



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
<input checked="" type="checkbox"/> 3. Preliminary/Final Major Site Plan	\$1,100	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	\$1,000	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: WRV Nurseries Plainsboro Owner, LLC

Address: 100 Passaic Avenue, Suite 240 City: Fairfield State: NJ Zip: 07004

Email: c/o Attorney kcoffey@daypitney.com Phone: c/o Attorney 973-966-8323

Applicant's Attorney: Katharine A. Coffey, Day Pitney LLP

Address: One Jefferson Road City: Parsippany State: NJ Zip: 07054

Email: kcoffey@daypitney.com Phone: 973-966-8323

Contact Person: Applicant's Attorney

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

Email: _____ Phone: _____

Engineer/Surveyor: Van Note-Harvey Associates, Division of Pennoni

Address: 103 College Road East, Third Floor City: Princeton State: NJ Zip: 08540

Email: cgaulrapp@pennoni.com Phone: 856-656-2870

Architect: Minno & Wasko

Address: 2 Gateway Center, Suite 1700 City: Newark State: NJ Zip: 07102

Email: sjohnson@minnowasko.com Phone: 973-735-6695

Owner's Name: Same as Applicant

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

Email: _____ Phone: _____

Address of Property: Seminary Drive (Block 102, Lot 5), College Road (Block 102, Lot 6), and US Route 1 (Block 106, Lot 1)

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

When acquired January 12, 2024

Tax Map Sheet 1 Block 102 Lot 5 & 6 Date filed with County Recorder January 23, 2024

- 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 X ^(Seminary Drive & College Road), County , or State X ^(US Route 1) road?

Area of property 108.837 acres or sq. ft. Frontage on an improved street ft. No. of proposed lots 29

Present Zoning: PMUD Present Use of Property: Vacant

Proposed Use of Property: Residential (Single-Family and Townhouse Dwellings, Multifamily Dwellings, Affordable Housing Units and Age-Restricted Housing), Retail Sales and Services, Office, Hotel, Restaurant, Grocer

Description of all present structures: Vacant

Number of proposed Buildings Floor area of all structures sq. ft.

Percentage of coverage by buildings N/A Impervious coverage N/A

Has a subdivision previously been granted? Date OPRA Request submitted.

Has a variance previously been granted? No Date

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

Explain Please see enclosed previously recorded easements etc.

- Is a variance requested? Please see enclosed application addendum.
- Describe in detail section of zoning ordinance from which applicant seeks relief: Please See Application Addendum

III. PLANS

Attach list of plans and exhibits submitted, indicating names, address, license #, and phone numbers of preparer. Please see the cover letter for a list of plans submitted.

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.

Ka Coffey 7/18/24 Ka Coffey 7/18/24
Signature of Owner Date Signature of Applicant Date
Katharine A. Coffey, Attorney for Applicant/Owner Katharine A. Coffey, Attorney for Applicant/Owner
Sworn to and subscribed before me this 18 day of July 2024.

Carly Clinton
Notary

CARLY CLINTON
Notary Public, State of New Jersey
Comm. # 50175556
My Commission Expires 10/19/2026

AGREEMENT TO PAY FOR PROFESSIONAL REVIEW Plainsboro Township

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

WRV Nurseries Plainsboro Owner, LLC
Applicant Name (Print) Date

Ka Coffey 7/18/24
Applicant Signature Date
Katharine A. Coffey, Attorney for Applicant/Owner



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Form No. 7

AFFIDAVIT OF OWNERSHIP

WRV Nurseries Plainsboro Owner, LLC, attest that I/we ~~reside~~ have a principal office at 100 Passaic Avenue, Suite 240

(Property Owner/s)
in the Township of Fairfield in the County of Essex, and State

WRV Nurseries Plainsboro Owner, LLC
of NJ that _____ 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) ¹⁰²106, ^{5&6}Lot(s) ¹1.

Ka Coffey
(Signature of Property Owner/s)
Katharine A. Coffey, Attorney for Applicant/Owner

Notary Seal

Sworn and subscribed before me this 18th day of July, 2024.

Cary Chi
(Signature of Notary)

CARLY CLINTON
Notary Public, State of New Jersey
Comm. # 50175556
My Commission Expires 10/19/2026

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

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Form No. 8

TAXES COLLECTED

Re: Property Tax Status

On: Block(s) 106 Lot(s) 1 Qual. qfarm

Current as of: 4/18/2024

Delinquent as of: _____

Signed

Municipal Tax Collector

Date 4/18/2024

Tax Account Maintenance

Block:

Lot: 1

Qualifier: QFARM-

Owner: WRV NURSERIES PLAINSBORO OWNER LLC

Prop Loc: U S ROUTE 1
 Account Id: 00200028

General	Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance		
2024	2		361.46	361.46	.00	361.46		
2024	1		361.47	.00	.00	.00		
2024		Total	722.93	361.46	.00	361.46		
2023	4		366.99	.00	.00	.00		
2023	3		366.99	.00	.00	.00		
2023	2		366.99	.00	.00	.00		

Other Delinquent Balances: .00 Interest Date: 04/18/24

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 04/17/2024

TOTAL TAX BALANCE DUE

Principal: 361.46 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: 361.46

* Indicates Adjusted Billing in a Tax Quarter



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Form No. 8

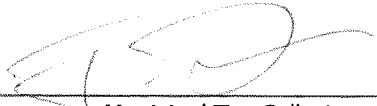
TAXES COLLECTED

Re: Property Tax Status

On: Block(s) 102 Lot(s) 6 Qual. qfarm

Current as of: 4/18/2024

Delinquent as of: _____

Signed  Date 4/18/2024
Municipal Tax Collector

Tax Account Maintenance									
+ Add E Edit X Close D Delete P Previous N Next D Detail L Letter H Help									
Block: 102									
Lot: 6									
Qualifier: CFARM-									
Owner: WRV NURSERIES PLAINSBORO OWNER LLC									
Prop Loc: COLLEGE ROAD		Account Id: 00000016		Tax Bill PTR Form Restricted Edit					
General	Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes	
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance			
2024	2		21.67	21.67	.00	21.67			
2024	1		21.68	.00	.00	.00			
2024		Total	43.35	21.67	.00	21.67			
2023	4		22.00	.00	.00	.00			
2023	3		22.01	.00	.00	.00			
2023	2		21.04	.00	.00	.00			
Other Delinquent Balances:				.00	Interest Date: 04/18/24		Interest Date Interest Detail		
Other APR2 Threshold Amt:				.00	Per Diem: .0000		Last Payment Date: 04/17/2024		
TOTAL TAX BALANCE DUE									
Principal:			21.67	Penalty:			.00		
Misc. Charges:			.00	Interest:			.00		
						Total:	21.67		

* Indicates Adjusted Billing in a Tax Quarter.



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Form No. 8

TAXES COLLECTED

Re: Property Tax Status

On: Block(s) 102 Lot(s) 5 Qual. qfarm

Current as of: 4/18/2024

Delinquent as of: _____

Signed  Date 4/18/2024

Municipal Tax Collector

Tax Account Maintenance

Block: Notes Exist

Lot: 5

Qualifier: QFARM

Owner: WRV NURSERIES PLAINSBORO OWNER LLC

Prop Loc: SEMINARY DRIVE Account Id: 00000015

General	Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance		
2024	2		249.90	249.90	.00	249.90		
2024	1		249.90	.00	.00	.00		
2024		Total	499.80	249.90	.00	249.90		
2023	4		253.72	.00	.00	.00		
2023	3		253.72	.00	.00	.00		
2023	2		249.90	.00	.00	.00		

Other Delinquent Balances: .00 Interest Date: 04/18/24

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 04/17/2024

TOTAL TAX BALANCE DUE

Principal: 249.90 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: 249.90

* Indicates Adjusted Billing in a Tax Quarter.



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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)

- | | |
|---|--|
| <u>X</u> Key map – scale not less than 1" = 2000' for subdivision and surrounding areas of 500' on all sides | <u>X</u> Acreage of tract to be subdivided or developed |
| <u>X</u> Scale of plat no small than 1" = 400' | <u>X</u> Date original plan and all revisions |
| <u>X</u> Sheet size 8½x11, 15x21, 24x36, or 30x42 inches | <u>X</u> Names and addresses of owner and applicant |
| <u>X</u> Dimensions shown as are on tax map | <u>X</u> North arrow |
| <u>X</u> Contours at 2 foot intervals | <u>X</u> Written and graphic scales |
| <u>X</u> All existing structures within tract and 200 feet adjoining | <u>X</u> Zoning classification statement |
| <u>X</u> Shortest distance from any existing structure to proposed or existing lot lines | <u>X</u> Zoning classification of adjacent properties |
| <u>X</u> Existing wells and sanitary sewer systems on tract | <u>X</u> Signature and seal of land surveyor, licensed engineer or professional planner |
| <u>X</u> Streets | <u>X</u> Corner lot sight triangle easement |
| <u>X</u> Roads | <u>W4</u> Soil types |
| <u>X</u> Drainage R.O.W. | <u>W5</u> Proposed and existing signs (detail) |
| <u>X</u> Streams | <u>X</u> Proposed and existing culverts, bridges, drainpipes and driveways |
| <u>X</u> Existing Utility lines in tract and within 500 feet of tract | <u>W6</u> Architectural or historic significance of any existing buildings to remain or to be removed |
| <u>X</u> Flood hazard areas, including floodway and floodfringe | <u>X</u> Wetlands, buffer zones, and heavily wooded areas |
| <u>X</u> R.O.W. for road as shown on County and Township master plans | <u>W7</u> Major aquifer outcrop areas |
| <u>X</u> Proposed lot lines & street | <u>X</u> Subject property owner's consent |
| <u>X</u> Lot dimensions | <u>X</u> Board Chairman and Secretary approval signature blocks |
| <u>X</u> Lot areas | <u>W8</u> Photographs of any unusual topographic environmental, historic or physical aspect |
| <u>W1</u> Set back, front, side and rear yard lines | <u>W9</u> Indicate improvement coverage and land area |
| <u>X</u> Title of map | <u>X</u> number of units |
| <u>X</u> Name of development or subdivision | <u>X</u> square feet of construction |
| <u>X</u> Tax map sheet, block and lot numbers | <u>W</u> density and building coverage |
| <u>X</u> Location of existing buildings to remain or to be removed | <u>W</u> number of employees |
| <u>W2</u> Traffic statement, including present and anticipated Volumes, roadway capacity, network problems, and needed improvements | <u>W</u> number of residents |
| <u>W3</u> Environmental impact assessment per §20-10 of Township Code – minor subdivision only | <u>W10</u> Schedule of desired development time frame from Township review to completion and occupancy |
| | <u>X</u> 200 foot property search list – obtained From Tax Assessor's Office |



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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
- ☒ W11 cross sections ___ profiles ___ established grades of all streets
- ☒ W12 plans and profiles of storm and sanitary sewer
- ☒ W13 plans and profiles of water mains
- ☒ all taxes paid
- ☒ W14 section or staging plan
- ☒ W15 detailed soil erosion and sediment control plan
- ☒ W16 detailed architectural and engineering data
- ☒ W17 architect's ground floor or other floor plans
- ☒ W18 illustrative building elevations and intended materials
- ☒ 200 foot property search list – obtain from Tax Assessor's Office

SUBDIVISION APPLICATION CHECKLIST WAIVERS

- W1. The front, rear, and side yard setbacks are included within the Preliminary Major Subdivision and Site Plans. The proposed buildings are not shown on the Subdivision Plans, so the building setbacks are more useful on the Site Plans where they can be used to indicate any necessary variances. We request a waiver from this requirement to keep the Subdivision Plans as clear and concise as possible.
- W2. A Traffic Impact Study and a Shared Parking Analysis were prepared for the project by Langan Engineering and Environmental Services, LLC., and both were included as part of the Site Plan Submission.
- W3. An Environmental Impact Assessment was prepared by Van Note-Harvey Division of Pennoni and included as part of the Site Plan Submission.
- W4. The existing soil types are included within the Preliminary Major Subdivision and Site Plans, on the Soil Erosion and Sediment Control Plans where they are most useful. We request a waiver from this requirement to keep the Subdivision Plans as clear and concise as possible.
- W5. The existing and proposed signs with details are shown on the Preliminary Major Subdivision and Site Plans. We request a waiver from this requirement to keep the Subdivision Plans as clear and concise as possible.
- W6. There are three existing building foundations on-site which have been previously partially demolished. No other existing buildings exist on-site that we are aware of. We request a waiver for this item.
- W7. There are no major aquifer outcrop areas within the project area. We request a waiver for this item.
- W8. Photographic evidence of existing unusual topographic environmental, historic, or physical aspect within the proposed project area were included as part of the Site Plan Submission. We request a waiver for this item.
- W9. We request a partial waiver for this item. The improvement coverage and land area including the number of units and square feet of construction are shown on the Subdivision Plans. The density and building coverage are included on the Preliminary Major Subdivision and Site Plans, on the Zoning Compliance Sheet. Testimony will be provided at the hearing regarding the number of employees and residents.
- W10. Testimony will be provided at the hearing regarding the schedule of desired development time frame from Township review to completion and occupancy. We request a waiver for this item.

- W11. The existing and proposed grading, and all proposed cross sections and profile are included within the Preliminary Major Subdivision and Site Plans. We request a waiver from this requirement to keep the Subdivision Plans as clear and concise as possible.
- W12. The plans and profiles for all proposed storm and sanitary sewer are included within the Preliminary Major Subdivision and Site Plans. We request a waiver from this requirement to keep the Subdivision Plans as clear and concise as possible.
- W13. The plans and profiles for all proposed water mains are included within the Preliminary Major Subdivision and Site Plans. We request a waiver from this requirement to keep the Subdivision Plans as clear and concise as possible.
- W14. There is no construction proposed as part of the Subdivision Application. We request a waiver from this requirement.
- W15. The detailed soil erosion and sediment control plans are included within the Preliminary Major Subdivision and Site Plans. We request a waiver from this requirement to keep the Subdivision Plans as clear and concise as possible.
- W16. Detailed architectural and engineering data is included with the Site Plan Application. We request a waiver from this requirement.
- W17. Architectural floor plans are included with the Site Plan Application. We request a waiver from this requirement.
- W18. Architectural elevation plans and intended materials are included with the Site Plan Application. We request a waiver from this requirement.



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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)

- | | |
|--|--|
| <u>X</u> plans on proper size sheets | <u>X</u> building elevations, each side |
| <u>X</u> scale of plat | <u>X</u> building material to be used |
| <u>X</u> key map in relation to remainder of municipality & land owner | <u>X</u> indicate buildings to remain |
| <u>X</u> plan certified by licensed architect or engineer | <u>X</u> driveways |
| <u>W1</u> boundaries of tract, dimensions and bearings | <u>X</u> proposed circulation plan |
| <u>X</u> north arrow | <u>X</u> curbs |
| <u>X</u> date | <u>X</u> aisles & lanes |
| <u>X</u> zone district | <u>X</u> fire lanes |
| <u>X</u> existing & proposed streets | <u>X</u> loading areas |
| <u>X</u> street names | <u>X</u> loading berths & docks |
| <u>X</u> existing contours at proper intervals | <u>X</u> pedestrian walks |
| <u>X</u> proposed contours | <u>X</u> facilities for movement and storage of goods |
| <u>X</u> existing & proposed streams | <u>X</u> location of exterior lighting |
| <u>X</u> existing & proposed easements | <u>W3</u> location of exterior light standards, direction, reflection, intensity of lighting on the tract and within 100' of tract |
| <u>X</u> existing flood hazard elevations | <u>X</u> cross sections of <u>X</u> streets <u>X</u> aisles |
| <u>X</u> location of proposed buildings | <u>X</u> lanes <u>X</u> driveways |
| <u>X</u> location of existing building | <u>X</u> existing & proposed wooded areas |
| <u>X</u> location of proposed & existing signs | <u>X</u> buffer areas |
| <u>X</u> total building coverage in acres | <u>X</u> landscape plan <u>X</u> species, caliper & location planting <u>X</u> seeded areas <u>X</u> sodded areas |
| <u>X</u> total building coverage in square feet | <u>X</u> grading |
| <u>X</u> percentage of lot covered by buildings | <u>X</u> retaining walls |
| <u>X</u> parking layout | <u>X</u> fencing |
| <u>X</u> total number of parking spaces | <u>X</u> recreation areas |
| <u>X</u> dimensions of parking spaces | <u>X</u> man-made improvements |
| <u>X</u> dimensions of all building setbacks and yards | <u>X</u> location & grades & size of proposed |
| <u>X</u> size and height of proposed and existing buildings or structures | <u>X</u> drain <u>X</u> sewer <u>X</u> water |
| <u>X</u> building dimensions | <u>X</u> type material for drainage water & sewer |
| <u>X</u> size location, rendering of existing and proposed signs on the tract and within 100' of tract | <u>X</u> method of sewer disposal |
| <u>W2</u> written descriptions, see ordinance §85-36B.5 | <u>X</u> method of waste disposal and incineration |
| <u>X</u> floor plan | <u>X</u> percolation test & soil log, if applicable |
| | <u>X</u> location, height direction of illumination, power & type of proposed outdoor lighting with photometric diagram on plan |

- W4 architectural or historic significance of any existing building to remain or to be removed
- W5 earthwork balance (surplus/shortage)
- X soil type(s)
- W6 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
- W7 sketches, plans and photographs of other known similar developments
- X common open space including acreage calculations and proposed recreation facilities
- X 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
- X environmental impact assessment per §20-10 of the Township Code
- X 200 foot property search list – obtain from Tax Assessor's Office

SITE PLAN CHECKLIST

- W1. The boundaries of the tract and dimensions are included in the Preliminary Major Subdivision and Site Plans. The bearings are shown on the Preliminary/Final Major PMUD Subdivision Plat included with the Subdivision Application.
- W2. Testimony will be provided at the hearing including:
- a. the number of employees of non-residential buildings;
 - b. the number of shifts to be worked, and the max number of employees on each shift;
 - c. Expected truck and tractor trailer traffic;
 - d. and anticipated expansion plans incorporated in the building design

Information regarding emission of noise, glare, and air and water pollution, as well as potential safety hazards are included in the submitted Environmental Impact Assessment.

- W3. The location of exterior lighting, direction, reflection, and intensity of lighting is shown on the proposed site plans within the project area. The lighting intensity is shown to extend beyond the project area to where the intensity of the lighting reaches 0.0 fc. We request a waiver from showing the lighting intensity 100 feet beyond the tract area.
- W4. There are three existing building foundations on-site which have been previously partially demolished. No other existing buildings exist on-site that we are aware of. We request a waiver for this item.
- W5. We anticipate this number will change as construction documents are finalized and we request this item be made a condition of final approval.
- W6. The submitted Site Plans should be an adequate representation of the anticipated construction. We request a waiver from this requirement.
- W7. Photographic documentation, sketches and plans of similar developments can be found in the approved General Development Plan for the site. The applicant has also previously submitted similar projects with similar themes for the Board's consideration. We request a waiver for this item.

WRV Nurseries Plainsboro Owner, LLC
Township of Plainsboro Planning Board
Block 102, Lots 5 and 6
Block 106, Lot 1
Amended Project Proposal

WRV Nurseries Plainsboro Owner, LLC (“Applicant”) is seeking preliminary and final major site plan and preliminary and final major subdivision approval, as described below, on property located at Seminary Drive (Block 102, Lot 5), College Road (Block 102, Lot 6), and US Route 1 (Block 106, Lot 1) and designated as Block 102, Lots 5 and 6 and Block 106, Lot 1 on the official tax map of the Township of Plainsboro (the “Property”). The Property is located in the PMUD Planned Unit Development zone. The Property is subject to a General Development Plan (“GDP”) adopted by resolution from the Planning Board dated January 2, 2021.

The Property is approximately 108.837 acres and is currently vacant. The Applicant is seeking preliminary and final major subdivision approval to subdivide the Property into 29 lots:

- Proposed Lot 1.01 is proposed to be approximately 11.930 acres
- Proposed Lot 1.02 is proposed to be approximately 41.710 acres
- Proposed Lot 1.03 is proposed to be approximately 5.624 acres
- Proposed Lot 1.04 is proposed to be approximately 3.356 acres
- Proposed Lot 5.01 is proposed to be approximately 5.944 acres
- Proposed Lot 5.02 is proposed to be approximately 0.20 acres
- Proposed Lots 5.03, 5.04, 5.05, 5.06, 5.07, 5.08, 5.09, 5.10, 5.11, 5.12, 5.13, 5.14, 5.15, 5.16, 5.17, 5.18, 5.19, 5.20 are each proposed to be approximately 0.17 acres
- Proposed Lot 5.21 is proposed to be approximately 0.18 acres
- Proposed Lot 5.22 is proposed to be approximately 21.689 acres
- Proposed Lot 5.23 is proposed to be approximately 5.774 acres
- Proposed Lot 5.24 is proposed to be approximately 4.487 acres
- Proposed Lot 5.25 is proposed to be approximately 2.665 acres

The Applicant also seeks preliminary and final site plan approval to construct retail, office, hotel, restaurant and grocer spaces as well as to construct single-family and townhouse dwellings, multifamily dwellings, affordable housing units and age-restricted housing.

The Applicant proposes a total of 147,470 sf of retail space. In the center of the Property, the Applicant proposes an approximately 75,000 sf hotel with 125 rooms, an approximately 110,630 sf retail/office building, an approximately 10,590 retail building, an approximately 30,000 sf grocer, and an approximately 14,600 sf clubhouse.

The Applicant also proposes two mixed use multi-family buildings: Building A is to consist of approximately 176,915 sf, including approximately 24,710 square feet of retail space and 136 multi-family units (62 one bedroom units, 64 two bedroom units, and 10 three bedroom units), and Building B is to consist of approximately 260,215 sf, including approximately 30,005 square feet of retail space and 199 multi-family units (88 one bedroom units, 94 two bedroom units, and 17 three bedroom units). Forty Four (44) affordable units are proposed within the mixed use multi-family buildings. As part of a subsequent phase and future application, the Applicant intends to construct additional retail such that the total retail square footage constructed for the project is equivalent to a range of +/- 220,000 – 240,000 square feet. The Applicant is also proposing to have the flexibility to build an additional 97 senior residential units consistent with the maximums in the GDP in conjunction with this additional retail square footage.

On the western side of the Property, the Applicant proposes 230 townhomes, 32 of which will be set aside for low and moderate income households, and 20 single family homes.

On the eastern side of the Property, the Applicant proposes 51 townhomes, 114 stacked townhomes (20 of which shall be affordable), 72 age-restricted flats, and 31 age-restricted carriage homes.

The Property will be accessed via a roadway to be constructed from the Property and onto Block 99, Lot 14.04 in the Township of South Brunswick. The Applicant is also seeking other related

September 27, 2024

site improvements including parking, landscaping, grading, drainage, utility, lighting, and stormwater management.

The Applicant is requesting the following variance relief:

1. Section 85.22.B Sidewalks shall be provided along both sides of a street where certain streets are proposed to have sidewalk only on one side.

The Applicant is requesting waivers from Checklist requirements as discussed within the checklist provided as part of this application.

Additional information regarding the Applicant's development proposal is available in the memorandum by Phillips Preiss dated July 19, 2024, enclosed with the Applicant's application.

CORPORATE OWNERSHIP DISCLOSURE STATEMENT

In accordance with N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in WRV Nurseries Plainsboro Owner, LLC are disclosed as set forth below. In accordance with N.J.S.A. 40:55D-48.2 this disclosure requirement applies to any corporation or partnership which owns more than 10% interest in WRV Nurseries Plainsboro Owner, LLC up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed.

Name/Percentage Owned	Address
Eric Witmond	100 Passaic Avenue, Suite 240 Fairfield, NJ 07004
Edward Russo	570 Commerce Boulevard Carlstadt, NJ 07072
Ross Chomik	1 Bloomfield Avenue Mountain Lakes, NJ 07046
Same Morreale	1 Bloomfield Avenue Mountain Lakes, NJ 07046

No other individual or entity owns 10% or more interest in WRV Nurseries Plainsboro Owner, LLC.

Township of South Brunswick
Monmouth Jct., NJ 08852

No. 256127


Name: DAY PITNEY LLP

Address: 1 JEFFERSON ROAD

City, State, Zip: PHILADELPHIA, NJ 08134

Phone: 215-961-9123 Date: 4-16-24

Department

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> Clerk | <input type="checkbox"/> Office of Aging | <input type="checkbox"/> Recreation | <input type="checkbox"/> Zoning Board |
| <input type="checkbox"/> Engineering | <input type="checkbox"/> Police | <input checked="" type="checkbox"/> Tax Assessor | Rec'd By
 |
| <input type="checkbox"/> Fire Marshall | <input type="checkbox"/> Planning | <input type="checkbox"/> Tax Collection | |
| <input type="checkbox"/> Health | <input type="checkbox"/> Public Works | <input type="checkbox"/> Transportation | |

Check here if Trust ☐

Amount

Revenue Code # 656

Description:

CP1 # 038-24

B-102 L-546

B-106 L-1

plans book

Circle One

Cash ☐ Credit ☐ Check ☒

5207702

\$ 31.00



BOSTON CONNECTICUT FLORIDA NEW JERSEY NEW YORK PROVIDENCE WASHINGTON, DC

CARLY M. CLINTON
Attorney at Law

One Jefferson Road
Parsippany, NJ 07054-2891
T: (973) 966-8123 F: (973) 461-4557
cclinton@daypitney.com

April 15, 2024

VIA OVERNIGHT MAIL

Mark Fitzpatrick, Tax Assessor
Township of South Brunswick
540 Ridge Road
Monmouth Junction, NJ 08852

RECEIVED
OFFICE OF ASSESSOR
APR 16 2024
SOUTH BRUNSWICK TOWNSHIP

**Re: Request for 200' Property Owner List
WRV Nurseries, LLC ("Applicant")
Block 102, Lots 5 and 6 and Block 106, Lot 1 ("Property")
Plainsboro Township, New Jersey**

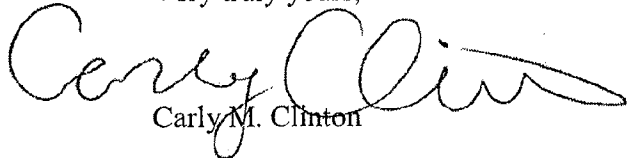
Dear Mr. Fitzpatrick:

Please be advised that this office represents WRV Nurseries, LLC in connection with an application to be filed with the Plainsboro Township for the above-referenced property. Our property is located in Plainsboro but within 200 feet of South Brunswick. Please provide me with a certified list of property owners located within 200 feet of the above-captioned lots. Please also include the list of any utility companies that have registered to receive notice of land use hearings.

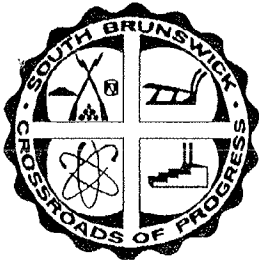
I have enclosed a check in the amount of \$30.00. A return envelope is also provided for your convenience. Please be so kind as to e-mail the requested lists prior to mailing, if possible, to cclinton@daypitney.com.

If you have any questions, please feel free to contact me. Thank you for your assistance in this matter.

Very truly yours,


Carly M. Clinton

CMC/rdm
Enclosure



TOWNSHIP OF SOUTH BRUNSWICK
Municipal Building Monmouth Junction, NJ 08852

732-329-4000
TDD
732-329-2017

April 19, 2024

CERTIFICATION

This will certify that, per current tax duplicates, the following list **CPL#038-24** (consisting of 4 items) contains all of the South Brunswick Township properties and property owners within 200ft. of **Block 102 Lots 5 & 6 and Block 106 Lot 1 in Plainsboro Township, Middlesex County**. *This list of provides blocks and lots of the properties in South Brunswick Township only. A list of properties outside the Township's boundaries must be obtained from Plainsboro Township.*

Applicant must satisfy requirements of 40:55D - 12d, e, f, g, & h where applicable (Notices to Clerk of adjoining Municipality; County Planning Board; Commissioner, Department of Transportation and/or State Planning Commission; and Public Utilities.)

UTILITIES

Currently registered with the Township of South Brunswick:

- | | |
|---|--|
| 1. Sun Pipe Line Company
Right of Way Dept.
525 Fritztown Road
Sinking Spring, PA 19608 | 4. New Jersey Board of Public Utilities
P.O. Box 350
44 S. Clinton Avenue
Trenton, NJ 08625 |
| 2. Right of Way Representative
New Jersey Natural Gas Company
PO Box 1464
Wall, NJ 07719 | 5. PSE&G
80 Park Plaza
PO Box 570
Newark, NJ 07102-4194 |
| 3. New Jersey-American Water Company, Inc
1 Water Street
Camden, NJ 08102 | 6. Verizon New Jersey Inc.
Basking Ridge Operational Headquarters
One Verizon Way
Basking Ridge, NJ 07920 |
| | 7. Comcast Business Communication LLC
One Comcast Center
Philadelphia, PA 19103 |

Mark Fitzpatrick
Tax Assessor

MF/nk

Middlesex County

VARIANCE REPORT (200 Ft)
CPL#038-24 (B-102 L-5 & 6; B-106 L-1 Plainboro Twp)

1221 South Brunswick Twp
04/19/24 Page: 1

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class.	Owner Address City, State	Zip Code
80 1.01	2 INDEPENDENCE WAY 67,116 SF OFF. BLDG.	4A	2 INDEPENDENCE WAY LLC % RANBAXY P.O.BOX 3165 PRINCETON, NJ	085433165
99 3.211	101-111 MAPLETON ROAD 252=TEARDOWN (PDMO) HISTORIC PRESERVAT.	2	BANNISH, GREGORY & NEWRY 105 MAPLETON RD PRINCETON, NJ	08540
99 3.212	113-115 MAPLETON ROAD CONSERVATION EASEMEN	15C	TOWNSHIP OF SOUTH BRUNSWICK 540 RIDGE ROAD MONMOUTH JUNCTION, NJ	08852
99 14.04 QFARM	4405 US ROUTE #1	3B	WRV NURSERIES SO BRUNSWICK OWNERLLC 100 PASSAIC AVE STE 240 FAIRFIELD, NJ	07004



PLAINSBORO

OFFICE OF THE TAX ASSESSOR
CERTIFIED COPY OF TAX LIST

Carly M. Clinton
Day Pitney LLP
One Jefferson Road
Parsippany, NJ, 07054-2891

Re: BLOCK: 102, LOT: 5 & 6 and Block 106, Lot 1
Plainsboro Township

Dear Ms. Clinton:

In response to your request for a certified list of all property owners in **Plainsboro Township** within 200 feet of **BLOCK: 102, LOT: 5 & 6 and Block 106, Lot 1 in Plainsboro Township**.; I am attaching a list of the owners of such properties following an examination of the **Township of Plainsboro Tax Map**. I certify that the information in this list has been obtained for the applicant from the tax list and tax maps available to me.

Date 4-16-2024

Tax Assessor Thomas Mancuso
Thomas Mancuso, CTA, SCGRE

Middlesex County

VARIANCE REPORT (200 Ft)

1218 Plainsboro Twp
04/16/24 Page: 1

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
102 1	MAPLETON RD & SEMINARY DR	4C	BARCLAY SQUARE@PRINCETON FORRESTAL 1065 ROUTE 22 WEST BRIDGEWATER, NJ	08807
104 1.05	COLLEGE ROAD WEST	4A	PFV HOLDINGS LLC 1 MEADOWLANDS PLZ STE 803 EAST RUTHERFORD, NJ	07073
104 1.07	500-655 COLLEGE ROAD WEST	1	PFV HOLDINGS LAND LLC 1 MEADOWLANDS PLZ STE 803 EAST RUTHERFORD, NJ	07073
105 2.02	75 MAPLETON ROAD	15B	SJS MAPLETON LLC/DBI CONSTRUCTION 1261 BROADWAY, 9TH FLOOR NEW YORK, NY	10001
105 3	5000 WINDROW DRIVE	4A	WINDROW DRIVE PRINCETON REALTY LLC 1613 NJ RT 88 BRICK, NJ	08724
105 4.01	1000 WINDROW DRIVE	4A	WINDROW DRIVE PRINCETON REALTY LLC 1613 NJ RT 88 BRICK, NJ	08724
702 1 QFARM	COLLEGE ROAD EAST	3B	TRUSTEES OF PR UNIV/REAL EST FIN 600 ALEXANDER RD, STE 200 PRINCETON, NJ	08540
702 2	103 COLLEGE ROAD EAST	4A	TRUSTEES PRIN UNIV/100&RW CRA LLC 2 RESEARCH WAY PRINCETON, NJ	08540
702 5	U S ROUTE 1	1	2 INDEPENDENCE WAY LLC 270 PROSPECT PLAINS RD CRANBURY, NJ	08512

Adjacent Property Listing

Director of Planning for Middlesex County
Middlesex County Administration Bldg.
75 Bayard Street, 5th Floor
New Brunswick, NJ 08901

NJ American Water
1341 North Avenue
Plainfield, NJ 07061-0001

NJ Dept. of Transportation
1035 Parkway Avenue
CN 600
Trenton, NJ 08625

PSE&G
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

United Water Princeton Meadows/a subsidiary of United Water Mid-Atlantic
111 Howard Boulevard, Suite 203
Mount Arlington, NJ 07856-1315

Stony Brook Regional Sewerage Authority
290 River Road
Princeton, NJ 08540

Right-of-Way Dept.
Sun Pipe Line Co.
Ten Penn Center 26th Floor
1801 Market Street
Philadelphia, PA 19103-1699

Director of Planning for Mercer County
P O Box 8068
Trenton, NJ 08650

Comcast Cable Communications, Inc.
Andy Cortes
Area Construction Supervisor - Monmouth Cluster
751 Brick Blvd.
Brick, NJ 08723

Township Clerk
Township of South Brunswick
540 ridge Road
P.O. Box 190
Monmouth Jct., NJ 08852

Middlesex County

VARIANCE REPORT (200 Ft)
CPL#063-24 (B-99 L-14.04)1221 South Brunswick Twp
06/12/24 Page: 1

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
80 1.01	2 INDEPENDENCE WAY 67,116 SF OFF. BLDG.	4A	2 INDEPENDENCE WAY LLC % RANBAXY P.O.BOX 3165 PRINCETON, NJ	085433165
80.01 2.01	4390 US ROUTE #1	4A	4390 ROUTE 1 LLC 1125 OCEAN AVENUE LAKEWOOD, NJ	08701
80.01 2.03	1 INDEPENDENCE WAY	4A	ONE INDEPENDENCE LLC 3611 FOURTEENTH AVE #603 BROOKLYN, NY	11218
80.01 3.0511	9 INDEPENDENCE WAY 55,800 SF	4A	MIELE APPLIANCES, INC. 9 INDEPENDENCE WAY PRINCETON, NJ	08540
99 3.113	MAPLETON RD (IND. ACCESS) CONSERVATION EASEMEN	15C	NJ DEPT OF ENVIRONMENTAL PROTECTION 401 E STATE ST/PO BOX 402 TRENTON, NJ	08625
99 3.212	113-115 MAPLETON ROAD CONSERVATION EASEMEN	15C	TOWNSHIP OF SOUTH BRUNSWICK 540 RIDGE ROAD MONMOUTH JUNCTION, NJ	08852
99 3.213 QFARM	119 MAPLETON ROAD	3B	WRV NURSERIES SO BRUNSWICK OWNERLLC 100 PASSAIC AVE STE 240 FAIRFIELD, NJ	07004
99 8.02	983 RIDGE ROAD	2	PAYNE, CYNTHIA R & ELSTON, STEPHEN R 983 RIDGE RD MONMOUTH JCT, NJ	08852
99 8.031	979 RIDGE ROAD	2	SMITH, MARK G. R. & KATHERINE C.N. P.O. BOX 343/979 RIDGE RD KINGSTON, NJ	08528
99 8.041 QFARM	987-1001 RIDGE ROAD	3B	WRV NURSERIES SO BRUNSWICK OWNERLLC 100 PASSAIC AVE STE 240 FAIRFIELD, NJ	07004
99 10.12	971-977 RIDGE ROAD CONSERVATION EASEMEN	15C	TOWNSHIP OF SOUTH BRUNSWICK 540 RIDGE ROAD MONMOUTH JUNCTION, NJ	08852
99 10.13	957 RIDGE ROAD CONSERVATION EASEMEN	15C	TOWNSHIP OF SOUTH BRUNSWICK 540 RIDGE ROAD MONMOUTH JUNCTION, NJ	08852
99 10.111	969 RIDGE RD	2	QIAN, GANG & ZHANG, XIAODAN 969 RIDGE RD MONMOUTH JCT, NJ	08852

Middlesex County

VARIANCE REPORT (200 Ft)
CPL#063-24 (8-99 L-14.04)1221 South Brunswick Twp
06/12/24 Page: 2

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
99 11.04	941 RIDGE ROAD	1	LEE, CHENG-YU & LIN, WING S 6802 SCHINDLER DR S MONMOUTH JUNCTION, NJ	08852
99 11.10	4375 US ROUTE #1 LODGING SONESTA- 108 SUITES	4A	HPTSHC PROP TRUST%RYAN PTS DEPT 124 P.O.BOX 460389 HOUSTON, TX	77056
99 11.14	945-949 RIDGE ROAD	1	PUBLIC SERVICE ELECTRIC & GAS CO 80 PARK PLZ NEWARK, NJ	07102
99 11.071	4385 US ROUTE #1 LODGING 111 ROOMS, 3 STY.	4A	JSK NORTH PRINCETON, LLC 25 GLEN OAKS COURT OLD BRIDGE, NJ	08857
99 12.02	4389 US ROUTE #1	15C	NJ DEPT OF TRANSPORTATION 1035 PARKWAY AVE/POBX 600 TRENTON, NJ	08625
99 14.03	2 NURSERY ROAD FUT. BOOSTER STATION 6019 SF BUILT 2018	4A	PUBLIC SERVICE ELECTRIC & GAS CO. 80 PARK PLAZA NEWARK, NJ	07102
108 9.01	12 GREENWOOD AVENUE CHANDLER MODEL	2	SUN, XIONG & YUAN, JUNFEI 12 GREENWOOD AVE MONMOUTH JCT, NJ	08852
109 6.01	7 GREENWOOD AVENUE BAYBERRY MODEL	2	MARR, GARY & BAUMGARTEN, KRISTEN 7 GREENWOOD AVE MONMOUTH JCT, NJ	08852
109 8.01	9 GREENWOOD AVENUE CHANDLER MODEL	2	GIAMMANCO, MATTHEW J & JANINE A 9 GREENWOOD AVENUE MONMOUTH JUNCTION, NJ	08852
109 11.01	11 GREENWOOD AVENUE AUBREY MODEL	2	WALEN, ALEC D & SOMERVILLE, RACHEL 11 GREENWOOD AVE MONMOUTH JCT, NJ	08852



OFFICE OF THE TAX ASSESSOR
CERTIFIED COPY OF TAX LIST

Carly M. Clinton
Day Pitney LLP
One Jefferson Road
Parsippany, NJ, 07054-2891

Re: BLOCK: 99, LOT: 14.04
Plainsboro Township

Dear Ms. Clinton:

In response to your request for a certified list of all property owners in **Plainsboro Township** within 200 feet of **BLOCK: 99, LOT: 14.04 in South Brunswick Township**; I am attaching a list of the owners of such properties following an examination of the **Township of Plainsboro Tax Map**. I certify that the information in this list has been obtained for the applicant from the tax list and tax maps available to me.

Date 6-11-2024

Tax Assessor Thomas Mancuso
Thomas Mancuso, CTA, SCGRE

Middlesex County

VARIANCE REPORT (200 Ft)
Block: 99 , Lot:14.04, Qual: QFARM

1218 Plainsboro Twp
06/10/24 Page: 1

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
102 5 QFARM	SEMINARY DRIVE	3B	WRV NURSERIES PLAINSBORO OWNER LLC 100 PASSAIC AVE STE 240 FAIRFIELD, NJ	07004
102 6 QFARM	COLLEGE ROAD	3B	WRV NURSERIES PLAINSBORO OWNER LLC 100 PASSAIC AVE STE 240 FAIRFIELD, NJ	07004
106 1 QFARM	U S ROUTE 1	3B	WRV NURSERIES PLAINSBORO OWNER LLC 100 PASSAIC AVE STE 240 FAIRFIELD, NJ	07004
702 2	103 COLLEGE ROAD EAST	4A	TRUSTEES PRIN UNIV/100&RW CRA LLC 2 RESEARCH WAY PRINCETON, NJ	08540
702 5	U S ROUTE 1	1	2 INDEPENDENCE WAY LLC 270 PROSPECT PLAINS RD CRANBURY, NJ	08512

Adjacent Property Listing

Director of Planning for Middlesex County
Middlesex County Administration Bldg.
75 Bayard Street, 5th Floor
New Brunswick, NJ 08901

NJ American Water
1341 North Avenue
Plainfield, NJ 07061-0001

NJ Dept. of Transportation
1035 Parkway Avenue
CN 600
Trenton, NJ 08625

PSE&G
Manager – Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

Comcast Cable Vision
90 Lake Avenue
East Windsor, NJ 08520

Verizon
1490 Prospect Street
Trenton, NJ 08638

United Water Princeton Meadows / a subsidiary of United Water Mid-Atlantic
111 Howard Boulevard, Suite 203
Mount Arlington, NJ 07856-1315

Stony Brook Regional Sewerage Authority
290 River Road
Princeton, NJ 08540

Right-of-Way Dept.
Sun Pipe Line Co.
Ten Penn Center 26th Floor
1801 Market Street
Philadelphia, Pa 19103-1699

Director of Planning for Mercer County
P O Box 8068
Trenton, NJ 08650

Comcast Cable Communications, Inc.
Andy Cortes
Area Construction Supervisor – Monmouth Cluster
751 Brick Blvd.
Brick, NJ 08723

Township Clerk
Township of South Brunswick
540 Ridge Road
P.O.Box 190
Monmouth Jct., NJ 08852-0190