



# WEST WINDSOR TOWNSHIP

## DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

### DEVELOPMENT APPLICATION

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

Block(s) 6 Lot(s) 8, 54, 55.01 & 76 Date Received \_\_\_\_\_

By \_\_\_\_\_

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

A. **Property Owner's Name** Avalon West Windsor Venture, LLC

Address 671 North Glebe Road, Suite 600  
(Street)

Arlington VA 22203  
(City) (State) (Zip)

Phone (732) 404-4825

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

FAX ( )

B. **Applicant's Agent Name** Daniel Sobieski, PE - Colliers Engineering & Design DBA Maser Consulting

Address 331 Newman Springs Road, Suite 203  
(Street)

Red Bank NJ 07701  
(City) (State) (Zip)

Phone (732) 383-1950 FAX (732) 383-1984

Email daniel.sobieski@colliersengineering.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) **PB 20-15**)

Attach copies of resolution, if available.

D. Type of Approval Sought

☐ Concept ☐ Preliminary ☐ Final ☐ Preliminary/Final ☒ **Amended Site Plan**  
☐ 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 Daniel Sobieski, PE - Maser Consulting Inc.

Address 331 Newman Springs Road, Suite 203  
(Street)  
Red Bank NJ 07701  
(City) (State) (Zip)

Phone ( 732 ) 383-1950

FAX ( 732 ) 383-1984 Email: daniel.sobieski@colliersengineering.com

License No. 55019

F. Architect's Name and Firm Looney Ricks Kiss, Inc (LRK)

Address 50 South B.B, King Blvd., Suite 600  
(Street)  
Memphis TN 38103  
(City) (State) (Zip)

Phone ( )

FAX ( ) Email:

License No.

G. Plat/Plan Dated February 23, 2022 Title Amended Preliminary & Final Major Site Plan

H. Name and Location of Development (Street or Road and nearest public Street intersection)  
W Squared- Washington Road and Station Road

I. Present use of Land The subject property consists of multiple office building, parking lots, and appurtenant sidewalks, curbing, utilities and landscaping.

J. Present Use of Structure Office buildings (In process of being demolished)

K. Proposed Use of Land \*  
(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)

\* The Applicant previously received approval to redevelop the lots in question with a transit oriented mixed-use development consisting of multi family dwellings, townhouses, senior housing and commercial storefronts. This amended site plan application will include an additional level to Parking Garage East (116 additional parking spaces), a proposed signage package and a temporary sales trailer and signage plan for the Pulte development.

M. Plat/Plan Data

1. Acreage to be subdivided 24.44 No. of Lots Proposed 12

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

3. Lot Areas \_\_\_\_\_

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

5. Area of Site Plan to be Developed 25.56 Acres 1,113,119 SF

6. Floor Area of Proposed Structure:

Floor No.	<u>MIXED USE</u>	<u>MIXED USE</u>	SF	TOTAL
Floor No.			SF	
Floor No.	<u>TOWNHOMES</u>	<u>293,670</u>	SF	TOTAL
Floor No.	<u>CONDOMINIUM</u>	<u>55,263</u>	SF	TOTAL

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 1,405

N. Utility Data (indicate service proposed)

1. Water PROPOSED 4. Electric PROPOSED  
2. Sanitary PROPOSED 5. Telephone PROPOSED  
3. Gas PROPOSED 6. Heating Fuel NOT PROPOSED

O. Zoning District RP-1 of the Princeton Junction Redevelopment Plan

P.	Zone Requirements	(Ordinance)	(Proposed)
1.	Min. Tract/Lot Area	<u>43,560 sf (1 acre)</u>	<u>628,938 sf (14.44 acres)</u>
2.	Min. Lot frontage	<u>NO STD</u>	<u>N/A</u>
3.	Min. Lot Width	<u>NO STD</u>	<u>N/A</u>
4.	Min. Lot Depth	<u>NO STD</u>	<u>N/A</u>
5.	Min. Yards:	<u>0 FT ALLOWED</u>	<u>0 FT</u>
	Front	_____	_____
	Side	_____	_____
	Rear	_____	_____
6.	Max F.A.R.	<u>NO STD</u>	<u>N/A</u>
7.	Max M.I.C.	<u>NO STD</u>	<u>N/A</u>
8.	Max. Gross Density	<u>868</u>	<u>868</u>
9.	Max. Bldg. Height	<u>5 STY 70 FT</u>	<u>5 STY 70 FT</u>
10.	Parking Spaces Required	<u>1,234</u>	<u>1,405</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 X Not Attached

S. Other Information

1. Principal Office Address 105 Elm Street, 1st floor  
Westfield NJ 07090 (Street) Phone( 732 ) 404-4825  
(City) (State) (Zip) FAX ( )

President's Name \_\_\_\_\_

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

2. I, Ronald Ladell, consent to the filing of this Site Plan/

Subdivision by Daniel Sobieski Colliers Engineering  
(Agent)

Ronald S. Ladell  
(Owner's Signature)

2/15/22  
(Date)

Ronald Ladell, Senior Vice-President  
(Owner's Printed Name)

3. Principal Office Address 105 Elm St, 1st floor  
(Street)  
Westfield NJ 07090 Phone ( 732 ) 404-4825  
(City) (State) (Zip) FAX ( )

T. Ronald S. Ladell 2/15/22  
(Applicant's Signature) (Date)

Ronald Ladell, Senior Vice President  
(Applicant's Printed Name)