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**HENRY L. KENT-SMITH**  
Direct Dial: (609) 896-4584  
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May 26, 2023

**VIA HAND DELIVERY**

Lori Bivona, Planning and Zoning Board Secretary  
Township of East Windsor  
Planning Department  
16 Lanning Boulevard  
East Windsor, NJ 08520

**Re: Application for Preliminary & Final Major Site Plan Approval  
159 Princeton-Hightstown Road a/k/a Block 63, Lots 6, 6.01, 8, 9, 10.03, 10.04  
& 51**

Dear Ms. Bivona:

As you are aware, our office continues to represent the interests of Applicant/Owner, QTS Investment Properties Princeton, LLC (the "Applicant/Owner"), regarding its application for Preliminary and Final Major Site Plan approval for the property located at 159 Princeton-Hightstown Road, also known as Block 63, Lots 6, 6.01, 8, 9, 10.03, 10.04 & 51 (the "Property"). In response to your letter dated May 15, 2023, deeming this application complete, we enclose the following:

1. Twenty-One (21) copies of the signed land use application including:
  - a. Preliminary and Final Site Plan Application, including, Landowner's Consent, Escrow Agreement, Certificate of Ownership, Certificate of Title, Bulk Variance Request and Consent of Entry;
  - b. Application Rider;

A Pennsylvania Limited Liability Partnership

California Colorado Connecticut Delaware District of Columbia  
Florida Nevada **New Jersey** New York Pennsylvania Texas



May 26, 2023

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2. Twenty-One (21) copies of completed East Windsor Township Site Plan Checklist prepared by Van Note-Harvey Associates, Inc.;
3. Twenty-One (21) full sized and fully bounded copies of the following:
  - a. Signed and sealed Preliminary and Final Site Plan, prepared by Ralph A. Petrella, P.E. of Van Note-Harvey Associates, Inc. dated March 10, 2023, last revised May 4, 2023;
  - b. Signed and sealed Landscape Architect Plans, prepared by D. Thomas Stearns, L.L.A. of Stearns Associates, LLC dated March 10, 2023, last revised April 21, 2023;
  - c. Signed and sealed Architectural Plans, prepared by prepared by Corgan Associates, Inc. dated March 10, 2023;
4. Two (2) copies of the Traffic Impact Study by BFJ Planning dated March 8, 2023;
5. Two (2) copies of the signed and sealed Engineering Report prepared by Ralph A. Petrella, P.E. of Van Note-Harvey Associates, Inc. dated March 10, 2023;
6. Two (2) copies of the Acoustical Report prepared by Cole Pavlina, P.E. of SLR International Corporation, dated March 7, 2023;
7. Twenty-One (21) copies of the Corporate Ownership Organizational Chart;
8. Twenty-One (21) copies of the Certificate of Amendment to Certificate of Formation;
9. Twenty-One (21) copies of the letter from the East Windsor Tax Collector certifying no taxes are due or owing for the property dated March 3, 2023;
10. Twenty-One (21) copies of the Point-By-Point response letter prepared by Ralph A. Petrella, P.E. of Van Note-Harvey Associates, Inc. dated May 4, 2023;
11. Twenty-One (21) copies of the 200' Property Owners list; and



Fox Rothschild LLP  
ATTORNEYS AT LAW

May 26, 2023  
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12. Twenty-One (21) copies of Form W-9; and
13. Two (2) original checks in the following amounts: (1) \$1,125.00 for the Preliminary and Final Major Site Plan Application Fee; and (2) \$83,500.00 for the Preliminary and Final Major Site Plan Escrow Fee.

Please note a complete set of the above materials have been separately delivered to the Township Engineer, Township Planner, Planning Board Attorney, and Township Landscape Architect as directed by your office.

Please advise as to any additional submission required by the Township in order to schedule public hearing dates.

Very truly yours,

Henry L. Kent-Smith

Encl.

cc: Lawrence B. Sachs, Esq.  
Tejal Patel, P.E., T & M Associates  
Edward Snieckus, PP, Burgis Associates  
Daniel Dobromilsky, C.L.A.  
QTS Investment Properties Princeton, LLC  
Stearns Associates, LLC  
BFJ Planning  
Corgan Associates, Inc.  
Van Note-Harvey Associates, Inc.

**QUALITY TECHNOLOGY SERVICES, LLC**

49117

Vendor ID	Name	Payment Number	Check Date	Document Number
EASTWINDSOR	EAST WINDSOR TOWNSHIP	49117	5/25/23	
Our Voucher Number	Date	Invoice Amount	Discount	Amount
23-003 APP FEE	5/24/23	\$1,125.00	\$0.00	\$1,125.00

\$1,125.00      \$0.00      \$1,125.00

49117

**QUALITY TECHNOLOGY SERVICES, LLC**

12851 FOSTER STREET  
OVERLAND PARK, KS 66213



KeyBank National Association  
Cleveland, Ohio 44114  
1-800-KEY2YOU



6-103/410

DATE  
5/25/23

AMOUNT

One Thousand One Hundred Twenty Five and 00/100

\$1,125.00

PAY  
TO THE  
ORDER  
OF:

EAST WINDSOR TOWNSHIP  
16 Lanning Blvd  
East Windsor, NJ 08520  
United States of America



*Dan R. Gneiss*  
AUTHORIZED SIGNATURE

Security features. Details on back.

⑈049117⑈ ⑆041001039⑆ 359681356895⑈

**QUALITY TECHNOLOGY SERVICES, LLC**

49118

Vendor ID	Name	Payment Number	Check Date	Document Number
EASTWINDSOR	EAST WINDSOR TOWNSHIP	49118	5/25/23	
Our Voucher Number	Date	Invoice Amount	Discount	Amount
23-003 ESCROW FEE	5/24/23	\$83,500.00	\$0.00	\$83,500.00

\$83,500.00                      \$0.00                      \$83,500.00

49118

**QUALITY TECHNOLOGY SERVICES, LLC**

12851 FOSTER STREET  
OVERLAND PARK, KS 66213



KeyBank National Association  
Cleveland, Ohio 44114  
1-800-KEY2YOU



6-103/410

DATE  
5/25/23

AMOUNT

Eighty Three Thousand Five Hundred and 00/100

\$83,500.00

PAY  
TO THE  
ORDER  
OF:

EAST WINDSOR TOWNSHIP  
16 Lanning Blvd  
East Windsor, NJ 08520  
United States of America



*Don R. Gneist*

AUTHORIZED SIGNATURE

Security features. Details on back.



⑈049118⑈ ⑆041001039⑆ 359681356895⑈

**FOR OFFICIAL USE ONLY**

Application No.: \_\_\_\_\_ Application Fee: \_\_\_\_\_  
Date Filed: \_\_\_\_\_ Escrow Fee: \_\_\_\_\_  
Date Deemed Complete: \_\_\_\_\_  
Hearing Date: \_\_\_\_\_

**EAST WINDSOR TOWNSHIP**  
Municipal Building  
16 Lanning Boulevard  
East Windsor, New Jersey 08520

The application, with supporting documentation, must be filed with the Township Planning/Zoning Board Secretary for review at least thirty (30) days prior to the meeting at which the application is to be considered.

**1. SUBJECT PROPERTY**

Location 159 Princeton-Hightstown Road  
Tax Map Page \_\_\_\_\_ Block 63 Lot(s) 6, 6.01, 8, 9, 51, 10.03, 10.04  
Page \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_  
Dimensions Frontage 3,429.6 feet Depth N/A Total Area 190.09 acres  
Zoning District R-O Research Office Zone  
Has property been subject of previous application? Yes  
Type of application previously made? SEE ATTACHED RIDER  
Date(s) SEE ATTACHED RIDER (Attach copies of township action, i.e. Resolution of Memorialization)

**2. APPLICANT**

Name QTS Investment Properties Princeton, LLC  
Address 12851 Foster Street  
City, State, Zip Overland Park, Kansas 66213  
Telephone (908) 500-2662 Fax \_\_\_\_\_  
Applicant is a  Corporation  Partnership  Individual

**3. OWNER (if different from applicant)**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Telephone \_\_\_\_\_ Fax \_\_\_\_\_

**4. ATTORNEY**

Name Fox Rothschild, LLP - Henry Kent-Smith, Esq.  
Address 997 Lenox Drive, Building 3  
City, State, Zip Lawrenceville, NJ 08648  
Telephone (609) 896-4584 Fax (609) 896-1469

**5. PLANNER**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Telephone \_\_\_\_\_ Fax \_\_\_\_\_

**6. ENGINEER**

Name Van Note-Harvey Associates, Inc. - Ralph Petrella, PE  
Address 103 College Road East  
City, State, Zip Princeton, NJ 08540  
Telephone (609) 921-4786 Fax \_\_\_\_\_

**7. LANDSCAPE ARCHITECT**

Name Stearns Associates, LLC - D. Thomas Stearns, AICP, PP, CLA, LEED AP  
Address P.O. Box T, 12 Seabrook Road  
City, State, Zip Stockton, NJ 08559  
Telephone (609) 397-1880 Fax (609) 397-0899

**8. PROPERTY INFORMATION**

Restrictions, covenants, easements, association by-laws, existing or proposed on the property  
 Yes (attach copies)       No       Proposed

Note: All deed restrictions, covenants, easements, association by-laws, existing and proposed must be written in easily understandable English in order to be approved.

**9. APPLICATION REPRESENTS THE FOLLOWING:**

**SUBDIVISION:**

Minor Subdivision  
Major Subdivision (Preliminary)  
Major Subdivision (Final)  
Number of lots to be created (including remainder lot) \_\_\_\_\_  
Number of proposed dwelling units (if applicable) \_\_\_\_\_  
Request for Waiver from Subdivision Submittal Requirements (See Item #7)

**SITE PLAN:**

- Minor Site Plan
- Preliminary Site Plan [Phases (if applicable)] \_\_\_\_\_
- Final Site Plan [Phases (if applicable)] \_\_\_\_\_
- Amendment or Revision to an Approved Site Plan
- Area to be disturbed [acres or square feet (specify)] 12.3 acres
- Total number of proposed swelling units \_\_\_\_\_ or \_\_\_\_\_ SF of construction
- Request for Waiver from Site Plan Submittal Requirements (See Item #8)
- Informal Review (Concept)
- Appeal decision of an Administrative Officer [N.J.S.A. 40:55D-70a]
- Map or Ordinance Interpretation or Special Question [N.J.S.A. 40:55D-70b]
- Variance relief (hardship) [N.J.S.A. 40:55D-70c(1)]
- Variance relief (substantial benefit) [N.J.S.A. 40:55D-70c(2)]
- Variance relief (use) [N.J.S.A. 40:55D-70d]
- Conditional Use Approval [N.J.S.A. 40:55D-67]
- Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin [N.J.S.A. 40:55D-34]
- Direct issuance of a permit for a lot lacking street frontage [N.J.S.A. 40:55D-36]

- 10. Section(s) of Ordinance from which a variance is requested  
SEE ATTACHED RIDER  
\_\_\_\_\_
- 11. Waivers requested of Development Standards and/or Submission Requirements. (Attach additional pages as needed) SEE CHECKLIST  
\_\_\_\_\_
- 12. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises. (Attach pages as needed providing a clear narrative regarding the project, the location, square footage, and explaining specifically what is proposed, clearly articulating the details.) SEE ATTACHED RIDER  
\_\_\_\_\_
- 13. Is a public water line available?       Yes       No
- 14. Is a public sanitary sewer available?       Yes       No
- 15. Does the application propose a well and septic system?       Yes       No
- 16. Have any proposed new lots been reviewed with the Tax Assessor and/or Township Engineer to determine appropriate lot and block numbers? N/A
- 17. Are any off-tract improvements required or proposed?       Yes       No



18. Is the subdivision to be filed by Deed or Plat? N/A

19. What form of security does the applicant propose to provide as performance and maintenance guarantees? \_\_\_\_\_

20. Other approvals which may be required and date plans submitted:

	Yes	No	Date Plans
East Windsor Township Municipal Utilities Authority		N/A	
East Windsor Health Department		N/A	
Mercer County Planning Board	X		3/10/23
NJ Department of Environmental Protection			
Sewer Extension Permit		N/A	
Sanitary Sewer Connection Permit		N/A	
Stream Encroachment Permit		N/A	
Jersey Central Power & Light (JCP&L)	X		3/10/23
Delaware & Raritan Canal Commission	X		3/10/23
Potable Water Construction Permit		N/A	
NJ Department of Transportation		N/A	
Public Service Electric & Gas Company (PSE&G)		N/A	

21. Certification from Tax Collector that all taxes due on the subject property have been paid.

22. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing)

### EAST WINDSOR TOWNSHIP CHECKLIST

The following checklist is designed to assist applicants in preparing site plans for Planning Board review. Applicants should check off each item to ensure that it is included on the plan. ITEMS OMITTED CONSTITUTE AN INCOMPLETE APPLICATION AND MAY DELAY CONSIDERATION BY THE BOARD. Utility plans, landscaping plans, architectural elevations, etc., may be shown on separate sheets. It is necessary to adhere to the requirements of the TECHNICAL STANDARDS ORDINANCE as well as to the requirements of the applicable zoning district. SUBMIT REASONS FOR REQUESTED WAIVERS. (LEGEND: R=Required and if blank=Not Applicable/Not Required.

PLAT/PLAN SPECIFICATIONS	CONCEPT	MINOR SITE PLAN	MINOR SUBDIVISION	PRELIMINARY SITE PLAN	FINAL SITE PLAN	PRELIMINARY MAJOR SUBDIVISION	FINAL MAJOR SUBDIVISION
<input checked="" type="checkbox"/> 1. Plan clearly and legibly drawn or reproduced at a scale not smaller than 1" = 50'	R	R	R	R	R	R	R
<input checked="" type="checkbox"/> 2. Sheet size either 15X21, 24X36, or 30X42	R	R	R	R	R	R	R
<input checked="" type="checkbox"/> 3. Plans shall be prepared by an architect or engineer if application involves only the location of proposed buildings and their relationship to the site and the immediate environs.				R	R		
<input checked="" type="checkbox"/> 4. Plans shall be prepared by an architect, planner or engineer if application involves only the location of drives, parking layout, pedestrian circulation, and means of ingress and egress.		R					
<input checked="" type="checkbox"/> 5. Plans shall be prepared by an engineer if application involves only drainage facilities for site plans of ten acres or more; or involving storm water detention facilities; or traversed by a water course.							
<input type="checkbox"/> 6. Plans prepared to scale based on field survey. <u>Plans should be prepared by a licensed surveyor only.</u>			R			R	R
<b>GENERAL INFORMATION</b>							
<input checked="" type="checkbox"/> 7. Survey Plan of parcel in question based			R	R	R	R	R

upon current land survey information							
PLAT/PLAN SPECIFICATIONS	CONCEPT	MINOR SITE PLAN	MINOR SUBDIVISION	PRELIMINARY SITE PLAN	FINAL SITE PLAN	PRELIMINARY MAJOR SUBDIVISION	FINAL MAJOR SUBDIVISION
<input checked="" type="checkbox"/> 8. Property lines shown in degrees, minutes and seconds		R	R	R	R	R	R
<input checked="" type="checkbox"/> 9. Key map showing location of tract to be considered in relation to surrounding area, within 1,000'.	R		R	R	R	R	R
<input checked="" type="checkbox"/> 10. Title block containing name and address of applicant, property owner, preparer, lot and block numbers, date prepared, date of last amendment and zoning district.	R	R	R	R	R	R	R
<input checked="" type="checkbox"/> 11. Each block and lot numbered in conformity with the municipal tax map as determined by the municipal tax assessor.			R			R	R
<input checked="" type="checkbox"/> 12. Scale of map, both written and graphic	R	R	R	R	R	R	R
<input checked="" type="checkbox"/> 13. North arrow giving reference meridian	R	R	R	R	R	R	R
<input checked="" type="checkbox"/> 14. Space for signatures of Chairman and Secretary of the Municipal Agency.		R	R	R	R	R	R
<input checked="" type="checkbox"/> 15. Names of all property owners within 200 feet of subject property.			R	R	R	R	R
<input checked="" type="checkbox"/> 16. Location of existing and proposed property lines with dimensions in feet to the nearest two decimal places.			R	R	R	R	R

<input checked="" type="checkbox"/> 17. Zoning district in which parcel is located, indicating all setbacks, lot coverage, height, floor area ration, and density, both as to required and proposed. Indicating the above both written and graphically.	R		R	R	R	R	R
PLAT/PLAN SPECIFICATIONS	CONCEPT	MINOR SITE PLAN	MINOR SUBDIVISION	PRELIMINARY SITE PLAN	FINAL SITE PLAN	PRELIMINARY MAJOR SUBDIVISION	FINAL MAJOR SUBDIVISION
<input checked="" type="checkbox"/> 18. Acreage of affected parcel to the nearest hundredth of an acre.			R	R	R	R	R
<input type="checkbox"/> 19. Number of lots following subdivision including areas in acres if one acre or over or in square feet if under one acre.			R			R	R
<input checked="" type="checkbox"/> 20. Provide a Polaroid or other similar photograph of the premises in question taken from the opposite side of each abutting street				R		R	
<input checked="" type="checkbox"/> 21. Environmental Impact Statement (Refer to Section 19A:2-11 of the Zoning Ordinance). Required 30 days prior to hearing in bound form				R		R	
NATURAL FEATURE - TOPOGRAPHY OF THE SITE AND WITHIN 200' THEREOF.							
<input checked="" type="checkbox"/> 22. Contours to determine the natural drainage of the land. Intervals shall be: up to 10% grade-2 feet				R	R	R	R
<input checked="" type="checkbox"/> 23. Existing and proposed spot elevations based upon the U.S. Coastal Geodetic datum at all building corners, all floor levels, center lines of abutting roads, top and bottom curbs, property corners, gutters and other pertinent locations.				R	R	R	R
<input checked="" type="checkbox"/> 24. Flood plains.			R	R	R	R	R

N/A

<input checked="" type="checkbox"/> 25. Natural and artificial watercourses, streams, shorelines and water boundaries and encroachment line.			R	R	R	R	R
<input checked="" type="checkbox"/> 26. Wooded areas indicating predominant species and size	R		R	R		R	
PLAT/PLAN SPECIFICATIONS	CONCEPT	MINOR SITE PLAN	MINOR SUBDIVISION	PRELIMINARY SITE PLAN	FINAL SITE PLAN	PRELIMINARY MAJOR SUBDIVISION	FINAL MAJOR SUBDIVISION
<input checked="" type="checkbox"/> 27. Location of trees 6" or more in diameter, as measured 1' above ground level, outside of wooded area, designating species of each				R		R	
<input checked="" type="checkbox"/> 28. Areas in which construction is precluded due to presence of stream corridors and/or steep slopes	R		R	R	R	R	R
<input checked="" type="checkbox"/> 29. All areas to be disturbed by grading or construction	R			R		R	
MAN-MADE FEATURES ON SITE AND WITHIN 200 FEET THEREOF							
<input checked="" type="checkbox"/> 30. Location of existing structures and their setbacks from existing and proposed property lines.	R	R	R	R	R	R	R
<input checked="" type="checkbox"/> 31. Location of existing and proposed easements or rights of way including power lines and telephone lines.	R	R	R	R	R	R	R
<input checked="" type="checkbox"/> 32. Location of existing railroads, bridges, culverts, drain-pipes, water and sewer mains and other man-made installations affecting the tract	R	R	R	R	R	R	R

	<input checked="" type="checkbox"/> 33. Plans of off-street parking area layout (showing location /dimension of off-street trash/loading facilities, services areas, aisles, barriers, planters, type of pavement, traffic patterns, acceleration/deceleration lanes, driveways for ingress/egress) noting control devices on public street and internal circulation.				R	R	R	R
N/A	<input type="checkbox"/> 34. Location of existing wells and septic systems.	R	R	R	R		R	
	PLAT/PLAN SPECIFICATIONS	CONCEPT	MINOR SITE PLAN	MINOR SUBDIVISION	PRELIMINARY SITE PLAN	FINAL SITE PLAN	PRELIMINARY MAJOR SUBDIVISION	FINAL MAJOR SUBDIVISION
N/A	<input type="checkbox"/> 35. When Applicant intends to use a conventional septic disposal system: location of the intended disposal field.			R	R	R	R	R
	<input checked="" type="checkbox"/> 36. Plans and profiles of proposed utility layouts, such as sewers, storm drains, water, gas and electric, showing feasible connections to existing or proposed utility systems							
	<input type="checkbox"/> 37. Location and description of monuments whether set or to be set.			R			R	R
	<input checked="" type="checkbox"/> 38. Locations, names and widths of all existing and proposed streets on property and within 200' of the tract		R	R	R	R	R	R
	<input checked="" type="checkbox"/> 39. Required road dedication.			R	R	R	R	R
	<input checked="" type="checkbox"/> 40. Road orientation (as it relates to energy conservation).				R		R	
N/A	<input checked="" type="checkbox"/> 41. Sketch of prospective future street system of the entire tract where a preliminary plat				R		R	

covers only a portion thereof.							
<input checked="" type="checkbox"/> 42. Specifically note location, dimensions and details of all signs (free standing and/or façade).				R	R	R	R
<input checked="" type="checkbox"/> 43. Specifically note location, dimensions and details of exterior lights (free standing and/or façade). Including type of standards, radius of light and intensity in foot candles, as well as time controls proposed for outdoor lighting and display.				R			
PLAT/PLAN SPECIFICATIONS	CONCEPT	MINOR SITE PLAN	MINOR SUBDIVISION	PRELIMINARY SITE PLAN	FINAL SITE PLAN	PRELIMINARY MAJOR SUBDIVISION	FINAL MAJOR SUBDIVISION
<input checked="" type="checkbox"/> 44. Preliminary architectural floor plans and elevations and where necessary, depict development in its environment, sketches, or models.				R			
<input checked="" type="checkbox"/> 45. Building facades including size, structures, materials, colors, and textures.					R		
MISCELLANEOUS							
<input checked="" type="checkbox"/> 46. Proposed sight easements where required.		R	R	R	R	R	R
<input checked="" type="checkbox"/> 47. Proposed drainage easements where required.		R	R	R	R	R	R
<input type="checkbox"/> 48. Natural resource inventory information including:							
<input checked="" type="checkbox"/> a. Soil types as shown by the current Soil Conservation Survey Maps.	R		R	R		R	
<input checked="" type="checkbox"/> b. Soil depth to restrictive layers of soil.	R		R	R		R	

N/A

<input checked="" type="checkbox"/> c. Soil depth to bedrock.	R		R	R		R	
<input checked="" type="checkbox"/> d. Permeability of the soil by layers.	R		R	R		R	
<input checked="" type="checkbox"/> e. Height of soil water table and type of water table.	R		R	R		R	
<input checked="" type="checkbox"/> f. Flood plain soil (status)	R		R	R		R	
<input checked="" type="checkbox"/> g. Limitation for foundation.			R	R		R	
<input type="checkbox"/> h. Limitation for septic tank absorption field (only where septic tank is proposed to be used).			R	R		R	
<input checked="" type="checkbox"/> i. Limitation for local road and streets.				R		R	
PLAT/PLAN SPECIFICATIONS	CONCEPT	MINOR SITE PLAN	MINOR SUBDIVISION	PRELIMINARY SITE PLAN	FINAL SITE PLAN	PRELIMINARY MAJOR SUBDIVISION	FINAL MAJOR SUBDIVISION
<input checked="" type="checkbox"/> j. Agricultural capacity classification.				R		R	
<input checked="" type="checkbox"/> k. Erosion hazard				R		R	
<input checked="" type="checkbox"/> l. Wetlands & Wetlands transition areas.	R	R	R	R	R	R	R
<input checked="" type="checkbox"/> 49. Landscaping plan including the types, quantity, size and location of all proposed vegetation. The scientific and common names of all vegetation shall be included.				R		R	
<input checked="" type="checkbox"/> 50. Soil Erosion and Sediment Control Plan consistent with the requirements of the local soil conservation district.				R		R	
<input checked="" type="checkbox"/> 51. Design calculations showing proposed drainage facilities to be in accordance with the appropriate drainage run-off requirements.				R		R	



<input checked="" type="checkbox"/> 52. The purpose of any proposed easement of land reserved or dedicated to public or common use shall be designated and the proposed use of sites other than residential shall be noted.			R	R	R	R	R
<i>N/A</i> <input type="checkbox"/> 53. Location, design, and size of on and off-site pedestrian park, bicycle paths, open/common space, plazas, recreational areas or public uses. (Note their relationship to structures, parking, and environmental).			R	R	R	R	R
<i>N/A</i> <input type="checkbox"/> 54. Note condition of ownership and maintenance of common open space or structures as contained in 20-4.1500c. Of the Zoning Ordinance		R	R	R	R	R	R
PLAT/PLAN SPECIFICATIONS	CONCEPT	MINOR SITE PLAN	MINOR SUBDIVISION	PRELIMINARY SITE PLAN	FINAL SITE PLAN	PRELIMINARY MAJOR SUBDIVISION	FINAL MAJOR SUBDIVISION
<input checked="" type="checkbox"/> 55. Any sections for which a waiver is specifically being requested and a narrative paragraph explaining why the Applicant is entitled to such a waiver.		R	R	R	R	R	R

File No. \_\_\_\_\_  
Date Filed \_\_\_\_\_  
Filing Fee \_\_\_\_\_  
Hearing Date \_\_\_\_\_  
Decision \_\_\_\_\_  
Date Published \_\_\_\_\_

**TO THE PLANNING BOARD OF EAST WINDSOR TOWNSHIP**

The undersigned submits herewith the annexed appeal or application and supporting documents as indicated below:

Bulk Variance  
 Authorization from owner (if undersigned is not owner)  
 Drawings entitled  
 Other:

The following is a description of the premises which are the subject of said appeal or application:

Name and address of owner QTS Investment Properties Princeton, LLC  
12851 Foster Street, Overland Park, Kansas 66213

Location of premises 159 Princeton-Hightstown Road

Zoning District R-O Block 63 Lot(s) 6, 6.01, 8, 9, 51, 10.03,  
Date property acquired June 30, 2014 10.04

**QTS INVESTMENT PROPERTIES PRINCETON, LLC**

Dated:

Ryan C. Hunt  
Signature of Appellant or Applicant

Henry Kent-Smith, Esq.  
Attorney for Appellant or Applicant

12851 Foster Street, Overland Park, KS 66213  
Address

Fox Rothschild, LLP  
Firm

997 Lenox Drive, Building 3, Lawrenceville NJ 08648  
Address

Telephone No. (609) 896-4584

**EAST WINDSOR TOWNSHIP PLANNING BOARD**

**CONSENT OF ENTRY**

The undersigned property owner hereby consents to the entry onto the property known as 159 Princeton Hightstown Road (street address), Block 63, Lot 6, 6.01, 8, 9, 10.03, 10.04, 51 On the Tax Map of the Township of East Windsor by members of the East Windsor Township Planning Board to perform and inspection(s) of the property, at reasonable times, in connection with the application for a bulk variance, site plan, or subdivision which has been submitted herewith.

This consent permits entry onto the property only by the above-mentioned Board Members for the purpose of conducting visual inspections while the aforementioned application is pending. This right of entry is limited to entry onto the subject property only by those persons holding the designated position listed herein.

**QTS INVESTMENT PROPERTIES  
PRINCETON, LLC**

Date: \_\_\_\_\_

Ryan C. Hunt  
Property Owner

Block 63 Lot 6, 6.01, 8, 9, 10.03, 10.04, 51

**CERTIFICATION OF OWNERSHIP OF APPLICANT  
AS REQUIRED BY NEW JERSEY LAW  
(P.L. 1997, CHAPTER 336)**

Listed below are the names and addresses of all owners having ten percent (10%) or more of the stock / interest\* in the undersigned applicant corporation / partnership

NAME	ADDRESS
1.	
2.	
3.	
4.	See Attached Corporate Organizational Chart
5.	
6.	
7.	
8.	
9.	
10.	

\* Where corporations / partnerships own ten percent (10%) or more of the stock / interest in the undersigned or in another corporation / partnership so reported, this requirement shall be followed until the names and addresses of the non-corporate stockholders / individual partners exceeding the ten percent (10%) ownership criterion have been listed.

Ryan C. Hunt      3/17/23  
Signature of Officer / Partner      Date

QTS INVESTMENT PROPERTIES PRINCETON, LLC  
Name of Applicant Corporation Partnership

TO BE COMPLETED BY TITLE INSURANCE COMPANY OR N.J. ATTORNEY AT LAW

CERTIFICATE OF TITLE

Gentlemen:

I hereby certify that according to the records in the County Clerk's Office of Mercer County, County of Mercer, the owner of record in fee simple of the following described premises, by deed dated June 30, 2014 and recorded in Deed Book 6198 at Page 518, and that QTS Investment Properties Princeton, LLC not sold, assigned, or in any way disposed of its rights in said lands so far as the records of said County reveal.

DESCRIPTION

IN WITNESS WHEREOF, I have hereunto placed my hand and seal this 21 day of March, 2023.

Ryan P. D'Amico Signature

Fox Rothschild LLP Address 997 Conox Dr Lawrenceville NJ 08648

[Signature] Municipality

Henry Kant-Smith

**EAST WINDSOR TOWNSHIP  
PLANNING / ZONING  
APPLICATION FINANCIAL INFORMATION**

According to P.L. 1995, c. 54, N.J.S.A. 40:55D-53.2 et seq., copies of charges by the professionals must be sent to the applicant / developer on a monthly basis unless charges are less the \$1,000 where they can be sent quarterly and / or if the account is running out of funds, notification must be given to the developer of the shortfall.

The following information must be filled out in order for East Windsor Township to comply with the New Jersey Statutes:

Application Number: \_\_\_\_\_

Application Title: \_\_\_\_\_

Financial Control Number: \_\_\_\_\_

Title: \_\_\_\_\_

Applicant's / Developer's Name: QTS Investment Properties Princeton, LLC

Applicant's / Developer's Mailing Address: 12851 Foster Street

City, State and Zip Code: Overland Park, Kansas 66213

Applicant's / Developer's Phone Number: (908) 500-2662

Applicant's / Developer's Fax Number: \_\_\_\_\_

Applicant's / Developer's Email Address: Robert.LaCosta@qtsdatacenters.com

**ALL FINANCIAL INFORMATION WILL BE SENT TO THE ABOVE ADDRESS GIVEN. PLEASE BE SURE THAT ALL INFORMATION IS CORRECT.**

**LEGAL NOTICE**

Notice is hereby given that on Monday, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, on or about \_\_\_\_\_ p.m. at the East Windsor Township Municipal Building, 16 Lanning Boulevard, East Windsor, New Jersey, the Planning Board of East Windsor Township will hold a hearing on the appeal or application of the undersigned, at which time and place all interested parties will be given the opportunity to be heard.

Application Number \_\_\_\_\_ Title \_\_\_\_\_

Applicant \_\_\_\_\_

Location of Premises: Block \_\_\_\_\_ Lot \_\_\_\_\_ Zone \_\_\_\_\_

Address \_\_\_\_\_

Nature of appeal or application:

Purpose \_\_\_\_\_

Approval Sought \_\_\_\_\_

(If variances are sought – include the following: )

Required \_\_\_\_\_ Proposed \_\_\_\_\_

A copy of the proposed plan and/or application is available for review at the Planning/Zoning Board office during normal business hours, 8:30 a.m. – 4:30 p.m., Monday through Friday.

Signature \_\_\_\_\_  
(Print Name of Appellant) \_\_\_\_\_

This notice must be served on all owners of property within 200 feet of the premises by hand-carrying / signature of listing or certified mail and also published in the Official Newspaper of East Windsor Township – check with the instructions or the Secretary.

**CERTIFIED 200' PROPERTY OWNERS LIST REQUEST**

TO: EAST WINDSOR TAX ASSESSOR'S OFFICE

FROM: \_\_\_\_\_  
(Name of Requestor)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Phone number where you can be reached during daytime hours)

DATE: \_\_\_\_\_

Request is hereby made for a certified list of names and addresses of all property owners within a 200-foot radius of Block \_\_\_\_\_, Lot(s) \_\_\_\_\_ of the East Windsor Township Tax Map.

I understand that the attached list of utilities companies will also need to be notified.

I understand that upon application of said certified list, payment in the amount of ten dollars (\$10.00) or twenty-five cents (.25¢) per name, whichever is greater, must be rendered.

\_\_\_\_\_  
(Signature of Requestor)



**AFFIDAVIT OF SERVICE**

STATE OF NEW JERSEY    }  
  } ss:  
COUNTY OF MERCER    }

I, \_\_\_\_\_, of full age, being duly sworn,  
according to law upon my oath, depose and say:

1.    On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I served a true copy of the attached Notice of Hearing upon the attached list of Property Owners as supplied by the East Windsor Township Tax Assessor, by certified mail, return receipt requested, as required by law.
2.    The attached list of property owners are those persons within 200 feet of the property who would be affected by this application.
3.    The subject of this application is Block \_\_\_\_\_, Lot(s) \_\_\_\_\_, also commonly known as \_\_\_\_\_ (provide street address)
4.    The forgoing statements made by me are true. I am aware that if any statements made by me are willfully false, I am subject to punishment.

\_\_\_\_\_  
(Signature)

Sworn and subscribed to before me this  
\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_

## EAST WINDSOR TOWNSHIP ESCROW AGREEMENT

THIS ESCROW AGREEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 20 23, by and between QTS Investment Properties Princeton, LLC 159, with a street address of Princeton-Hightstown Road ("Applicant" / "Developer") and EAST WINDSOR TOWNSHIP, East Windsor, New Jersey ("East Windsor").

WHEREAS, Developer / Applicant submitted an application for development to the East Windsor Township Planning Board / Zoning Board of Adjustment for lands located at 159 Princeton Hightstown Road and being also known and designated as Block 63, Lot<sup>s</sup> 6, 6.01 8, 9 on the East Windsor Township Tax Maps; and 10.03, 10.04, 51

WHEREAS, ordinances of East Windsor require that the Developer / Applicant pay certain sums into an Escrow Account for the review of said application for development.

NOW, THEREFORE, in consideration of the mutual covenants herein contained and in accordance with applicable law and for other good and valuable consideration, Developer / Applicant agrees as follows:

1. Developer shall immediately pay to East Windsor the sum of \$ 1,500.00 to be held by East Windsor in an interest-bearing Escrow Account. Developer / Applicant shall make payment by cash or check.
2. East Windsor shall have the right and authority to draw funds from said Escrow account for any professional, including but not by way of limitation, engineers, architects, attorneys, surveyors, traffic consultants, noise and sound engineers, planners, license sanitarians and others who shall have reviewed the Developer / Applicant's application, prepared responses or reports in connection therewith, attended or testified at any hearing or also have provided any other service for the Planning Board / Zoning Board in connection with Developer / Applicant's application for development.
3. As soon as the Escrow Account shall be reduced to thirty percent (30%) of the original amount paid hereunder by Developer/Applicant, or as soon as additional payments are deemed desirable by the Planning Board or the Zoning Board of Adjustment of East Windsor, Developer / Applicant shall be notified that additional funds in a specified amount must be deposited in the Escrow Account. Developer agrees to make the payment of the amount specified within fifteen (15) days of receipt of the request for additional funds. If payment is not received by East Windsor within said fifteen (15) days, interest shall be charged at the rate of one and one-half percent (1½%) per month on the amount owed. Interest shall be compounded monthly and shall be due and payable in full immediately, without further notice, and shall not be prorated to the day of receipt but shall be deemed to have accrued in full on the first day of each month. East Windsor may accept and deposit any amount paid by Developer / Applicant without compromising or waiving the right to demand and receive the balance owed.

EAST WINDSOR TOWNSHIP ESCROW AGREEMENT – PAGE 2 OF 3

4. Developer agrees that if no payment is made within thirty (30) days of Developer / Applicant's receipt of request for same, East Windsor may bring a legal action against Developer / Applicant for the collection of same. Developer / Applicant will pay all of East Windsor's attorney fees (at the regular hourly rate charged by said attorney for collection suits) and costs in connection therewith in addition to all prejudgment and post-judgment interest. Any legal action commenced by East Windsor shall be in addition to, and not an alternative to, any other rights or remedies East Windsor may have under the Escrow Agreement, the ordinances of East Windsor, or the laws of the State of New Jersey.

5. In the event that Developer / Applicant contests the amount claimed due pursuant to the East Windsor Escrow Ordinance and this Agreement, Developer / Applicant shall pay the full amount of the Escrow fees requested by East Windsor, and provide East Windsor with a written notice of protest setting forth the dollar amounts disputed by the Developer / Applicant and the explicit reasons therefor. Failure to pay all sums when due shall be an absolute waiver of Developer / Applicant's right to protest the amount of the sums claimed due.

6. The Escrow Account shall be established and maintained in accordance with the ordinances of East Windsor and the laws of the State of New Jersey. This Escrow Agreement shall be construed and enforced according to the laws of the State of New Jersey.

IN WITNESS WHEREOF, Developer/Applicant has the date first written above.

QTS INVESTMENT PROPERTIES PRINCETON, LLC

*Ryan C. Hunter*

\_\_\_\_\_  
WITNESS OR ATTEST

\_\_\_\_\_  
DEVELOPER / APPLICANT

STATE OF \_\_\_\_\_ }  
  } ss.  
COUNTY OF \_\_\_\_\_ }

On this 17 day of March, 2023, before me, the subscriber, a Notary Public of the State of NEW JERSEY, personally appeared Ryan Hunter, to me known and known to me to be one of the persons described in and who executed the foregoing instrument, and duly acknowledged to me that Ryan Hunter executed the same as \_\_\_\_\_ free act and deed.

**ROBERT LaCOSTA**  
NOTARY PUBLIC OF NEW JERSEY  
Commission Expires June 20, 2026

*[Signature]*  
\_\_\_\_\_  
Notary Public

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EAST WINDSOR TOWNSHIP ESCROW AGREEMENT – PAGE 3 OF 3

---

STATE OF                                }  
   } ss:  
COUNTY OF                            }

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber of Notary Public of the State of personally appeared \_\_\_\_\_, who, being by me duly sworn on his/her oath, says that he/she is one of the persons named in the foregoing instrument; that he/she well knows the corporate seal of said corporation; that the seal affixed to said instrument is the corporate seal of said corporation; that the said seal was so affixed and that the said instrument signed and delivered by \_\_\_\_\_ who was, on the date of thereof, the \_\_\_\_\_ of the said corporation in the presence of this deponent, and said \_\_\_\_\_ at the time acknowledged that he/she signed, sealed and delivered the same as his/her voluntary act and deed, and as the voluntary act and deed of said corporation, by virtue of authority from its Board of Directors, and that deponent, at the same time, subscribed his/her name to said instrument as an attesting witness to the execution thereof.

\_\_\_\_\_  
SECRETARY

Sworn and subscribed to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

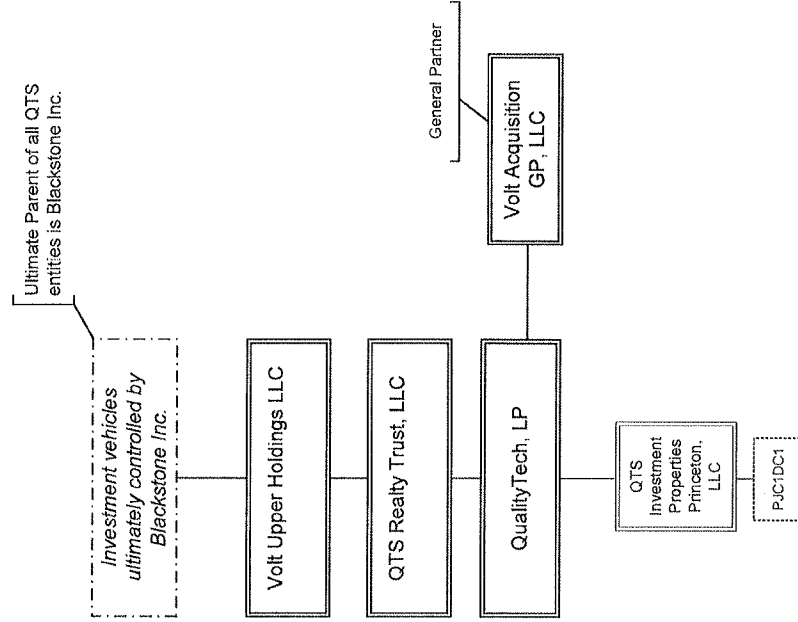
\_\_\_\_\_  
NOTARY PUBLIC

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All Organizations owned 100% by parent/affiliate entity in following manner:



**QTS Organization Structure**  
Confidential



## **RIDER TO APPLICATION**

### **QTS INVESTMENT PROPERTIES PRINCETON, LLC PRELIMINARY AND FINAL SITE PLAN EAST WINDSOR, MERCER COUNTY BLOCK 63, LOTS 6, 6.01, 8, 9, 51, 10.03 AND 10.04**

QTS INVESTMENT PROPERTIES PRINCETON, LLC (“**QTS**” or the “**Applicant**”), is the owner of the property located at 159 Princeton Hightstown Road otherwise identified as Block 63, Lots 6, 6.01, 8, 9, 10.03, 10.04 and 51 on the Official Tax Map of the Township of East Windsor (the “**Property**”). The Property totals 192.16 +/- acres in area and is located in the R-O Research Office Zone, which permits office, research, and computer centers, and therefore permits the existing QTS data center. QTS acquired the Princeton Data Center from McGraw Hill Financial, Inc. in 2014.

The Property has existing development limitations associated with an existing stream corridor (Tributary to the Millstone River) that runs behind and thru the Property. The site is impacted by freshwater wetlands and buffers, a 100 year flood plain and buffers, NJ Flood Hazard Area, and Delaware and Raritan Canal commission requirements for stream corridors. These constraints limit the developable area of the Property, however no work as part of the present Phase 2 application affects any of these environmentally sensitive areas.

QTS is a leading provider of data center solutions across a diverse footprint spanning more than 7 million square feet of owned mega scale data center space within North America and Europe. Through its software-defined technology platform, QTS is able to deliver secure, compliant infrastructure solutions, robust connectivity and premium customer service to leading hyperscale technology companies, enterprises, and government entities. This data center provides business continuity and disaster recovery for the Northeast and Mid-Atlantic markets. This Phase 2 application is part of QTS’ commitment to East Windsor to create a state of the art data center within the Township. The proposed Phase 2 application upgrades associated with modernizing the data center will enhance site security and electrical services. Upon completion, QTS will have an employee site population of between 35 to 40 employees, plus visitors, to this facility.

The Property is currently improved with 510,689 s.f. of existing building area. The Applicant recently secured a demolition permit and is in the process of removing 157,729 s.f. of existing office space as part of its Phase 1 facilities upgrade plan. Phase 1 will facilitate this Phase 2 application for site infrastructure by allowing a reconfigured property access driveway from Route 571 and associated parking improvements located within the proposed security perimeter. The present Application involves data center upgrades to bring this facility up to state of the art electrical supply needs to meet present and future client demands. Upon completion of the proposed site improvements with this Phase 2 of site development, the site will contain 360,031 s.f of building area reducing the total building area by 150,658 s.f.. The Phase 2 improvements will also reduce total impervious coverage and total parking from 709 existing parking stalls to 671 proposed stalls. The Phase 2 project will reposition this property for future development of state of the art data center uses as demand dictates. QTS is committed to making East Windsor a hub for data support services.

Applicant seeks preliminary and final site plan approval with related bulk variance relief for this Phase 2 application to permit the following improvements:

- (1) Site electrical equipment located in front of the existing building with associated 7,071 s.f. of new floor area.
- (2) modification to the site access from Princeton Hightstown Road (County Route 571) to make access more efficient to present use and parking areas.
- (3) Reconfigured parking area and related site work on the Property to locate all parking and support services within a secure perimeter (collectively, the "**Project**").

The following pre-existing non-conformities have previously been approved by the Township as part of the original McGraw Hill development. The Applicant seeks to reaffirm the following preexisting bulk variance relief associated with the preexisting McGraw Hill facility:

Section 12-18.4.a.1            Deviation from front yard setback and landscape strip requirement on Princeton Hightstown Road (County 571) where 175 ft is required, 105 ft is existing from the parking area and 123.1 ft is proposed. This condition is preexisting/ previously approved and is being improved as part of this application;

Section 12-18.4.a.2            Deviation from front yard and landscape buffer requirement on One Mile Road where 150 ft is required and 59.5 ft is existing/proposed. The encroachments involve an existing electrical substation and parking area. This encroachment is preexisting and is being improved as part of this application by the relocation of the parking area to the front yard along Princeton Hightstown Road (County 571);

The Applicant requests the following new "c" bulk variance relief as part of this Phase 2 application:

Sections 20-4.4.c.(15) & 20-18.4.a.1. The Applicant proposes a secure perimeter fence that is 84' from the front yard property line, a guardhouse and access gate that is 63' from the front yard property line, and guest parking facility with three (3) stalls that is 0' within the 175' front yard setback and landscape strip on Princeton Hightstown Road. The perimeter security is essential to protect the data center and prevent any unauthorized access to this secure facility. Data Security starts with limiting the access to the data center to assure that the facility will always maintain strict control over property access in accord with the most up date security protocol.

Section 20-4.4.c.(15). to permit a screen wall height greater than 8 feet, to allow a 22' architectural screen wall. The Screen Wall is designed to effectively screen the upgraded electrical equipment located in the front to the existing building. This equipment is required to be located in the front of the building to properly regulate electricity entering the data center.

The requested bulk variance relief enables QTS to modernize and upgrade the existing data center to meet current market demands, without disturbing any of the environmentally sensitive

areas of the Property. The environmentally sensitive areas limit development potential to the west and rear of the Property. By locating the upgraded electrical facilities to the front of the building, the design accommodates efficient power feed into the data center in a manner that enables future expansion of the data center to accommodate future market demand. Further, the relocation of the existing parking area that is currently 100 ft from One Mile Road eliminates a pre-existing encroachment to the 150 ft front yard setback and landscape strip. Instead, the parking will be located in the front yard along Princeton-Hightstown road, which will substantially improve the buffer along the high visibility corner portion of the property. Applicant submits that the purposes of zoning purposes are furthered by providing an up to date market data center facility that provides essential services to the economy and that allows for future expansion.

The Applicant submits that any detrimental impact associated with the grant of the requested relief is fully mitigated by the architectural screen wall that fully screens all aspects of the new electrical equipment from public view. The property security screening is an essential component of data center security. The Applicant's proposed security fencing is architecturally appropriate to the Princeton Hightstown Rd. corridor. The Applicant proposes substantial additional front yard landscape buffering to further mitigate any detrimental impact associated with the variance relief for the perimeter security fencing and guard house, as well as the electrical equipment within the front yard.

### **CONCLUSION**

For the reasons set forth above, the Applicant submits that this proposal will significantly upgrade and enhance the existing data center and enable the Applicant to meet the future needs of its clients with a modern facility in the Township. The Property will be laid out in a more efficient manner with uses that will provide a benefit to all East Windsor residents.

The Applicant requests any additional variance, waiver or design exception as may be required by the Board or its professionals in the review and action taken on this application.





## TOWNSHIP OF EAST WINDSOR

16 Lanning Boulevard  
East Windsor, N.J. 08520-1999  
609-443-4000  
Fax 609-443-8303  
www.east-windsor.nj.us

### LIST # 2023-10

**DATE:** MARCH 13, 2023

**APPLICANT:** FOX ROTHSCHILD LLP  
997 LENOX DR  
LAWRENCEVILLE, NJ 08648-2311

**ATTN:** HENRY KENT-SMITH


**SUBJECT:** CERTIFIED LIST OF PROPERTY OWNERS IN EAST WINDSOR  
TOWNSHIP WITHIN 200 FEET OF BLOCK 63 LOT(S) 6, 6.01, 8, 9,  
10.03, 10.04 & 51 LOCATED IN EAST WINDSOR TOWNSHIP

I certify that the attached list which consists of 8 page (s) is an accurate and complete list of property owners and addresses. They must be given notice pursuant to the requirements of N.J.S.A.40:55d-12.

This list has been prepared from the most recent tax duplicate.

In addition, a list of public utilities, cable companies and adjoining municipalities is provided.

If this is checked, a separate list of condominium complexes is included to be notified.

  
David Levy, CTA  
Tax Assessor

**Note: Some of the lots appear to have been consolidated. However, we do not have the information in our files. We recommend a title search.**

**THE FOLLOWING IS A LIST OF PUBLIC UTILITIES, LOCAL UTILITIES & CABLE COMPANIES WHICH ARE TO BE INCLUDED WHEN NOTIFYING PROPERTY OWNERS WITHIN 200 FEET OF THE SUBJECT PROPERTY:**

**AT & T**

R.A.WAGNER  
175 WEST MAIN ST  
FREEHOLD, NJ 07728

**COMCAST CABLEVISION**

GENERAL MANAGER  
P.O. BOX 790, 90 LAKE DR  
EAST WINDSOR, NJ 08520

**DEPARTMENT OF TRANSPORTATION**

STATE OF NEW JERSEY  
1035 PARKWAY AVE  
TRENTON, NJ 08650

**EAST WINDSOR UTILITIES AUTHORITY**

MR.TOD FRYER, GENERAL MANAGER  
7 WILTSHIRE DR  
EAST WINDSOR, NJ 08520

**JCP&L C/O GPU ENERGY**

CORPORATE SECRETARY  
300 MADISON AVE  
MORRISTOWN, NJ 07962

**MERCER COUNTY PLANNING BOARD**

ADMINISTRATION BLDG.  
P.O. BOX 8068  
TRENTON, NJ 08650-8068

**PSE&G**

CORPORATE SECRETARY  
P.O. BOX 800  
NEWARK, NJ 07101

**TRANSCONTINENTAL GAS PIPE LINE CORP.**

DISTRICT MANAGER  
3200 SOUTH WOOD AVE  
LINDEN, NJ 07036-0005

**VERIZON**

CORPORATE SECRETARY  
540 BROAD STREET  
NEWARK, NJ 07101

**THE FOLLOWING ARE THE ADJOINING MUNICIPALITIES. IF CHECKED YOU MUST CONTACT SUCH MUNICIPALITY FOR A 200 FOOT LISTING ALSO**

- Cranbury Township**  
Municipal Assessor  
23-A North Main Street  
Cranbury, NJ 08512
- Borough of Hightstown**  
Municipal Assessor  
156 Bank St  
Hightstown, NJ 08520
- Millstone Township**  
Municipal Assessor  
470 Stage Coach Rd  
Millstone Twp, NJ 08510
- Monroe Township**  
Zoning Office  
1 Municipal Plaza  
Monroe, NJ 08831
- Plainsboro Township**  
Municipal Assessor  
641 Plainsboro Road  
Plainsboro, NJ 08536
- Robbinsville Township**  
Planning Office  
2298 Route 33  
Robbinsville, NJ 08691
- West Windsor Township**  
Planning Office  
271 Clarksville Road  
West Windsor, NJ 08550

VARIANCE REPORT

Mercer County

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
5.01 13.01	148 PRINCETON HIGHTSTOWN	4A	BTC III INNOVATION PARK LC, LLC 518 17TH STREET 17TH FL DENVER, CO	80202
5.01 13.02	160 PRINCETON HIGHTSTOWN	1	BTC III INNOVATION PARK LC, LLC 518 17TH STREET 17TH FL DENVER, CO	80202
5.01 16	234 PRINCETON-HIGHTSTOWN BRACE PLACE	4A	BRACE PLACE REALTY, LLC 800 TENNENT RD MANALAPAN, NJ	07726
5.01 17	238 PRINCETON-HIGHTSTOWN	2	KRIER, MICHAEL & JENNIFER 238 HIGHTSTWN-PRINCTN RD EAST WINDSOR, NJ	08520
6.07 14.04	70 PRINCETON-HIGHTSTOWN TARGET &	4A	KIR EAST WINDSOR, LLC C/O KIMCO 500 NORTH BROADWAY, #201 JERICHO, NY	11753
58 8	331 DUTCH NECK RD	2	GUZMAN, HUGO & LOBO, ANNACLETTE 331 DUTCH NECK RD EAST WINDSOR, NJ	08520
58 9	327 DUTCH NECK RD	2	PATEL, NIRAV HARKANT & ALPANA N 327 DUTCH NECK RD EAST WINDSOR, NJ	08520
58 10.01	2 MCKINLEY COURT 1999 THE GRANDE	2	FEDORCHAK, ROBERT M. JR & MARY C. 2 MCKINLEY CT EAST WINDSOR, NJ	08520
58 10.07	14 TAFT COURT	2	PATEL, PINAKINBHAI R. & VAISHALIBEN 14 TAFT COURT EAST WINDSOR, NJ	08520
58 10.08	15 TAFT COURT	2	KOLAKOWSKI, RICHARD J. & ANGELINA 15 TAFT CT EAST WINDSOR, NJ	08520
58.09 3	81 OAK CREEK RD	2	COTO, WALTER H. & YOLANDA V. 81 OAK CREEK RD EAST WINDSOR, NJ	08520
58.09 4	371 DUTCH NECK RD	2	NORTON, CHRISTOPHER M.& ELYCIA L. 371 DUTCH NECK RD EAST WINDSOR, NJ	08520
58.13 16	54 PIERCE ROAD	2	DWORACEK, MICHAEL S. & RUNYON, ALLYSON 54 PIERCE RD EAST WINDSOR, NJ	08520

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
58.13 17	1 MCKINLEY COURT	2	PRASAD, SURENDRA & USHA 1 MCKINLEY CT EAST WINDSOR, NJ	08520
62 1	27 WILMOR DR	2	LANG, MARK D. & DIANA PEKARCHIK 27 WILMOR DR EAST WINDSOR, NJ	08520
62 2	25 WILMOR DR	2	PIZARRO-CANCHAYA, HIDELZO M 25 WILMOR DRIVE EAST WINDSOR, NJ	08520
62 11	336 DUTCH NECK RD	2	CHING, VINCENT C. & CYNTHIA T. 336 DUTCH NECK RD EAST WINDSOR, NJ	08520
62 19	2 SCOTT RD	2	ZEGAROWICZ, EDWARD H. & PESCO, J. 2 SCOTT RD EAST WINDSOR, NJ	08520
63 10.02	80 ONE MILE RD EXT. POLICE STATION	15C	EAST WINDSOR TOWNSHIP 16 LANNING BOULEVARD EAST WINDSOR, NJ	08520
63 10.02 T01	80 ONE MILE RD EXT. CELL ANTENNAS	4A	EAST WINDSOR TWP C/O CROWN CASTLE 2000 CORPORATE DR CANONSBURG, PA	15317
63 42	284 DUTCH NECK RD	2	ESCRIBA, JUAN E 284 DUTCH NECK RD HIGHTSTOWN, NJ	08520
63 43	288 DUTCH NECK RD	2	SOUZA, MICHAEL J & MARY B 288 DUTCH NECK RD EAST WINDSOR, NJ	08520
63 44	292 DUTCH NECK RD	2	FLESCH, MONICA 292 DUTCH NECK RD EAST WINDSOR, NJ	08520
63 45	296 DUTCH NECK RD	2	MECCA, LAWRENCE N & SANDRA 296 DUTCH NECK RD EAST WINDSOR, NJ	08520
63 46	300 DUTCH NECK RD	2	DESMOND, MICHAEL & JOYCE 300 DUTCH NECK RD EAST WINDSOR, NJ	08520
63 47	304 DUTCH NECK RD	2	ROSARIO, SEAN C & ELIZABETH GRONER 304 DUTCH NECK RD EAST WINDSOR, NJ	08520

VARIANCE REPORT

Mercer County

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
63 50	314 DUTCH NECK RD	15F	BRONISH, CRAIG J. & PHYLLIS A. 314 DUTCH NECK RD EAST WINDSOR, NJ	08520
63 54	326 DUTCH NECK RD	2	CIUFFREDA, GLEN M. 326 DUTCH NECK ROAD EAST WINDSOR, NJ	08520
63 55	4 WILMOR DR	2	LONABAUGH, WAYNE ET UX 4 WILMOR DR EAST WINDSOR, NJ	08520
63 56	6 WILMOR DR	2	DINARDO, RONALD 6 WILMOR DR EAST WINDSOR, NJ	08520
63 57	8 WILMOR DR	2	WILEY, ROBERT & MEGAN 109 HUTCHINSON ST HIGHTSTOWN, NJ	08520
63 58	10 WILMOR DR	2	CAKIR, NIHAT & DAVID LEWINSON 10 WILMOR DR EAST WINDSOR, NJ	08520
63 59	12 WILMOR DR	2	PATINO, GLORIA & JUAN JIMENEZ 12 WILMOR DR EAST WINDSOR, NJ	08520
63 60	14 WILMOR DR	2	SUK, CHRISTOPHER C & APRIL 14 WILMOR DR EAST WINDSOR, NJ	08520
63 61	16 WILMOR DR	2	DRAZDIK, LAWRENCE & JEANNIE 16 WILMOR DR EAST WINDSOR, NJ	08520
63 62	18 WILMOR DR	2	GRUBER, JOHN & JULIENNE 18 WILMOR DR EAST WINDSOR, NJ	08520
63 63	20 WILMOR DR	2	COTTRELL, RAYMOND ET UX 20 WILMOR DR EAST WINDSOR, NJ	08520
63 64	22 WILMOR DR	2	MURRAY, WARREN A JR ET UX 22 WILMOR DR EAST WINDSOR, NJ	08520
63 65	24 WILMOR DR	2	KAMINSKI, ANTHONY & SUSAN 24 WILMOR DR EAST WINDSOR, NJ	08520

VARIANCE REPORT

Mercer County

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
63 66	26 WILMOR DR	2	BERG, KRISTINA & DUMBRESKI, CHRISTOPH 26 WILMOR DR EAST WINDSOR, NJ	08520
63 67	28 WILMOR DR	2	GRIFFIN, JAMES & RHONNA 28 WILMOR DR EAST WINDSOR, NJ	08520
63 68.01	79 OAK CREEK RD	2	NEMANA, PADMAVATHI & SATYA 79 OAK CREEK RD EAST WINDSOR, NJ	08520
63 68.02	1 SCOTT RD	2	SINGH, CHARANJIT & KAUR, RANJIT 1 SCOTT RD EAST WINDSOR, NJ	08520
63 68.03	77 OAK CREEK RD	2	PATEL, SAGAR & VATIYA, HIRAL 77 OAK CREEK RD EAST WINDSOR, NJ	08520
63 68.04	75 OAK CREEK RD	2	MULTANI, LAKHWANT SINGH 75 OAK CREEK RD EAST WINDSOR, NJ	08520
63 68.05	73 OAK CREEK RD	2	MARUPILLA, RAMA & PRASANNA 73 OAK CREEK RD EAST WINDSOR, NJ	08520
63 68.06	71 OAK CREEK RD	2	CHANDRASEKARAN, APPAVU & T 71 OAK CREEK RD EAST WINDSOR, NJ	08520
63 68.07	69 OAK CREEK RD	2	BALAKRISHNA, VIVEK & SHRUTHIO 69 OAK CREEK RD EAST WINDSOR, NJ	08520
63 68.08	67 OAK CREEK RD	2	BRAHMBHATT, MAITRI & KALPAN & MARGI 67 OAK CREEK RD EAST WINDSOR, NJ	08520
63 68.09	65 OAK CREEK RD BROOKTREE CLUB	2	MURUGESU, KARAN & KAVIPIRIYA KARAN 65 OAK CREEK RD EAST WINDSOR, NJ	08520
63 76	189 WYNDMOOR DR	2	GAJJAR, SANJIV M & PAYAL S 189 WYNDMOOR DR EAST WINDSOR, NJ	08520
63 77	185 WYNDMOOR DR	2	PANICKER, SREELATHA & VARIKKAT, SREEN 185 WYNDMOOR DR EAST WINDSOR, NJ	08520

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
63 78	181 WYNDMOOR DR	2	RAGNO, THOMAS JOHN & RENEE 181 WYNDMOOR DR EAST WINDSOR, NJ	08520
63 79	177 WYNDMOOR DR	2	LYMAN, THOMAS & DELUCCY, MARY ANN 177 WYNDMOOR DR EAST WINDSOR, NJ	08520
63 80	173 WYNDMOOR DR	2	CHARBONNEAU, ERIC M. & DENA 173 WYNDMOOR DR EAST WINDSOR, NJ	08520
63 81	169 WYNDMOOR DR	2	BUTT, AMIM MASOOD 169 WYNDMOOR DR EAST WINDSOR, NJ	08520
63 82	157 WYNDMOOR DR	2	PARIKH, HEMAL & KETNA 7 PRESTWICK CT MONROE, NJ	08831
63 83	153 WYNDMOOR DR	2	GOR, DHRUV & TRISHNA DESAI 153 WYNDMOOR DRIVE EAST WINDSOR, NJ	08520
63 84	149 WYNDMOOR DR	2	DECARLO, STEPHANIE & RYAN D MEADE 149 WYNDMOOR DRIVE EAST WINDSOR, NJ	08520
63 85	145 WYNDMOOR DR	2	CHAUDHARY, ANURADHA 145 WYNDMOOR DR EAST WINDSOR, NJ	08520
63 86	141 WYNDMOOR DR	2	SWAMY, ANU & GURU, MADHU && RENU 5 HANS YOGI DR FRANKLIN PARK, NJ	08823
63 87	137 WYNDMOOR DR	2	GHOSH, LALIT & SABARI 137 WYNDMOOR DR EAST WINDSOR, NJ	08520
63 88	125 WYNDMOOR DR	2	PATEL, PRAVINBHAI & SEJALKUMARI 320 OAK LANE PRINCETON JCT, NJ	08550
63 89	121 WYNDMOOR DR	2	O'CONNELL, YOKO 121 WYNDMOOR DR EAST WINDSOR, NJ	08520
63 90	117 WYNDMOOR DR	2	GIORDANO, GABRIELLA 117 WYNDMOOR DRIVE EAST WINDSOR, NJ	08520

VARIANCE REPORT

Mercer County

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
63 91	113 WYNDMOOR DR	2	PATEL, CHARM I & KAVI I 113 WYNDMOOR DR EAST WINDSOR, NJ	08520
63 92	109 WYNDMOOR DR	2	PATEL, THAKOR & MADHUKANTA 109 WYNDMOOR DRIVE EAST WINDSOR, NJ	08520
63 93	105 WYNDMOOR DR	2	PATEL, SARJESHKUMAR M 105 WYNDMOOR DR EAST WINDSOR, NJ	08520
63 94	101 WYNDMOOR DR	2	JACKMAN, LAUREN 101 WYNDMOOR DR EAST WINDSOR, NJ	08520
63 95	97 WYNDMOOR DR	2	CASS, ROBERTA L 97 WYNDMOOR DRIVE EAST WINDSOR, NJ	08520
63 96	93 WYNDMOOR DR	2	CHESSE, MARVIN 93 WYNDMOOR DR EAST WINDSOR, NJ	08520
63 100	43 WYNDMOOR DR	1	OAK CREEK ESTATES ASSOC. 25 OAK CREEK RD EAST WINDSOR, NJ	08520
63 117	150 WINDSOR CENTER DRIVE	1	AUROBINDO PHARMA USA INC 279 PRINCETON-HIGHTSTOWN EAST WINDSOR, NJ	08520
63 118	104 WINDSOR CENTER DRIVE	4A	ALLEY WINDSOR, LLC 1125 OCEAN AVE LAKEWOOD, NJ	08701
63.01 1	69 PRINCETON-HIGHTSTOWN	4A	HIWELL LIMITED LIABILITY COMPANY 209 MOUNTAIN PKWY GREEN BROOK, NJ	08812
63.01 27	43 ONE MILE RD EXT.	15C	EAST WINDSOR TOWNSHIP 16 LANNING BLVD EAST WINDSOR, NJ	08520
63.01 32	79 ONE MILE RD EXT.	15D	ST PAULS LUTHERAN CHURCH 79 ONE MILE RD EXT. EAST WINDSOR, NJ	08520
63.01 34	59 ONE MILE RD EXT. EW PROF PARK	4A	EAST WINDSOR OFFICE PARK, LLC 59 ONE MILE RD EXT.,STE G EAST WINDSOR, NJ	08520



Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
63.01 35	47 ONE MILE RD EXT.	15D	E. WINDSOR TWP RESCUE SQUAD I,INC PO BOX 30 EAST WINDSOR, NJ	08520
63.01 36	51 ONE MILE RD EXT.	15F	E. WINDSOR VOLUNTEER FIRE CO.#1,INC 51 ONE MILE RD EXT. EAST WINDSOR, NJ	08520
63.04 69	251 PRINCETON-HIGHTSTOWN 69.01	4A	EINSTEIN ALLEY BUSINESS CTR, LLC 251 PRINCE-HIGHTSTOWN RD EAST WINDSOR, NJ	08520
64 1	140 DUTCH NECK RD WYNBROOK WEST APTS	4C	WYNBROOK WEST ASSOC,LLC C/DKRIEGMAN 101 EISENHOWER PARKWAY ROSELAND, NJ	070681077
78 1	172 WYNDMOOR DR	2	7806 TAMARRON DRIVE LLC 401 N OXFORD LANE MONROE, NJ	08831
78 2	168 WYNDMOOR DR	2	PATEL, NITINCHAN & PRATIIMA 168 WYNDMOOR CT EAST WINDSOR, NJ	08520
78 3	164 WYNDMOOR DR	2	PATEL, SUMITKUMAR & PARULBEN S 164 WYNDMOOR DRIVE EAST WINDSOR, NJ	08520
78 4	160 WYNDMOOR DR	2	BHATT, JAYESH K & NEELA J 160 WYNDMOOR DR EAST WINDSOR, NJ	08520
78 5	156 WYNDMOOR DR	2	MCGINN, ROBERT & DJANE 156 WYNDMOOR DRIVE EAST WINDSOR, NJ	08520
78 6	152 WYNDMOOR DR	2	DIXON JR, MARTIN MAURICE 152 WYNDMOOR DRIVE EAST WINDSOR, NJ	08520
78 7	148 WYNDMOOR DR	2	MORBP, LLC PO BOX 882 PLAINSBORO, NJ	08536
78 8	144 WYNDMOOR DR	2	JARAMA, LUIS & BARRROS, MARIA O 144 WYNDMOOR DR EAST WINDSOR, NJ	08520
78 9	140 WYNDMOOR DR	2	MERMELSTEIN, ROBIN 12 PLYMOUTH DR EAST WINDSOR, NJ	085202940

VARIANCE REPORT

Mercer County

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
78 10	136 WYNDMOOR DR	2	BANERJEE, BHASKAR & PAMELA 3 HOLOHAN DR PLAINSBORO, NJ	08536
78 23	100 WYNDMOOR DR	2	GARZON-GARCIA, PABLO J 100 WYNDMOOR DR HIGHTSTOWN, NJ	08520
78 24	96 WYNDMOOR DR	2	APPIAH, HENRY N. & CAROLINE N. 96 WYNDMOOR DR EAST WINDSOR, NJ	08520
78 25	92 WYNDMOOR DR	2	PASATO GARNICA, DORA C & RICHARD D 92 WYNDMOOR DR EAST WINDSOR, NJ	08520
78 26	88 WYNDMOOR DR	2	PUDOV, DMYTRO 88 WYNDMOOR DR EAST WINDSOR, NJ	08520
78 27	84 WYNDMOOR DR	2	STANTON, JAMES III 84 WYNDMOOR DR EAST WINDSOR, NJ	08520
78 100	25 OAK CREEK RD	1	OAK CREEK ESTATES ASSOC., INC 25 OAK CREEK RD EAST WINDSOR, NJ	08520
81 2.01	1 YORKSHIRE DR	2	CALLEGARI, GERARDO C. & CIRILO, MARIA 1 YORKSHIRE DR EAST WINDSOR, NJ	08520
81 17	29 HEATHWOOD DR	2	DANEK, ROSALIE L. 29 HEATHWOOD DR EAST WINDSOR, NJ	08520



# EAST WINDSOR TOWNSHIP

16 Lanning Boulevard  
East Windsor, N.J. 08520-1999  
609-443-4000  
Fax 609-443-8303

March 3, 2023

Fox Rothschild LLP  
Princeton Pike Corporate Center  
997 Lenox Drive  
Lawrenceville, NJ 08648-2311

Re: Block 63, Lots 6, 6.01, 8, 9, 10.03 Qfarm, 10.04 and 51  
Township of East Windsor

Dear Sir/Madam:

Please be advised that I have reviewed the tax records of the Township of East Windsor and note that there are no taxes or assessments for local improvements due or delinquency on the above referenced properties.

If you have any questions, please feel free to contact me at 609-443-4000 Ext 230.

Regards,

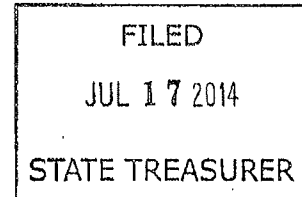
Anne M. Blake, CTC  
Tax Collector  
East Windsor Township

cc: file

NEW JERSEY DEPARTMENT OF THE TREASURY  
DIVISION OF REVENUE AND ENTERPRISE SERVICES

**Certificate of Amendment**

Limited Liability Company  
(Title 42:2C)



0400667458

This form may be used to amend a Certificate of Formation of a Limited Liability Company on file with the Division of Revenue and Enterprise Services. Applicants must insure strict compliance with NJSA 42:2C, the Revised New Jersey Limited Liability Act, and insure that all applicable filing requirements are met.

1. Name of Limited Liability Company: QTS Investment Properties East Windsor  
Limited Liability Company
2. Business ID Number: 0400667458
3. New LLC Name (if applicable): QTS Investment Properties Princeton, LLC
4. New State of Domicile (if applicable):
5. The Certificate of Formation is amended as follows (provide attachments if needed):

The continued name of the foreign LLC is QTS Investment Properties Princeton, LLC

The undersigned represent(s) that this filing complies with the State law as detailed in NJSA 42:2C and that they are authorized to sign this form on behalf of the Limited Liability Company.

Authorized Signature: *Shirley E. Goza*

Name: Shirley E. Goza

**Request for Taxpayer  
 Identification Number and Certification**

Give form to the requester. Do not send to the IRS.

Print or type  
See Specific Instructions on page 2.

Name  
**QTS Investment Properties Princeton, LLC**

Business name, if different from above

Check appropriate box:  Individual/Sole proprietor  Corporation  Partnership  Other  Exempt from backup withholding

Address (number, street, and apt. or suite no.)  
**12891 Foster Street**

City, state, and ZIP code  
**Overland Park, KS 66213**

List account number(s) here (optional)

Requestor's name and address (optional)

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see How to get a TIN on page 3.

Note: If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number

--	--	--	--	--	--	--	--	--	--

or

Employer identification number  
**61-1739784**

**Part II Certification**

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. person (including a U.S. resident alien).

**Certification instructions.** You must cross out Item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. (See the instructions on page 4.)

Sign Here Signature of U.S. person **Ryan C. Murt** Date **3/17/03**

**Purpose of Form**

A person who is required to file an information return with the IRS, must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

**U.S. person.** Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee.

Note: If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

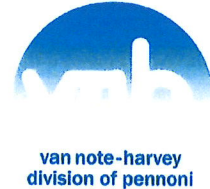
**Foreign person.** If you are a foreign person, use the appropriate Form W-8 (see Pub. 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

**Nonresident alien who becomes a resident alien.**

Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the recipient has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement that specifies the following five items:

- The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
- The treaty article addressing the income.
- The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
- The type and amount of income that qualifies for the exemption from tax.
- Sufficient facts to justify the exemption from tax under the terms of the treaty article.



May 04, 2023

Lori Bivona,  
Planning Board Administrative Secretary  
Planning Board, Township of East Windsor  
16 Lanning Boulevard, East Windsor, NJ. 08520

**RE: Response to Incompletion letter  
Planning Board File #23-003  
Preliminary and Final Minor Site Plan  
QTS PJC-DC1 East Windsor Phase-2  
159 Princeton-Hightstown Road,  
Block 63, Lots 65, 6.01, 8, 9, 51, 10.03 & 10.04  
VNHA #45330-100-11**

Dear Ms. Lori Bivona,

As a follow up to the East Windsor Township Planning Board Staff Pre-Application comments memo dated April 24, 2023, for file #23-003, the following point responses to the Staff Memo comments are provided below in bold:

1. Applicant Checklist Item # 8: The site plan must show all property lines shown in degrees, minutes, and seconds.

**Response: Metes and bounds information for the existing outbound property lines has been added to the existing Conditions Plans sheet 1of 5 to 5 of 5, Vicinity Map sheet VIC and Overall Site Plan sheet CE-1. Meets and bounds for proposed property right of way has been added to the Vicinity Map sheet VIC and Overall Site Plan sheet CE-1.**

2. Application Checklist Item # 9: The site plan must show a key map showing the location of tract to be considered in relation to surrounding area, within 1000'.

**Response: A key map showing location of the site has been added to the vicinity plan. The 1000' limit is shown, and a label has been added.**

3. Application Checklist Item #14: The site plan must show space for signatures of Chairman and Board Secretary.

**Response: The signature block has been added to the cover sheet of the plan set.**

4. Application Checklist Item #16: The site plan must show the existing and proposed property lines with dimensions in feet to the nearest two decimal places.

**Response: The existing and proposed property lines were shown on the plans that were previously submitted. The proposed property line has been darkened and thickened for clarity. The property line dimensions are updated to the nearest two decimal places in feet.**

5. Application Checklist Item #27: Applicant plans show some vegetation outside of forested areas but needs to clarify the size of trees outside of wooded areas, as they are not provided.

**Response: The vegetative trees outside the forested areas are already shown on the existing condition plans as well as overall site plan sheet CE-1 from previously submitted plans. Trees are shown on the plans as the donut shaped circled elements and tree numbers are labeled. Tree list is already provided on the existing condition plan sheet 5 of 5 from the previous plan submission. It provides the required information such as size and type of trees. A note has been added on the overall site plan sheet CE-1 for the reference of trees listed on existing condition plan sheet 5 of 5.**

6. Application Checklist Item #46: Site plans must show proposed sight easements where required.

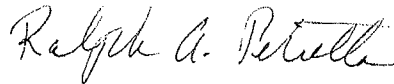
**Response: There is only one entrance proposed for the site development at the Princeton Hightstown Road. The proposed sight distance has been shown on the plans and sight distance analysis have been provided on the overall site plan sheet CE-1.**

7. Application Checklist Item #48B, D&E: Applicant must provide soil depth to restrictive layers of soil, permeability of the soil by layers, and the height of the soil water table and type of water table.

**Response: Soil property information including height of soil water table is provided in the web soil survey report as a part of the Engineering report, refer to appendix-B. Field Geotechnical Investigations have been completed at the site. Geotech Report including soil logs will be provided when completed.**

We look forward to your continued efforts in helping move this project considering completion of the application. If you have any questions, or require additional information, please feel free to reach out us.

Sincerely,



Ralph Petrella P.E.  
Principal Engineer

RAP/mem

Y:\VNH\DATA\PROJECTS\45330\CORRESPONDENCE\45330 PLANNING BOARD #23-003 - QTS PARTIAL BUILDING DEMOLITION PT. RESPONSE LETTER 04-25-2023.DOCX

ec:

cc: Mayor Janice S. Mironov