

**Thomas M. Letizia**  
thomas.letizia@troutman.com

February 23, 2021

**VIA HAND DELIVERY**

Mr. Samuel J. Surtees  
Manager, Division of Land Use  
West Windsor Township  
271 Clarksville Road  
Princeton Junction, New Jersey 08550

**RE: PB 20-10**  
**Application of Teachers Insurance and Annuity Association**  
**for the Benefit of its Separate Real Estate Account**  
**Block 7.15, Lots 14.04, 12.04 and 14.03; 3535 Route 1**  
**Minor Site Plan with Waivers for MarketFair Comprehensive Signage Plan**

Dear Mr. Surtees:

Please accept this letter and attachments as an amendment to the above-referenced application in response to the issues raised during the January 14, 2021 Technical Review Committee ("TRC") meeting. In addition to plan revisions, the application is amended to include Lot 14.03 in Block 7.15 for the relocation of new Sign #9 and Sign #12 to comply with the sight triangle requirements of the Ordinance, and Lot 12.04 in Block 7.15 for the replacement of Sign #4.

Accordingly, enclosed please find the following materials for review by the Planning Board:

1. Sixteen (16) copies of this letter;
2. Sixteen (16) copies of my October 16, 2020 letter to you;
3. Sixteen (16) copies of the completed Development Application Form;
4. Sixteen (16) copies of the September 18, 2020 letter from Nuveen confirming that CBRE, Inc. is the authorized agent for land use, zoning and building permit matters for MarketFair;
5. Sixteen (16) copies of the completed Site Plan Checklist with waiver request;
6. Sixteen (16) copies of the table summarizing proposed signage, revised February 2021; and
7. Three (3) full size and thirteen (13) half-scale of revised Sign Plans prepared by Caruso + Drye Design Group, Inc. dated February 16, 2021 (Sheet 1), January 27, 2021 (Sheets 2-9) and February 18, 2021 (Sheet 10). We note that these plans now include sight triangle information requested by the TRC for both existing and proposed signs which

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has resulted in the relocation of certain signs. Existing signs proposed to be relocated are noted on Sheet 1 of the plan set.

Should you have any questions or require additional information, please do not hesitate to contact this office. Thank you for your assistance.

Very truly yours,



THOMAS M. LETIZIA

TML/sf

Enclosures

cc: CBRE, Inc. (letter only/via email)  
Caruso + Drye Design Group, Inc. (letter only/via email)  
Bergmann PC (letter only/via email)

Troutman Pepper Hamilton Sanders LLP  
301 Carnegie Center, Suite 400  
Princeton, NJ 08540-6227



troutman.com

Thomas M. Letizia  
thomas.letizia@troutman.com

October 16, 2020

**VIA FEDERAL EXPRESS**

Mr. Samuel J. Surtees  
Manager, Division of Land Use  
West Windsor Township  
271 Clarksville Road  
Princeton Junction, New Jersey 08550

**RE: Application of Teachers Insurance and Annuity Association  
for the Benefit of its Separate Real Estate Account  
Block 7.15, Lot 14.04; 3535 Route 1  
Minor Site Plan with Waivers  
for Comprehensive Signage Plan for MarketFair**

Dear Mr. Surtees:

Enclosed please find the following materials of Teachers Insurance and Annuity Association for the Benefit of its Separate Real Estate Account ("TIAA") in support of an application for minor site plan with waivers in connection with its proposal to update the comprehensive signage at MarketFair:

1. Completed Development Application Form;
2. September 18, 2020 letter from Nuveen confirming that CBRE, Inc. is the authorized agent for land use, zoning and building permit matters for MarketFair. Nuveen is owned by TIAA and manages its real estate;
3. Completed Site Plan Checklist with waiver request; and
4. Table summarizing proposed signage.

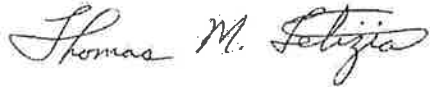
Sign Plans prepared by Caruso + Drye Design Group, Inc. dated October 14, 2020 will be delivered to you under separate cover.

We note that the application materials include wall signs on the southern end of the building facing Route 1 which are labeled as 5.1 and 5.2 in the application materials. This signage is requested for a tenant space that does not front Route 1. The application requests approval of both of these signs for a to-be-determined tenant, however only one of the two signs will actually be installed once the tenant occupies the space.

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Should you have any questions or require additional information, please do not hesitate to contact this office. Thank you for your assistance.

Very truly yours,



THOMAS M. LETIZIA

TML/sf  
Enclosures

cc: CBRE, Inc. (via email/without plans)  
Caruso + Drye Design Group, Inc. (via email/without plans)

**DEVELOPMENT APPLICATION**

**CONTROL NO. PB 20-10**

Block(s) 7.15 Lot(s) 14.04 Date Received \_\_\_\_\_  
 By \_\_\_\_\_

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

A. Property Owner's Name Teachers Insurance and Annuity Association, for the Benefit of its Separate Real Estate Account

Address c/o CBRE, Inc., its authorized agent  
3535 US Route 1 (Street) Princeton NJ 08540  
 (City) (State) (Zip)

Phone ( 609 ) 452-7777 x 225  
 (If property owner is a corporation, complete Section S-1)

FAX ( 609 ) 452-8994

B. Applicant's Agent Name Thomas M. Letizia, Esq. , Troutman Pepper Hamilton Sanders LLP

Address 301 Carnegie Center, Suite 400  
 (Street)  
Princeton NJ 08540-6227  
 (City) (State) (Zip)

Phone ( 609 ) 951-4136

FAX ( 609 ) 452-1147

(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

(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 \_\_\_\_\_

Address \_\_\_\_\_  
(Street)

(City) \_\_\_\_\_ (State) \_\_\_\_\_ (Zip) \_\_\_\_\_

Phone (     ) \_\_\_\_\_

FAX (     ) \_\_\_\_\_ E-MAIL \_\_\_\_\_

License No. \_\_\_\_\_

F. Architect's Name and Firm Mark Drye - Caruso & Drye Design Group, Inc.

Address 358 Roswell St.; Suite 2170B

Marietta \_\_\_\_\_ (Street) \_\_\_\_\_ GA \_\_\_\_\_ 30060  
(City) \_\_\_\_\_ (State) \_\_\_\_\_ (Zip)

Phone ( 770 ) 794-0360

FAX (     ) None E-MAIL mark@carusodrye.com

License No. NA

G. Plat/Plan Dated \_\_\_\_\_ Title \_\_\_\_\_

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

3535 US Route 1 (Rt. 1 and Meadow Road)

I. Present use of Land Planned Commercial Development (PCD)

J. Present Use of Structure PCD - retail center

K. Proposed Use of Land PCD  
(If more than one use proposed, indicate various uses and areas on plat)

L. Proposed Use of Structure PCD - retail center  
(If more than one use proposed, indicate various uses and areas on plan)

M. Plat/Plan Data

1. Acreage to be subdivided NA No. of Lots Proposed NA

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

3. Lot Areas NA

4. Acreage of Contiguous Parcel (s) in Same Ownership, not part of this  
Development 0

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

6. Floor Area of Proposed Structure: NA - already developed

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

7. If Addition to Existing Structure: NA

Floor No. \_\_\_\_\_ SF  
Floor No. \_\_\_\_\_ SF  
Floor No. \_\_\_\_\_ SF

8. Total Floor Areas NA \_\_\_\_\_ SF

9. Number of Parking Spaces NA \_\_\_\_\_

N. Utility Data (indicate service proposed) NA

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

O. Zoning District B-2 (Planned Commercial Development)

P. Zone Requirements NA (Ordinance) (Proposed)

1.	Min. Tract/Lot Area	_____	_____
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)  
X State Road      \_\_\_\_\_ County Road      X 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 \_\_\_\_\_  
\_\_\_\_\_  
(City) (State) (Zip) (Street) Phone( )  
FAX ( )

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

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

2. I, \_\_\_\_\_, consent to the filing of this Site Plan/


Subdivision by \_\_\_\_\_  
(Agent)

\_\_\_\_\_  
(Owner's Signature) (Date)

\_\_\_\_\_  
(Owner's Printed Name)

3. Principal Office Address 730 Third Avenue  
\_\_\_\_\_  
New York NY 10017 (Street)  
(City) (State) (Zip) Phone ( 212 ) 916-6469  
FAX ( )

T.

  
\_\_\_\_\_  
(Applicant's Signature)  
Teachers Insurance and Annuity Association,  
for the Benefit of its Separate Real Estate Account  
\_\_\_\_\_  
(Applicant's Printed Name)

10-12-2020  
\_\_\_\_\_  
(Date)

By: CBRE, Inc., Agent

By: Richard Kenwood, General Manager, MarketFair