

**ADDENDUM TO APPLICATION**

**OF**

**TCMC, LLC**

**Applicant:** TCMC, LLC  
**Owner:** Princeton Junction Commons, LLC  
**Property:** 201 Clarksville Road  
Block 10 Lot 15.03 Page 2002  
West Windsor Township, Mercer County, NJ  
**Zone:** ROM-4 Industrial District (research, office, limited manufacturing)  
("ROM-4")  
**Applications:** Preliminary and final site plan, d(1) use variance, d(4) floor area ratio  
and bulk variances  
**Application No.** ZB10-19SP

The applicant, TCMC, LLC (the "Applicant"), is filing this application with the West Windsor Zoning Board (the "Board") for preliminary and final site plan approval, use variance relief pursuant to N.J.S.A. 40:55D-70.d.(1), floor area ratio relief pursuant to N.J.S.A. 40:55D-70.d.(4) and bulk variance relief, along with any and all required waiver relief for approval of a self-storage facility in connection with a parcel having an address of 201 Clarksville Road, known and designated as Block 10, Lot 15.03 on the tax maps of the Township of West Windsor, Mercer County, New Jersey, which is situated in the ROM-4 Industrial ("ROM-4") Zoning District. The owner of the property is Princeton Junction Commons, LLC.

The Applicant bifurcated this application pursuant to N.J.S.A. 40:55D-76b. Use variance relief was granted in a resolution bearing file no. ZB19-10 dated July 23, 2020 memorializing action taken by the Zoning Board on January 23, 2020.

The property is approximately 10.65acre parcel of which due to environmental constraints only approximately 2.13 can be developed and which was the subject of the following prior approvals:

- Minor subdivision approval and preliminary site plan approval as set forth in a resolution bearing file no. SP/sd83-3 dated May 9, 1984 memorializing action taken by the Planning Board on April 25, 1984.
- Preliminary and final site plan approval as set forth in a resolution bearing file no. PB88-27 dated July 12, 1989 memorializing action taken by the Planning Board on May 24, 1989.
- Amended Preliminary and final site plan approval as set forth in a resolution bearing file no. PB88-27 dated July 14, 2010 memorializing action taken by the Planning Board on May 26, 2010 for a 30,000sf office building.
- Use variance approval as set forth in a resolution bearing file no. ZB19-10 dated July 23, 2020 memorializing action taken by the Zoning Board on January 23, 2020.

The January 23, 2020 approval granted a use variance permitting the construction of a 78,700sf self-storage facility in three (3) buildings along with associated parking, stormwater management facilities, etc. The three (3) approved buildings consist of the following:

Building A is a 4-story 55,600sf building with a 13,900sf footprint.

Building B is a 1-story 17, 600sf building.

Building C is a 1-story 5,500sf building.

TCMC, LLC is the contract purchaser of the property and is applying to modify the buildings to be constructed. The Applicant's proposal is to increase the size of the self-storage facility from 78,700sf to a 95,928sf. Building A would be reduced from a 4-story to a 3-story building; Building B would be increased from a 1-story to a 3-story building, and Building A and B would be connected by a 3,200sf third floor, specifically consisting of the following::

Building A is a 3-story 34,125sf building with a 11,375sf footprint.

Building B is a 3-story 52,800sf building with a 17,600sf first-floor footprint, where the third story extends 3,200sf beyond the first-floor footprint and over a paved driveway to connect to Building A.

Building C is a 1-story 5,500sf building.

The following is a summary of the relief required:

- D-1 variance for the increase in size of the proposed development from 78,700sf to 92,425sf (out of an abundance of caution).
- D-4 variance for increase in the maximum floor area ratio (FAR), where an adjusted FAR of 0.065 is permitted and 0.21 is proposed. The previous self-storage application approved January 23, 2020 received approval for an adjusted FAR of 0.17.
- Landscape buffer—95' is required whereas 90' is proposed, and 23' was previously approved.
- Side yard setback for Building A—40' is required, whereas 33.5' is currently proposed and 15' side yard setback was previously approved.
- Off-street loading—two (2) loading areas are required, whereas one (1) is proposed

The following is the zoning data for your convenience which is also set forth in the plans and notes submitted herewith:

# ZONING SCHEDULE

## ZONE ROM-4 INDUSTRIAL DISTRICT (RESEARCH, OFFICE, LIMITED MANUFACTURING)

PER WEST WINDSOR CODE SECTIONS 200-215 AND 200-216\*

GENERAL ZONING DATA	ORDINANCE REQUIREMENTS*	PREVIOUSLY APPROVED	SELF STORAGE
USES	SECTION: 200-215 A(2)	GENERAL, CORPORATE, ADMINISTRATIVE AND PROFESSIONAL USES	--
<b>BULK AREA REQUIREMENTS</b>			
LOT AREA	MINIMUM 5 ACRES	10.65 ACRES	10.53 ACRES
LOT FRONTAGE	MINIMUM 300 FEET	518.83 FEET	523.22 FEET
LOT WIDTH	MINIMUM 350 FEET	573.55 FEET	573.55 FEET
<b>BUILDING SETBACKS</b>			
FRONT YARD	MINIMUM 125 FEET + 20 FEET (ABUTTING RESIDENTIAL DISTRICT)	126.32 FEET	120.4 FEET
LANDSCAPE BUFFER	MINIMUM 75 FEET + 20 FEET (ABUTTING RESIDENTIAL DISTRICT) (95 FEET)	23.00 FEET(*)	90.0 FEET (V)
SIDE YARD	MINIMUM 40 FEET EACH	15.00 FEET; 412.21 FEET (*)	33.5 FEET; 431.5 FEET
REAR YARD	MINIMUM 40 FEET + 20 FEET (ABUTTING RESIDENTIAL DISTRICT)	365.82 FEET	110.2 FEET
BUILDING HEIGHT	3 STORIES; 45 FEET	2 STORIES	3 STORIES/37.25 FEET
FLOOR AREA RATIO (FAR)	0.30 MAXIMUM; FOR MULTI-STORY BUILDINGS WITH REDUCTION OF .85% AS >60% OF SITE IS ENVIRONMENTALLY CONSTRAINED = 0.045**	0.065 (30,000 SF)	0.21 (95,928 SF) (V)
MAXIMUM IMPROVEMENT COVERAGE (MIC)	MAXIMUM 50% OF LAND AREA = 232,115 SF	19.89% (92,813 SF)	17.3% (79,533 SF)
OFF-STREET PARKING	MEDICAL OR DENTAL CLINIC OR OFFICE, 1 SPACE PER 142 SF 6,900 SF/142 SF = 48.6 SPACES REQUIRED PROFESSIONAL OFFICES EXCEPT-MEDICAL OR DENTAL, 1 SPACE PER 250 SF 23,100 SF/250 SF = 92.4 SPACES REQUIRED TOTAL SPACES REQUIRED = 48.6+92.4=141 SPACES  MAXIMUM 10% OF PARKING IN FRONT YARD 10% x 141 SPACES = 14 SPACES  SELF STORAGE FACILITY	117 STANDARD SPACES 5 HANDICAP SPACES 19 BANKED SPACES 141 TOTAL SPACES  19 (BANKED) SPACES = 13.5% (*)  N/A	9 SPACES (INCLUDES 1 ACCESSIBLE PARKING SPACE)
OFF-STREET LOADING	10 TO 10,000 SF = 1 LOADING AREA 10,000 TO 100,000 SF = 1 LOADING AREA 33,000 SF = 2 LOADING AREAS	1 TOTAL LOADING AREA (*)	(V)
BICYCLE SPACES	10% OF FIRST 100 PARKING SPACES PLUS 2% OF REMAINING SPACES  10% x 100 = 10 BICYCLE SPACES + 2% x 65 = 2 BICYCLE SPACES 12 BICYCLE SPACES	12 TOTAL BICYCLE SPACES	1 SPACE (BIKE RACK)

\* CURRENT ZONING REQUIREMENTS PER WEST WINDSOR CODE SECTIONS 200-215 AND 200-216, SUBJECT TO REVIEW AND ADJUSTMENT FOR SELF STORAGE USE AS A PENDING OR CONDITIONAL USE.

\*\* CURRENT ZONING REQUIREMENTS PER WEST WINDSOR CODE SECTIONS 200-238 "CALCULATION OF GROSS DENSITY AND FLOOR AREA"

(V) = VARIANCE REQUESTED

The special reasons (i.e. positive criteria) by way of the purposes of zoning as set forth in the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. can be satisfied in connection with the proposed use. The aforesaid variance can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zoning Plan and Zoning Ordinance.

Lastly, in addition to the approvals and relief set forth above, the Applicant requests that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of the application(s).