



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:

Type of Application (Please Check)	Fee \$	Forms Needed
<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
Amended* <input checked="" 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 checked="" 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: PFV Holdings LLC and PFV Holdings Land LLC

Address: 383 Madison Avenue, 8th Floor City: New York State: NY Zip: 10179

Email: Jennifer Lewin: Jennifer.lewin@jpmorgan.com Phone: 212-834-5343

Applicant's Attorney: Christopher DeGrazia Esq.- Faegre, Drinker, Biddle & Reath LLP

Address: 105 College Road East, P.O. Box 627 City: Princeton State: NJ Zip: 08542-0627

Email: christopher.degrazia@faegredrinker.com Phone: 609-716-6615

Contact Person: same as Attorney (Christopher DeGrazia, Esq.)

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

Email: _____ Phone: _____

Engineer/Surveyor: Ralph A. Petrella (Van Note- Harvey Associates, a Division of Pennoni)

Address: 103 College Road East, third floor City: Princeton State: NJ Zip: 08542-0627

Email: RPetrella@vannoteharvey.com Phone: 609-921-4786

Architect: Minno & Wasko Architects and Planners

Address: 204 N. Union Street, Suite 1 City: Lambertville State: NJ Zip: 08530

Email: sjohnson@minnowasko.com Phone: 609-397-9009 ext. 168

Owner's Name: same as Applicant

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

Email: _____ Phone: _____

Address of Property: Princeton Forrestal Village (116 Village Blvd)

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

When acquired January 5, 2016

Tax Map Sheet No. 1 Block 104 Lot 1.03, 1.05, 1.06, 1.07 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 _____ No N/A

Is the proposed use on a Municipal _____, County _____, or State _____ road? No.

3 - 2 existing lots will be modified and only 1 new lot will be created.

Area of property 42.572 acres or +/-1,854,436.32 sq. ft. Frontage on an improved street 1,716 ft. No. of proposed lots _____

Present Zoning: PMUD Present Use of Property: The structures are within the PFV where there are multiple buildings/uses

Proposed Use of Property: Multiple Dwelling

Description of all present structures: The structures are within the Princeton Forrestal Village where multiple buildings/uses exist

Number of proposed Buildings three (3) Floor area of all structures 620,839 sq. ft.

Percentage of coverage by buildings 63.08% Impervious coverage +/- 77%

Has a subdivision previously been granted? Yes Date May 16, 2016 (P16-03 and P16-02)

Has a variance previously been granted? None related to the Residential project

Are there any existing or proposed covenants or deed restrictions on the property? Yes; attached.

Explain _____

- Is a variance requested? No
- 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 Rider.

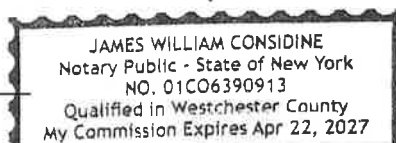
IV. CERTIFICATION

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.

JR 9/30/24
Signature of Owner Date
Jennifer R. Lewin, Vice President at JP Morgan
Sworn to and subscribed before me this 30 day of September 20 24.

JR 9/30/24
Signature of Applicant Date
Jennifer R. Lewin, Vice President at JP Morgan

[Signature]
Notary



AGREEMENT TO PAY FOR PROFESSIONAL REVIEW Plainsboro Township

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

PFV Holdings LLC and PFV Holdings Land LLC
Applicant Name (Print) Date

JR 9/30/24
Applicant Signature Date
Jennifer R. Lewin, Vice President at JP Morgan

RIDER TO APPLICATION
PFV Holdings LLC and PFV Holdings Land LLC
Amended Preliminary & Final Major Site Plan and
Amended Preliminary & Final Major Subdivision

PFV Holdings LLC and PFV Holdings Land LLC (the “Applicant”) is applying to the Planning Board of the Township of Plainsboro (the “Board”) for amended preliminary & final major site plan and amended preliminary & final major subdivision approval in order to develop a new luxury rental apartment community located at Princeton Forrestal Village (116 Village Boulevard, Princeton, NJ 08540), also identified as Block 104, Lot 1.03, 1.05, 1.06 and 1.07 on the Township of Plainsboro Tax Maps. (the “Property”). The Property also falls within the PMUD zone (Planned Unit Development District).

The proposed development is consistent with the previous approvals for the Property: Resolutions P14-09 and P16-03 (the “Previous Approvals”) as Applicant seeks to develop the Property sequentially with three residential buildings containing a total of 394 units. Fifty (50) of the units will be affordable to low, very low, and moderate income families, consisting of 10 one-bedroom units, 30 two-bedroom units, and 10 three-bedroom units, in accordance with the requirements of the State's Uniform Affordable Housing Controls (UHAC). Applicant is also meeting the required parking for the residential buildings and providing an excess of approximately 167 parking spaces for the Princeton Forrestal Village Commercial/ Residential areas, not including the separate parking lot for the Westin Hotel. For a further detailed description of the design narrative, please see **Exhibit A** attached and incorporated herein.

With regard to the proposed subdivision, Applicant seeks to have Lot 1.03 remain for proposed Building A; Lot 1.06 will also remain, but increase in lot area in the northerly direction (portion of area taken from Lot 1.07) for proposed Building B. The remaining portion of Lot

1.07 will be consolidated back into Lot 1.05. Lastly, a new lot will be created around the existing building (previously known as CanDo) for proposed Building C.

Pursuant to N.J.S.A.40:55D-52(b) and N.J.S.A.40:55D-49(g), the Applicant also requests an extended vesting period of five (5) years for the Amended Preliminary and Final Major Site Plan and Subdivision approvals, that would run from the date on which the resolution of amended approval is adopted. This extended vesting period is appropriate and reasonable under the Municipal Land Use Law (MLUL), given the large complexity of the proposed development – i.e. the number of proposed units, current economic conditions, and the Applicant’s comprehensive goal to integrate the proposed development with the rest of Princeton Forrestal Village. The subject property is part of a planned development known as Princeton Forrestal Village consisting of retail, office buildings, hotel and other commercial uses and improvements. The residential component of the Princeton Forrestal Village is an important element for the vitality of the planned development. Pursuant to the N.J.S.A.40:55D-52(b), the planning board may grant extended vesting for a reasonable amount of time taking into consideration, the number of dwelling units and nonresidential floor area, economic conditions, and comprehensiveness of the development. The proposal involves a large number of residential units (394 units) located in three separate buildings. The residential project is part of a large-planned development, which requires careful integration with the existing infrastructure and once built, will result in a comprehensive well-planned development.

Applicant submits that the proposed development of this property furthers the intent and purpose of the Township Master Plan and Zoning Ordinance. Applicant has not identified any design waivers or variances, however Applicant requests that the Board grant any waivers deemed necessary by the Board in the review of this application.

EXHIBIT A

Design Narrative



204 N. Union St., Suite 1
LAMBERTVILLE, NEW JERSEY 08530
P 609.397.9009
MINNOWASKO.COM

October 23, 2024

Princeton Forrestal Village

New Residential Community

Plainsboro Township, Middlesex County, New Jersey

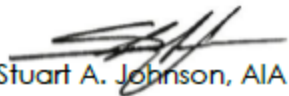
PFV Holdings, LLC, Minno & Wasko Architects and Planners, and the professional project team are proud to submit their collaborative, Schematic design for a new residential community in Plainsboro Township that will seek to sustain the same rich and varied architectural character found within the Princeton Forrestal Village and the greater Princeton area. The proposed new rental apartment community is consistent in many ways with the previous approvals for the property. However, it offers several increased public amenities, pedestrian improvements, building efficiencies, and refined architectural detailing. The proposed development will contain 394 new residences that will be comprised of three, four-story buildings each with a basement level of structured parking, communal indoor residential amenity space, and active outdoor amenity space. The buildings will have a mix of studio, one-, and two-bedroom market rate apartment units, as well as a mix of one-, two-, and three-bedroom affordable apartment units totaling (50) and compliant with UHAC standards. Ample private structured parking will be provided for the residents internal to each building totaling a combined 432 residential parking spaces as well as convenient surface parking spaces located adjacent to each building. The amenities offered to the new residential community include an elegant hotel style lobby, upscale club suite, state of the art fitness center, yoga room, residential co-working areas, and a resort style pool with outdoor grills and lounging areas.

The structures as designed will each have a basement level of structured parking with four levels of wood frame residential apartment units and roof construction above. Factoring in the scale, materials and architectural details found within the Princeton Forrestal Village development and the surrounding area, the exterior materials for the project are to include cast stone-veneer, a variety of brick-veneer, fiber cement siding panels, dark colored vinyl residential windows, PVC Trim, and dimensional fiber-glass roof shingles. While these materials reflect a neutral palette that complements its surrounds, contemporary architectural elements can be seen in the design of the entrance canopies, varied cornice

lines, lighting and the overall detailing of the façades.

The site planning also allows for open landscaped green spaces and continuous sidewalks around the community connecting the residents to the existing retail, restaurants, and public transportation. The proposed site plan includes several new public streetscape improvements as well as a new design for the public plaza area adjacent to Rockingham Row. The existing landscape berms along College Road will be redefined with new site landscaping and plantings while preserving existing trees where the design allows. At Main Street the existing inner row of existing oak trees are proposed to remain maintaining the stately entrance and arrival sequence to the campus. New sidewalks and street trees allow for greater pedestrian connectivity and a new pedestrian entrance located at the intersection of College Rd. and Seminary Dr. will connect to Lionsgate Dr. as well as offer greater connectivity to the future mixed-use Princeton Nurseries development site located across Seminary Dr.

This newest addition to the Village will be supportive of the existing retail, restaurants, hotel and offices. It will provide new residences that can also support the Township's newest employment base, The Princeton Regional Hospital. Finally, this project will complete the pedestrian link to The Windrows along Main Street allowing a safe, beautiful walking experience into the Village as well as connection to the future Princeton Nurseries mixed-use development.


Stuart A. Johnson, AIA



609-799-0909 ext. 1502

Form No. 6[illegible]



TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning

641 Plainsboro Road

Plainsboro, NJ 08536

609-799-0909 ext. 1502

PFV Holdings Land LLC

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:

[illegible]

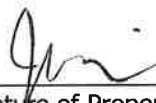


TOWNSHIP OF PLAINSBORO
Department of Planning and Zoning
641 Plainsboro Road
Plainsboro, NJ 08536
609-799-0909 ext. 1502

Form No. 7

AFFIDAVIT OF OWNERSHIP


Navid Moshtaghi (of PFV Holdings LLC and PFV Holdings Land LLC)
 attest that I/we reside at College Road West and Route One
 (Property Owner/s)
 in the Township of Plainsboro in the County of Middlesex, and State
PFV Holdings LLC and
 of New Jersey that PVF Holdings Land 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) 104, Lot(s) 1.03, 1.05, 1.06, and 1.07

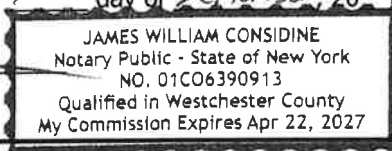

 (Signature of Property Owner/s)

Jennifer R. Lewin, Vice President at JP Morgan

Notary Seal

Sworn and subscribed before me this 30 day of September, 2024.


 (Signature of Notary)

**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)



TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning

641 Plainsboro Road

Plainsboro, NJ 08536

609-799-0909 ext. 1502

Form No. 11

CONCEPT PLAN, MINOR SUBDIVISION, OR PRELIMINARY SUBDIVISION 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"/> Key map – scale not less than 1" = 2000' | <input checked="" type="checkbox"/> Acreage of tract to be subdivided or developed |
| for subdivision and surrounding areas of | <input checked="" type="checkbox"/> Date original plan and all revisions |
| 500' on all sides | <input checked="" type="checkbox"/> Names and addresses of owner and applicant |
| <input checked="" type="checkbox"/> Scale of plat no small than 1" = 400' | <input checked="" type="checkbox"/> North arrow |
| <input checked="" type="checkbox"/> Sheet size 8½x11, 15x21, 24x36, or 30x42 inches | <input checked="" type="checkbox"/> Written and graphic scales |
| <input checked="" type="checkbox"/> Dimensions shown as are on tax map | <input checked="" type="checkbox"/> Zoning classification statement |
| <input checked="" type="checkbox"/> Contours at 2 foot intervals | <input checked="" type="checkbox"/> Zoning classification of adjacent properties |
| <input checked="" type="checkbox"/> All existing structures within tract and 200 feet | <input checked="" type="checkbox"/> Signature and seal of land surveyor, licensed |
| adjoining | engineer or professional planner |
| <input checked="" type="checkbox"/> Shortest distance from any existing structure to | <input checked="" type="checkbox"/> Corner lot sight triangle easement |
| proposed or existing lot lines | <input checked="" type="checkbox"/> Soil types |
| <input checked="" type="checkbox"/> Existing wells and sanitary sewer systems on tract | <input checked="" type="checkbox"/> Proposed and existing signs (detail) |
| <input checked="" type="checkbox"/> Streets | <input checked="" type="checkbox"/> Proposed and existing culverts, bridges, |
| <input checked="" type="checkbox"/> Roads | drainpipes and driveways |
| <input checked="" type="checkbox"/> Drainage R.O.W. | <input checked="" type="checkbox"/> Architectural or historic significance of any |
| <input checked="" type="checkbox"/> Streams | existing buildings to remain or to be removed |
| Existing Utility lines in tract and within 500 feet of tract | <input checked="" type="checkbox"/> Wetlands, buffer zones, and heavily |
| <input checked="" type="checkbox"/> Flood hazard areas, including floodway and floodfringe | wooded areas |
| <input checked="" type="checkbox"/> R.O.W. for road as shown on County and Township | <input checked="" type="checkbox"/> Major aquifer outcrop areas |
| master plans | <input checked="" type="checkbox"/> Subject property owner's consent |
| <input checked="" type="checkbox"/> Proposed lot lines & street | <input checked="" type="checkbox"/> Board Chairman and Secretary approval |
| <input checked="" type="checkbox"/> Lot dimensions | signature blocks |
| <input checked="" type="checkbox"/> Lot areas | <input checked="" type="checkbox"/> Photographs of any unusual topographic |
| <input checked="" type="checkbox"/> Set back, front, side and rear yard lines | environmental, historic or physical aspect |
| <input checked="" type="checkbox"/> Title of map | <input checked="" type="checkbox"/> Indicate improvement coverage and land area |
| <input checked="" type="checkbox"/> Name of development or subdivision | <input checked="" type="checkbox"/> number of units |
| <input checked="" type="checkbox"/> Tax map sheet, block and lot numbers | <input checked="" type="checkbox"/> square feet of construction |
| <input checked="" type="checkbox"/> Location of existing buildings to remain or to be | <input checked="" type="checkbox"/> density and building coverage |
| removed | <input checked="" type="checkbox"/> number of employees |
| <input checked="" type="checkbox"/> Traffic statement, including present and anticipated | <input checked="" type="checkbox"/> number of residents |
| Volumes, roadway capacity, network problems, and | <input checked="" type="checkbox"/> Schedule of desired development time frame |
| needed improvements | from Township review to completion and |
| <input checked="" type="checkbox"/> Environmental impact assessment per §20-10 of | occupancy |
| Township Code – minor subdivision only | <input checked="" type="checkbox"/> 200 foot property search list – obtained |
| | From Tax Assessor's Office |

**TOWNSHIP OF PLAINSBORO****Department of Planning and Zoning****641 Plainsboro Road****Plainsboro, NJ 08536****609-799-0909 ext. 1502****Form No. 12****FINAL SUBDIVISION CHECK LIST**

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

- ☒ drawn to include preliminary plat check list items
- ☒ tract boundary lines
- ☒ exterior lines or streets
- ☒ easements
- ☒ delineation of right-of-way
- ☒ existing facilities
- ☒ watercourses
- ☒ street names
- ☒ public lands
- ☒ lot lines and site lines - dimensions, bearing or deflection angles, arcs, radii and central angles all curves based on actual survey
- ☒ one corner of subdivision tied to Township topo map
- ☒ block and lot numbers
- ☒ cross sections ___ profiles ___ established grades of all streets
- ☒ plans and profiles of storm and sanitary sewer
- ☒ plans and profiles of water mains
- ☒ all taxes paid
- ☒ section or staging plan
- ☒ detailed soil erosion and sediment control plan
- ☒ detailed architectural and engineering data
- ☒ architect's ground floor or other floor plans
- ☒ illustrative building elevations and intended materials
- ☒ 200 foot property search list – obtain from Tax Assessor's Office

* See Site Plan



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"/> 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 <input checked="" type="checkbox"/> species, caliper & location |
| <input checked="" type="checkbox"/> total building coverage in acres | <input checked="" type="checkbox"/> 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"/> retaining walls |
| <input checked="" type="checkbox"/> parking layout | <input checked="" type="checkbox"/> fencing |
| <input checked="" type="checkbox"/> total number of parking spaces | <input checked="" type="checkbox"/> 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"/> 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"/> type material for drainage water & sewer |
| <input checked="" type="checkbox"/> building dimensions | <input checked="" type="checkbox"/> 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"/> method of waste disposal and incineration |
| <input checked="" type="checkbox"/> written descriptions, see ordinance §85-36B.5 | <input checked="" type="checkbox"/> percolation test & soil log, if applicable |
| <input checked="" type="checkbox"/> floor plan | <input checked="" type="checkbox"/> location, height direction of illumination, power & type of proposed outdoor lighting with photometric diagram on plan |

over →

- W7 architectural or historic significance of any existing building to remain or to be removed
- X earthwork balance (surplus/shortage)
- X soil type(s)
- W8 scale model of proposed development
- X traffic study, including but not limited to:
 - X anticipated traffic volumes
 - X capacity of existing and proposed roadway
 - X traffic volume impact from other developments
 - X roadway network problems e.g. unsafe intersections, turns, grades
 - X need for traffic signals and other improvements
- X 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
- X common open space including acreage calculations and proposed recreation facilities
- W9 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
- W10 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 – Loading dock not required for residential development.

W4 – N/A, project located within developed portion of the site. No wooded area exists within the project limits.

W5 – N/A, project located within developed portion of the site. No buffer area exists within the project limits.

W6 – N/A No septic system proposed

W7 – N/A No Historic or Architectural significance of existing buildings.

W8 – Color renderings will be provided as part of Planning Board testimony

W9 – A deferral is requested, a hauling/staging plan will be provided at the time of construction by the contractor.

W10 – N/A, This is a developed site and there will be no negative environmental impacts.

Prelim Subdivision

Application Fee= \$500 Escrow Fee= \$200 x 3 lots*** = \$600

Final Subdivision

Application Fee= \$500 Escrow Fee= \$100 x 3 lots*** = \$300

Preliminary Major Site Plan

Application Fee = \$500 Escrow Fee= 75 x 42.572 acres + \$5 x 394 dwelling units = \$5,162.90
(\$3,192.90) + (\$1,970.00)

Final Major Site Plan

Application Fee = \$500 Escrow Fee= 35 x 42.572 acres + \$3 x 394 dwelling units = \$2,672.02
(\$1,490.02) + (\$1,182.00)

***2 existing lots will be modified and only 1 new lot will be created.

Total Application Fee = \$2,000

Total Escrow Fee = \$8,734.92



TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning

641 Plainsboro Road

Plainsboro, NJ 08536

609-799-0909 ext. 1502

Form No. 8

PROPERTY TAX STATUS

Block 104 Lot 1.03 Qual. _____

Street Address: 200-343 College Rd West

Current as of: 3'd qtr 2024

Delinquent as of: _____

Signed [Signature] Date 10/11/24
Municipal Tax Collector

October 11, 2024
03:17 PM

TOWNSHIP OF PLAINSBORO
Tax Account Detail Inquiry

Page No: 1

BLQ: 104. 1.03
Owner Name: PFV HOLDINGS LAND LLC

Tax Year: 2024 to 2024
Property Location: 200-343 COLLEGE ROAD WEST

Tax Year: 2024	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	28,687.50	28,687.50	30,105.00	30,105.00	117,585.00
Payments:	28,687.50	28,687.50	30,105.00	0.00	87,480.00
Balance:	0.00	0.00	0.00	30,105.00	30,105.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2024 Prin Balance
		Description								
		Original Billed						117,585.00		117,585.00
02/01/24	1	Payment	001	3866894805	CK	7241	44 WIPP	28,687.50	0.00	88,897.50
		wipp								
04/19/24	2	Payment	001	3872476359	CK	7427	11 WIPP	28,687.50	0.00	60,210.00
		wipp								
08/13/24	3	Payment	001	3879773881	CK	7734	21 WIPP	30,105.00	0.00	30,105.00
		WIPP ONLINE PAYMENT								

Total Principal Balance for Tax Years in Range: 30,105.00



TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning

641 Plainsboro Road

Plainsboro, NJ 08536

609-799-0909 ext. 1502

Form No. 8

PROPERTY TAX STATUS

Block 104 Lot 105 Qual. _____

Street Address: College Rd west

Current as of: 3rd qtr 2024

Delinquent as of: _____

Signed Mr. Ramo Date 10/11/24
Municipal Tax Collector

October 11, 2024
03:17 PM

TOWNSHIP OF PLAINSBORO
Tax Account Detail Inquiry

Page No: 1

BLQ: 104. 1.05
Owner Name: PFV HOLDINGS LLC

Tax Year: 2024 to 2024
Property Location: COLLEGE ROAD WEST

Tax Year: 2024	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	404,614.88	404,614.87	424,607.61	424,607.61	1,658,444.97
Payments:	404,614.88	404,614.87	424,607.61	0.00	1,233,837.36
Balance:	0.00	0.00	0.00	424,607.61	424,607.61

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2024 Prin Balance
		Description								
		Original Billed						1,658,444.97		1,658,444.97
02/01/24	1	Payment wipp	001	3866895117	CK	7241	1 WIPP	404,614.88	0.00	1,253,830.09
04/19/24	2	Payment wipp	001	3872476823	CK	7427	2 WIPP	404,614.87	0.00	849,215.22
08/13/24	3	Payment wipp	001	3879774208	CK	7734	1 WIPP	424,607.61	0.00	424,607.61
		WIPP ONLINE PAYMENT								

Total Principal Balance for Tax Years in Range: 424,607.61



TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning

641 Plainsboro Road

Plainsboro, NJ 08536

609-799-0909 ext. 1502

Form No. 8


PROPERTY TAX STATUS

Block 104 Lot 106 Qual. _____

Street Address: 400-496 College Rd West

Current as of: 3'd qtr 2024

Delinquent as of: _____

Signed  Date 10/11/24
Municipal Tax Collector

October 11, 2024
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TOWNSHIP OF PLAINSBORO
Tax Account Detail Inquiry

Page No: 1

BLQ: 104. 1.06
Owner Name: PFV HOLDINGS LAND LLC

Tax Year: 2024 to 2024
Property Location: 400-496 COLLEGE ROAD WEST

Tax Year: 2024	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	18,713.82	18,713.81	19,638.50	19,638.49	76,704.62
Payments:	18,713.82	18,713.81	19,638.50	0.00	57,066.13
Balance:	0.00	0.00	0.00	19,638.49	19,638.49

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2024 Prin Balance
		Description								
		Original Billed						76,704.62		76,704.62
02/01/24	1	Payment wipp	001	3866895259	CK	7241	45 WIPP	18,713.82	0.00	57,990.80
04/19/24	2	Payment wipp	001	3872477099	CK	7427	12 WIPP	18,713.81	0.00	39,276.99
08/13/24	3	Payment WIPP ONLINE PAYMENT	001	3879774440	CK	7734	22 WIPP	19,638.50	0.00	19,638.49

Total Principal Balance for Tax Years in Range: 19,638.49



TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning

641 Plainsboro Road

Plainsboro, NJ 08536

609-799-0909 ext. 1502

Form No. 8


PROPERTY TAX STATUS

Block 104 Lot 107 Qual.

Street Address: 500-655 College Rd West

Current as of: 3rd q^{tr} 2024

Delinquent as of:

Signed  Date 10/11/24
Municipal Tax Collector

October 11, 2024
03:17 PM

TOWNSHIP OF PLAINSBORO
Tax Account Detail Inquiry

Page No: 1

BLQ: 104. 1.07
Owner Name: PFV HOLDINGS LAND LLC

Tax Year: 2024 to 2024
Property Location: 500-655 COLLEGE ROAD WEST

Tax Year: 2024	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	30,214.32	30,214.31	31,707.26	31,707.25	123,843.14
Payments:	30,214.32	30,214.31	31,707.26	0.00	92,135.89
Balance:	0.00	0.00	0.00	31,707.25	31,707.25

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2024 Prin Balance
		Description								
		Original Billed						123,843.14		123,843.14
02/01/24	1	Payment wipp	001	3866895558	CK	7241	46 WIPP	30,214.32	0.00	93,628.82
04/19/24	2	Payment wipp	001	3872478230	CK	7427	13 WIPP	30,214.31	0.00	63,414.51
08/13/24	3	Payment WIPP ONLINE PAYMENT	001	3879774781	CK	7734	23 WIPP	31,707.26	0.00	31,707.25

Total Principal Balance for Tax Years in Range: 31,707.25