



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF LAND USE

DEVELOPMENT APPLICATION

CONTROL NO. PB 19-08

Block(s) 28 Lot(s) 15 & 21 Date Received _____
By _____

TO BE COMPLETED BY APPLICANT (A-T)

A. **Property Owner's Name** Thompson Realty Co. of Princeton, Inc.
Address 221 Witherspoon St., Suite 201
Princeton (Street) NJ 08542
(City) (State) (Zip)
Phone (609) 921-7655
(If property owner is a corporation, complete Section S-1)
FAX (609) 921-9463

B. **Applicant's Agent Name** American Properties at West Windsor, LLC
Address 517 Route 1 South, Suite 2100
Iselin (Street) NJ 08830
(City) (State) (Zip)
Phone (732) 283-9700 **FAX** (732) 283-1009
Email gkanter@americanproperties.net

(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

X(1) New (2) Revision or Resubmission of Prior Application

(If (2) is checked, indicate prior application no. (s) _____)
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 William J. Parkhill II, P.E. - Midatlantic Engineering Partners, LLC

Address Gateway 195 Centre, 5 Commerce Way, Suite 200
Hamilton (Street) NJ 08691
(City) (State) (Zip)
Phone (609) 910-4450
FAX () Email: wjp@midatlanticeng.com
License No. GE04753800

F. Architect's Name and Firm Robert S. Larsen- CPL Partnership, LLC

Address 95 Matawan Road, Second Floor
Matawan (Street) NJ 07747
(City) (State) (Zip)
Phone (732) 566-0297
FAX (732) 566-5283 Email: rsl@cplpartnership.com
License No. 21AI01691700

G. Plat/Plan Dated 03/05/20 Title Preliminary/Final Site Plan & Subdivision Heritage at West Windsor

- H. Name and Location of Development (Street or Road and nearest public Street intersection)
 Heritage at West Windsor

 Fronts Old Trenton Rd (County Route 535) & Fronts Princeton Hightstown Rd (County Route 571)

- I. Present use of Land Farm
- J. Present Use of Structure Farm Buildings
- K. Proposed Use of Land Multifamily Residential
 (If more than one use proposed, indicate various uses and areas on plat)
- L. Proposed Use of Structure Multifamily Residential
 (If more than one use proposed, indicate various uses and areas on plan)
- M. Plat/Plan Data
1. Acreage to be subdivided 66.74 No. of Lots Proposed 2
 2. Type of Development Proposed (Conventional, Cluster, Planned Development)
Multifamily Residential
 3. Lot Areas Lot 15.02 = 64.99 Ac. & Lot 21.01 = 1.27 Ac.
 4. Acreage of Contiguous Parcel (s) in Same Ownership, not part of this Development 14.27 acres in East Windsor
 5. Area of Site Plan to be Developed 35.1 Acres _____ SF
 6. Floor Area of Proposed Structure:

Floor No.	<u>see attached</u>	_____	SF
Floor No.	_____	_____	SF
Floor No.	_____	_____	SF
Floor No.	_____	_____	SF

7. If Addition to Existing Structure:

Floor No. _____ SF
Floor No. _____ SF
Floor No. _____ SF

8. Total Floor Areas _____ SF

9. Number of Parking Spaces _____ Total: 699 spaces

N. Utility Data (Indicate service proposed)

1. Water Public 4. Electric JCP&L
2. Sanitary Public 5. Telephone _____
3. Gas PSE&G 6. Heating Fuel _____

O. Zoning District R-5D

P.	Zone Requirements	(Ordinance)	(Proposed)
1.	Min. Tract/Lot Area	<u>5</u>	<u>66.26 Ac</u>
2.	Min. Lot frontage	<u>150 ft</u>	<u>351.69 ft</u>
3.	Min. Lot Width	<u>n/a</u>	<u>n/a</u>
4.	Min. Lot Depth	<u>n/a</u>	<u>n/a</u>
5.	Min. Yards:	<u>n/a</u>	<u>n/a</u>
	Front	<u>n/a</u>	<u>n/a</u>
	Side	<u>n/a</u>	<u>n/a</u>
	Rear	<u>n/a</u>	<u>n/a</u>
6.	Max F.A.R.	<u>n/a</u>	<u>n/a</u>
7.	Max M.I.C.	<u>40%</u>	<u>28.3%</u>
8.	Max. Gross Density	<u>10 DU/Ac.</u>	<u>3.8 DU/Ac</u>
9.	Max. Bldg. Height	<u>4 story/45 ft</u>	<u>< 4 story/45 ft</u>
10.	Parking Spaces Required	<u>680</u>	<u>699</u>

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)
X Attached Not Attached

S. Other Information


1. Principal Office Address 221 Witherspoon St., Suite 201
Princeton, NJ 08542 (Street
Phone(609) 921-7655
(City) (State) (Zip) FAX (609) 921-9463

President's Name Lauri Names

Secretary's Name Archibald Reid

2. I, Lauri Names, consent to the filing of this Site Plan/

Subdivision by American Properties at West Windsor, LLC
(Agent)

 3/2/20
(Owner's Signature) (Date)

Lauri Names
(Owner's Printed Name)

3. Principal Office Address 517 Route 1 South, Suite 2100
(Street)

Iselin, NJ 08830 Phone (732) 283-9700
(City) (State) (Zip) FAX (732) 283-1009

T. _____ (Date)
(Applicant's Signature)
Randy Csik
(Applicant's Printed Name)

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T.  (Date)
(Applicant's Signature) 3/2/20
Randy Csik
(Applicant's Printed Name)

6. Floor Area of Proposed Structures

Building Type	Floor No 1	Floor No. 2	Total	Unfinished Basement	# of buildings	Total Floor Area without basement
A	5,738	5,692	11,430	3,464	7	80,010
B	7,154	7,134	14,288	4,318	3	42,864
C	8,567	8,578	17,145	5,172	7	120,015
D	7,932	4,436	12,368	5,058	12	148,416
E	7,788	7,786	15,574	3,440	15	233,610
Clubhouse	3,682		3,682		1	3,682
TOTAL FLOOR AREA =						628,597