

September 18, 2020

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

RE: MARKETFAIR

Dear Mr. Surtees:

This letter confirms that CBRE, Inc. is authorized to act as agent for Teachers Insurance and Annuity Association, for the Benefit of its Separate Real Estate Account, the owner of Block 7.15, Lot 14.04, containing the MarketFair retail center. This authorization is for land use, zoning and building permit matters for MarketFair.

If you have any questions or require additional information please do not hesitate to contact me. Thank you for your assistance.

Very truly yours,



Todd H. Rollins
Managing Director, Asset Management
Northeast Head, Retail

cc: Richard Kenwood
Thomas M. Letizia, Esq.
Susan Ferrara

West Windsor Township

Department of Community Development – Division of Land Use

SITE PLAN CHECKLIST

PROPERTY LOCATION:

BLOCK 7.15 LOT 14.04 APPLICATION CONTROL NO. PB20-10

CHECKLIST COMPLETED BY S. Ferrara CHECKED BY: _____
DATE: _____

() PRELIMINARY () FINAL () PRELIMINARY/FINAL () SKETCH PLAN

The following are statutory items required to be shown on plans submitted for Site Plan approval. As the items are completed the applicant should check that item off on the line provided. If a waiver of any item is requested, insert "W.R." on the appropriate line, and on Page 7 indicate your reasons as to why the waiver is requested. Certification of application completeness will be held in abeyance, pending Planning Board action on waiver requests. Applicable Township Ordinances shall be referred to for specific site development design criteria.

Section 200-11.A Map Details - All maps and other documents submitted for Site Plan Review shall contain following information in addition to specific Site Plan details as required for each review stage.

APPLICANT

TOWNSHIP

- _____ 1) Title and location of property _____
- _____ 2) Name and address of landowner and applicant. If a corporation is landowner or applicant, the principal office location and name of President and Secretary shall be included. _____
- _____ 3) Name, address and professional license number and seal of the professional preparing documents and drawings. All plans shall be prepared, signed and sealed by a licensed professional engineer or architect. _____
- _____ 4) A place for the signature of the Chair and Secretary of the Planning Board and the Health Department. _____
- _____ 5) Date of plan and any modifications thereto. _____
- _____ 6) The legends, as shown on Page 8 of this list, shall be on the Site Plan map. _____

Section 200-12 SKETCH PLAN REVIEW

200-12.A Sketch Details - The Sketch Site Plan may be prepared by the applicant and contain sufficient information for discussion by the Board and the applicant.

Section 200-13 PRELIMINARY SITE PLAN APPROVAL

200-13.C Preliminary Site Plan Details – The Preliminary Site Plan Application technical materials, notwithstanding any other requirements of this or other Township ordinances, shall contain the following:

Section 200-15 MINOR SITE PLAN APPROVAL

200-15.C Minor Site Plan Details – The minor site plan application technical materials, notwithstanding any other requirements of this or other Township ordinances, shall contain the following:

<u>APPLICANT</u>		<u>TOWNSHIP</u>
W	1) Locator map at a scale of one inch equals two thousand feet (1" = 2,000'), or larger scale, showing the lot and block number of the parcel in question and the lot and block numbers of adjacent or opposite properties. This map should also show any contiguous lot in which the applicant has any direct or indirect interest, and the nature of the applicant's interest.	_____
W	2) A site plan at a scale of one inch equals fifty feet (1" = 50'), or larger scale, and any supplemental plans that are necessary to properly depict the project. The minor site plan shall show the following information as appropriate to describe the proposed site modifications	_____
W	(a) North arrow, scale, graphic scale, date and notes and dated revisions.	_____
W	(b) The zoning district in which the parcel is located together with the district boundaries included within the boundaries of the parcel or within two hundred (200) feet therefrom. All setback lines, landscape strips, landscape buffers, building heights and other bulk requirements shall be shown and dimensioned. Any deviation from requirements of this Part 1 shall be specifically shown.	_____
W	(c) Survey map, prepared by a licensed surveyor of New Jersey, showing boundaries of the properties, lines of all existing streets and roads, easements, rights-of-way, and areas dedicated to public use within two hundred (200) feet of the development. These shall be dimensioned and where applicable, referenced as to direction.	_____
W	(d) Reference to any existing or proposed deed restrictions or exceptions concerning all or any portion of the parcel. A copy of such covenants, deed restrictions or exceptions shall be submitted with the application.	_____
W	(e) The existing and proposed contours, referred to U.S. Coast and Geodetic Survey Datum, at a contour interval of not less than two (2) feet. Existing contours are to be indicated by solid lines. Any proposed change of on-site natural features (e.g. vegetation, wooded areas, watercourses, etc.) shall be specifically noted.	_____
X	(f) The site plan shall include existing ponds, streams and watercourses as well as the designated greenbelt or wetlands as defined by N.J.A.C. 7:7A Freshwater Wetlands Protection Act, if applicable. Any effects on existing drainage facilities resulting from the proposed site modifications shall be described.	_____

<u>APPLICANT</u>		<u>TOWNSHIP</u>
W	(g) The location of all existing buildings, bridges, culverts, paving, lighting, signs or any other structures with grade elevations for each structure in the area adjacent to the proposed site modifications. Grade elevations may be established from use of Township topographical maps.	
W	(h) The distances measure along the right-of-way lines of existing streets abutting the property, to the nearest intersection with other streets.	
X	(i) The proposed modification(s) to the existing use or uses of the land, buildings and structures.	
W	(j) Specifically identified on the site plan, in tabular form, shall be pertinent zoning data indicating the bulk/area requirements of the zone in which the proposed development is located and how the proposed site modifications respond to the zoning requirements.	
NA	(k) The location and size of all proposed easements, rights-of-way, public areas to be dedicated to the public or to be restricted or defined by deed or any other arrangement. Also the location of any Master Plan proposals indicating roadway, greenbelt, public area or facility shall be shown.	
W	(l) A tabulation of a proposed building's perimeter that fronts on a public or private street or on a fire apparatus space expressed in feet as well as percentage of total building perimeter linear footage shall be indicated as part of site data information contained on a site plan.	
W	(m) Location of all utilities including gas, electric, water, sewer, CATV.	

REQUEST FOR WAIVER

Section From Which
Waiver Requested

Reason for Request