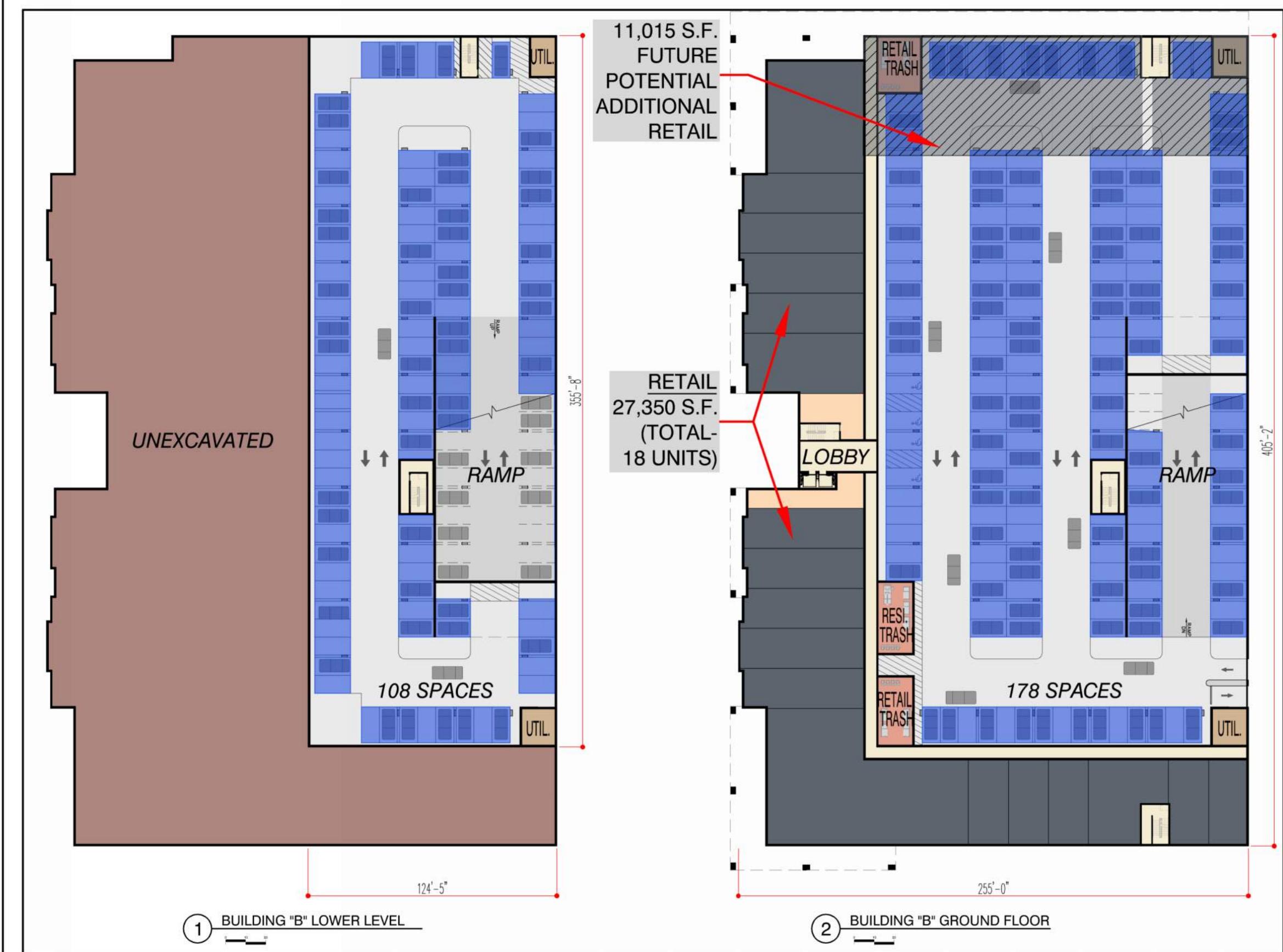
TOWNSHIPS OF PLAINSBORO & SOUTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

WOODMONT
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BUILDING "A"
PARKING PLANS
A1.6
Date: 1/29/24



PARKING REQUIRED		
BLOCK "A"	MULTI-FAMILY: R.S.I.S. X 138 UNITS RETAIL: 5.5 SPACES/ 1,000 S.F. X 25,420 S.F.	262 SPACES 140 SPACES
BLOCK "B"	MULTI-FAMILY: R.S.I.S. X 201 UNITS RETAIL: 5.5 SPACES/ 1,000 S.F. X 27,350 S.F.	360 SPACES 151 SPACES
BLOCK "C"	HOTEL: 1 SPACE/ KEY RESTAURANT: 5.5 SPACES/ 1,000 S.F. X 6,660 S.F.	125 SPACES 37 SPACES
BLOCK "D"	RETAIL: 5.5 SPACES/ 1,000 S.F. X 77,564 S.F. OFFICE: 2.5 SPACES/ 1,000 S.F. X 73,008 S.F.	427 SPACES 183 SPACES
BLOCK "E1"	AGE-RESTRICTED: R.S.I.S. X 97 UNITS RETAIL: 5.5 SPACES/ 1,000 S.F. X 28,288 S.F.	175 SPACES 156 SPACES
BLOCK "E2"	RETAIL: 5.5 SPACES/ 1,000 S.F. X 40,000 S.F. WEST RESIDENTIAL: R.S.I.S. X 254 UNITS EAST RESIDENTIAL: R.S.I.S. X 260 UNITS	220 SPACES 522 SPACES 533 SPACES
TOTAL PARKING REQUIRED		3,291 SPACES
PARKING PROPOSED		
BLOCK "A"	MULTI-FAMILY (COVERED) GROUND FLOOR LOWER LEVEL TOTAL	115 SPACES 77 SPACES 192 SPACES (1.39/ UNIT)
	RETAIL (SURFACE)	102 SPACES (4.01/ 1,000 S.F.)
BLOCK "B"	MULTI-FAMILY (COVERED) GROUND FLOOR LOWER LEVEL TOTAL	178 SPACES 108 SPACES 286 SPACES (1.42/ UNIT)
	RETAIL (SURFACE)	156 SPACES (5.72/ 1,000 S.F.)
BLOCK "C"	HOTEL	153 SPACES (1.22/ KEY)
	RESTAURANT	37 SPACES (5.56/ 1,000 S.F.)
BLOCK "D"	OFFICE	183 SPACES (2.50/ 1,000 S.F.)
	RETAIL	405 SPACES (5.22/ 1,000 S.F.)
BLOCK "E1"	AGE-RESTRICTED	132 SPACES (1.36/ UNIT)
	RETAIL	113 SPACES (3.99/ 1,000 S.F.)
BLOCK "E2"	RETAIL	170 SPACES (4.25/ 1,000 S.F.)
WEST RESIDENTIAL	GARAGE SURFACE (INC. DRIVEWAY)	448 SPACES 268 SPACES 716 SPACES (2.83/ UNIT)
EAST RESIDENTIAL	GARAGE SURFACE (INC. DRIVEWAY)	311 SPACES 390 SPACES 701 SPACES (2.74/ UNIT)
TOTAL PARKING PROVIDED		3,346 SPACES

PROPOSED MIXED-USE AT PRINCETON NURSERIES

TOWNSHIPS OF PLAINSBORO & SOUTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

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BUILDING "B"
PARKING PLANS
A1.7

Date: 1/29/24

CSP 62



BLOCK "E1" ALTERNATIVES - OPTION 1

RETAIL AREA

BUILDINGS "A" & "B"	52,770 S.F.
BUILDING "C"	6,660 S.F.
CLUBHOUSE	16,024 S.F.
BUILDING "D1"	36,504 S.F.
BUILDING "D2"	11,060 S.F.
BUILDING "D3" (GROCER)	30,000 S.F.
BUILDING "E1"	28,288 S.F.
BUILDING "E2"	40,000 S.F.
TOTAL RETAIL	221,306 S.F.

BUILDINGS "A" & "B" ADDITIONAL RETAIL 7,000 S.F. MIN. TO 18,130 S.F. MAX.
 TOTAL WITH ADDITIONAL RETAIL 228,306 S.F. MIN. TO 239,436 S.F. MAX.



BLOCK "E1" ALTERNATIVES - OPTION 2

RETAIL AREA

BUILDINGS "A" & "B"	52,770 S.F.
BUILDING "C"	6,660 S.F.
CLUBHOUSE	16,024 S.F.
BUILDING "D1"	36,504 S.F.
BUILDING "D2"	11,060 S.F.
BUILDING "D3" (GROCER)	30,000 S.F.
BUILDING "E1"	35,000 S.F.
BUILDING "E2"	40,000 S.F.
TOTAL RETAIL	228,018 S.F.

BUILDINGS "A" & "B" ADDITIONAL RETAIL 0 S.F. MIN. TO 18,130 S.F. MAX.
 TOTAL WITH ADDITIONAL RETAIL 228,018 S.F. MIN. TO 246,148 S.F. MAX.

PROPOSED MIXED-USE AT

PRINCETON NURSERIES

TOWNSHIPS OF PLAINSBORO & SOUTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

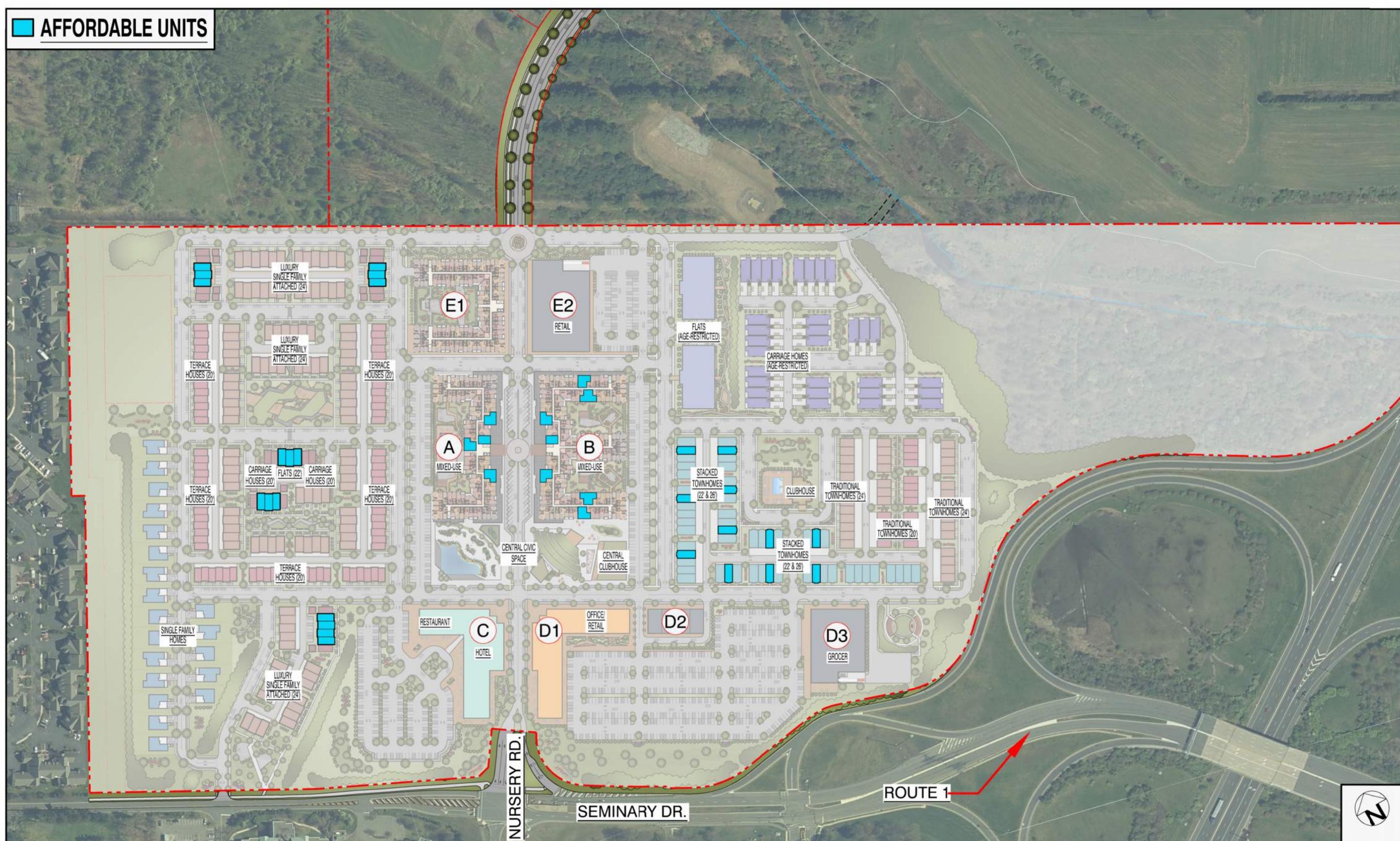


BLOCK "E1" ALTERNATIVES-
RETAIL SITE PLAN

A1.8

Date: 1/29/24

CSP 62



WOODMONT
properties

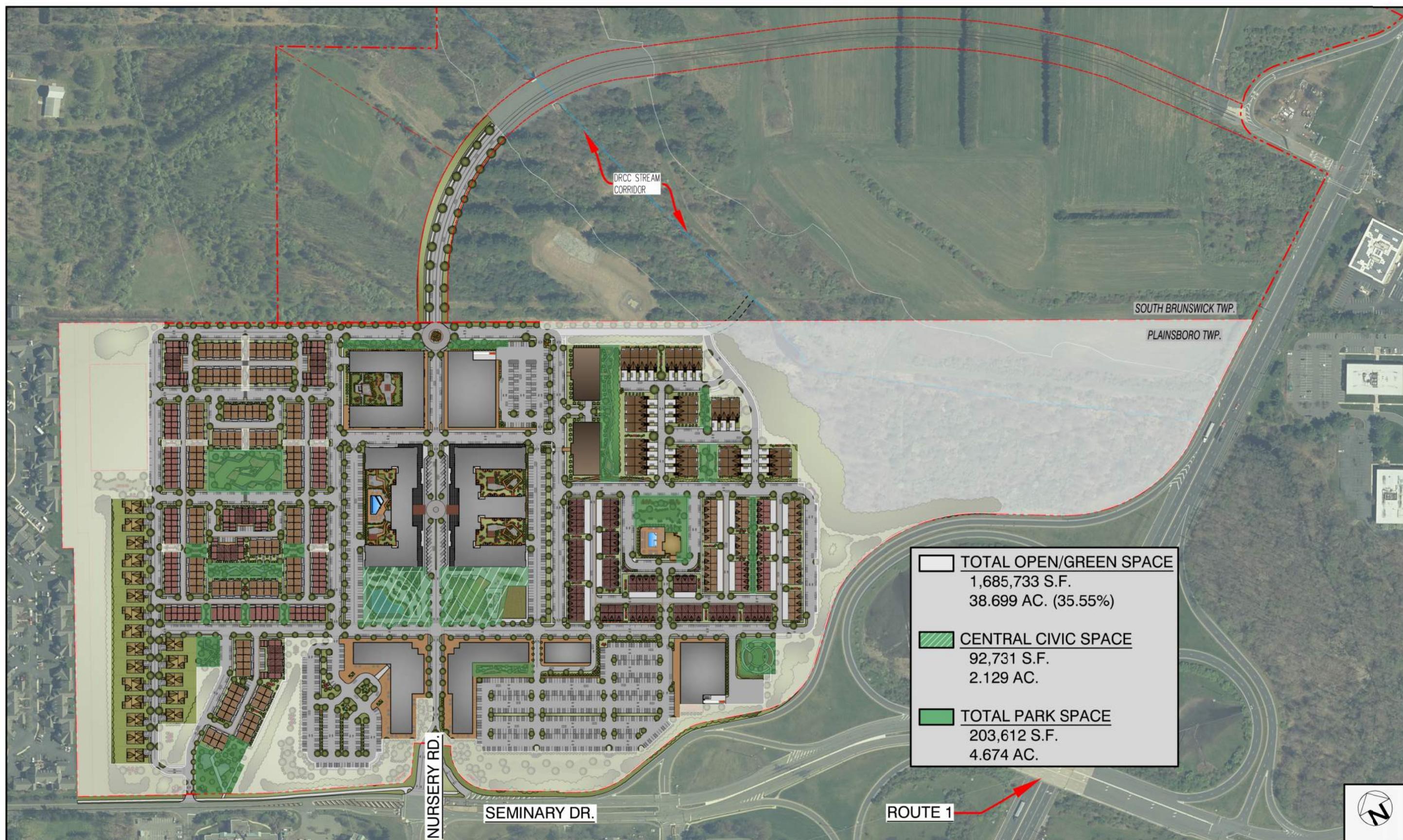
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PROPOSED MIXED-USE AT
PRINCETON NURSERIES

TOWNSHIPS OF PLAINSBORO & SOUTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

AFFORDABLE HOUSING DISPERSION SITE PLAN **A1.9**



PROPOSED MIXED-USE AT
PRINCETON NURSERIES



TOWNSHIPS OF PLAINSBORO & SOUTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

OPEN/GREEN SPACE & PARKS
SITE PLAN
A1.10

Date: 1/29/24

CSP 62



PROPOSED MIXED-USE AT

PRINCETON NURSERIES

TOWNSHIPS OF PLAINSBORO & SOUTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY



FIRE TRUCK TURNING RADIUS

SITE PLAN

A1.11

Date: 1/29/24

CSP 62



PROPOSED MIXED-USE AT **PRINCETON NURSERIES**

SOUTHWEST PARCEL

A2.1

Date: 1/29/24

CSP 62



WOODMONT
properties

PROPOSED MIXED-USE AT

PRINCETON NURSERIES

TOWNSHIPS OF PLAINSBORO & SOUTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

NORTHWEST PARCEL

A2.2

Date: 1/29/24

CSP 62



PROPOSED MIXED-USE AT

PRINCETON NURSERIES

TOWNSHIPS OF PLAINSBORO & SOUTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

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NORTHEAST PARCEL

A2.3

Date: 1/29/24

CSP 62



PROPOSED MIXED-USE AT

PRINCETON NURSERIES

TOWNSHIPS OF PLAINSBORO & SOUTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY



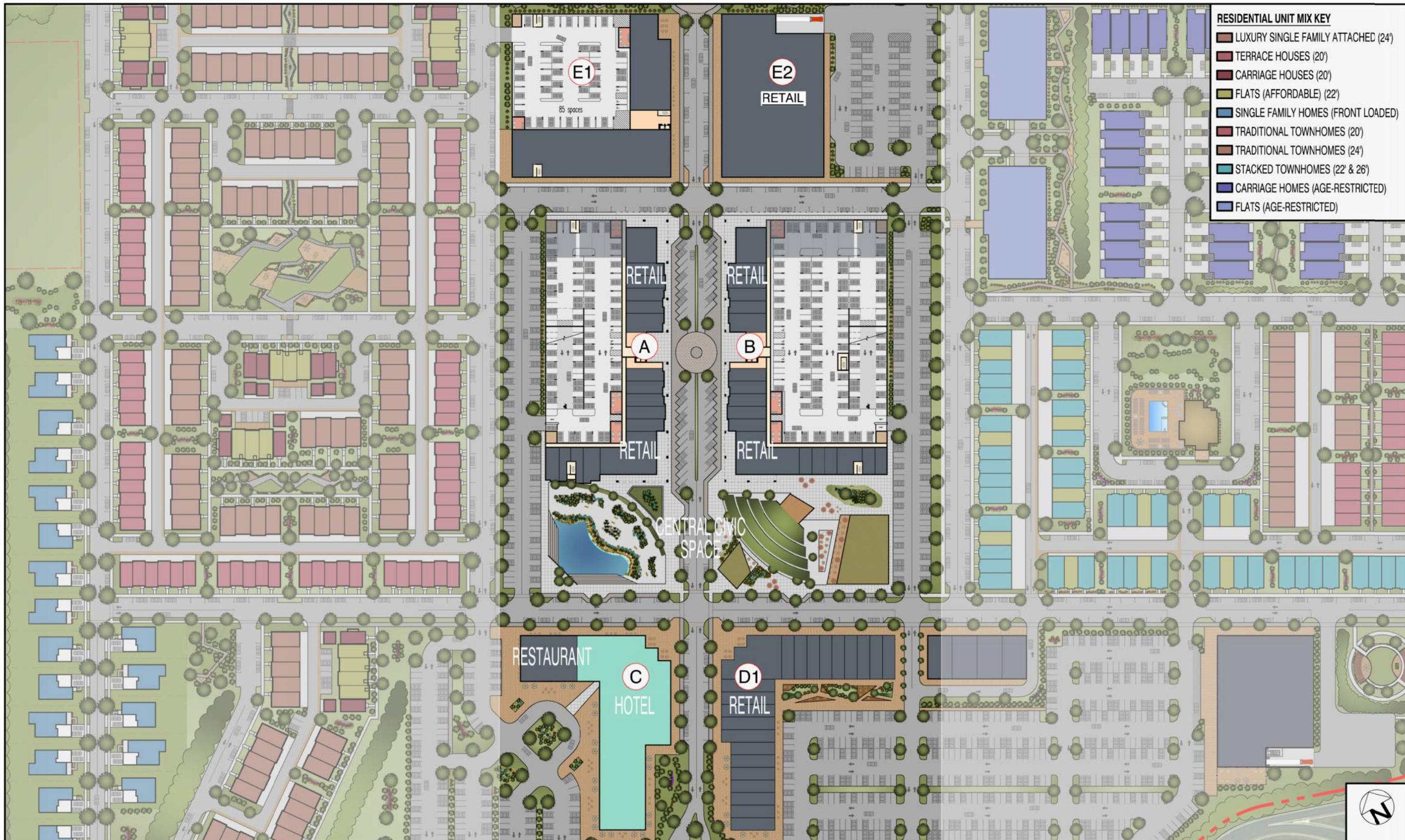
SOUTHEAST PARCEL

A2.4

Date: 1/29/24



RESIDENTIAL UNIT MIX KEY	
LUXURY SINGLE FAMILY ATTACHED (24)	
TERRACE HOUSES (20)	
CARRIAGE HOUSES (20)	
FLATS (AFFORDABLE) (22)	
SINGLE FAMILY HOMES (FRONT LOADED)	
TRADITIONAL TOWNHOMES (20)	
TRADITIONAL TOWNHOMES (24)	
STACKED TOWNHOMES (22' & 26')	
CARRIAGE HOMES (AGE-RESTRICTED)	
FLATS (AGE-RESTRICTED)	



PROPOSED MIXED-USE AT
PRINCETON NURSERIES



TOWNSHIPS OF PLAINSBORO & SOUTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

TOWN CENTER-RETAIL
PARCEL
A2.5

Date: 1/29/24

CSP 62