



State of New Jersey

DEPARTMENT OF STATE
New Jersey State Planning Commission
P.O. Box 820
TRENTON, NEW JERSEY 08625-0820

PHILIP D. MURPHY
Governor

TAHESHA WAY
Secretary of State

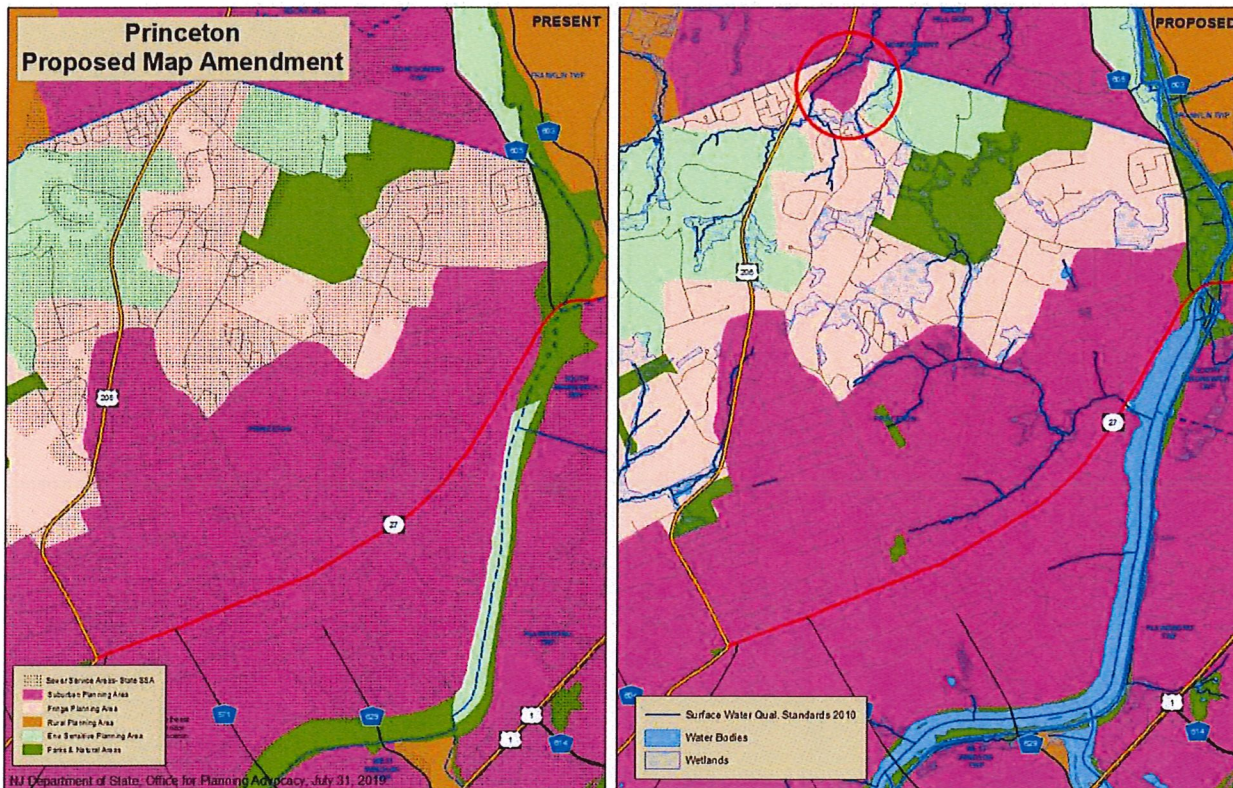
SHEILA Y. OLIVER
Lt. Governor

JUSTIFICATION FOR STATE PLANNING COMMISSION INITIATED MINOR MAP AMENDMENT

Proposed Minor Map Amendment

At the June 19, 2019, the State Planning Commission initiated a minor map amendment based on new information in Princeton, Mercer County. The next step was to conduct a public hearing in Princeton on July 2, 2019.

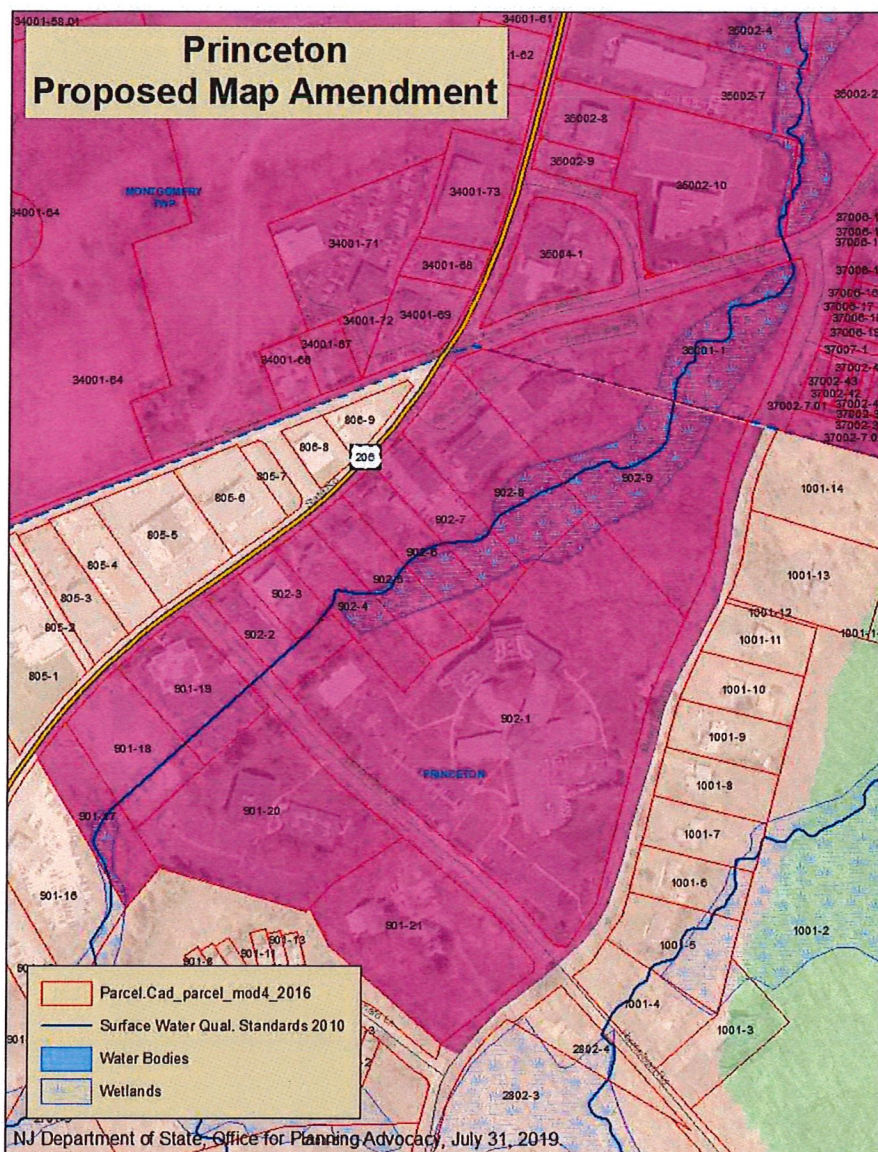
The map amendment would result in approximately 34 acres in the municipality of Princeton to be changed from a Fringe Planning Area (PA 3) to a Suburban Planning Area (PA 2).



Background Information & Existing Conditions

The proposed map amendment consists of thirteen (13) taxable lots. Block 901, Lots 18, 19, 20 and 21 and Block 902, Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9. The existing composition of uses was reviewed using the taxable property classifications. At the time of the last assessment, 1 lot was vacant, 2 were assessed as residential with 4 family units or less, 9 were assessed as commercial and 1 was exempt charitable.

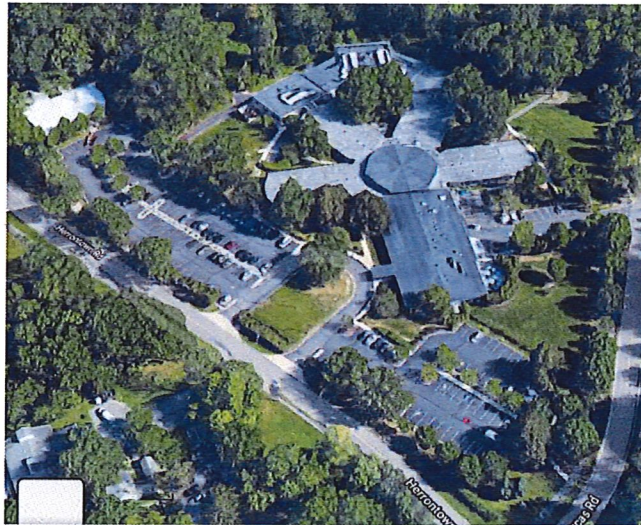
The entire area is served by the Stony Brook Regional Sewer Authority River Road STP. Water is supplied by the NJ American Water.



At the public hearing, the property owner of Block 901, Lot 18 said that Lot 18 was merged with the adjoining Lot 17. The original map amendment only included Lot 18. Lot 17 is approximately 1 acre or 400' x 108' with Deciduous Wooded Wetlands. The two tax lots were vacant at the time of the tax lot consolidation. Currently, a retail liquor store is under construction (see the attached certified documentation from the Mercer County Clerk). The Office for Planning Advocacy recommends that the two lots that are now known as Block 901, Lot 22 be

considered as part of this the map amendment, because the tax lot consolidation and new construction reflect the Suburban Planning Area development continues in this area.

Values were reviewed using the 2018 tax assessment data. At the time of the last assessment, two properties were valued at less than \$500,000. Five properties were valued between \$500,000 and \$1,000,000. Five properties were valued between \$1 million and \$5 million. One property, the Princeton House Behavioral Health Center is valued more than \$14 million.

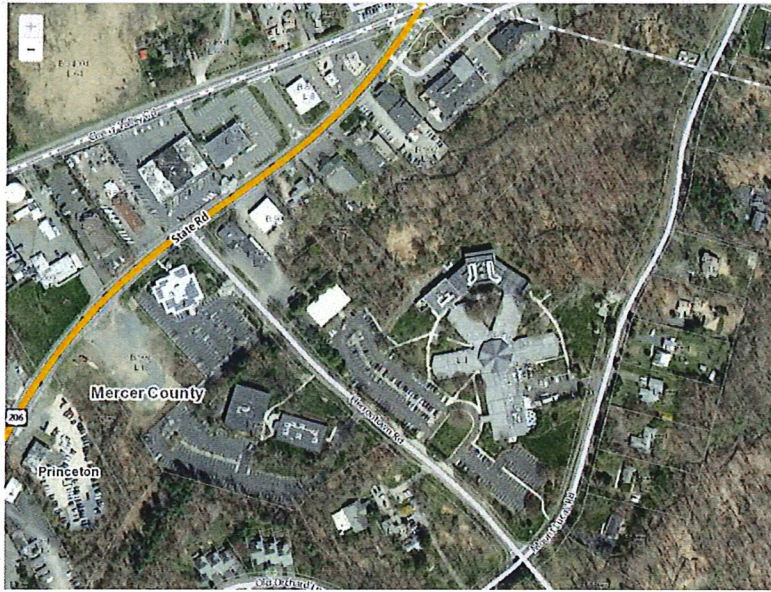


Princeton House Behavioral Health Center

The properties in this area are zoned S-2 (service district – nonresidential uses: retail, office, service stations); Block 901, Lot 21 has an overlay zoning of AH-3 (affordable housing, providing a 100% affordable unit development). Sixty-four units plus one unit to be used by the property manager is proposed for the affordable housing project.

History

During the assembly of the 2001 Plan, it was agreed that this portion of Princeton would be designated a Fringe Planning Area. In 2006 during cross acceptance for the third State Plan, Mercer County proposed amending the State Plan Map to make this area a Suburban Planning Area, because development had occurred or was proposed, and the area was in the sewer service area. Cross acceptance did not continue, and the planning area never changed. In the interim, additional development has occurred.



Aerial of the area

The entire area proposed for planning area amendment has either been developed, currently being developed and there are approved plans for affordable housing. The largest valued property is the Princeton House Behavioral Health Center. In 1980, within this section of State Road (which is also known as U.S. Route 206), a 27,000 square foot multi-tenant office building was constructed. About 10 years ago, a retail center was constructed that is home to a bank and pharmacy. Block 901, Lot 22 or 801 State Road is currently under construction that in approximately 2020 will be home to Bottle King, a liquor retail store. The affordable housing project site is located at Block 901, Lot 21, 900 Herrontown Road and was the former SAVE animal shelter that relocated to neighboring Skillman, NJ.



Bottle King



900 Herrontown Road

Justification for Consideration

The State Planning Rules at N.J.A.C. 5:85-8.3 allow the State Planning Commission to initiate amendments to the State Plan Policy Map based on new information related to the goals, strategies, and policies and delineation criteria of the State Plan provided that the new information alters the assumptions that were the basis for adopting the State Plan Policy Map for a particular area or areas. At the June 19, 2019, State Planning Commission meeting, the Commission determined that it should initiate a map amendment to the State Plan Policy Map, approximately 34 acres bounded by Route 206, Princeton Avenue and Mount Lucas Road. The subject area is currently a Fringe Planning Area and proposed to be a Suburban Planning Area to reflect how the area within the sewer service area has developed and to support an affordable housing project. This document is intended to serve as the justification to be prepared for the State Planning Commission to consider and if adopted distributed to appropriate municipalities, counties, State agencies and regional entities.

The staff at the Office for Planning Advocacy recommends making the map amendment with a minor modification from what was presented at the June 19, 2019 meeting. As was mentioned earlier Block 901, Lots 17 and 18 were merged into Lot 22 (see the attached certified documentation from the Mercer County Clerk).

Based on the land use patterns and condition it is appropriate for the area proposed for change to be considered a Suburban Planning Area (PA 2). List criteria for PA2. In addition, the following information was considered by staff prior to making this recommendation:

1. The Municipality and County have are supportive of this proposed amendment and staff have reported that the amendment would be consistent with the Municipal Master Plan and the County Wastewater Management Plan.
2. The affordable housing project to be built will be 100% affordable with sixty-four (64) units plus one (1) unit to be used by the property manager.
3. At the Public Hearing on July 2, 2019, members of the public recognized that the area continues to be developed; some members of the public spoke about potential issues related to traffic, water runoff and the height of the new construction. (see the attached summary Public Comments).
4. The Planning Director of Princeton addressed the concerns raised by saying that they were mentioned prior to the Princeton Council approving the affordable housing project in April 2019.
 - a. Stormwater was addressed prior to approval at the Princeton Planning Board of the affordable housing project.
 - b. Traffic was evaluated in the site plan review by the Planning Board
 - c. Building height was deemed appropriate by the Planning Board.

Public Notice
and
Sample Letter
to Property Owners

Sample



Letter

State of New Jersey
DEPARTMENT OF STATE
NEW JERSEY STATE PLANNING COMMISSION
P.O. BOX 820
TRENTON, NEW JERSEY 08625-0820

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

TAHESHA WAY
Secretary of State

June 21, 2019

Andrew Grossman
11 Old Orchard Lane
Princeton, NJ 08540

Re: Map Amendment within 200 feet of Map Amendment
Located in Princeton

PLEASE TAKE NOTICE that on, Tuesday, July 2, 2019 at 4:30 p.m. a public hearing will be held at the Princeton Municipal Building, 400 Witherspoon Street, Princeton, NJ to consider the following:

- New Jersey Office for Planning Advocacy will conduct a public hearing for the purpose of receiving testimony on a map amendment in Princeton, Mercer County pursuant to the State Planning Commission's regulations set forth in N.J.A.C. 5:85-8.3 et seq.
- The map amendment would result in 33.8 acres to be changed from a Fringe Planning Area (PA 3) to a Suburban Planning Area (PA 2).

Municipal records indicate that you own property(s) or hold an easement on or within 200 feet of the proposed amendment.

A copy of the report and associated exhibits are available for public inspection in the New Jersey Department of State, Office for Planning Advocacy, 33 West State Street, 4th Floor P.O. Box 820, Trenton, New Jersey 08625-0820, between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday. The report is also available electronically on the Office of Planning Advocacy's website at <http://www.state.nj.us/state/planning/index.html>. This notice is being provided pursuant to 5:85-1.7(b), (g) and (h).

The public may comment orally, and in written form, at the hearing and may submit written comments to the Acting Director of the Office of Planning Advocacy until August 1, 2019 conducted pursuant to N.J.A.C. 5:85-1.7. Written requests can be filed electronically to Osg_ed@sos.state.nj.us or by the U.S. Postal Service to the New Jersey Department of State, Office of Planning Advocacy, 33 West State Street, 4th Floor. P.O. Box 820, Trenton, New Jersey 08625-0820. Submission of written public comments may also be directed to the State Planning Commission at Osg_ed@sos.state.nj.us until August 1, 2019 (30 days after hearing).

Interested parties may register with the Office of Planning Advocacy by filing a written request to the Acting Director through Osg_ed@sos.nj.gov or such notice and specifying the subject matter requested and by providing the name, organization, if any, address, phone and fax numbers, and email address.

Should you have any questions regarding the report or map amendment process, please feel free to contact Barry Ableman, OPA Principal Planner at (609) 292-3228 or via e-mail at Barry.Ableman@sos.nj.gov.

Sincerely,

A handwritten signature in dark ink, appearing to read "Melanie L. Willoughby".

Melanie L. Willoughby
Acting Director
Office for Planning Advocacy

MW/ba

Mailing List

ANDREW GROSSMAN
11 OLD ORCHARD LANE
PRINCETON, NJ 08540

OLD ORCHARD HOMEOWNERS
C/O D'AMICO
29 OLD ORCHARD LANE
PRINCETON, NJ 08540

HAEMI LEE & HYO JUNG
891 MT. LUCAS ROAD
PRINCETON, NJ 08540

KAREN CAYCI
15 OLD ORCHARD LANE
PRINCETON, NJ 08540

LOUISE GROSS
30 OLD ORCHARD LANE
PRINCETON, NJ 08540

CHARLES CRIDER
22 BANK STREET
PRINCETON, NJ 08540

JOSEPH McLAUGHLIN
830 STATE ROAD
PRINCETON, NJ 08540

MATTHEW WEINER
ERIN HASINHOFF
31 OLD ORCHARD LANE
PRINCETON, NJ 08540

STS C/O MAVIS TIRE
358 SAW MILL RIVER ROAD
MILLWOOD, NY 10546

CHARLES & LUCY McVICKER
26 OLD ORCHARD LANE
PRINCETON, NJ 08540

STEFANIE DAVID
34 OLD ORCHARD LANE
PRINCETON, NJ 08540

STUDIO 860 LLC
860 STATE ROAD
PRINCETON, NJ 08540

CHRISTOPHER & KAREN
WESTCOTT
27 OLD ORCHARD LANE
PRINCETON, NJ 08540

PAUL & MARTHA GIANCOLA
38 OLD ORCHARD LANE
PRINCETON, NJ 08540

DELAWARE PETROLEUM CO
1473 LAMBERTON ROAD
TRENTON, NJ 08607

DEEPIKA NATH
28 OLD ORCHARD LANE
PRINCETON, NJ 08540

FRANK MAGALHAES &
RITA ASCH
42 OLD ORCHARD LANE
PRINCETON, NJ 08540

WHITE CLOUD MOUNTAIN INC
40H ROXBURY COURT
PRINCETON, NJ 08540

THE BOO OF PRINCETON
C/O THOMPSON
195 NASSAU STREET
PRINCETON, NJ 08540

MAXWHALE CORP
800 STATE ROAD
PRINCETON, NJ 08540

M DRIMMER C/O PNC BANK
P2-PTPP-18-4
620 LIBERTY AVENUE - 19TH FL
PITTSBURGH, PA 15222

PRINCETON CHERRY
VALLEY PROPERTIES
14000 HORIZON WAY, #100
MT. LAUREL, NJ 08054

HESCO ELECTRIC SUPPLY
71 BEAVER AVENUE
CLINTON, NJ 08809

DANIEL & SUE ANN SNYDER
17 TOTH LANE
ROCKY HILL, NJ 08553

SCOTT & DENELLE MOORE
849 STATE ROAD
PRINCETON, NJ 08540

JOGESH VERMA
857 STATE ROAD
PRINCETON, NJ 08540

863 STATE ROAD LLC
35 HILLS DRIVE
BELLE MEAD, NJ 08502

PAUL & KATHLEEN BRANNING
98 CROW HILL ROAD
FREEHOLD, NJ 07728

MEDICAL CENTER AT
PRINCETON
1 PLAINSBORO ROAD
PLAINSBORO, NJ 08536

YEDLIN ASSOCIATES
1000 HERRONTOWN ROAD
PRINCETON, NJ 08540

YEDLIN FAMILY LIMITED
PARTNERSHIP
1000 HERRONTOWN ROAD
PRINCETON, NJ 08540

775 PRINCETON LLC
343 WEST MT. PLEASANT AVE
LIVINGSTON, NJ 07039

JOHN & MARGUERITE D'AMICO
29 OLD ORCHARD LANE
PRINCETON, NJ 08540

THEVAN & RUBY THEIVAKUMAR
901 HERRONTOWN ROAD
PRINCETON, NJ 08540

BEVERLY MOORE
815 MT. LUCAS ROAD
PRINCETON, NJ 08540

CHERYL MILLER
825 MT. LUCAS ROAD
PRINCETON, NJ 08540

THOMAS GEHERTY, JR.
835 MT. LUCAS ROAD
PRINCETON, NJ 08540

SYLVIA CARSON
851 MT. LUCAS ROAD
PRINCETON, NJ 08540

ELIDA RAMBERGER
224 PARK TRACE BLVD.
OSPREY, FL 34229

ALBERT NEWTON
C/O T WEISSENBURGER
35 RICHARD MINE ROAD
WHARTON, NJ 07885

PING ZHANG & DAPHNE WANG
881 MT. LUCAS ROAD
PRINCETON, NJ 08540

LANWIN DEVELOPMENT
195 NASSAU STREET
PRINCETON, NJ 08540

YONG LIU & SU PAN
901 MT. LUCAS ROAD
PRINCETON, NJ 08540

RICHARD & JUDITH MEYER
801 MT. LUCAS ROAD
PRINCETON, NJ 08540

DOGWOOD HILL HOA
C/O REED
62 DOGWOOD HILL
PRINCETON, NJ 08540

DOGWOOD HILL HOA
C/O ABRAMS
74 DOGWOOD HILL
PRINCETON, NJ 08540

QUALITY ASSISTED LIVING
C/O ACORN GLEN
775 MT. LUCAS ROAD
PRINCETON, NJ 08540

PRESERVATION LANDS
26 WESTCOTT ROAD
PRINCETON, NJ 08540

STATE ROAD PLAZA LLC
915 PENNSYLVANIA AVENUE
TRENTON, NJ 08638

Public Service Electric
Richard Franklin
Mngr Corporate Properties
80 Park Plaza T-6B
Newark, NJ 07102

Verizon
William Higgins
OSP Engineering/ROW Agent
99 West Main Street
Freehold, NJ 07728

Public Service
Attn: Gas Manager
80 Park Plaza
Newark, NJ 07102

Sun Pipe Line L.P.
Connie Chadwick
Right-of-Way Dept
Montello Complex
525 Fritztown Road
Sinking Spring, PA 19608

New Jersey American Water
Attn: Donna Short
1025 Laurel Oak Road
Voorhees, NJ 08043

Comcast of Central Jersey II
Construction Mgr
50 Randolph Road
Somerset, NJ 08873

Sewer Operating Committee
Robert Hough, Mngr
One Monument Drive
Princeton, NJ 08542

HARBORSIDE HOLDING CO
15 CHERRY VALLEY ROAD
PRINCETON, NJ 08540

DAVID & MING LIU
2 SCARLET OAK DRIVE
PRINCETON, NJ 08540

L SHIVASHANKARANARAYAN
S KUPPUSWAMI
4 SCARLET OAK DRIVE
PRINCETON, NJ 08540

MARTIN SANTIAGO
6 SCARLET OAK DRIVE
PRINCETON, NJ 08540

902 ROUTE 206 LLC
987 ROUTE 206
PRINCETON, NJ 08540

JOSE BATISTA
11 CHERRY VALLEY ROAD
PRINCETON, NJ 08540

SUNOCO LLC
1735 MARKET STREET
PHILADELPHIA, PA 19103

MONTGOMERY WALK HOA
4 PRINCESS ROAD
LAWRENCE, NJ 08648

PRESERVATION LAND LLC
195 NASSAU STREET
PRINCETON, NJ 08540

NOTICES

DOCKET No. FD-11-1293-19L
IN THE MATTER OF THE APPLICATION OF
Jennifer Leigh Seneca
TO CHANGE THE NAME OF
Allison Louise Nardoza TO Allison Louise Seeds
TO WHOM IT MAY CONCERN:
 Take notice that the undersigned will apply to Mercer County Superior Court on the 26th day of July, 2019 at 1:30 p.m., at the Court House in the City of Trenton, New Jersey, for a judgment authorizing Allison Louise Nardoza to assume the name of Allison Louise Seeds.
 Jennifer Leigh Seneca
 Robert Lougy, J.S.C.
 6/22/2019 THE TIMES \$8.70

Princeton Charter School will hold a Special Board of Trustees meeting on Tuesday, June 25, 2019 at 3:00 P.M. located at 100 Bunn Drive in Princeton, NJ. This is a public meeting and action will be taken.
 6/22/19 THE TIMES \$3.48

PUBLIC NOTICE **PRINCETON** **MERCER COUNTY**

PLEASE TAKE NOTICE that the Office for Planning Advocacy will conduct a public hearing for the purpose of receiving testimony on a map amendment in Princeton, Mercer County pursuant to the State Planning Commission's regulations set forth in N.J.A.C. 5:85-8.3 et. seq. The public hearing will be held on Tuesday, July 2, 2019 at 4:30 pm in the Princeton Municipal Building, Main Meeting Room, 400 Witherspoon Street, Princeton, NJ. A copy of the report and associated exhibits are available for public inspection in the New Jersey Department of State, Office for Planning Advocacy, 225 West State Street, P.O. Box 820, Trenton, New Jersey 08625-0820, between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday. The report is also available electronically on the Office of Planning Advocacy's website at <http://www.state.nj.us/state/planning/index.html>. Public notice of the hearing concerning the proposed map amendment is being provided pursuant to N.J.A.C. 5:85-1.7(b).

The public may comment orally, and in written form, at the hearing and may submit written comments to the Director of the Office for Planning Advocacy until August 1, 2019. The State Planning Commission may take action on this matter at its next scheduled public meeting.

Written comments can be filed electronically to Osg_ed@sos.nj.gov or by the U.S. Postal Service to the New Jersey Department of State, Office for Planning Advocacy, 33 West State Street, 4th Floor, P.O. Box 820, Trenton, New Jersey 08625-0820.
 6/22/19 The Times \$14.94

ROBBINSVILLE BOARD OF EDUCATION **NOTICE OF CHANGE OF MEETING TIME**

Public Notice is hereby given that there will be a change in the start time of the June 25, 2019 monthly meeting of the Robbinsville Board of Education. Executive session will commence at 5:30 P.M. Public session will resume immediately following the close of executive session; expected to be at approximately 7:00 P.M. No action will be taken until public session resumes. The meeting will take place in the Student Activities Center of Robbinsville High School, 155 Robbinsville-Edinburg Road, Robbinsville, NJ 08691.

By Order of the Robbinsville Board of Education,
 Mercer County, New Jersey
 Beth Brooks, School Business Administrator / Board Secretary
 6/22/19 THE TIMES \$12.18

To: All Interested Persons
 From: Christian Heiss, MPH, CPH
 Executive Director
 Dated: June 18, 2019
 Subject: Catastrophic Illness in Children Relief Fund Commission - Conference Call

To be in compliance with the Open Public Meetings Act, a special conference call will take place as follows:

Thursday, June 27, 2019
 12:15 PM - 12:45 PM
 Agenda will include:
 Review of an applications &
 Executive Director's Job
 Expectations in Closed Session

If you have any questions, please contact me at 609.292.0600.

NOTICE

ALCOHOLIC BEVERAGE CONTROL

TAKE NOTICE that application has been made to the Township of Robbinsville, County of Mercer for the person to person transfer of Plenary Retail Consumption License Number 1112-33-004-003, heretofore issued to KINGS INTERESTS LLC, to ROMSPEN ROBBINSVILLE, LLC. Following is the name and address of Romspen Club Holdings, Inc., the Sole Member and Shareholder of Romspen Robbinsville, LLC:

Romspen Club Holdings, Inc.
 Sole Member and Shareholder
 162 Cumberland Street
 Ontario, Canada M5R3N5

Objections, if any, should be made immediately, in writing, to Michele Selgfried, Township Clerk, 2298 Route 33, Robbinsville, New Jersey 08691.

ROMSPEN ROBBINSVILLE, LLC
 By: Romspen Club Holdings, Inc.
 By: Wesley Roltman, ASO
 15, 22/2019 THE TIMES \$41.76

NOTICE OF RESCHEDULED MEETING

The Committee of the Whole/Work Session meeting of the Rancocas Valley Regional High School Board of Education established for Tuesday, July 16, 2019 at 6:30 P.M. has been canceled and rescheduled to Tuesday, July 23, 2019 @ 6:15 P.M. in the High School Media Center, 520 Jacksonville Road, Mount Holly, NJ.

LIS GIOVANELLI
 BUSINESS ADMINISTRATOR/
 BOARD SECRETARY
 6/22/2019 THE TIMES \$8.12

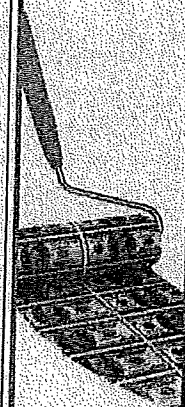
PUBLIC NOTICE - TOWNSHIP OF WEST WINDSOR - MERCER COUNTY, NEW JERSEY will hold a public hearing on Wednesday, July 10, 2019 at 1:00 PM in Room A at West Windsor Township Municipal Building located at 271 Clarksville Road West Windsor NJ. The Applicant, Sejalben Patel & Amit Mehta, Owners of the property located at 115 Cranbury Road West Windsor (Block 5.01 Lot 74.02) are seeking relief from the previously approved Subdivision's condition of resolution regarding the forward setback. The property is located in R300 district where the single family residence is permitted use. The applicant proposes to construct single family dwelling. Any interested party is welcome to attend and they will have an opportunity to be heard. West Windsor Township Acting Manager of Land Use Samuel J Surtees.
 6/22/19 The Times \$11.60

bids

REQUEST FOR PROPOSAL FOR FOOD SERVICES

The East Windsor Regional District (EWRSD) is requesting proposals for the management of school food services. The FSMC will provide management services according to United States Department of Agriculture (USDA) regulations and guidelines as well as New Jersey Public School Contract Law. The FSMC must currently be registered with the NJDA Division of Food and Nutrition. Specifications for proposals may be obtained from the Paul Todd, Business Administrator, between the hours of 9:00am - 4:00 pm at the address listed below or by email at ptodd@ewrsd.k12.nj.us. The East Windsor Regional School District reserves the right to accept or reject any and all proposals or accept the proposal that it finds, in its sole discretion, to be the most advantageous to the SFA. Upon release of the RFP, all FSM communications concerning this information request must be directed in writing no later than 4:00 PM on July 2, 2019 to the school business administrator, who is the only authorized contact person for the RFP. A walk-through meeting is scheduled for: Friday, June 28, 2019, 25a Leshin Lane, Hightstown NJ 08520, 10:00 A.M. All proposals must be submitted no later than 10:00am, Friday, July 12, 2019. Proposals should be delivered in a sealed envelope and addressed to Paul Todd, School Business Administrator and be clearly marked "FSMC Proposal" and submitted to the address 25a Leshin Lane, Hightstown NJ 08520.
 6/22/19 THE TIMES \$20.88

REMODELING?



Sell your
 extra stuff
 in the
 Classifieds.
 Visit
**nj.com/
 placead**
 to run in
 Print
 and Online

FIND CASH IN YOUR CLOSET
 Earn a steady cash income
 every time you sell in the Classifieds
 Visit nj.com/placead
 to run in Print and Online

SPENDING

SEARCHING

SEARCHING

SEARCHING

nj.com
 The
 Jersey

Public Comments

STATE PLAN MEETINGPA2 PLANNING AREA MAP AMENDMENTJULY 2, 2019

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE #</u>	<u>EMAIL ADDRESS</u>
Louise Wilson	18 Lytle Street	609-947-5676	lwilson@hbts.com
Jeffrey Oakman	164 Valley Road	609-468-4473	oakman@gmail.com
Edward Bucci	801 State Road	609-278-4300	buccibuilt@aol.com
Alvin McGowen	12 Race Street	609-908-4248	amcgowen1.am@gmail.com
Charlie Yedlin	100 Herrontown Road	609-577-1778	cy@vedlinco.com
Lia Mastropolo	The Watershed Institute 31 Titus Mill, Pennington		lmastropolo@thewatershed.org
Denelle & Scott Moore	849 State Road	609-924-6777	mooreless@aol.com
Shirley Bishop	Affordable Housing Consultant	609-844-7720	shirlevmbishop@aol.com
Wanda S. Gunning	144 Mercer Street	609-924-0989	wsgunning@verizon.net
Ping & Daphne Wang	881 Mt. Lucas Road	609-688-8905	pzdwwk@yahoo.com
Lucy McVicker	26 Old Orchard Lane (house closest to PA2 area)		
Michael La Place	Planning Director	609-924-5366	mlaplace@princetonni.gov

New Jersey State Plan – Princeton Meeting – July 2, 2019

4:30 p.m. – 7:30 p.m.

*Witherspoon Hall, 400 Witherspoon Street
Princeton, NJ 08540*

Public Comments & Questions:

Edward Bucci, owner of commercial property on Route 206/State Road in the current S2 Service Zone, Princeton. Mr. Bucci is in support of the proposed PA2 mapping change. He also wanted to point out that the southerly section of his property has been left out of the proposed area to be designated PA2. He requested that the mapping be revised to include his entire property.

Several members of the audience asked questions about the recently approved site plan for the affordable housing project at 900 Herrontown Road. Princeton Planning Director Michael La Place responded to the questions and invited interested residents to come to the Planning office at their convenience to review the development plan that was approved last month by the Princeton Planning Board.

Lucy McVicker of Old Orchard Lane expressed her concern about the traffic generated by new construction in the area, including what is to be built at 900 Herrontown Road, particularly as it related to Mt. Lucas Road.

Charlie Yedlin, 100 & 900 Herrontown Road, commented on the commercial, office and retail, institutional and residential development of the area proposed for PA2 designation. He stated his support for the map change for this area of Princeton to encourage smart growth. He added that the map change makes sense because the PA2 designation will better reflect what has developed in the area over the past 30 years.

Other concerns raised were the height of the affordable housing project, traffic generation, potential lack of sufficient parking and water runoff into a stream. Princeton's Planning Director offered to discuss these issues with the people who raised the issues, but were reminded that the meeting was seeking comment on the map amendment. After the meeting it was learned that that Stormwater for approximately ½ of the site will be controlled by an onsite detention basin and stormwater for the remainder of the site will be controlled by an existing regional detention basin.



INSTR # 2018030828
D BK 6334 PG 1251 Pgs 1251 - 1258 (8 pgs)
RECORDED 07/23/2018 11:42:47 AM
PAULA SOLLAMI COVELLO, COUNTY CLERK
MERCER COUNTY, NEW JERSEY



Mercer County Document Summary Sheet

Mercer County Clerk
PO Box 8068
240 West State Street
6th Floor
Trenton NJ 08650

Return Name and Address

ROBERT N. RIDOLFI, LLC
ATTORNEY AT LAW
26 HARBOURTON-WOODSVILLE ROAD
PENNINGTON, NEW JERSEY 08534

Official Use Only

Submitting Company	Robert N. Ridolfi, LLC
Document Date (mm/dd/yyyy)	07/03/2018
Document Type	Deed
No. of Pages of the Original Signed Document (Including the cover sheet) 7	5
Consideration Amount (If applicable)	\$1.00


First Party (Grantor or Mortgagor or Assignor) (Enter up to five names)	Name(s) (Last Name First Name Middle Initial Suffix) (or Company Name as written)	Address (Optional)
	State Road Plaza, LLC	
Second Party (Grantee or Mortgagee or Assignee) (Enter up to five names)	Name(s) (Last Name First Name Middle Initial Suffix) (or Company Name as written)	Address (Optional)
	State Road Plaza, LLC	

Parcel Information (Enter up to three entries)	Municipality	Block	Lot	Qualifier	Property Address
	Princeton	901	17 & 18		801 State Road
Reference Information (Enter up to three entries)	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date

*DO NOT REMOVE THIS PAGE.

DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF MERCER COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.

Deed 8p 113

Prepared by: 

Robert N. Ridolfi, Esquire

DEED OF CONSOLIDATION

THIS DEED made on this 3rd¹⁴ day of June, 2018,

BETWEEN: State Road Plaza, LLC, a New Jersey Limited Liability Company, whose address is 915 Pennsylvania Avenue, Trenton, NJ 08638, referred to as the Grantor

AND: State Road Plaza, LLC, a New Jersey Limited Liability Company, whose address is 915 Pennsylvania Avenue, Trenton, NJ 08638, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) his interest in the property described below to the Grantee. This transfer is made for the sum of ONE DOLLAR (\$1.00) and all other valuable consideration. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Princeton, Mercer County, Block 901, Lot Nos. 18 and 17 now to be known as New Lot 22, Block 901.

The purpose of this Deed is to consolidate existing Lots 18 and 17 in Block 901 into New Lot 22, pursuant to a condition set forth in the Findings of Fact, Conclusions, and Resolution approved by the Princeton Zoning Board of Adjustment on May 24, 2017 and thereafter memorialized on June 28, 2017.

Property. The property consists of the land and all the buildings and structures on the land in the Municipality of Princeton, County of Mercer and State of New Jersey. The legal description is:

In accordance with Schedule "A" attached hereto and made a part hereof.

Subject to covenants, easements, liens, and restrictions of record, if any.

BEING THE SAME LANDS AND PREMISES previously conveyed to State Road Plaza, LLC by Deed from Edward D. Bucci dated May 15, 2018, which Deed was recorded on May 18, 2018, in the Mercer County Clerk's Office in Deed Book 6327, Page 483.

This DEED is executed in accordance with approvals granted by the Princeton Zoning Board of Adjustment at its meeting on May 24, 2017 and whose Findings of Fact and Conclusions of law were memorialized and adopted on June 28, 2017 as File No. Z1616-181 V. The Site Plan approved by the Board shall be subject to the conditions of approval set forth in the Findings of Fact and Conclusions of Law. The Chairman and Secretary affix their signatures to this Deed to certify the Zoning Board's approval of this Lot Consolidation.


BARRIE ROYCE, Chairman


CLAUDIA CEBALLOS, Secretary

This conveyance is subject to the lien of the Amboy Bank Mortgage in the original principal amount of \$300,000.00 recorded in the Mercer County Clerk's Office in Mortgage Book 10884 at Page 524 et seq., and that the Grantee herein hereby assumes all of the obligations of the Grantor in and to the indebtedness of William Bucci Builders, Inc. to Amboy Bank

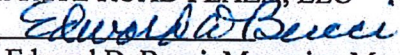
The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witness: 

Robert N. Ridolfi, Esq.
An Attorney at Law of New Jersey
STATE OF NEW JERSEY
COUNTY OF MERCER :

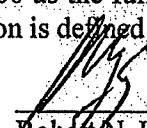
STATE ROAD PLAZA, LLC


Edward D. Bucci, Managing Member

I CERTIFY that on ^{July} June 7, 2018, Edward D. Bucci, Managing Member of State Road Plaza, LLC personally came before me, and acknowledged under oath, to my satisfaction that this person:

- (a) is named in and signed this Deed as the Managing Member of State Road Plaza, LLC;
- (b) signed, sealed, and delivered this Deed as his only act and deed;

(c) made this Deed for less than \$100.00 as the full and actual consideration paid or to be paid for the transfer of title (Such consideration is defined in N.J.S.A.46:16-5).


Robert N. Ridolfi, Esq.
An Attorney at Law of New Jersey

RECORD & RETURN:
Robert N. Ridolfi, Esq.
26 Harbourton-Woodsville Road
Pennington, NJ 08534

METES & BOUNDS
Lot Consolidation
Existing Lots 17 & 18 in Block 901
Proposed Lot 22 in Block 901
Township of Princeton
Mercer County, New Jersey

Beginning at a point on the Southeasterly right of way line of U.S. Highway Route 206, said point being the following two courses from the intersection point of U.S. Highway Route 206 and the Southwesterly right of way line of Herrontown Road;

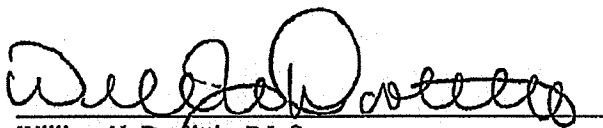
- a. Proceeding Southwesterly, 200.80 feet to a point, said point also being the Northwesternly corner of Lot 19, Block 901; thence
- b. Proceeding South 42° 38' 17" East, a distance of 15.00 feet to a point in the proposed Southwesterly right of way line of New Jersey State Highway Route 206 and proceeding:

From said Point of Beginning:

1. Proceeding South 42° 38' 17" East, a distance of 286.28 feet; thence
2. Proceeding South 47° 21' 43" West, a distance of 222.84 feet; thence
3. Proceeding South 33° 35' 10" East, a distance of 105.49 feet; thence
4. Proceeding South 39° 39' 45" West, a distance of 121.39 feet; thence
5. Proceeding North 30° 37' 56" West, a distance of 380.05 feet to the proposed Southwesterly right of way line of U.S. Highway Route 206; thence
6. Proceeding along the proposed Southwesterly right of way line of U.S. Highway Route 206 on a curve to the left with a radius of 1,397.43 feet and an arc length of 283.34 feet and having a chord bearing of North 40° 15' 29" East and having a chord distance of 282.85 feet to the point of beginning

Containing 96,343 square feet or 2.212 acres and being known as a part of Existing Lots 17 & 18 (Proposed Lot 22) in Block 901 as shown on the Tax Map of the Township of Princeton, Mercer County, New Jersey.

Subject to any and all easements, restrictions and right of ways both recorded and unrecorded.



William H. Doclittle, P.L.S.
NJPLS 24GS03624000
June 1, 2018
Project No. 11044





State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

State Road Plaza, LLC

Current Street Address

915 Pennsylvania Avenue

City, Town, Post Office Box

Trenton

State

NJ

Zip Code

08638

PROPERTY INFORMATION

Block(s)

901

Lot(s)

18 & 17

Qualifier

Street Address

789 & 801 State Road

City, Town, Post Office Box

Princeton

State

NJ

Zip Code

08540

Seller's Percentage of Ownership

100

Total Consideration

1.00

Owner's Share of Consideration

1.00

Closing Date

7/3/18

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

1. ☒ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. ☒ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.
☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

SELLER'S DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

Date

Date

Edmund W. Pucci
Edmund W. Pucci, Signature MEMBER
(Seller) Please Indicate if Power of Attorney or Attorney in Fact

Signature

(Seller) Please Indicate if Power of Attorney or Attorney in Fact

STATE ROAD
PLAZA, LLC

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY) SS County Municipal Code

COUNTY Mercer

1114

MUNICIPALITY OF PROPERTY LOCATION; Princeton

FOR RECORDER'S USE ONLY

Consideration \$ _____
RTF paid by Seller \$ _____
Date _____ By _____

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (Instructions #3 and #4 on reverse side)

Deponent, Edward D. Buccil being duly sworn according to law upon his/her oath,
deposes and says that he/she is the Corporate Officer in a deed dated July 3, 2018 transferring
(Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 901 Lot number 18 & 17 located at
789 & 801 State Road, Princeton, NJ 08540
and annexed thereto.

(2) CONSIDERATION \$ 1.00 (Instructions #1 and #5 on reverse side) ☒ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:

(Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ 781,300.00 + 87.31 % = \$ 894,857.40

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

The consideration for this transaction is less than \$100.00

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fee, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN Grantor(s)

☐ 62 years of age or over. * (Instruction #9 on reverse side for A or B) *

B. (BLIND PERSON Grantor(s)

☐ legally blind or; *

(DISABLED PERSON Grantor(s)

☐ permanently and totally disabled

☐ receiving disability payments

☐ not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

☐
☐

Owned and occupied by grantor(s) at time of sale.

One or two-family residential premises.

☐
☐

Resident of State of New Jersey.

Owners as joint tenants must all qualify.

*IN THE CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

☐
☐

Affordable according to H.U.D. standards.

Meets income requirements of region.

☐
☐

Reserved for occupancy.

Subject to resale controls.

(6) NEW CONSTRUCTION (Instruction #2, #10 and #12 on reverse side)

☐
☐

Entirely new improvement.

Not previously used for any purpose.

☐
☐

Not previously occupied.

"NEW CONSTRUCTION" printed clearly at top of first page of the deed.

County Recording Officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY- DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08646-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: www.state.nj.us/treasury/taxation/lpt/localtax.htm.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instruction #5, #12, #14 on reverse side)

- ☐ No Prior mortgage assumed or to which property is subject at time of sale.
☐ No contributions to capital by either grantor or grantee legal entity.
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me

this 3rd Day of July 2018

Edward D. Buoni

Signature of Deponent

State Road plaza, LLC

Grantor Name

915 Pennsylvania Ave., Trenton, NJ
08638

915 Pennsylvania Ave., Trenton, NJ 08638

Deponent Address

xxx-xxx-

768

Grantor Address at Time of Sale

Robert N. Ridolfi, Esq.

Last 3 digits in Grantor's Social Security
Number

Name/Company of Settlement Officer

ROBERT N. RIDOLFI
Attorney at Law of New Jersey

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____