

**PREFERRED TOPIC SEQUENCE
FOR
PRESENTATION OF APPLICATIONS FOR DEVELOPMENT
TO THE
EAST WINDSOR TOWNSHIP PLANNING BOARD**

In an effort to provide guidance to an applicant for an efficient and informative presentation to the East Windsor Township Planning Board regarding the details of an application for development, it is suggested that the topics of information be addressed by the applicant in the sequence noted herein below.

While it is recognized that each application is different, with different issues and different individuals testifying, it also is recognized that different Planning Boards have different procedures, and it is hoped that the following general guidelines will be helpful to those applicant's presenting development applications to our Board.

Additionally, it should be understood that all reports prepared by the consultants to the Planning Board are prepared for the Planning Board's information and consideration. Therefore, it is recommended that no changes to the plans submitted to the Planning Board be made by the applicant until after discussion with the Planning Board and direction from the Board.

It also is strongly recommended that, at the time of the public hearing, the applicant make its presentation to the Planning Board regarding the plans submitted to the Board. Thereafter, the Planning Board will determine and identify the existence of any issues of concern and will discuss those issues with the applicant as well as the Board's position on comments provided by the Township's professional consultants in their reports to the Board.

**A. INTRODUCTION BY ATTORNEY
OR OTHER PERSON OVERSEEING THE PRESENTATION**

The applicant should begin with a brief general overview of the project and application, to include:

1. Identification of property (i.e., area, dimensions, location, existing site conditions, etc.)
2. Identification of proposed land use(s), the square footage and type of proposed buildings, the number of housing units, if applicable, and the overall plan layout and details.
3. Identification of the type of development approval(s) being sought (i.e., site plan and/or subdivision), and what "variances" and/or "waivers" are being requested; and

4. Identification of witnesses, their order of appearance and the topics of information they will address.

**B. SITE DESIGN DESCRIPTION BY ENGINEER
OR OTHER PROFESSIONAL WHO PREPARED PLANS.**

1. Description of the proposed vehicular access to the site and the interface with the surrounding traffic network;
2. Description of the proposed onsite traffic circulation pattern(s) for all types of anticipated vehicles (i.e., automobiles, trucks, Emergency vehicles, etc.);
3. Description of the drainage pattern(s) onsite and a specific description of the proposed surface water management plan (i.e., existing and proposed grades, contours and depths of any detention/retention basin(s), proposed infrastructure, etc.);
4. Description of the pedestrian access to, from and within the site, and the proposed interface of the proposed pedestrian circulation plan with the existing pedestrian circulation system abutting and in the vicinity of the subject site;
5. Description of the proposed method of solid waste storage and disposal, including the design details of any proposed trash enclosure area(s); and
6. Description of the type, location and screening of all proposed mechanical equipment.

C. LANDSCAPE DESCRIPTION.

1. Description of all onsite existing vegetation, and an identification of all vegetation to be preserved and that which is to be removed;
2. Description of proposed buffer areas and screening, including dimensions and landscaping, and conformance with all applicable ordinance requirements;
3. Description of proposed landscaping of any detention/retention basins, and conformance with all applicable ordinance requirements;
4. Description of all other onsite landscaping, including the landscaping within parking areas and along the foundations of all proposed buildings and structures, and conformance with all applicable ordinance requirements; and
5. Description of any proposed open space areas and/or other areas to be restricted via deed and/or easement.

D. ARCHITECTURAL DESCRIPTION.

1. Description of the proposed architectural design of all proposed buildings, including elevations, dimensions, materials, colors and floor plans; and
2. Description of the proposed architectural design of all other proposed structures, including materials and colors.

E. SIGNAGE DESCRIPTION.

1. Description of all free-standing signage (i.e., size, location, materials, colors, logos and lighting) and conformance with all applicable ordinance requirements;
2. Description of all building façade signage (i.e., size, location, materials, colors, logos and lighting) and conformance with all applicable ordinance requirements; and
3. Description of all other proposed signs, including direction and information signs (i.e., “do not enter”, “handicapped parking spaces”, “one-way”, etc.) and conformance with all applicable ordinance requirements.

F. LIGHTING DESCRIPTION.

1. Description of all existing and proposed lighting fixtures, including pole lighting and lights to be attached to any building (i.e., type of light fixture, type of lighting and wattage of bulbs) and conformance with all applicable ordinance requirements; and
2. Description of the average foot-candle level of illumination from all light fixtures (i.e., pole and building mounted) throughout only the area being illuminated, and conformance with all applicable ordinance requirements.

G. VARIANCE/WAIVER DESCRIPTION AND JUSTIFICATION.

1. Description of all proposed requested variances and waivers relative to the applicable ordinance requirements;
2. Description of the reasons for the requested variance and waivers; and
3. Testimony from a licensed land use planner regarding both the “positive” and “negative” criteria.

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 Route 130 & Dutch Neck Road
Tax Map Page _____ Block 58 Lot(s) 11
Page _____ Block _____ Lot(s) _____
Dimensions Frontage _____ Depth _____ Total Area _____
Zoning District _____
Has property been subject of previous application? No
Type of application previously made? N/A
Date(s) N/A (Attach copies of township action, i.e. Resolution of Memorialization)

2. APPLICANT

Name McDonald's USA, LLC c/o Jonathan Baske
Address 6903 Rockledge Drive, Suite 1100
City, State, Zip Bethesda, Maryland 20817
Telephone 630-623-3000 Fax _____
Applicant is a Corporation Partnership Individual LLC

3. OWNER (If different from applicant)

Name McDonald's Real Estate Company
Address 110 N. Carpenter Street
City, State, Zip Chicago, IL 60607
Telephone _____ Fax _____

4. ATTORNEY

Name Keith A. Davis, Esquire - Nehmad Perillo Davis & Goldstein, PC
Address 4030 Ocean Heights Ave.
City, State, Zip Egg Harbor Township, NJ
Telephone 609-927-1177 Fax 609-926-9721

5. PLANNER

Name N/A
Address _____
City, State, Zip _____
Telephone _____ Fax _____

6. ENGINEER

Name Michael Jeitner, PE - Bohler Engineering
Address 74 W. Broad St., Suite 500
City, State, Zip Bethlehem, PA 18018
Telephone 610-709-9971 Fax _____

7. LANDSCAPE ARCHITECT

Name N/A
Address _____
City, State, Zip _____
Telephone _____ Fax _____

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)] _____
- 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

11. Waivers requested of Development Standards and/or Submission Requirements. (Attach additional pages as needed) _____

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.) Applicant seeks to construct, establish and maintain a new McDonald's restaurant at the site. The existing McDonald's restaurant will be demolished as part of the Applicant's proposed plan of development.

- 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? To be determined.
20. Other approvals which may be required and date plans submitted:

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

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)

APPLICANT'S AGREEMENT

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership.

(If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.)

McDonald's USA, LLC



(SIGNATURE OF APPLICANT)

Tony Valevicius, as Senior Counsel

Sworn to and subscribed before me this
27th day of July, 2020


(NOTARY PUBLIC)

I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the applicant, the representations made, and the decision in the same manner as if I were the applicant.

(If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.)

McDonald's Real Estate Company



(SIGNATURE OF OWNER)

Tony Valevicius, as Senior Counsel

Sworn to and subscribed before me this
27th day of July, 2020


(NOTARY PUBLIC)

EAST WINDSOR TOWNSHIP PLANNING BOARD

CONSENT OF ENTRY

The undersigned property owner hereby consents to the entry onto the property known as 496 Route 130 (street address), Block 58, Lot 11

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.

McDonald's Real Estate Company

Date: 7/27/2020

By:



Property Owner Tony Valevicius, as Senior Counsel

Block 58 Lot 11

LANDOWNER'S CONSENT

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

I, Victoria Vockeroth, being duly sworn, depose and say that I reside at 110 N Carpenter St, Chicago in the County of Cook

And the State of Illinois that I am the Owner of all the certain lot, piece or parcel of land situated, lying and being in the Township of East Windsor, New Jersey, as follows:

496 Route 130 AKA Block 58, Lot 11.

That I have read the application and the plan dated filed by McDonald's USA, LLC with the East Windsor Township Planning Board and I am familiar with the contents thereof, and hereby give my consent to said application and its submission to the East Windsor Township Planning Board.

By: McDonald's Real Estate Company
Signature of Landowner Tony Valevicius, Senior Counsel

NOTARY PUBLIC:

Sworn and subscribed (or affirmed) to before me this 27th day of July, 2020.

s/s [Signature]
Notary Public, State of Illinois

(Notary Seal)

