



# WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT  
DIVISION OF LAND USE

## DEVELOPMENT APPLICATION

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

Block(s) 38 Lot(s) 1, 2, 3, 25 and 45 Date Received \_\_\_\_\_  
39 4, 5, 7, 16 and 27

By \_\_\_\_\_

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

A. **Property Owner's Name** Penns Neck Associates, LLC

Address c/o Penns Neck Plaza, LLC 463 Jefferson Road  
(Street)

Princeton NJ 08540  
(City) (State) (Zip)

Phone ( ) \_\_\_\_\_  
(If property owner is a corporation, complete Section S-1)

FAX ( ) \_\_\_\_\_

B. **Applicant's Agent Name** Ryan P. Kennedy, Esq./Stevens & Lee, PC

Address 100 Lenox Drive, Suite 200  
(Street)

Lawrenceville NJ 08648  
(City) (State) (Zip)

Phone (609) 243-6424 FAX (610) 371-7914

Email ryan.kennedy@stevenslee.com

(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 Michael J. Fowler, PE, LEED AP - LANGAN

Address 300 Kimball Drive, 4th floor  
Parsippany (Street) NJ 07054  
(City) (State) (Zip)

Phone ( 973 ) 560-4900

FAX ( 973 ) 560-4901 Email: mfowler@langan.com

License No. NJ cert. of authorization No. 24GA27996400

F. Architect's Name and Firm N/A

Address \_\_\_\_\_  
\_\_\_\_\_ (Street)  
\_\_\_\_\_ (City) \_\_\_\_\_ (State) \_\_\_\_\_ (Zip)

Phone ( \_\_\_\_\_ )

FAX ( \_\_\_\_\_ ) Email: \_\_\_\_\_

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

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

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

3700, 3702, 3704, 3706 Brunswick Pike  
265, 266 Varsity Avenue  
265 Mather Avenue            258, 262, 264 Washington Avenue

I. Present use of Land See attached

J. Present Use of Structure See attached

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

L. Proposed Use of Structure small-scale commercial center in which the following permitted uses are available:  
(If more than one use proposed, indicate various uses and areas on plan)  
Convenience store, bank, pharmacy, retail, urgent care, personal services, senior care, cafes, and medical or professional offices

M. Plat/Plan Data

1. Acreage to be subdivided N/A No. of Lots Proposed \_\_\_\_\_

2. Type of Development Proposed (Conventional, Cluster, Planned Development)  
small-scale neighborhood commercial center redevelopment

3. Lot Areas .57, .5342, .5964, .5165, .480, .64, .36, .356, .5386, and .6228 acres

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

5. Area of Site Plan to be Developed \_\_\_\_\_ Acres 268,543 SF

6. Floor Area of Proposed Structure:

Floor No.	<u>Proposed Cafe</u>	<u>2500</u>	<u>SF</u>
Floor No.	<u>Proposed urgent care</u>	<u>3500</u>	<u>SF</u>
Floor No.	<u>Proposed Cafe</u>	<u>2500</u>	<u>SF</u>
Floor No.	<u>Proposed convenience store</u>	<u>5670</u>	<u>SF</u>

Present Uses of Lots and Structures

Block	Lot	Address	Area	Land Use
38	1	3700 Brunswick Pike	0.57	Vacant Land
	2	3702 Brunswick Pike	0.53	Vacant Building
	3	3704 Brunswick Pike	0.60	Vacant Land
	25	266 Varsity Ave	0.52	Residential: Single Family
	45	265 Mather Ave	0.48	Residential: Single Family
39	4	3706 Brunswick Pike	0.64	Residential: Multifamily
	5	262 Washington Road	0.36	Vacant Building
	7	258 Washington Road	0.56	Residential: Two Family
	16	265 Varsity Road	0.54	Residential: Single Family
	27	264 Washington Road	0.62	Gas Station
		Total Area	5.41	

7. If Addition to Existing Structure: N/A

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

8. Total Floor Areas 14,170 SF

9. Number of Parking Spaces 128

N. Utility Data (indicate service proposed) TBD

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

O. Zoning District R-20 low/medium density residential

P. Zone Requirements	(Ordinance)	(Proposed)
1. Min. Tract/Lot Area	<u>6 acres</u>	<u>6 acres</u>
2. Min. Lot frontage	_____	_____
3. Min. Lot Width	_____	_____
4. Min. Lot Depth	_____	_____
5. Min. Yards:		
Front	<u>40 FT (route 1)</u>	<u>55 FT</u>
Side	<u>50 FT</u>	<u>136.5 FT</u>
Rear	<u>50 FT</u>	<u>100 FT</u>
6. Max F.A.R.	<u>13%</u>	<u>5%</u>
7. Max M.I.C.	<u>60%</u>	<u>&lt;60%</u>
8. Max. Gross Density	_____	_____
9. Max. Bldg. Height	<u>35 FT 3 stories</u>	<u>1 story</u>
10. Parking Spaces Required	<u>120</u>	<u>128</u>

Q. Does Lot abut (check which applies)  
x State Road x County Road \_\_\_\_\_ Township Road  
Rt 1 Washington Rd (571)

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

S. Other Information

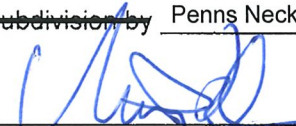
1. Principal Office Address 463 Jefferson Road  
Princeton NJ 08540 (Street)  
(City) (State) (Zip) Phone (609) 252 1111  
FAX ( )

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

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

2. I, Penns Neck Associates, LLC, consent to the filing of this Site Plan/

~~Subdivision~~ by Penns Neck Associates, LLC  
(Agent)

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

10/6/2022  
\_\_\_\_\_  
(Date)

By: Penns Neck Associates, LLC, conditional redeveloper  
(Owner's Printed Name)

3. Principal Office Address 463 Jefferson Road  
(Street)

Princeton NJ 08540  
(City) (State) (Zip) Phone (609) 252 1111  
FAX ( )

T. By:   
\_\_\_\_\_  
(Applicant's Signature)

10/6/2022  
\_\_\_\_\_  
(Date)

Penns Neck Associates, LLC - conditional redeveloper / applicant  
(Applicant's Printed Name)

## Narrative Statement in Support of Concept Plan

After significant study and stakeholder input, in February 2020 the West Windsor Township Council adopted a redevelopment plan (“Redevelopment Plan”) for the Route 1 Penns Neck Business Commercial area, which is approximately 6 acres bordered by Route 1 to the west, Washington Road to the North and Mather Ave to the South (“Redevelopment Area”). This follows the 2019 designation of the area as in need of redevelopment, and review and input from the public and the Planning Board on the parameters of the type of development the Township desired for the area. Applicant Penns Neck Associates, LLC (“Penns Neck Associate” or “Redeveloper”) has been designated by the Township as the conditional redeveloper for Redevelopment Area and is excited to present this preliminary concept plan for review by the Planning Board. While being presented as a concept, the Redeveloper has been working with the Township and its professionals for several years towards on this project and the application now presented for review is the result of numerous meetings, revisions and input from the Township, including three formal technical review committee (TRC) meetings.

Penns Neck Associates is pleased to present a development concept that conforms with the Township’s 2020 Redevelopment Plan and provides the balance of uses requested by the Township. The development does not require variances, is less than half of the density/floor area permitted under the Redevelopment Plan and has been well received by the Mercer County planning and engineering departments. Additionally, information about future NJDOT Route 1 changes and expansions have been accounted for in the plan. By creating a small-scale neighborhood commercial center, the project will serve the needs both of the members of the local West Windsor community and Route 1 travelers. As will be seen in the included concept plans, the applicant is combining a convenience store/gas station use with several other complimentary uses, and has worked with the Township to create a gateway for those entering West Windsor from this location. The Redeveloper is thankful for all the hard work of the Township’s professionals that have led to this portion of the process, and following the concept review, is excited to take the next steps with the Township governing body towards the redevelopment and ultimately a full site plan application before the Planning Board.