

**DEVELOPMENT APPLICATION**

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

Block(s)  37 \_\_\_\_\_ Lot(s) 6 & 7 \_\_\_\_\_ Date Received \_\_\_\_\_

By \_\_\_\_\_

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

A. Property Owner's Name PAK SC, L.L.C.

Address 902 Carnegie Center  
(Street)  
Princeton NJ 08540  
(City) (State) (Zip)

Phone ( 609 ) 921-6060 x 104  
(If property owner is a corporation, complete Section S-1)

FAX ( 609 ) 924-1992

B. Applicant's Agent Name Toll Bros., Inc.

Address 250 Gibraltar Road  
(Street)  
Horsham PA 19044  
(City) (State) (Zip)

Phone ( 908 ) 730-0148

FAX ( 908 ) 730-0218

(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 ESE Consultants, Inc.

Address 100 Willow Brook Road, Suite 200  
(Street)  
Freehold NJ 07728  
(City) (State) (Zip)

Phone ( 732 ) 446-8446

FAX ( ) E-MAIL jkruise@eseconsultants.com

License No. GEO41356

F. Architect's Name and Firm Toll Architecture

Address 250 Gibraltar Road  
(Street)  
Horsham PA 19044  
(City) (State) (Zip)

Phone ( 215 ) 293-5319

FAX ( ) E-MAIL jgreene@tollbrothers.com

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

G. Plat/Plan Dated 10-18-2019 Title Concept "K" 88 Units

H. Name and Location of Development (Street or Road and nearest public Street intersection)  
Old Trenton Road/Dorchester Drive

2001 Old Trenton Road, Princeton Junction, NJ

I. Present use of Land Vacant

J. Present Use of Structure \_\_\_\_\_

K. Proposed Use of Land Age Restricted, Residential, Inclusionary Development  
(If more than one use proposed, indicate various uses and areas on plat)

L. Proposed Use of Structure Townhouse and Stacked Townhouse  
(If more than one use proposed, indicate various uses and areas on plan)

88 total units proposed (66 market rate, age restricted townhouse units and  
22 affordable, age restricted stacked townhouse units).

M. Plat/Plan Data

1. Acreage to be subdivided No subdivision No. of Lots Proposed \_\_\_\_\_

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

3. Lot Areas +/- 45

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

5. Area of Site Plan to be Developed +/- 45 Acres \_\_\_\_\_ SF

6. Floor Area of Proposed Structure:

|           |                          |                    |           |
|-----------|--------------------------|--------------------|-----------|
| Floor No. | <u>Market Rate Units</u> | <u>2,600-2,900</u> | <u>SF</u> |
| Floor No. | <u>Affordable Units</u>  | <u>900 -1,200</u>  | <u>SF</u> |
| Floor No. | _____                    | _____              | <u>SF</u> |
| Floor No. | _____                    | _____              | <u>SF</u> |

7. If Addition to Existing Structure:

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

8. Total Floor Areas +/-217,800 SF

9. Number of Parking Spaces 333 Total Spaces (per site plan)

N. Utility Data (indicate service proposed)

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

O. Zoning District Proposed - Residential Retirement Community

| P. Zone Requirements        | (Ordinance) | (Proposed)                                       |
|-----------------------------|-------------|--|
| 1. Min. Tract/Lot Area      | _____       | <u>+/- 45 acres</u>                              |
| 2. Min. Lot frontage        | _____       | <u>N/A</u>                                       |
| 3. Min. Lot Width           | _____       | <u>N/A</u>                                       |
| 4. Min. Lot Depth           | _____       | <u>N/A</u>                                       |
| 5. Min. Yards:              |             |  |
| Front                       | _____       | <u>25 ft</u>                                     |
| Side                        | _____       | <u>12 ft</u>                                     |
| Rear                        | _____       | <u>20 ft</u>                                     |
| 6. Max F.A.R.               | _____       | <u>N/A</u>                                       |
| 7. Max M.I.C.               | _____       | _____  |
| 8. Max. Gross Density       | _____       | <u>2 per acre (not to exceed 88 total units)</u> |
| 9. Max. Bldg. Height        | _____       | <u>38 ft (3 stories)</u>                         |
| 10. Parking Spaces Required | _____       | <u>Per RSIS</u>                                  |

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

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

S. Other Information

1. Principal Office Address PAK SC, LLC, 902 Carnegie Center  
(Street)  
Princeton NJ 08540 Phone (609 ) 921-6060 x104  
(City) (State) (Zip) FAX (609 ) 924-1992  
Jeffrey H. Sands, Managing Member

2. I, Jeffrey H. Sands, Managing Member, consent to the filing of this Site Plan/  
By: Hilton Realty, Co., Inc., its Sole Member  
Subdivision by Toll Bros., Inc.  
PAK SC, L.L.C., a NJ limited liability company (Agent)  
By: Hilton Realty Co., L.L.C., its Sole Member  
By: [Signature] February 19, 2020  
(Owner's Signature) (Date)  
Jeffrey H. Sands, Managing Member  
(Owner's Printed Name)

3. Principal Office Address \_\_\_\_\_  
(Street)  
\_\_\_\_\_  
(City) (State) (Zip) FAX Phone ( ) \_\_\_\_\_  
( ) \_\_\_\_\_

T. [Signature] 2/26/20  
(Applicant's Signature) (Date)  
James Majewski  
(Applicant's Printed Name)



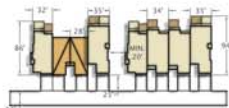
**PARKING REQUIREMENTS: AS PER R.S.I.S.**

|  |     |  |
|--|-----|--|
| TOWNHOUSE UNIT (3 BDRM)<br>REQUIREMENT:  |     |  |
| 2.4 x 66   | 158 |  |
| PROVIDED:  |     |  |
| 2-CAR GARAGE AND DRIVEWAY COMBINATION (3.5 x 66):                              | 231 |  |
| GUEST PARKING (0.5 x 66):  | 33  |  |
| TOTAL:   | 264 |  |
| AFFORDABLE UNIT (TO MEET THE REQ. FOR 2 BDRM GARDEN APARTMENT)<br>REQUIREMENT: |     |  |
| 2.0 x 22   | 44  |  |
| PROVIDED:  |     |  |
| 1-CAR GARAGE AND DRIVEWAY COMBINATION (BELLE) (2 x 11):                        | 22  |  |
| 1 DRIVEWAY SPACE ONLY (LULU) (1 x 11):   | 11  |  |
| 1 SPACE IN PARKING AREA (LULU) (1 x 11):                                       | 11  |  |
| GUEST PARKING (0.5 x 22):  | 11  |  |
| TOTAL:   | 55  |  |

\*LULU SPACE IN PARKING AREA  
CLUBHOUSE REQ. 1 PER 10 UNITS APPROVED OR 9 SPACES, 14 PROVIDED

**ZONING REQUIREMENTS: (RRC)**

| BULK REQUIREMENTS                               | REQUIRED           | PROPOSED                   |
|---|--------------------|----------------------------|
| MIN. TRACT AREA                                 | 40 AC              | ± 45.3 AC                  |
| MIN. AFFORDABLE HOUSING:                        | 25 %               | 25 %                       |
| MAX. DENSITY:                                   | 4 DU / AC          | 1.04 DU / AC               |
| MIN. BUILDING AND PARKING SETBACK:              |                    |                            |
| FROM OLD TRENTON RD.                            | 60 - FT            | ≥ 60 - FT                  |
| FROM ALL OTHER TRACT BOUNDARIES:                | 40 - FT            | ≥ 40 - FT                  |
| MAX. IMPROVEMENT COVERAGE (TRACT):              | 40 %               | ≤ 40 %                     |
| COMMON OPEN SPACE:                              | 50 %               | ≥ 50 %                     |
| MAX. BUILDING HEIGHT:                           | 38 - FT / 3 STORES | ≤ 38 - FT                  |
| MIN. BUILDING SETBACK:                          |                    |                            |
| FRONT OF BUILDING TO CURB OF INTERNAL ROADWAYS: | 25 - FT            | ≥ 25 - FT                  |
| SIDE OF BUILDING TO CURB OF INTERNAL ROADWAYS:  | 10 - FT            | ≥ 10 - FT                  |
| TO PARKING:                                     | 10 - FT            | ≥ 10 - FT                  |
| MIN. BUILDING SEPARATION:                       |                    |                            |
| SIDE TO SIDE:                                   | 20 - FT            | ≥ 20 - FT                  |
| SIDE TO REAR OR REAR TO REAR:                   | 40 - FT            | ≥ 40 - FT                  |
| MIN. RECREATIONAL OPEN SPACE:                   | 250 SF / UNIT      | 250 SF / UNIT OR 22,000 SF |



**TYPICAL CARRIAGE HOME & AFFORDABLE UNITS**

SCALE: 1" = 80'



**TYPICAL CARRIAGE HOME ELEVATIONS**

**LEGEND:**

|  |  |  |                                |
|--|--|--|--------------------------------|
|  | WETLAND                                |  | EXISTING UTILITY EASEMENTS     |
|  | 100-YEAR FLOODPLAIN                    |  | GREENBELT LINE OF WEST WINDSOR |
|  | 100-FT D & R CANAL BUFFER LINE         |  | TOWNSHIP LINE                  |
|  | NJ FLOOD HAZARD AREA DESIGN FLOOD LINE |  |                                |

NOTE: RIPARIAN AND WETLAND BUFFER NOT SHOWN AS THEY ARE LOCATED WITHIN EXISTING OUTER LIMIT OF CONSTRAINTS

**SOURCES:**

- THIS PLAN IS THE EXCLUSIVE PROPERTY OF ESE CONSULTANTS INC. AND TOLL BROTHERS INC. ALL RIGHTS AND REMEDIES ARE HEREBY RESERVED. THIS PLAN MAY NOT BE REPRODUCED OR DISTRIBUTED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF ESE CONSULTANTS INC. AND TOLL BROTHERS INC.
- AERIAL PHOTOGRAPHY TAKEN FROM N/CN 2015 90 HIGH RESOLUTION ORTHOPHOTOGRAPHY. TILES C10016, C1184, H10016, H1184
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM PLAN ENTITLED "PLAN OF SURVEY PREPARED FOR S AND S INVESTMENTS, LOTS 6 & 7, BLOCK 37 WEST WINDSOR TOWNSHIP, MERCER COUNTY, NEW JERSEY" PREPARED BY ACT ENGINEERS, INC., ROBINSONVILLE, NEW JERSEY DATED NOV. 24, 1997. VERTICAL DATUM NAVD 29.
- FLOODPLAIN LOCATION: 81.5 FT ELEVATION MAJIS AS IDENTIFIED ON FEMA COMMUNITY MAP PANEL 34621C0184F DATED JULY 20, 2018 CONVERTED TO 82.39 NAVD 29.
- WETLAND INFORMATION TAKEN FROM MAP TITLE AND DATE UNKNOWN PROVIDED BY HILTON REALTY CO., REFERENCE ON MAP IDENTIFIES WETLAND LIMIT INFORMATION TAKEN FROM PLAN ENTITLED "WETLAND SURVEY PREPARED FOR S AND S INVESTMENTS, LOTS 6 & 7, BLOCK 37, WEST WINDSOR TOWNSHIP, MERCER COUNTY, NEW JERSEY" PREPARED BY ACT ENGINEERS, INC., ROBINSONVILLE, NEW JERSEY DATED NOV. 30, 1999.
- NJ FLOOD HAZARD AREA LINE TAKEN FROM MAP TITLE AND DATE UNKNOWN PROVIDED BY HILTON REALTY CO., REFERENCE ON MAP IDENTIFIES FLOOD HAZARD AREA INFORMATION TAKEN FROM PLAN ENTITLED "POLYLINE OF FLOODWAY AND FLOOD HAZARD AREA BE BEAR CREEK AND BEAR CREEK, WEST WINDSOR TOWNSHIP, MERCER COUNTY" PREPARED BY O'BRIEN & CALE, DATED 11/27/84, SHEET 24 OF 30.
- GREENBELT BUFFER LINE TAKEN FROM "GREENBELT MAP OF WEST WINDSOR" DATED AUGUST 29, 2012.
- ALL BASE INFORMATION IS CONSIDERED PRELIMINARY AND SUBJECT TO FIELD VERIFICATION AND SURVEY. SITE PLAN MAY VARY FINDING MORE ACCURATE INFORMATION.



PROPOSED 50-FT LANDSCAPE BUFFER WITH BERM, SIDEWALK, AND FENCING (NOTE: EXISTING 20-FT SANITARY SEWER EASEMENT WITHIN PROPOSED LANDSCAPE BUFFER)

PROPOSED RIGHT IN/RIGHT OUT

PROPOSED ENTRANCE MONUMENTATION

STORMWATER POND

OLD TRENTON ROAD

PROPOSED EMERGENCY ACCESS

EXISTING STREET TREES AND SIDEWALK TO REMAIN TO THE GREATEST EXTENT POSSIBLE

PROPOSED ENTRANCE MONUMENTATION

PROPOSED SCREENING FENCE ALONG EDGE OF EASEMENT

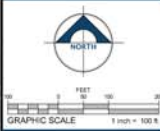
WEST WINDSOR TOWNSHIP  
EAST WINDSOR TOWNSHIP

DORCHESTER DRIVE (80' R/W)

PROPOSED WOOD CHIP TRAIL NETWORK TO INCLUDE BENCHES AND BIRD BOXES



**CONCEPT "K" 88 UNITS**  
22 AFFORDABLE + 66 MARKET RATE  
**HILTON WEST WINDSOR**  
WEST WINDSOR TOWNSHIP, MERCER COUNTY, NEW JERSEY



**PLAN SUMMARY:**  
(22) AFFORDABLE UNITS  
(66) CARRIAGE HOME UNITS  
(88) TOTAL UNITS  
2,885 LF OF NEW CARTWAY  
± 1.7 ACRES STORM WATER

**SITE DATA:**  
ADDRESS: 2001 OLD TRENTON ROAD, PRINCETON JUNCTION, NJ  
PARCELS: BLOCK 37 LOT 6 & 7  
SITE AREA = 45.3 ACRES  
CURRENT ZONING: P - PROF. OFFICE  
PROPOSED ZONING: RESIDENTIAL RETIREMENT COMMUNITY (RR-C)

**OFFICE DATA:**  
PROJECT NUMBER: 481  
DATE: 2019-10-18  
SCALE: 1" = 100'  
DRAWN BY: CCC

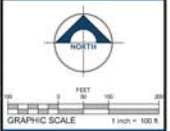




REFER TO CONCEPT "K" 88 UNITS DATED 2019-10-18 FOR REFERENCED SOURCE DATA



OPEN SPACE PLAN  
**HILTON WEST WINDSOR**  
WEST WINDSOR TOWNSHIP, MERCER COUNTY, NEW JERSEY



**PLAN SUMMARY:**  
(22) AFFORDABLE UNITS  
(66) CARRIAGE HOME UNITS  
(88) TOTAL UNITS  
2,885 LF OF NEW CARTWAY  
±1.7 ACRES STORM WATER

**SITE DATA:**  
ADDRESS: 2001 OLD TRENTON ROAD, PRINCETON JUNCTION, NJ  
PARCELS: BLOCK 37 LOT 6 & 7  
SITE AREA = 45.3 ACRES  
CURRENT ZONING: P - PROF. OFFICE  
PROPOSED ZONING: RESIDENTIAL RETIREMENT COMMUNITY (RR-C)

**OFFICE DATA:**  
PROJECT NUMBER: 4081  
DATE: 2019-10-18  
SCALE: 1" = 100'  
DRAWN BY: CCC





**HILTON WEST WINDSOR**  
**STREETSCAPE RENDERING**  
OLD TRENTON ROAD LOOKING TOWARDS DORCHESTER DRIVE

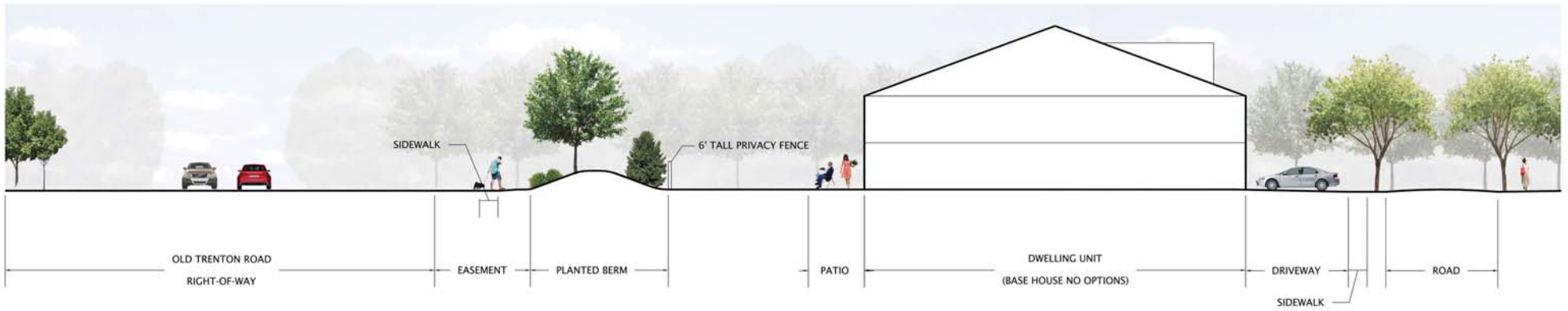
DATE: 10-18-2019

NOTE: ARTISTIC RENDERING DEPICTS GENERAL DESIGN ELEMENTS ONLY. DESIGN SUBJECT TO CHANGE.



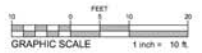


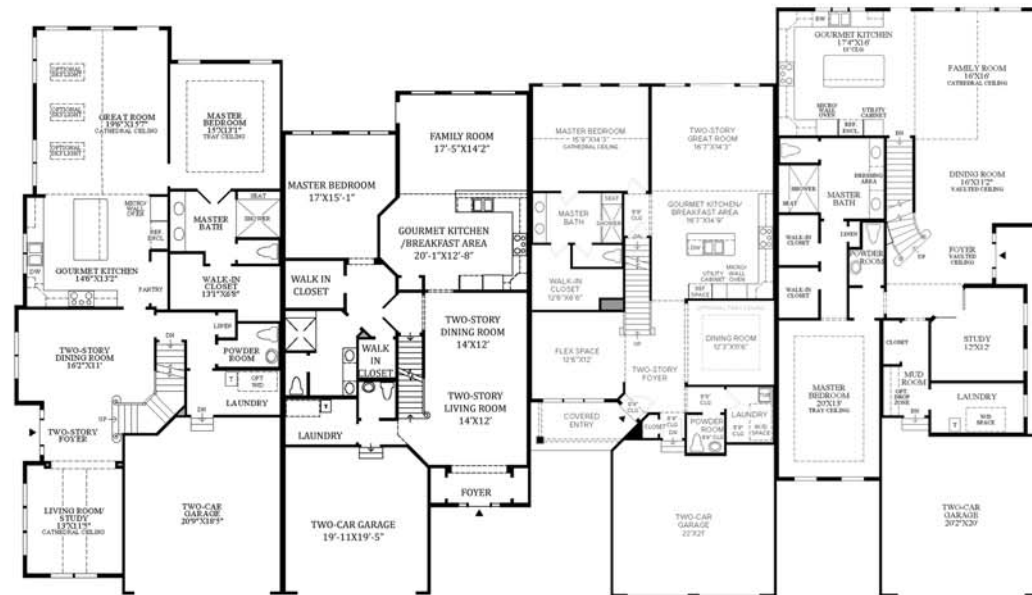
KEY MAP  
SCALE: 1" = 500'



### HILTON WEST WINDSOR SITE CROSS SECTION

SCALE: 1" = 10'  
DATE: 10-18-2019





**BUCKNELL**  
2,631 S.F.

**STRATHMERE**  
2,721 S.F.

**AUTUMN**  
2,555 S.F.

**KINKADE**  
2,804 SF

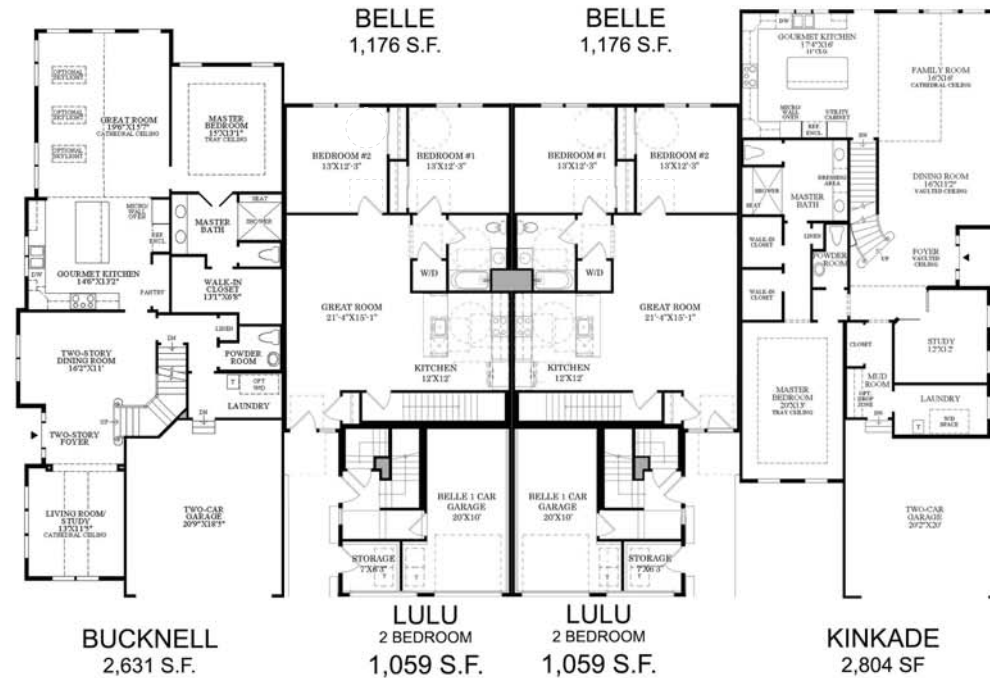
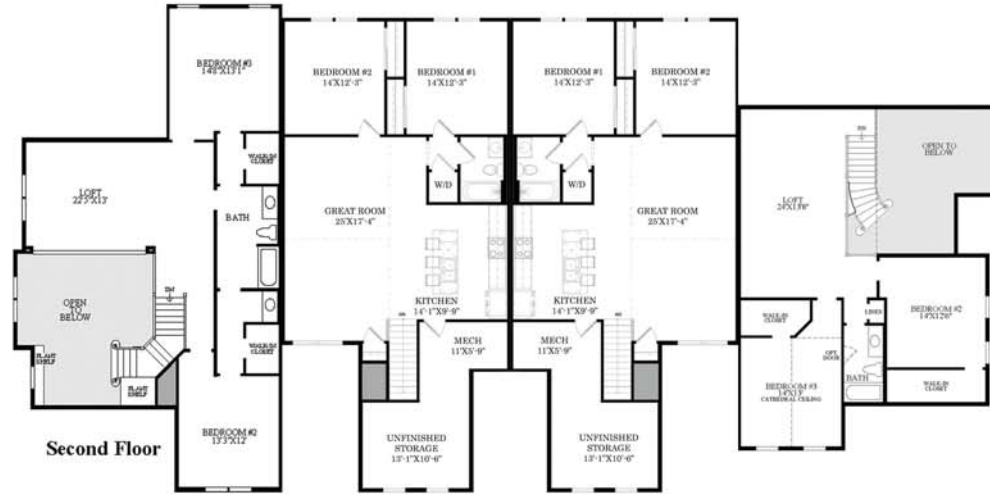
# 4 UNIT BUILDING

HILTON PROPERTY WEST WINDSOR  
NJ DIVISION

12.19.19

**TOLLARCHITECTURE**

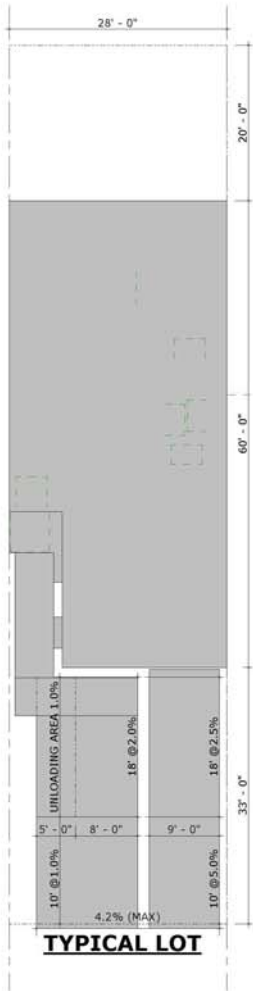




# 6 UNIT BUILDING

HILTON PROPERTY WEST WINDSOR  
NJ DIVISION  
12.19.19

TOLLARCHITECTURE







BUCKNELL FARMHOUSE

STRATHMERE FARMHOUSE

AUTUMN FARMHOUSE

KINKADE FARMHOUSE

**DRAFT**



4 UNIT BLDG

T. HILL

HILTON PROPERTY WEST WINDSOR  
 NJ DIVISION  
 03.22.19  
 REVISED.12.19.19

TOLLARCHITECTURE



BUCKNELL FARMHOUSE

LULU & BELLE FARMHOUSE

LULU & BELLE FARMHOUSE

KINKADE FARMHOUSE

**DRAFT**



**PERSPECTIVE FRONT VIEW**

6 UNIT BLDG

T. HILL

HILTON PROPERTY WEST WINDSOR  
NJ DIVISION

03.22.19  
REVISED: 12.19.19

TOLLARCHITECTURE