

**DEVELOPMENT APPLICATION**

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

Block(s) 9 Lot(s) 12.011 and 12.012 Date Received \_\_\_\_\_

By \_\_\_\_\_

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

A. Property Owner's Name BLG West Windsor, LLC (as to Lot 12.011)

Address 78 Okner Parkway

(Street)

Livingston

(City)

NJ

(State)

07039

(Zip)

Phone ( 973 ) 597-6433, Extension 1165

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

FAX ( 973 ) 597-6422

**\*\*See Addendum to Application\*\***

B. Applicant's Agent Name James Talerico

Address c/o BLG West Windsor, LLC, 78 Okner Parkway

(Street)

Livingston

(City)

NJ

(State)

07039

(Zip)

Phone ( 973 ) 597-6433, Extension 1165

FAX ( 973 ) 597-6422

(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) PB19-15 )  
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)  
\*Amended Final Site Plan (Hotel) and Amended Preliminary Site Plan (Restaurant)

E. Engineer's Name and Firm James M. Ward, PE, 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 jward@bowman.com  
License No. 24GE04343400

F. Architect's Name and Firm Joshua Inman, AIA, NCARB, c/o Cuhaci Peterson  
Address 2600 Maitland Center Parkway  
(Street)  
Maitland FL 32751  
(City) (State) (Zip)  
Phone ( 407 ) 661-9100 Extension 2470  
FAX ( 407 ) 661-9101 E-MAIL joshi@c-p.com  
License No. \_\_\_\_\_

G. Plat/Plan Dated \_\_\_\_\_ Title \_\_\_\_\_

\*SEE ADDENDUM TO APPLICATION\*

H. Name and Location of Development (Street or Road and nearest public Street intersection)  
~~NJ Highway Route US #1 North/Carnegie Center Drive/Meadow Road/~~  
Meadow Road Connector

I. Present use of Land Vacant Land

J. Present Use of Structure N/A

K. Proposed Use of Land Hotel Structure and Restaurant Structure  
(If more than one use proposed, indicate various uses and areas on plat)

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

M. Plat/Plan Data

1. Acreage to be subdivided N/A No. of Lots Proposed N/A

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

\*\*SEE ADDENDUM TO APPLICATION\*\*

3. Lot Areas Lot 12.011 - 4.13 Acres; Lot 12.012 - 21.38 Acres

4. Acreage of Contiguous Parcel (s) in Same Ownership, not part of this  
Development Lot 12.012 is included in this application as same is the  
subject of a Hotel Parking Easement for hotel/restaurant use. The  
stormwater management basin is located on Lot 12.012.

5. Area of Site Plan to be Developed 4.13 Acres 179,798 SF

6. Floor Area of Proposed Structure: See Architectural Plans - Hotel  
Restaurant Footprint - 8,075 SF

Floor No.	_____	_____	SF
Floor No.	_____	_____	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 See Architectural Plans - Hotel SF  
Restaurant Footprint - 8,075 SF

9. Number of Parking Spaces 312 approved spaces; 290 proposed spaces

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 District

P. Zone Requirements	(Ordinance)	(Proposed)
<b>**See Zoning Table - Sheet 2 of Bowman Engineering Plan Set**</b>		
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: BLG West Windsor, LLC, 78 Okner Parkway  
(Street)  
Livingston NJ 07039  
(City) (State) (Zip) Phone (973 ) 597-6433, Ext. 1165  
FAX (973 ) 597-6422

~~PREPARED BY:~~ Bradford Honigfeld, Managing Member

~~SECRETARY'S NAME:~~ \_\_\_\_\_

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

Subdivision by \_\_\_\_\_

(Agent)

LOFTS AT PRINCETON PLACE DEVELOPERS, LLC

BY: \_\_\_\_\_ / \_\_\_\_ / 22  
(Owner's Signature) (Date)

\_\_\_\_\_  
(Owner's Printed Name)

3. Principal Office Address: 78 Okner Parkway  
(Street)

Livingston NJ 07039  
(City) (State) (Zip) Phone (973 ) 597-6433, Ext. 1165  
FAX (973 ) 597-6422

BLG WEST WINDSOR, LLC

T. BY: \_\_\_\_\_ / \_\_\_\_ / 22  
(Applicant's Signature) (Date)

BRADFORD HONIGFELD, Managing Member  
(Applicant's Printed Name)



S. Other Information

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

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

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

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

Subdivision by \_\_\_\_\_

WWW WEST WINDSOR LLC (Agent)

BY: \_\_\_\_\_ / /22  
(Owner's Signature) (Date)

\_\_\_\_\_  
(Owner's Printed Name)

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

T. \_\_\_\_\_  
(Applicant's Signature) (Date)

\_\_\_\_\_  
(Applicant's Printed Name)

ADDENDUM TO APPLICATION  
BLOCK 9, LOTS 12.011 AND 12.012  
APPLICANT: BLG WEST WINDSOR, LLC

A. Additional Property Owners Names:

Lofts at Princeton Place Developers, LLC (as to Lot 12.012)  
820 Morris Turnpike  
Short Hills, New Jersey 07078  
Phone: (973) 467-5000  
(Fax): (973) 467-0654

WWW West Windsor LLC (as to Lot 12.012)  
820 Morris Turnpike  
Short Hills, New Jersey 07078  
Phone: (973) 467-5000  
(Fax): (973) 467-0654

G. Plans/Plats:

(i) Engineering Plan entitled "Amended Final Major Site Plan for Phase 1 - Hotel Amended Preliminary Site Plan for Phase 3 – Restaurant, Block 9, Lots 12.01 & 12.011, Tax Map Sheet 2, Dated May 16, 1998, revised March, 2005, West Windsor Township, Mercer County, New Jersey", prepared by Bowman Consulting Group, Ltd., dated 9/12/22 (consisting of 21 sheets).

(ii) Landscape Plan entitled "Princeton Executive Park, West Windsor, New Jersey, Landscape Architecture Plan", prepared by Melillo-Bauer-Carman Landscape Architecture, dated 3/27/20, revised to 9/12/22 (consisting of 11 sheets).

(iii) Architectural Plan entitled "Element Hotel, Block 9, Lots 12.01 & 12.02, Township of West Windsor, Mercer County, New Jersey", prepared by Cuhaci Peterson.

M. Plat/Plan Data:

(2) Planning Board previously granted, pursuant to Application #PB19-15, and as memorialized in Planning Board Resolution adopted December 9, 2020, Preliminary and Final Major Site Plan and Subdivision Approval (Phases 1 and 2) and Preliminary Major Site Plan Approval (Phases 3 and 4) with Waivers for property known as Block 9, Lot 12.01 and 12.03, Block 9.03, Lot 12.02 to allow a planned mixed residential development consisting of 656 multi-family residential units; a 130-room hotel with liquor license; 16,000 SF retail space and a 6,915 SF restaurant. Applicant seeks



Amended Site Plan Approval for hotel (Phase 1) to eliminate rooftop restaurant and to make minor modifications to hotel footprint. Applicant proposes to remove the fifth story on hotel and eliminate rooftop bar/restaurant. Proposal includes the extension of one wing of hotel. The original approved room count was 130 rooms. Applicant now proposes 128 rooms.

Applicant further seeks amended Preliminary Site Plan approval for restaurant (Phase 3). The restaurant footprint is proposed to be increased from 6,915 SF to approximately 8,075 SF. Applicant also proposes the elimination of 76 parking spaces and add 12 electric vehicle charging spaces.

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