



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 type="checkbox"/> 3. Preliminary/Final Major Site Plan	_____	1, 6, 7, 8, 9, 13, 14 & W9
<input type="checkbox"/> 4. Minor Subdivision	_____	1, 6, 7, 8, 11, 14 & W9
<input checked="" type="checkbox"/> 5. Preliminary/Final Major Subdivision	_____	1, 6, 7, 8, 9, 11, 13, 14 & W9
<input type="checkbox"/> 6. Variance		
a. Bulk	_____	1, 4, 6, 7, 8, 9, 10, 14 & W9
b. Use	_____	1, 5, 6, 7, 8, 9, 10, 14 & W9
<input type="checkbox"/> 7. Appeal of Administrative Decision	_____	1, 2, 14 & W9
<input type="checkbox"/> 8. Interpretation	_____	1, 3, 14 & W9
<input type="checkbox"/> 9. General Development Plan	_____	1, 6, 7, 8, 9, 14, 15 & W9

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

Name of Applicant: PFV Holdings LLC and PFV Holdings Land LLC

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

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

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

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

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

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

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

Email: _____ Phone: _____

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

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

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

Architect: N/A

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

Email: _____ Phone: _____

Owner's Name: same as Applicant

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

Email: _____ Phone: _____

PreLim/Final Subdivision Plan

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

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

When acquired January 5, 2016

Tax Map Sheet No. 1 Block 104 Lot 1.03, 1.05, 1.06, 1.07 (to be known as: Block 104, Lot 1.03, 1.061, 1.051, 1.081) once new Lots are perfected from P24-08) Date filed with County Recorder _____

- Is the property served by a public sewer system? Yes X No _____
- Is the property served by a public water system? Yes X No _____
- Is applicant willing to dedicate land for the widening of roads in compliance with the Township and/or County Master Plan? Yes _____ No N/A

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

*** Please see attached Narrative**

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

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

Proposed Use of Property: Multiple Dwelling

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

Number of proposed Buildings N/A Floor area of all structures N/A sq. ft.

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

Has a subdivision previously been granted? Yes Date May 16, 2016 (P16-03 and P16-02) and April 21, 2025 (P24-08)

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

Are there any existing or proposed covenants or deed restrictions on the property? Yes; these should be on file with the Township as part of P24-08
Explain _____

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

III. PLANS

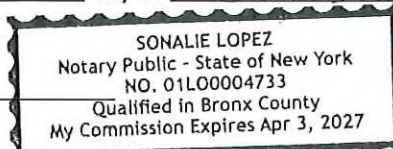
Attach list of plans and exhibits submitted, indicating names, address, license #, and phone numbers of preparer. see attached Rider.

IV. CERTIFICATION

I hereby certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the signatories of the above authorization. I further authorize Township Officials to inspect the site noted above.

Signature of Owner Jennifer R. Lewin Date 30
Jennifer R. Lewin, Vice President at JP Morgan
Sworn to and subscribed before me this October day of 2025

Sonalie Lopez
Notary



AGREEMENT TO PAY FOR PROFESSIONAL REVIEW Plainsboro Township

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

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

Jennifer R. Lewin
Applicant Signature _____ Date _____
Jennifer R. Lewin, Vice President at JP Morgan

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

PFV Holdings LLC and PFV Holdings Land LLC (the “Applicant”) is applying to the Planning Board of the Township of Plainsboro (the “Board”) for preliminary & final major subdivision approval for the property located at Princeton Forrestal Village (116 Village Boulevard, Princeton, NJ 08540), also identified as Block 104, Lots 1.03, 1.061, 1.051, 1.08¹ on the Township of Plainsboro Tax Maps. (the “Property”). The Property falls within the PMUD zone (Planned Unit Development District).

Applicant now seeks to create three (3) new lots within former Lot 1.051 and one (1) new Lot 1.0511 from the remaining lands of Lot 1.051. These new proposed Lots consist of the following:

- Proposed Lot 1.052 (formerly part of Lot 1.051) (+/-1.854 AC), containing an approximately +/- 11,003 sq. ft. building and 88 parking spaces (“Ruth’s Chris Lot”); and
- Proposed Lot 1.053 (+/-1.699 AC), containing an approximately +/- 11,984 sq. ft building and 103 parking spaces (“Salt Creek Grill Lot”); and
- Proposed Lot 1.054 (+/-1.389 AC), containing an approximately +/- 9,700 sq. ft building and 54 parking spaces (“Harmony School Lot”); and
- Proposed Lot 1.0511 (+/-31.478 AC), containing 6 office and retail buildings and a parking garage. (“Remainder Lot”).

The residential Lots within Block 104 will remain unchanged, as follows:

¹ Please note that at the time of submission of the application, Lots 1.051, 1.061 and 1.08 have not yet been perfected, however we anticipate these will be perfected very soon.

- Lot 1.03 (+/-2.746 AC) (“Residential Lot A”); and
- Lot 1.061 (+/-2.474 AC) (“Residential Lot B”); and
- Lot 1.08 (+/-0.932 AC) (“Residential Lot C”).

There is also no change to the prior commercial lots that were previously subdivided out:

- Lot 1.02 (+/-2.740 AC) (“The Eden Institute Lot”); and
- Lot 2 (+/-12.585 AC) (“The Westin Hotel Lot”).

The purpose of this subdivision is to provide investment opportunities for three existing single-occupancy buildings housing the following uses: Ruth’s Chris Steak House, Salt Creek Grille Restaurant and Harmony School. The subdivision lines have been carefully located to provide for future flexibility, while maintaining the existing circulation and shared elements. A declaration/easement will be recorded providing a cost sharing approach to the shared utilities, drives, access ways and parking. This is currently happening with the existing Westin Hotel Lot and the Eden Institute Lot, which have been subdivided out, but still support the shared infrastructure and roadways. It will also be the case with the recently approved residential development, which was separated from the large retail/office lot for financing and investment purposes, providing opportunities for experienced multi-family developers and increasing the likelihood of the project moving forward.

As demonstrated by the Westin Hotel Lot and the Eden Institute Lot, the proposed subdivision will make it easier to sell, finance or lease the individual buildings located on the three new proposed lots. Many tenants and investors prefer owning or leasing distinct legal parcels. Easier financing, based on a single building, rather than a multi-use complex and bringing in different levels of investors will help with the overall financial stability of the Princeton Forrestal Village.

There are also operational and management benefits allowing each property to handle its own building maintenance, utilities, taxes and insurance while the shared infrastructure (roads, parking, utilities, stormwater and pathways) are easily managed through recorded easements and a common area maintenance agreement.

Because smaller clearly defined parcels are easier to sell, finance and value, the subdivision will increase marketability and the overall value of the Princeton Forrestal Village. In sum, the subdivided lots allow for multiple owners and investors, are easier to sell and finance as separate and individual uses, provide easier cost and risk allocation and more future flexibility.

Applicant submits that the proposed development of this property furthers the intent and purpose of the Township Master Plan and Zoning Ordinance. Applicant has not identified any design waivers or variances, however Applicant requests any variances, waivers, deviations, amendments to conditions of approval, permits, approvals, exceptions or other relief as may be required to permit the proposed subdivision or which may result from the recommendations of the municipality or Planning Board in its professional review.

LIST OF PLANS AND DRAWINGS

The following are the plans and drawings submitted by Applicant:

1. Plans entitled, "*Final Major Subdivision Plan of Lot 1.051, Block 104 Princeton Forrestal Village*" prepared by Van Note-Harvey, Division of Pennoni, dated September 25, 2025.



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PFV Holdings LLC

Form No. 6

APPLICANT'S DISCLOSURE STATEMENT (CORPORATION OR PARTNERSHIP)

(Please Print Response)

Corporations or partnerships applying to the Planning Board or Zoning Board of Adjustment for:

- A. Subdivisions with six (6) or more lots
- B. Site Plan for Commercial Purpose
- C. Variance to construct multi-dwelling units or twenty-five or more family units
- D. General Development Plan approval

must list the names and addresses of all persons, stockholders, or individual partners owning at least a ten (10) percent interest in the corporation, partnership, or other entity associated with this application below:

[illegible]



609-799-0909 ext. 1502

Form No. 6

(Please Print Response)

must list the names and addresses of all persons, stockholders, or individual partners owning at least a ten (10) percent interest in the corporation, partnership, or other entity associated with this application below:

[illegible]



TOWNSHIP OF PLAINSBORO

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Form No. 7

AFFIDAVIT OF OWNERSHIP

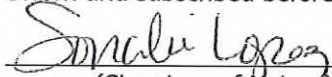
Navid Moshtaghi (of PFV Holdings LLC and PFV Holdings Land LLC) attest that I/we reside at College Road West and Route One
 (Property Owner/s)
 in the Township of Plainsboro in the County of Middlesex, and State
PFV Holdings LLC and
of New Jersey that PVF Holdings Land LLC is/are the owners in fee of all that certain lot,
 (Property Owner/s)
 piece or parcel of land situated, lying and being in the Township of Plainsboro, New Jersey,
 and known and designated as Block(s) 104, Lot(s) 1.03, 1.05, 1.06, and 1.07 (to be known as Block 104, Lot 1.03,
 1.061, 1.051, 1.08 once Lots are
 perfected form P24-08)


 (Signature of Property Owner/s)

Jennifer R. Lewin, Vice President at JP Morgan

Notary Seal

Sworn and subscribed before me this 30 day of October, 2025


 (Signature of Notary)



AUTHORIZATION

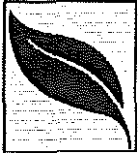
(If anyone other than above owner is making this application, the following authorization must be executed).

_____ is hereby authorized to

make the within application.

Dated: _____, 20____.

(Owners/s to sign here)



TOWNSHIP OF PLAINSBORO

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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>W</u> Soil types |
| <u>X</u> Drainage R.O.W. | <u>W</u> Proposed and existing signs (detail) |
| <u>X</u> Streams | <u>W</u> Proposed and existing culverts, bridges, drainpipes and driveways |
| <u>X</u> Existing Utility lines in tract and within 500 feet of tract | <u>W</u> Architectural or historic significance of any existing buildings to remain or to be removed |
| <u>W</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>W</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>W</u> Lot areas | <u>W</u> Photographs of any unusual topographic environmental, historic or physical aspect |
| <u>W</u> Set back, front, side and rear yard lines | <u>W</u> Indicate improvement coverage and land area |
| <u>W</u> Title of map | <u>W</u> number of units |
| <u>W</u> Name of development or subdivision | <u>W</u> square feet of construction |
| <u>W</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>W</u> Traffic statement, including present and anticipated Volumes, roadway capacity, network problems, and needed improvements | <u>W</u> number of residents |
| <u>W</u> Environmental impact assessment per §20-10 of Township Code – minor subdivision only | <u>X</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 |

W - Applicant is requesting the above waivers because no new construction is proposed or contemplated as part of this application. The proposed Subdivision is only to provide individual lots surrounding the three (3) buildings as identified on the Subdivision Plan.



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

W - Applicant is requesting the above waivers because no new construction is proposed or contemplated as part of this application. The proposed Subdivision is only to provide individual lots surrounding the three (3) buildings as identified on the Subdivision Plan.



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Form No. 14

FEE SCHEDULE

Application Fee Escrow Fee

1. Subdivision

a) Minor Subdivision	\$400.00	\$600.00 per lot
b) Preliminary Major Subdivision	\$500.00	\$200.00 per lot up to 20 lots \$150.00 per lot for more than 20 lots
c) Final Major Subdivision	\$500.00	\$100.00 per lot
d) Subdivision Certificate of Approval	\$100.00	\$0.00 none required
e) Time Extension	\$100.00	\$0.00 Utilize existing escrow

2. Site Plan

a) Residential Concept Plan	\$400.00	\$1,000.00 minimum deposit or \$50.00 per unit for first 200 units and \$10.00 per unit for remaining units
b) Nonresidential Concept Plan	\$400.00	\$1,000.00 minimum deposit or \$0.05 per sq. ft. for the first 200,000 sq. ft. \$0.25 per sq. ft. for remaining sq. ft.
c) Minor Site Plan	\$400.00	\$1,000.00
d) Preliminary Major Site Plan	\$500.00	\$750.00 minimum deposit or \$75.00 per acre or part thereof plus \$5.00 per dwelling if Residential or \$0.10 per sq. ft. or parts thereof if Commercial of total proposed building area up to and including 20,000 sq. ft. \$0.07 per additional sq. ft. or part thereof over 20,000 sq. ft.

over →

PreLim/Final Subdivision Plan

e) Final Major Site Plan	\$500.00	\$375.00 minimum deposit or \$35.00 per acre or part thereof plus \$3.00 per dwelling if Residential or \$0.05 per sq. ft. or parts thereof if Commercial of total proposed building area up to and including 20,000 sq. ft. \$0.03 per additional sq. ft. or part thereof over 20,000 sq. ft.
f) Time Extension	\$100.00	\$0.00 utilize existing escrow
3. <u>Other Submissions</u>		
a) General Development Plan	\$500.00	\$750.00 minimum deposit or \$75.00 per acre or part thereof plus \$5.00 per dwelling if Residential or \$0.10 per sq. ft. if Commercial of total proposed building area up to and including 20,000 sq. ft. and \$0.07 per additional sq. ft. or part thereof over 20,000 sq. ft.
b) All other conditional use approvals	\$250.00	\$2,500.00
c) Appeal of Administrative Decision under 40:55D-70a	\$200.00	\$500.00
d) Interpretations or special questions under 40:50D-70b	\$200.00	\$500.00
e) Hardship Variances under 40:55D-70C		
• Residential	\$100.00	\$500.00
• Non-residential	\$250.00	\$2,000.00
f) Use Variances	\$250.00	\$2,500.00 for each variance

Prelim Subdivision

Application Fee= \$500 Escrow Fee= \$200 x 4 lots*** = \$800

Final Subdivision

Application Fee= \$500 Escrow Fee= \$100 x 4 lots*** = \$400

*** Applicant now seeks to create three (3) new lots within former Lot 1.051 and one (1) new Lot 1.0511 from the remaining lands of Lot 1.051 for a total of four (4) lots.

Total Application Fee = \$1,000

Total Escrow Fee = \$1,200



TOWNSHIP OF PLAINSBORO

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Form No. 8

TAXES COLLECTED

Re: Property Tax Status

On: Block(s) 104 Lot(s) 1.03, 1.05, 1.06, and 1.07 (to be known as Block 104, Lot 1.03, 1.061, 1.051, 1.08 once Lots are perfected form P24-08)

Current as of: _____

Delinquent as of: _____

Signed _____ Date _____
Municipal Tax Collector



TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning

641 Plainsboro Road

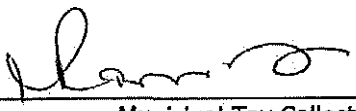
Plainsboro, NJ 08536

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Form No. 8

PROPERTY TAX STATUS

Block 104 Lot 1.03, 1.05, 1.06 & 1.07 Qual.
Street Address: 200-213 College Rd West 100-496 College Rd West
100-651 College Rd West 200-655 College Rd West
College Rd West
Current as of: 3rd quarter 2025
Delinquent as of: Current as of 10/6/25

Signed  Date 10/6/25
Municipal Tax Collector