



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

Form No. 1

DEVELOPMENT APPLICATION

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:

I. TYPE OF APPLICATION (Please Check)

| | | |
|-------------------------------------|--|--------------------------------|
| <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 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 type="checkbox"/> | 5. Preliminary/Final Major Subdivision | 1, 6, 7, 8, 9, 11, 12, 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 |

Forms Needed

II. CONTACT AND PROPERTY INFORMATION (Provide information as applicable):

Name of Applicant: SBLP Princeton Urban Renewal, LLC

Address: 4514 Cole Ave, Ste. 1500 City: Dallas State: TX Zip: 75205

Email: _____ Phone: _____

Applicant's Attorney: Christopher DeGrezia, Esq. (Faegre Drinker Biddle & Reath LLP)

Address: 105 College Rd East City: Princeton State: NJ Zip: 08542

Email: christopher.degrezia@faegredrinker.com Phone: (609) 716-6615

Contact Person: Applicant's Attorney

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

Email: _____ Phone: _____

Engineer/Surveyor: French & Parrello Associates

Address: 1800 Rte 34, Ste. 101 City: Wall State: NJ Zip: 07719

Email: _____ Phone: _____

Architect: Architetra P.C.

Address: 1500 E. Lancaster Ave, Ste. 103 City: Paoli State: PA Zip: 19301

Email: _____ Phone: _____

Owner's Name: Same as Applicant

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

Email: _____ Phone: _____

Address of Property: 1 Riverwal k

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

When acquired _____

Tax Map Sheet 17 Block 1703 Lot 3.03 Date filed with County Recorder 07/27/2005

- 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 X, County _____, or State _____ road? None
Area of property 25.657 acres or _____ sq. ft. Frontage on an improved street Yes ft. No. of proposed lots proposed

Current Zoning: ARC - Adult Retirement Community Current Use of Property: Active Adult Rental Community

Proposed Use of Property: No change of principal use

Description of all present structures: See attached Rider

Number of proposed Buildings None proposed Floor area of all structures _____ sq. ft.

Percentage of coverage by buildings _____ Impervious coverage _____

Has a subdivision previously been granted? Yes Date 2017 per Resolution P16-12

Has a variance previously been granted? No Date _____

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

Explain Declaration of Covenants and Restrictions; Affordable Housing Deed Restriction & Agreement

- Is a variance requested? No
- Describe in detail section of zoning ordinance from which applicant seeks relief: N/A

III. PLANS

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

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.

Same as Applicant

10/14/24

Signature of Owner

Date

Signature of Applicant

Date

Sworn to and subscribed before me this 10/14/2024 day of

Adam A. Arnold

Notary



10/14/24

AGREEMENT TO PAY FOR PROFESSIONAL REVIEW Plainsboro Township

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

Charles D. Hammonds

10/14/24

Applicant Name (Print)

Applicant Signature

10/14/24

Date

RIDER TO APPLICATION FOR AMENDED MAJOR SITE PLAN APPROVAL
1 Riverwalk – Block 1703, Lot 3.03 (the “Property”)
SBLP Princeton Urban Renewal, LLC

The applicant, SBLP Princeton Urban Renewal, LLC (“Applicant”), is applying to the Planning Board of Plainsboro Township (the “Board”) seeking amended preliminary and final major site plan approval with exceptions and design waivers pursuant to N.J.S.A. 40:55D-51, to allow certain existing amenities to serve the public.

By way of brief background, the Property is part of a redevelopment area governed by that certain redevelopment plan entitled Amended Redevelopment Plan for the Princeton HealthCare System at Plainsboro Site, adopted on or about March 13, 2013 (the “Amended Redevelopment Plan”). The Amended Redevelopment Plan identifies eight separate but interrelated districts within the overall redevelopment area (the “Redevelopment Area”): (1) Hospital Medical Office Complex; (2) Skilled Nursing Facility; (3) Public Park; (4) Pediatric Medical Office; (5) Day Care Complex; (6) Adult Retirement Community; (7) Office/Residential Complex; and (8) Hospital Auxiliary District. The Property and the adjacent parcel (Block 1703, Lot 3.02) (the “Townhome Parcel,” and together with the Property, the “ARC Site”) are located in the Adult Retirement Community District.

In 2017, the Board granted major site plan approval of an adult community with 305 dwelling units on the ARC Site, subdivided into two sections: (1) 260 rental apartments in a four-to five-story building on the Property; and (2) 45 for-sale units in eight townhouses on the Townhome Parcel. The Board’s memorializing resolution (Resolution No. P16-12) described the redevelopment on the Property as a principal apartment building comprised of 260 rental units and parking facilities (surface parking and multi-level garage) and varied amenities such as a “library, lounge, café, bistro, salon, theater, pool, fitness, winter activities room, dining room, activity room,

game room, card room and outdoor dining, etc.” The Property was subsequently developed with a luxury 55-plus active adult rental community known as “ICON Riverwalk” in accordance with the Amended Redevelopment Plan and pursuant to the Board’s prior approval.

ICON Riverwalk was completed in 2021, and the final certificate of occupancy for the 260 apartments, including the affordable units, was issued by the Township on or about October 15, 2021. Unfortunately, ICON Riverwalk opened during the COVID-19 pandemic, when seniors and retired individuals were not looking for new living arrangements in New Jersey. Currently, approximately 163 of the 260 rental units are occupied and most of the amenities are used by the residents, including the indoor swimming pool, golf simulator, indoor movie theater, pickleball court, art studio, piano lounge, and other recreational facilities such as the fitness and yoga studios. Due to unanticipated financial constraints, however, the food and beverage amenities have remained vacant or otherwise underutilized.

Recently, Applicant has been presented with two unique opportunities to activate said food and beverage amenities by leasing the vacant bistro space and kitchen facilities within the apartment building to third-party vendors. First, a third-party vendor will operate a coffee shop/bistro in the vacant bistro space within the apartment building. The coffee shop/bistro is intended to serve as one of the upscale food and beverage amenities envisioned by the Board and Amended Redevelopment Plan, and Applicant believes that the use will be a welcomed addition to the existing amenities on the Property.

The contemplated hours of operation will be 7:00 a.m. to 3:00 p.m., seven days per week, with the potential for evening hours for dinner options until 9:00 p.m. The number of individual employees will range from three to four employees on any shift, with some minor fluctuations based on business volume.

Additionally, the apartment building contains a spacious state-of-the-art kitchen that was originally designed for a senior living facility to provide daily meals. Since ICON Riverwalk is a 55-plus active adult community, however, the kitchen is not utilized on a routine basis. The second accessory use contemplates a lease of the kitchen to an experienced third-party operator to prepare cost-friendly meals primarily intended for lower-income elderly and cost-conscious seniors. This use is a worthwhile opportunity to provide an amenity to residents by offering convenient affordable meals, especially for those occupying the affordable units on the Property.

The kitchen will operate from early morning to late afternoon, five days per week (Monday through Friday). Based on current projections, the kitchen operator will have approximately five employees in the kitchen and another three to five drivers for deliveries.

While both uses are ancillary to the main apartment building and offer amenities to ICON Riverwalk residents, neither the coffee shop/bistro nor the kitchen operation is financially viable without the ability to service the public. The Amended Redevelopment Plan explains that, although permitted accessory uses on the Property are generally limited to the use and benefit of ICON Riverwalk residents, staff and guests, the Board

on a case-by-case basis and for good cause shown is expressly authorized to allow the building's food amenities to serve the public, upon such terms and conditions as the Board in its discretion may deem reasonably necessary to address any impacts of the expanded use of the facility or facilities in question.¹

Accordingly, Applicant is requesting to amend the Board's prior approval (P16-12) and authorize the coffee shop/bistro and kitchen operation to serve the public.

The existing improvements can accommodate the proposed amenity uses, and the public component will not cause any cognizable negative impacts to the surrounding community. As an

¹ Section 3.7.1.B of Amended Redevelopment Plan.

initial matter, no development or construction is proposed in connection with this application, as both third-party vendors will utilize the existing commercial space on the Property. The bistro is an approximately 1,702 square foot space with direct access to the surface parking lot, and the kitchen facility is a ±10,000 square foot area within the apartment building.

Further, it is anticipated that most of the “public” patrons of the coffee shop/bistro will be employees and guests of the other districts within the redevelopment area who will visit the Property from the various walking paths throughout the Redevelopment Area. The kitchen operator will prepare meals for ICON Riverwalk residents and also contract with one or more non-profit organizations who provide meals for lower-income elderly throughout the community.

With respect to parking and traffic concerns, there are 390 garage parking spaces and 28 surface parking spaces for a total of 418 constructed parking spaces on the Property. The Board also approved another 34 banked spaces for a total of 452 approved parking spaces on the Property. Approximately 165 of the 390 parage parking spaces are currently used by residents, guests, and staff. Based on the occupancy rates and corresponding anticipated employee needs, 272 parking spaces will be necessary for ICON Riverwalk residents, guests, and staff at full occupancy of the apartment building. The remaining constructed parking spaces are more than sufficient to address the perceived parking demands of the general public and outside entities visiting the Property.

Visitors of the coffee shop/bistro will utilize the existing 28 surface parking spaces adjacent to the bistro space and along the side of the apartment building. Employees and staff for both third-party vendors will park in available spaces in the garage. Apart from ICON Riverwalk residents, the only visitors to the kitchen will be those individuals who prepare or deliver the meals. The vans will arrive at a scheduled time each weekday, and use the separate access lane and loading docks located on the eastern portion of the Property.

Again, there is no development proposed, nor variances sought, by this application. Both uses proposed by Applicant adhere to the intent of the Amended Redevelopment Plan, and comply with the zoning requirements and bulk standards applicable to the Adult Retirement Community District.

CONSISTENCY WITH AMENDED REDEVELOPMENT PLAN

This application and Applicant's proposal comport with the overall intent and purpose of the Amended Redevelopment Plan, and are in keeping with its provisions and plan elements, including:

i. Goals and Objectives

For the reasons set forth above, this application contributes towards achieving the Amended Redevelopment Plan's goal of providing for a variety of uses that will eliminate unproductive uses, promote economic development, growth opportunities, and uses and activities that serve the needs of the community. Additionally, activating the food amenities contributes towards the creation of a vibrant multifaceted development and aesthetically-pleasing gateway into the Township.

ii. Land Use Plan

The proposal to allow the coffee shop/bistro and kitchen amenities to service the public conforms to the Adult Retirement Community use standards set forth in the Amended Redevelopment Plan. The Amended Redevelopment Plan now allows for food amenities to serve the public, subject to the Board's review for appropriate conditions. The bistro space and kitchen facility have been constructed in accordance with the Board's prior approval, and the massing, materials and overall design are generally consistent with the Amended Redevelopment Plan requirements. The bistro space and kitchen are currently vacant. The ability to service the public will allow Applicant to activate these amenities for ICON Riverwalk's residents, and furthers the desire to create synergy between the surrounding developments and maintain a campus environment.

iii. Circulation Plan

Vehicular access is already provided off Plainshoro Road by way of a split entry and exit driveway, and allows for efficient access by residents, visitors and employees. A secondary access drive is provided at the northeast corner of the Property for deliveries and to allow for emergency access. This separate driveway has been designed to minimize conflict with vehicular and pedestrian movements. The existing internal circulation can accommodate the operations of both third-party vendors, including the public component.

Walkways have been provided throughout the ARC Site and connect with other districts within the Redevelopment Area and surrounding areas of the Township. It is anticipated that most of the “public” customers will utilize these pedestrian paths to access the coffee shop/bistro amenity.

iv. **Open Space Plan**

Existing development conforms to the open space standards articulated in the Amended Redevelopment Plan, and no material changes to existing open space areas are proposed in connection with this application.

v. **Design Guidelines and Standards**

The Board previously determined that the ICON Riverwalk development, including the bistro space and kitchen facility, complied with the applicable design guidelines and standards of the Amended Redevelopment Plan. This application does not propose any physical change to the existing improvements on the Property.

vi. **Plan Phasing**

The Amended Redevelopment Plan explains that the redevelopment is anticipated to occur in three phases due to the large size of the Redevelopment Area and the magnitude of the facilities to be constructed. Redevelopment of the Adult Retirement Community District is part of the second phase. This application does not propose any physical change to the phased development that has already occurred on the Property, nor any material deviation from the contemplated density or development potential on the ARC Site.

LIST OF PLANS & EXHIBITS
1 Riverwalk – Block 1703, Lot 3.03 (the “Property”)
SBLP Princeton Urban Renewal, LLC

The following plan documents have been submitted in support of the Applicant's request for amended site plan approval:

- Site Plan entitled “Site Plan for Preliminary and Final Major Site plan for Reviewing Residential Development on the Princeton Healthcare Campus,” prepared by Andrew L. French, PE,¹ of French & Parrello Associates, consisting of one (1) sheet dated January 27, 2017 (last revised September 1, 2017).
- Floor Plans entitled “Ovation at Riverwalk,” prepared by Joseph M. Lombardi, AIA,² of Architetra P.C., consisting of three (3) sheets, dated June 29, 2018 (last revised February 12, 2020).
- Existing Conditions Plan entitled “Existing Conditions Plan prepared for Lot 3.03, Block 1703,” prepared by Thomas Entle, PLS,³ of French & Parrello Associates, consisting of four (4) sheets dated January 18, 2021 (last revised September 22, 2021).
- Illustrative Presentation entitled “ICON Riverwalk,” prepared by the Applicant's representatives and professionals to provide additional detail and information, consisting of eleven (11) pages, prepared on October 16, 2024 (dated November 2024).

Applicant reserves the right to supplement its application and provide additional documents at any time prior to the Board's rendering of a decision on this application.

¹ New Jersey license number 42894.

² New Jersey license number AI 15451.

³ New Jersey license number 24GS03583400.



TOWNSHIP OF PLAINSBORO

**Department of Planning and Zoning
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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 Supplement | |
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**SUPPLEMENT TO APPLICANT'S DISCLOSURE STATEMENT
(FORM NO. 6)**

SBLPE Princeton JV, LLC owns 100% of the applicant, SBLP Princeton Urban Renewal, LLC (the "Applicant");

SBLP Princeton JVEO, LLC owns 100% of SBLPE Princeton JV, LLC; and

SBLP Senior Living Fund I, LP owns 100% of SBLP Princeton JVEO, LLC.

For purposes of this application, the address for the Applicant and all entities identified herein is:

c/o Harbert South Bay Partners, LLC
4514 Cole Avenue, Suite 1500
Dallas, Texas 75205
Attention: Charles D. Hammonds



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

SBLP Princeton
Urban Renewal, LLC, attest that I/we reside at 4514 Cole Avenue, Suite 1500
(Property Owner/s)
in the City of Dallas in the County of Dallas, and State
of TX that Urban Renewal, 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) 1703, Lot(s) 3.03.

| | |
|--|---|
|  (Signature of Property Owner/s) |  Notary Seal |
|--|---|

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
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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 type="checkbox"/> plans on proper size sheets <input type="checkbox"/> scale of plat <input type="checkbox"/> key map in relation to remainder of municipality & land owner <input type="checkbox"/> plan certified by licensed architect or engineer <input type="checkbox"/> boundaries of tract, dimensions and bearings <input type="checkbox"/> north arrow <input type="checkbox"/> date <u>W-1</u> zone district <input type="checkbox"/> existing & proposed streets <input type="checkbox"/> street names <input type="checkbox"/> existing contours at proper intervals <u>W-2</u> proposed contours <input type="checkbox"/> existing & proposed streams <input type="checkbox"/> existing & proposed easements <input type="checkbox"/> existing flood hazard elevations <u>W-3</u> location of proposed buildings <input type="checkbox"/> location of existing building <u>W-4</u> location of proposed & existing signs <u>W-5</u> total building coverage in acres <u>W-6</u> total building coverage in square feet <u>W-7</u> percentage of lot covered by buildings <input type="checkbox"/> parking layout <input type="checkbox"/> total number of parking spaces <input type="checkbox"/> dimensions of parking spaces <input type="checkbox"/> dimensions of all building setbacks and yards <input type="checkbox"/> size and height of proposed and existing buildings or structures <input type="checkbox"/> building dimensions <u>W-8</u> size location, rendering of existing and proposed signs on the tract and within 100' of tract <input type="checkbox"/> written descriptions, see ordinance §85-36B.5 <input type="checkbox"/> floor plan <input type="checkbox"/> building elevations, each side | <input type="checkbox"/> W-9 building material to be used <input type="checkbox"/> W-10 indicate buildings to remain <input type="checkbox"/> X driveways <u>W-11</u> proposed circulation plan <input type="checkbox"/> X curbs <input type="checkbox"/> X aisles & lanes <input type="checkbox"/> X fire lanes <input type="checkbox"/> X loading areas <input type="checkbox"/> X loading berths & docks <input type="checkbox"/> X pedestrian walks <input type="checkbox"/> X facilities for movement and storage of goods <input type="checkbox"/> X location of exterior lighting <u>W-12</u> location of exterior light standards, direction, reflection, intensity of lighting on the tract and within 100' of tract <input type="checkbox"/> X cross sections of ___ streets ___ aisles ___ lanes ___ driveways <input type="checkbox"/> X existing & proposed wooded areas <input type="checkbox"/> X buffer areas <u>W-13</u> landscape plan ___ species, caliper & location planting ___ seeded areas ___ sodded areas ___ grading <input type="checkbox"/> X retaining walls <u>W-14</u> fencing <u>W-15</u> recreation areas <input type="checkbox"/> X man-made improvements <u>W-16</u> location & grades & size of proposed ___ drain ___ sewer ___ water <u>W-17</u> type material for drainage water & sewer <u>W-18</u> method of sewer disposal <u>W-19</u> method of waste disposal and incineration <u>W-20</u> percolation test & soil log, if applicable <u>W-21</u> location, height direction of illumination, power & type of proposed outdoor lighting with photometric diagram on plan |
|---|--|

W-22 architectural or historic significance of any existing building to remain or to be removed

W-23 earthwork balance (surplus/shortage)

W-24 soil type(s)

W-25 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

W-26 photographs of any unusual topographic, environmental, historic or physical aspect

W-27 location of all structures with all setbacks, heights, yards, and floor area ratios, and finished floor evaluations

W-28 sketches, plans and photographs of other known similar developments

W-29 common open space including acreage calculations and proposed recreation facilities

W-30 section or staging plan

conformance to preliminary plan

W-31 detailed soil erosion and sediment control plan

detailed architectural and engineering data

architect's ground floor or other floor plans

W-32 illustrations of any signs visible to the public

all taxes paid

W-33 environmental impact assessment per §20-10 of the Township Code

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

SUPPLEMENT FOR WAIVER REQUESTS
1 Riverwalk – Block 1703, Lot 3.03 (the “Property”)
SBLP Princeton Urban Renewal, LLC

Applicant respectfully contends that the items omitted from this application do not prevent a completeness determination, nor is it necessary to defer the production of same to any condition of amended site plan approval.

SITE PLAN CHECKLIST WAIVERS

- W-1 the zone district is shown on the underlying major site plan previously approved by the Board (Resolution No. P16-12). It is generally understood and acknowledged that the Property is situated within the Adult Retirement Community (ARC) district of the Princeton HealthCare System Redevelopment Area, and it is surrounded by the other interrelated districts within the Redevelopment Area.
- W-2 Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no physical changes to the Property that would otherwise be reflected on amended site plans.
- W-3 Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no physical changes to the Property that would otherwise be reflected on amended site plans.
- W-4 Any signage will comply with the Township unless separate application is filed and subsequently approved by the Board or the Township’s Zoning Board of Adjustment, as the case may be.
- W-5 Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no physical changes to the Property that would otherwise be reflected on amended site plans.
- W-6 Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food

amenities to service the public, there are no physical changes to the Property that would otherwise be reflected on amended site plans.

- W-7 Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no physical changes to the Property that would otherwise be reflected on amended site plans.
- W-8 Any signage will comply with the Township unless separate application is filed and subsequently approved by the Board or the Township's Zoning Board of Adjustment, as the case may be.
- W-9 Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no physical changes to the Property that would otherwise be reflected on amended site plans.
- W-10 Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no physical changes to the Property that would otherwise be reflected on amended site plans.
- W-11 Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no physical changes to the Property that would otherwise be reflected on amended site plans.
- W-12 Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no physical changes to the Property that would otherwise be reflected on amended site plans.
- W-13 Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no physical changes to the Property that would otherwise be reflected on amended site plans.
- W-14 Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food

amenities to service the public, there are no physical changes to the Property that would otherwise be reflected on amended site plans.

- W-15 Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no physical changes to the Property that would otherwise be reflected on amended site plans.
- W-16 Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no physical changes to the Property that would otherwise be reflected on amended site plans.
- W-17 Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no physical changes to the Property that would otherwise be reflected on amended site plans.
- W-18 Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no physical changes to the Property that would otherwise be reflected on amended site plans.
- W-19 Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no physical changes to the Property that would otherwise be reflected on amended site plans.
- W-20 Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no physical changes to the Property that would otherwise be reflected on amended site plans.
- W-21 Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no physical changes to the Property that would otherwise be reflected on amended site plans.

- W-22 Applicant is unaware of any existing building of architectural or historic significance on the Property. Moreover, Applicant is not proposing any remove or otherwise effectuate physical changes to the existing buildings.
- W-23 Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no physical changes to the Property that would otherwise be reflected on amended site plans.
- W-24 Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no physical changes to the Property that would otherwise be reflected on amended site plans.
- W-25 Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no physical changes to the Property that would otherwise be reflected on amended site plans.
- W-26 Applicant is unaware of any unusual topographic, environmental, historic, or physical aspect of the Property relevant to the relief sought through this application.
- W-27 Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no physical changes to the Property that would otherwise be reflected on amended site plans.
- W-28 Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no physical changes to the Property that would otherwise be reflected on amended site plans.
- W-29 Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no physical changes to the Property that would otherwise be reflected on amended site plans.
- W-30 Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food

amenities to service the public, there are no physical changes to the Property that would otherwise be reflected on amended site plans.

- W-31 Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no physical changes to the Property that would otherwise be reflected on amended site plans.
- W-32 Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no physical changes to the Property that would otherwise be reflected on amended site plans.
- W-33 Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no physical changes to the Property that would otherwise be reflected on amended site plans.

SUPPLEMENTARY SUBMISSION REQUIREMENTS OF AMENDED REDEVELOPMENT PLAN

The Amended Redevelopment Plan explains that, in addition to submitting plans and information as specified in the Subdivision and Site Plan Review Ordinance of the Township of Plainsboro, Section 85-1, et seq., any site plan or subdivision application for property within the Redevelopment Area must include the following: (a) general land use plan; (b) circulation plan and traffic impact analysis; (c) open space plan; (d) utility plan; (e) stormwater management plan; (f) environmental inventory; (g) community facility plan; (h) housing plan; (i) local service plan; (j) fiscal impact report; and (k) phasing plan. Applicant respectfully requests waivers from said supplemental submission requirements.

- a. **General land use plan:** Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no physical changes to the Property that would otherwise be reflected in a general land use plan.

- b. **Circulation plan and traffic impact analysis:** Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no physical changes to the Property that would otherwise be reflected on a circulation plan. Notwithstanding said justification, the application includes a thorough traffic analysis that evaluates the impacts associated with servicing the public by the coffee shop/bistro and kitchen operator.
- c. **Open space plan:** Applicant is not proposing to create or set aside any portion of the Property for conservation or recreational purposes in connection with this application. Further, there are no such improvements proposed herein.
- d. **Utility plan:** Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no physical changes to the Property that would otherwise be reflected in an amended utility plan.
- e. **Stormwater management plan:** Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no physical changes to the Property that would cause runoff concerns or necessitate new or additional stormwater mitigation features.
- f. **Environmental inventory:** Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no changes or additions to the vegetation, soils, topography, surface water, wetlands, floodplains or stream corridors on the Property.
- g. **Community facility plan:** Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no physical changes to the Property that would otherwise be reflected on a community facility plan.
- h. **Housing plan:** Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no changes or additions to the prior approval to construct a 260-unit active adult community on the Property.

- i. **Local service plan:** Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property. Since Applicant only seeks approval from the Board to authorize certain food amenities to service the public, there are no changes or additions to the existing services, including water, sewer, cable, internet, electric, gas, telephone, or solid waste disposal to depict in a local service plan.
- j. **Fiscal impact report:** Applicant is not proposing any development or construction in connection with this application, and the proposed amenities will utilize the existing improvements on the Property to service the public. While there are no anticipated changes in the demand on municipal services, it is important to note that the amenities are financially unrealistic absent the ability to service the public.
- k. **Phasing plan:** Applicant is not proposing any development or construction in connection with this application that would otherwise be reflected on a phasing plan.



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 1703 Lot 3.03 and 3.02 Qual. _____

Street Address: 1 Riverbank

Current as of: 3rd qtr. 2024

Delinquent as of: _____

Signed  Date 10/18/24

Municipal Tax Collector