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VIA Email

September 4, 2025

Ms. Bonnie N. Flynn
Director of Planning and Community Development
Township of Plainsboro
641 Plainsboro Road
Plainsboro, New Jersey 08536

Re: Fusion @ Plainsboro
Applicant: IWRV Scudders Road, LLC
Proposed Mixed-Use Multiple Dwellings Planned Development
700 Scudders Mill Road
Block 1601, Lot 50
Township of Plainsboro, Middlesex County, NJ

Dear Ms. Flynn:

With regard to the above referenced project, this letter is being submitted to address the following outstanding comments from the August 20th meeting at the Township of Plainsboro. Please see below the comments from that letter in *italics* followed by our responses in **bold**.

A. *Planning Comments:*

1. *Variation from PMUD Use Location Map – Requested more background information and to include 2024 report prepared by LRK in support.*

Response: A request for variance from the PMUD use Location Map memo is included as part of this application.

2. *Lessard plans should be corrected to ensure that the square footage for all buildings is accurate and consistent across all sheets and plans.*

Response: All submitted plan sets and reports have been revised to ensure consistency in the development program and square footage for all buildings.

3. *Provide information regarding the restaurant component outside of the hotel, specifically the square footage for the restaurant.*

Response: A 6,000 Square foot restaurant has been included as part of the Hotel development.

4. *Provide detailed dimensions for the proposed alley edge treatment.*

Response: The Civil Plan Set includes a 2.5' wide stamped asphalt alley edge treatment and a notation detailing the same.

5. *Update the construction details on plans of roads that will be public to reflect Township standards.*

Response: The Civil plan sets included construction details for the public ally dedicated roadways.

6. *Label for Road "B" is missing on the plans.*

Response: Road B has been labeled on all plan sets.

7. *Confirm the proposed surface treatment for the alleys is stamped asphalt.*

Response: The Civil Plan Set includes a 2.5' wide stamped asphalt alley edge treatment and a notation detailing the same.

8. *Provide a pedestrian walkway connection to the east, linking the site to the adjacent the Novo Nordisk development.*

Response: A pedestrian walkway has been added to the plans extended to the Novo Nordisk property line.

9. *Obtain plans from Middlesex County or Bonnie for the proposed bridge replacement at Plainsboro Road and show pedestrian connection from project road entrance to bridge.*

Response: As shown on the Middlesex County proposed bridge replacement plans there is no sidewalk proposed on the north side of bridge and thus no sidewalk is shown to be connected from the site to the bridge.

10. *Show high-quality monument and gateway signage on Scudders Mill Road and Campus Road. Include detailed monument signage plans with the initial submission. Building and wayfinding signage will be the subject of a later application.*

Response: Detailed monument signage plans and details are included as part of this submission

11. *Indicate why there is a request for roadways to be publicly dedicated and clearly outline maintenance responsibility.*

Response: The request for roadways within the site to be publicly dedicated is due to the alleviation of the necessity to providing a 15' wide exclusive easement to New Jersey American water. This easement is required for any water mains within private roadways. The Applicant will enter into a maintenance agreement with the township and be responsible for the maintenance of the roadways.

B. CME Comments:

1. *Address reforestation requirement of the Ordinance.*

Response: A reforestation plan is included as part of this submission.

2. *Provide a Woodland Management Report as required by Ordinance.*

Response: A Woodland Management Report is included as part of this submission.

3. *Confirm which easements will remain and those to be extinguished.*

Response: The plan set depicts the easements that will remain and those that will be extinguished.

4. *Review existing traffic agreements regarding joint maintenance obligations/contributions of the traffic signals and discuss future agreements.*

Response: Upon review of the existing traffic agreements the applicant agrees to add a traffic light at the Scudders Mill Road intersection and provide two connections at Plainsboro Road.

C. April 10, 2025 Email Comments from Planning:

1. *Provide a playground area and neighborhood park in the northeastern residential area (buildings n-z) similar to that which was shown on the 1/10/2025 plan. This amenity would be designed to serve both townhouse neighborhoods.*

Response: A playground area in the northeastern residential area.

2. *Consider relocating the pickleball and b'ball court to be closer to the brew pub/bistro.*

Response: The location of the basketball court and pickleball court is addressed in the subsequent comment.

3. *Encourage the landbanking of some of the 40± parking spaces at the site entrance by Campus Drive, to be constructed only if the need presents itself. I would rather look, if only temporarily (until the parking need presents itself), at landscaping when I enter the site than parked cars or worse, empty parking spaces.*

Response: The layout has been revised to relocate the pickleball and basketball courts further north and use the courts and new bio-retention basin as a buffer to the parking spaces in this area entering the site.

4. *Consider slightly shifting the brew pub/bistro building west to improve its visibility down the main street corridor. This should be a prominent focal point.*

Response: The location of the experiential food and beverage as shown on the plans provides visibility down the main street corridor and acts a focal point.

5. *Consider a right-in/right-out treatment of the secondary entrance/exit drive serving the development off Plainsboro Road.*

Response: The traffic pattern still functions with a full movement driveway at this location and given a majority of the traffic will utilize the two other site driveways, the applicant requests this ingress/egress be a full movement driveway.

6. *All townhouse/stacked-townhouse buildings shall include decorative masonry screen walls at both ends of the rear garage access alleys.*

Response: The plans include decorative masonry screen walls at both ends of the rear garage access alleys.

7. *Like the Nurseries, upgrades to the treatment of the rear of the units (balconies) and pavement treatments that distinguish the rear private driveway areas from the rear alley shall be considered.*

Response: The Civil Plan Set includes a 2.5' wide stamped asphalt alley edge treatment and a notation detailing the same.

8. *The townhouse building elevations facing towards Scudders Mill Road shall include architectural upgrades (materials, fenestration) to enhance the view of such buildings as seen from Scudders Mill Road.*

Response: The townhouse building elevations include architectural upgrades to enhance the view of buildings seen from Scudders Mill Road.

9. *Reduce the number of townhouse units in any one building cluster (esp the northeastern residential area) to five. Three townhouse buildings in the northeast residential area have seven attached units (t,w,z) and three townhouse buildings have six attached units (s,v,y). The northwest residential area is fine as proposed.*

Response: The number of townhome units in any building cluster is no greater than 5 townhomes, except Townhouse Building 5 has 6 units.

10. *In front of Buildings A, B, 3 and the center park area, include in the design of Main Street a two-four foot wide decorative hardscaped center median (Belgian block curbing and decorative paving in between) to prevent drivers from making U-turns while trying to park.*

Response: A center median is shown in between Building A and D & E.

11. *Enhance the pedestrian crossings from the A/B side to the park and office side. The end goal is to reinforce the pedestrian zone and perhaps a more centered generous crosswalk could work? Difficult to visual in a small-scaled plan.*

Response: A raised crosswalk with a different pavement treatment is included in between Building A and D & E.

12. *Provide creative, high quality monument signs at the two main entrances to the site (Scudders Mill Road and Campus Road) to be a visual attraction and place-maker for the development.*

Response: Detailed monument signage plans and details are included as part of this submission

13. *PS: the numbers in Richard's report are not exactly matching the plan provided today. I don't think that is a problem for Tom Cole's review since the plan shows slightly more non-residential square footage but it should match when presented to the Board as part of the application. It should probably be changed before Tom reviews it and let me know what you think. His report will be "off" if Richard's is revised later.*

Response: The fiscal impact study has been updated to follow the development summary of the project and is consistent with the remainder of the plans and reports.

14. *14.PPS: the plan as presented shows the a north arrow that should be tilted a bit more. Scudders Mill Road generally flanks the north side of the project, the supportive housing is west side etc.*

Response: The north arrow is shown as true north.

Should you have any questions or need additional information, please contact me at 201-487-5657 or akuyan@russodevelopment.com.

Very truly yours,
Russo Development, LLC (on behalf of the Applicant)

Signed by:

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Arthur Kuyan, P.E., P.P., C.M.E
Project Manager – Engineering & Design

cc:

Ron Yake, Planner/Zoning Officer, Township of Plainsboro
Trishka Cecil, Planning Board Attorney, Township of Plainsboro
Lou Ploskonka, Planning Board Engineer, Township of Plainsboro
IWRV Scudders Road, LLC