

**DEVELOPMENT APPLICATION**

**CONTROL NO.** \_\_\_\_\_

Block(s) 34 Lot(s) 4 Date Received \_\_\_\_\_

By \_\_\_\_\_

**TO BE COMPLETED BY APPLICANT (A-T)**

A. Property Owner's Name Pin Oak Builders, LLC  
Address 45 Roxy Avenue  
(Street)  
Edison NJ 08820  
(City) (State) (Zip)

Phone ( 848 ) 219-6090  
(If property owner is a corporation, complete Section S-1)  
FAX ( 732 ) 476-2691

B. Applicant's Agent Name Gary Forshner, Esq.  
Address 99 Wood Avenue South  
(Street)  
Iselin NJ 08830  
(City) (State) (Zip)

Phone ( 732 ) 476-2690  
FAX ( 732 ) 476-2691

(If applicant is not the owner, complete Section S-2)  
(If applicant is a corporation, complete Section S-3)  
(All correspondence will be mailed to person listed as applicant's agent)

C. Application Status  
(1) New (2) Revision or Resubmission of Prior Application **XXX**  
(If (2) is checked, indicate prior application no. (s) PB17-10)  
Attach copies of resolution, if available.

D. Type of Approval Sought  
 Concept  Preliminary  Final  Preliminary/Final  
 GDP  Sign Waiver Request  Extension of Approval Request  
 Minor Subdivision  Major Subdivision  Major Site Plan  Minor Site Plan  
 Variance Request (Submit Variance Request Form)  
 Conditional Use Approval (Submit Conditional Use Request Form)  
 Request for Waiver of Submission Requirements (See appropriate subdivision or Site Plan checklist)  
 Above Application Pursuant to Board of Adjustment "D" Variance (Attach Resolution of Approval)

E. Engineer's Name and Firm Christopher Nusser, E & LP  
Address 140 West Main Street  
(Street)  
High Bridge NJ 08829  
(City) (State) (Zip)  
Phone ( 908 ) 238-0544  
FAX ( 908 ) 238-9572 E-MAIL chris@elp-inc.com  
License No. 24GE049025

F. Architect's Name and Firm N/A  
Address \_\_\_\_\_  
(Street)  
\_\_\_\_\_  
(City) (State) (Zip)  
Phone ( \_\_\_\_\_ )  
FAX ( \_\_\_\_\_ ) E-MAIL \_\_\_\_\_  
License No. \_\_\_\_\_

G. Plat/Plan Dated 06/19/2019 Title Preliminary & Final Major Subdivision Plat

H. Name and Location of Development (Street or Road and nearest public Street intersection)

1203 Windsor-Edinburg Road, West Windsor, NJ 08550

I. Present use of Land Horse stables and related facilities

J. Present Use of Structure Horse stables and related facilities

K. Proposed Use of Land Subdivision into three (3) lots  
(If more than one use proposed, indicate various uses and areas on plat)

L. Proposed Use of Structure Single-Family residential dwelling on each lot  
(If more than one use proposed, indicate various uses and areas on plan)

M. Plat/Plan Data

1. Acreage to be subdivided 8.86 acres No. of Lots Proposed 3

2. Type of Development Proposed (Conventional, Cluster, Planned Development)  
Conventional

3. Lot Areas 3.40, 2.20, and 2.08 acres respectively

4. Acreage of Contiguous Parcel (s) in Same Ownership, not part of this  
Development 0 in West Windsor, 14.32 acres in Robbinsville (part of overall development)

5. Area of Site Plan to be Developed n/a Acres \_\_\_\_\_ SF

6. Floor Area of Proposed Structure:

Floor No.	<u>n/a</u>	_____	SF
Floor No.	_____	_____	SF
Floor No.	_____	_____	SF
Floor No.	_____	_____	SF

7. If Addition to Existing Structure:

Floor No. n/a \_\_\_\_\_ SF  
Floor No. \_\_\_\_\_ SF  
Floor No. \_\_\_\_\_ SF

8. Total Floor Areas n/a \_\_\_\_\_ SF

9. Number of Parking Spaces n/a \_\_\_\_\_

N. Utility Data (indicate service proposed)

1. Water See utility plan \_\_\_\_\_ 4. Electric \_\_\_\_\_  
2. Sanitary \_\_\_\_\_ 5. Telephone \_\_\_\_\_  
3. Gas \_\_\_\_\_ 6. Heating Fuel \_\_\_\_\_

O. Zoning District RR/C \_\_\_\_\_

P.	Zone Requirements	(Ordinance)	(Proposed)
1.	Min. Tract/Lot Area	<u>See Plan</u>	_____
2.	Min. Lot frontage	_____	_____
3.	Min. Lot Width	_____	_____
4.	Min. Lot Depth	_____	_____
5.	Min. Yards:	_____	_____
	Front	_____	_____
	Side	_____	_____
	Rear	_____	_____
6.	Max F.A.R.	_____	_____
7.	Max M.I.C.	_____	_____
8.	Max. Gross Density	_____	_____
9.	Max. Bldg. Height	_____	_____
10.	Parking Spaces Required	_____	_____

Q. Does Lot abut (check which applies) \_\_\_\_\_ State Road X County Road \_\_\_\_\_ Township Road

R. Copies of any Deed Restrictions or Covenants that will Apply (check one)  
\_\_\_\_\_ Attached X Not Attached

S. Other Information

1. Principal Office Address N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(City) (State) (Zip) (Street) Phone(\_\_\_\_\_) FAX (\_\_\_\_\_)  
\_\_\_\_\_

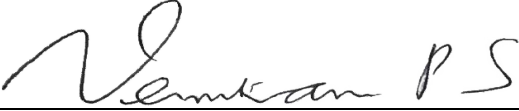
President's Name \_\_\_\_\_

Secretary's Name \_\_\_\_\_

2. I, Palamadai Venikatrman, Principal, consent to the filing of this Site Plan/  
Subdivision by Gary Forshner.  
(Agent)

\_\_\_\_\_  
(Owner's Signature)  
Palamadai Venikatrman \_\_\_\_\_ (Date)  
(Owner's Printed Name)

3. Principal Office Address 45 Roxy Avenue  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(City) (State) (Zip) (Street) Phone ( 848 ) 219-6090  
FAX ( 732 ) 476-2691

T.  \_\_\_\_\_ 12/2/19  
(Applicant's Signature) (Date)

Pin Oak Builders, LLC  
(Applicant's Printed Name)