



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF LAND USE

DEVELOPMENT APPLICATION

CONTROL NO. _____

Block(s) 38 Lot(s) 1, 2, 3, 25 and 45 Date Received _____
39 4, 5, 7, 16 and 27

By _____

TO BE COMPLETED BY APPLICANT (A-T)

A. **Property Owner's Name** Penns Neck Associates, LLC

Address c/o Penns Neck Plaza, LLC 463 Jefferson Road
(Street)

Princeton NJ 08540
(City) (State) (Zip)

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

FAX () _____

B. **Applicant's Agent Name** Ryan P. Kennedy, Esq./Stevens & Lee, PC

Address 100 Lenox Drive, Suite 200
(Street)

Lawrenceville NJ 08648
(City) (State) (Zip)

Phone (609) 243-6424 FAX (610) 371-7914

Email ryan.kennedy@stevenslee.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 Michael J. Fowler, PE, LEED AP - LANGAN

Address 300 Kimball Drive, 4th floor
Parsippany (Street) NJ 07054
(City) (State) (Zip)

Phone (973) 560-4900

FAX (973) 560-4901 Email: mfowler@langan.com

License No. NJ cert. of authorization No. 24GA27996400

F. Architect's Name and Firm N/A

Address _____
(Street)

(City) (State) (Zip)

Phone (_____)

FAX (_____) Email: _____

License No. _____

G. Plat/Plan Dated _____ Title _____

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

3700, 3702, 3704, 3706 Brunswick Pike
265, 266 Varsity Avenue
265 Mather Avenue 258, 262, 264 Washington Avenue

I. Present use of Land See attached

J. Present Use of Structure See attached

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

L. Proposed Use of Structure small-scale commercial center in which the following permitted uses are available:
(If more than one use proposed, indicate various uses and areas on plan)
Convenience store, bank, pharmacy, retail, urgent care, personal services, senior care, cafes, and medical or professional offices

M. Plat/Plan Data

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

2. Type of Development Proposed (Conventional, Cluster, Planned Development)
small-scale neighborhood commercial center redevelopment

3. Lot Areas .57, .5342, .5964, .5165, .480, .64, .36, .356, .5386, and .6228 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 _____ Acres 268,543 SF

6. Floor Area of Proposed Structure:

Floor No.	<u>Proposed Cafe</u>	<u>2500</u>	<u>SF</u>
Floor No.	<u>Proposed urgent care</u>	<u>3500</u>	<u>SF</u>
Floor No.	<u>Proposed Cafe</u>	<u>2500</u>	<u>SF</u>
Floor No.	<u>Proposed convenience store</u>	<u>5670</u>	<u>SF</u>

Present Uses of Lots and Structures

Block	Lot	Address	Area	Land Use
38	1	3700 Brunswick Pike	0.57	Vacant Land
	2	3702 Brunswick Pike	0.53	Vacant Building
	3	3704 Brunswick Pike	0.60	Vacant Land
	25	266 Varsity Ave	0.52	Residential: Single Family
	45	265 Mather Ave	0.48	Residential: Single Family
39	4	3706 Brunswick Pike	0.64	Residential: Multifamily
	5	262 Washington Road	0.36	Vacant Building
	7	258 Washington Road	0.56	Residential: Two Family
	16	265 Varsity Road	0.54	Residential: Single Family
	27	264 Washington Road	0.62	Gas Station
		Total Area	5.41	

7. If Addition to Existing Structure: N/A
- Floor No. _____ SF
 Floor No. _____ SF
 Floor No. _____ SF
8. Total Floor Areas 14,170 SF
9. Number of Parking Spaces 128

N. Utility Data (indicate service proposed) TBD

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

O. Zoning District R-20 low/medium density residential

P. Zone Requirements	(Ordinance)	(Proposed)
1. Min. Tract/Lot Area	<u>6 acres</u>	<u>6 acres</u>
2. Min. Lot frontage	_____	_____
3. Min. Lot Width	_____	_____
4. Min. Lot Depth	_____	_____
5. Min. Yards:		
Front	<u>40 FT (route 1)</u>	<u>55 FT</u>
Side	<u>50 FT</u>	<u>136.5 FT</u>
Rear	<u>50 FT</u>	<u>100 FT</u>
6. Max F.A.R.	<u>13%</u>	<u>5%</u>
7. Max M.I.C.	<u>60%</u>	<u><60%</u>
8. Max. Gross Density	_____	_____
9. Max. Bldg. Height	<u>35 FT 3 stories</u>	<u>1 story</u>
10. Parking Spaces Required	<u>120</u>	<u>128</u>

- Q. Does Lot abut (check which applies)
- State Road Rt 1 County Road Washington Rd (571) _____ Township Road

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

S. Other Information

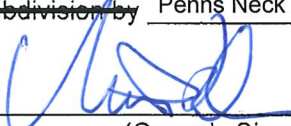
1. Principal Office Address 463 Jefferson Road
Princeton NJ 08540 (Street)
(City) (State) (Zip) Phone (609) 252 1111
FAX ()

President's Name _____

Secretary's Name _____

2. I, Penns Neck Associates, LLC, consent to the filing of this Site Plan/

~~Subdivision~~ by Penns Neck Associates, LLC
(Agent)



(Owner's Signature)

10/6/2022

(Date)

By: Penns Neck Associates, LLC, conditional redeveloper
(Owner's Printed Name)

3. Principal Office Address 463 Jefferson Road
(Street)

Princeton NJ 08540
(City) (State) (Zip) Phone (609) 252 1111
FAX ()

T. By: 

(Applicant's Signature)

10/6/2022

(Date)

Penns Neck Associates, LLC - conditional redeveloper / applicant
(Applicant's Printed Name)

Narrative Statement in Support of Concept Plan

Concept review application for a small-scale commercial center, brought by the existing Township approved conditional redeveloper for the Penns Neck Redevelopment Area. The applicant is combining a convenience store/gas station use with several other complimentary uses, and has been working with the Township and its professionals for several years towards a concept that complies with the Township's redevelopment plan. The presented concept the result of numerous meetings, revisions and input from the Township, including several formal technical review committee (TRC) meetings, a public review before the Planning Board in November 2022, as well Mercer County planning and engineering departments.

Penns Neck Associates is pleased to present a development concept that conforms with the Township's 2020 Redevelopment Plan and provides the balance of uses requested by the Township. The development does not require variances, is less than half of the density/floor area permitted under the Redevelopment Plan and has been well received by the Mercer County planning and engineering departments. Additionally, information about future NJDOT Route 1 changes and expansions have been accounted for in the plan. By creating a small-scale neighborhood commercial center, the project will serve the needs both of the members of the local West Windsor community and Route 1 travelers, while at the same time removing the potential for cut through traffic that was discussed as a concern at the November meeting through a revised site design. As will be seen in the included concept plans, the applicant is combining a convenience store/gas station use with several other complimentary uses, and has worked with the Township to create a gateway for those entering West Windsor from this location. Following the feedback received at the November 2022 public concept review, the Redeveloper has made revisions to address the ideas and discussions had before the Board, and is pleased to return with the results of the work it has done. The Redeveloper is thankful for all the hard work of the Township's professionals that have led to this portion of the process, and following the concept review, is excited to take the next steps with the Township governing body towards the redevelopment and ultimately a full site plan application before the Planning Board.