



# WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT  
DIVISION OF LAND USE

## DEVELOPMENT APPLICATION

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

Block(s) 47 Lot(s) 2-6 Date Received \_\_\_\_\_

By \_\_\_\_\_

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

A. **Property Owner's Name** Henjocon, LLC

Address 61 Cranbrook Road  
(Street)  
Hamilton Square, NJ 08690  
(City) (State) (Zip)

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

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

B. **Applicant's Agent Name** Henry L. Kent-Smith, Esq. c/o Fox Rothschild LLP

Address 997 Lenox Drive, Building Three  
(Street)  
Lawrenceville, NJ 08648  
(City) (State) (Zip)

Phone ( 609 ) 896-4584 FAX ( ) \_\_\_\_\_

Email HKent-Smith@foxrothschild.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** Tung-To Lam, P.E., c/o Bohler Engineering

Address 30 Independence Blvd., Suite 200  
(Street)  
Warren, NJ 07059  
(City) (State) (Zip)

Phone ( 908 ) 668-8300

FAX ( 908 ) 754-4401 Email: tlam@bohlereng.com

License No. 47863

F. **Architect's Name and Firm** \_\_\_\_\_

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

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

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

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

G. Plat/Plan Dated 4/28/20 Title Preliminary Site Plan

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

Corner of Southfield Road and CR 571 aka Princeton-Hightstown Road

I. Present use of Land Vacant/residential

J. Present Use of Structure Vacant

K. Proposed Use of Land Two commercial lots - Proposed Lot 1: 2.446 ac before dedication, 2.092 ac after dedication;  
(If more than one use proposed, indicate various uses and areas on plat) Proposed Lot 2: 1.458 ac before dedication,  
1.390 ac after dedication  
Proposed Lot 1 - QuickChek convenience store (5,869 SF) with fueling area;

L. Proposed Use of Structure Proposed Lot 2 - Restaurant with drive thru (4,541 SF)  
(If more than one use proposed, indicate various uses and areas on plan)

M. Plat/Plan Data

1. Acreage to be subdivided 3.904 acres No. of Lots Proposed 2 lots

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

3. Lot Areas Proposed lot 1 - 2.092 acres; Proposed Lot 2 - 1.390 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 Lot 1 - 71,617 SF; Lot 2 - 48,414 SF Acres \_\_\_\_\_ SF

6. Floor Area of Proposed Structure:

Floor No. <u>QuickChek (1 floor)</u>	<u>5,869</u>	SF
Floor No. <u>Restaurant w/ drive thru (1 floor)</u>	<u>4,541</u>	SF
Floor No. _____	_____	SF
Floor No. _____	_____	SF

7. If Addition to Existing Structure: N/A

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

8. Total Floor Areas 10,410 SF

9. Number of Parking Spaces Lot 1 - 49 spaces proposed; Lot 2 - 43 spaces proposed

N. Utility Data (indicate service proposed)

1. Water Yes 4. Electric Yes  
2. Sanitary Yes 5. Telephone Yes  
3. Gas Yes 6. Heating Fuel No

O. Zoning District Planned Village Center / B-2 Neighborhood Center Business

P. Zone Requirements	(Ordinance) B-2	(Proposed) ** Lot 1:	Lot 2:
1. Min. Tract/Lot Area	<u>1 acre</u>	<u>2.092 acres</u>	<u>1.390 acres</u>
2. Min. Lot frontage	<u>125'</u>	<u>Complies</u>	<u>Complies</u>
3. Min. Lot Width	<u>150'</u>	<u>236.4'</u>	<u>233.25'</u>
4. Min. Lot Depth	<u>200'</u>	<u>371'</u>	<u>264.5'</u>
5. Min. Yards:			
Front	<u>30'</u>	<u>Complies</u>	<u>Complies</u>
Side	<u>15'</u>	<u>56.5'</u>	<u>35.5'</u>
Rear	<u>15'</u>	<u>N/A</u>	<u>N/A</u>
6. Max F.A.R.	<u>0.18</u>	<u>0.06</u>	<u>0.07</u>
7. Max M.I.C.	<u>55%</u>	<u>66.0%*</u>	<u>54.7%</u>
8. Max. Gross Density	_____	_____	_____
9. Max. Bldg. Height	<u>2.5 stories / 35'</u>	<u>1 story / 32'</u>	<u>1 story / &lt;35'</u>
10. Parking Spaces Required	<u>Lot 1 - 60 spaces</u> <u>Lot 2 - 45 spaces</u>	<u>75 spaces</u>	<u>75 spaces</u>

\*Requires Variance

\*\*Figures listed reflect post-dedication

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

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

S. Other Information

1. Principal Office Address East Ridge Development, LLC - 24 Market Street  
(Street)  
Ridgefield, CT 06877 Phone (571 ) 426-3094  
(City) (State) (Zip) FAX ( 203 ) 438-2279

President's Name Lawrence R. Harder

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

2. I, \_\_\_\_\_, consent to the filing of this Site Plan/

Subdivision by East Ridge Development, LLC  
(Agent)

*William Scott Saul*  
(Owner's Signature)

5-7-2020  
(Date)

William Scott Saul  
(Owner's Printed Name)

3. Principal Office Address Henjocon, LLC - 61 Cranbrook Road  
(Street)

Hamilton Square, NJ 08690 Phone ( )  
(City) (State) (Zip) FAX ( )

T. *Lawrence R Harder* 5/18/20  
(Applicant's Signature) (Date)

By: Lawrence R. Harder  
(Applicant's Printed Name)  
Managing Member

