

DEVELOPMENT APPLICATION

CONTROL NO. _____

Block(s) 9/9.03 Lot(s) 12.01, 12.03/ 12.02 Date Received _____

By _____

TO BE COMPLETED BY APPLICANT (A-T)

A. Property Owner's Name Palladium Realty LLC

Address c/o Mack-Cali Realty Corporation, Harborside 3, 210 Hudson Street, Suite 400

(Street)

Jersey City

(City)

NJ

(State)

07311

(Zip)

Phone (732) 590-1000

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

FAX (_____) _____

B. Applicant's Agent Name Thomas Golden, V.P., Development

Address c/o Mack-Cali Realty Corporation, Harborside 3, 210 Hudson Street, Suite 400

(Street)

Jersey City

(City)

NJ

(State)

07311

(Zip)

Phone (732) 590-1051

FAX (_____) _____

(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 Geoff Lanza c/o Bowman Consulting Group Ltd.

Address 303 W. Main Street
(Street)
Freehold NJ 07728
(City) (State) (Zip)

Phone (732) 665-5500

FAX (732) 665-5501 E-MAIL glanza@bowman.com

License No. 24GE3068000

F. Architect's Name and Firm Chris Lessard c/o Lessard Design, Inc. PC

Address 8521 Leesburg Pike, Seventh Floor
(Street)
Vienna Va. 22182
(City) (State) (Zip)

Phone (571) 830-1800

FAX (571) 830-1801 E-MAIL clessard@lessarddesign.com

License No. 21AI01219600

G. Plat/Plan Dated 3/27/2020 Title _____

Preliminary and Final Major Subdivision and Preliminary and Final Major Site Plan for Proposed Hotel (Phase 1) and Proposed Residential Development (Phase 2), and Preliminary Major Site Plan for Proposed Restaurant and Retail (Phase 3), and Proposed Residential Development (Phase 4)

H. Name and Location of Development (Street or Road and nearest public Street intersection)
Meadow Road and Old Meadow Road @ Route 1 North

I. Present use of Land Farmland

J. Present Use of Structure Not applicable

K. Proposed Use of Land residential, retail, hotel, surface parking, stormwater facilities, recreational amenities
(If more than one use proposed, indicate various uses and areas on plat)

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

M. Plat/Plan Data

1. Acreage to be subdivided 25.514 No. of Lots Proposed 2

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

3. Lot Areas 4.13 acres: 21.38 acres

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

5. Area of Site Plan to be Developed 59.1 Acres 2,574,396 SF

6. Floor Area of Proposed Structure: See architects plans

Floor No. _____	_____	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 1286

N. Utility Data (indicate service proposed)

1. Water x _____ 4. Electric x _____
2. Sanitary x _____ 5. Telephone x _____
3. Gas x _____ 6. Heating Fuel _____

O. Zoning District PMN-1

P. Zone Requirements	<u>see site plan sheet 2 of 49</u>	(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)
x Attached _____ Not Attached

S. Other Information

1. Principal Office Address Harborside 3, 210 Hudson Street, Suite 400

(Street)
Jersey City NJ 07311 Phone(732) 590-1000
(City) (State) (Zip) FAX ()

President's Name N/A

Secretary's Name Gary T. Wagner

2. I, Gary T. Wagner, consent to the filing of this Site Plan/

Subdivision by Palladium Realty LLC

(Agent)

Palladium Realty LLC
By: Mack-Cali Realty, L.P., sole member
By: Mack-Cali Realty Corporation, general partner
By: Gary T. Wagner, General Counsel

(Owner's Signature)

(Date)

(Owner's Printed Name)

3. Principal Office Address Harborside 3, 210 Hudson Street, Suite 400

(Street)

Jersey City NJ 07311 Phone (732) 590-1000
(City) (State) (Zip) FAX ()

T. _____
(Applicant's Signature)

(Date)

Palladium Realty LLC
By: Mack-Cali Realty, L.P., sole member
By: Mack-Cali Realty Corporation, general partner
By: Gary T. Wagner, General Counsel

(Applicant's Printed Name)

RIDER

The applicant, Palladium Realty, LLC, seeks site plan, subdivision, and design waiver approval in order to construct a planned development in the Township of West Windsor. The subject property is located at the intersection of Route 1 North and Meadow Road, and is identified as Block 9, Lots 12.01 and 12.03 and Block 9.03, Lot 12.02 on the West Windsor Township property tax maps. The subject property is vacant land covering 58.79 acres, consisting of two large farm fields and appurtenant woodlands.

The applicant proposes to develop the property with hotel, restaurant, retail and residential uses. The hotel is proposed to contain 130 rooms and a total of 100,673 square feet. The restaurant is proposed to be 6,915 square feet in size. Two retail pads are proposed; each will be 8,000 square feet in size.

A total of 656 apartments are proposed. There will be 225 one bedroom units; 351 two bedroom units, and 80 three bedroom units. Twenty-five percent of the apartments will be set-aside for lower income households.

A total of 1,727 parking stalls are proposed. The hotel will be allotted 208 stalls, the restaurant will have 104 stalls, and the two retail units will have 123 stalls. Of the 123 retail stalls, 43 will be banked.

The residential component of the proposed development will have 1,292 parking stalls, of which 528 will be in garage / tandem arrangements.

A subdivision is proposed to create a total of four lots. The hotel and restaurant are proposed to be located on a 4.13 acre lot. The retail units and northerly section of the residential development are proposed for a 21.38 acre lot. The residential units to be located on the southerly section are proposed for a 27.87 acre lot. An existing Green Belt parcel contains 4.90 acres. These acreage figures reflect post right-of-way dedications as proposed by the applicant.

This is a phased project. Phase 1 will contain the hotel. Phase 2 will contain the northerly section of residential development (356 units). Phase 3 will contain the restaurant and retail units. Phase 4 will contain the southerly section of the residential development (300 units).

The subject property is located in the PMN-1, Planned Mixed Use Neighborhood, zone district. The PMN-1 zone permits as principal uses neighborhood retail uses, hotels, offices, garden and mid-rise apartments and townhouse dwellings, and affordable

housing, as regulated. All uses proposed by the applicant are permitted principal uses in the PMN-1 zone.

Design exceptions are sought, pursuant to N.J.S.A. 40:55D-51(b), for (1) the spacing between certain buildings, with 75 feet required and 47.9 feet to 67.5 feet proposed; (2) a de minimis exceedance of the allowable parking for residential use; and (3) excess parking spaces for the retail uses (such excess spaces are proposed to be land banked).

Planned developments must meet the requirements of N.J.S.A. 40:55D-45 before any approval can be granted by the planning board.

40:55D-45(a)

The applicant meets nearly all the zoning controls as established by the PMN-1 zone including use, floor area, impervious coverage, density, building height, lot area, yard setbacks, and affordable housing requirements, excepting parking standards for residential use and building to building setbacks. The requirements of 40:55D-45(a) to conform to the zoning standards of the PMN-1 zone district are therefore met.

40:55D-45(b)

The applicant proposes a variety of recreational and open space facilities, including Green Belt preservation areas, an extensive, project-wide bike way, sidewalks, clubhouses, pools, dog runs, barbecue areas, playgrounds, community gardens, and a 10,000-square foot public activity space on Block 9, Lot 12.01 will serve as the terminus of the Carnegie Center Green Way. The applicant proposes 37.0 percent improvement coverage at buildout of the project, leaving 63.0 percent, or approximately 37 acres, in some form of open space. A total of 43 retail parking stalls will be banked to further increase greenspace. The applicant will submit a maintenance plan for its proposed common areas for Township review and approval. An extensive area of the south residential parcel will be dedicated to the Township Green Belt, and onsite wetlands and wetlands transition areas will be protected by conservation easements and /or deed restrictions. Based on the project design as outlined herein, the applicant has met the requirements of 40:55D-45(b) to ensure the adequacy of amount, location and purposes of the proposed open spaces (as well as their maintenance and conservation).

40:55D-45(c)

The applicant also proposes a well-designed pedestrian and vehicular circulation plan. All Residential Site Improvement Standards (RSIS) are met. Parking as proposed slightly exceeds RSIS standards for residential use but the inclusion of two clubhouses/pools serving the project residents and their visitors/guests makes some additional parking both practical and desirable. An extensive internal sidewalk network and a perimeter bikeway

connect the north and south parcels to the adjoining streets, nearby offices and retail uses, and Township open spaces. A roundabout is proposed, consistent with the requirements of the PMN-1 zone, to safely and efficiently accommodate traffic generated by this project as well as pass by/ through traffic which uses the Meadow Road/ Route 1 interchange. Right-of-way dedication is proposed along Old Meadow Road and the Meadow Road connector as requested by the Township engineer to ensure that adequate turning radii, traffic lanes and road alignment are provided per Township standards.

Most building setbacks are met, ensuring adequate light and air, and where building to building setback compliance is not provided, extensive landscaping is provided as a buffer. Exemplary and stimulating architecture and building materials are proposed for the visual enjoyment of residents and those passing by.

Public services are delivered into the property via connections to existing infrastructure located in Meadow Road, Carnegie Center Drive and Old Meadow Road.

The requirements of 40:55D-45(c) are therefore met.

40:55D-45(d)

The proposed development can be approved per the requirements of 40:55D-45(d) since it will not have any unreasonable adverse impact on the area. As indicated herein, nearly all zoning requirements are met. The proposed project is adjacent to major roadways and is largely removed from other residential neighborhoods on three sides. Numerous roadway improvements are proposed to ensure traffic within the site and through the area will flow efficiently. Wetlands, flood hazard areas and the Township Green Belts will be protected and even expanded. The project will utilize existing infrastructure. Noise and soil impacts as described in the accompanying Environmental Impact Statement are expected to be limited and of short duration.

40:55D-45(e)

This is a phased project that will be built in accordance with market demand. Per agreement with the Township, the fourth phase of this project cannot be built before January 1, 2025, allowing time for the market to absorb the new residential units. Numerous technical review meetings with Township staff over the course of the last year have been held to assure compliance with Township ordinances, preferences and best management practices. The applicant will consent to all reasonable terms and conditions of approval to project the general welfare and expects said terms and conditions to memorialized in a Developer's Agreement with West Windsor which will protect the public and the residents, occupants and owners of the proposed development, thereby satisfying the requirements of 40:55D-45(e).

Engineering, architectural, planning and other testimony will be presented before the West Windsor Township Planning Board at the time of the public hearing.