

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
GENERAL INFORMATION							
<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 ratio, 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

N/A	<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
	<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	

N/A	<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
	<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
	<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:

 X 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.

5.

6.

7.

8.

9.

10.

See Attached Corporate Organizational Char

* 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.


Municipality
Henry Kent-Smith

HENRY K. KENT-SMITH
28 | Page ATTORNEY AT LAW
OF THE STATE OF NEW JERSEY


Signature

Fox Rothschild, LLP
Address
997 Lenox Dr
Lawrenceville NJ 08648

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)

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

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.

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, Lots 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

WITNESS OR ATTEST

Ryan C. Hunter
DEVELOPER / APPLICANT

STATE OF _____

COUNTY OF _____

}
}
} ss.
}

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

STATE OF _____ }
COUNTY OF _____ } ss:

SECRETARY

Sworn and subscribed to before me
this _____ day of _____, 20_____

NOTARY PUBLIC

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: <input type="checkbox"/> Individual/ Sole proprietor <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Other ▶	<input type="checkbox"/> Exempt from backup withholding
Address (number, street, and apt. or suite no.)	Requester's name and address (optional)
City, state, and ZIP code	
List account number(s) here (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								
			+			+		

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. [Signature]

Date ▶

3/17/23

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.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a **nonresident alien or a foreign entity** not subject to backup withholding, give the requester the appropriate completed Form W-8.

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 30% of such payments (29% after December 31, 2003; 28% after December 31, 2005). This is called "backup withholding." Payments that may be subject to backup withholding include interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will **not** be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester, or
2. You do not certify your TIN when required (see the Part II instructions on page 4 for details), or
3. The IRS tells the requester that you furnished an incorrect TIN, or
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or
5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See the instructions below and the separate **Instructions for the Requester of Form W-9**.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of Federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Name

If you are an individual, you must generally enter the name shown on your social security card. However, if you have changed your last name, for instance, due to marriage without informing the Social Security Administration of the name change, enter your first name, the last name shown on your social security card, and your new last name.

If the account is in joint names, list first, and then circle, the name of the person or entity whose number you entered in Part I of the form.

Sole proprietor. Enter your **individual** name as shown on your social security card on the "Name" line. You may enter your business, trade, or "doing business as (DBA)" name on the "Business name" line.

Limited liability company (LLC). If you are a single-member LLC (including a foreign LLC with a domestic owner) that is disregarded as an entity separate from its owner under Treasury regulations section 301.7701-3, **enter the owner's name on the "Name" line.** Enter the LLC's name on the "Business name" line.

Other entities. Enter your business name as shown on required Federal tax documents on the "Name" line. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on the "Business name" line.

Note: You are requested to check the appropriate box for your status (individual/sole proprietor, corporation, etc.).

Exempt From Backup Withholding

If you are exempt, enter your name as described above and check the appropriate box for your status, then check the "Exempt from backup withholding" box in the line following the business name, sign and date the form.

Generally, individuals (including sole proprietors) are not exempt from backup withholding. Corporations are exempt from backup withholding for certain payments, such as interest and dividends.

Note: If you are exempt from backup withholding, you should still complete this form to avoid possible erroneous backup withholding.

Exempt payees. Backup withholding is **not required** on any payments made to the following payees:

1. An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2);
2. The United States or any of its agencies or instrumentalities;
3. A state, the District of Columbia, a possession of the United States, or any of their political subdivisions or instrumentalities;
4. A foreign government or any of its political subdivisions, agencies, or instrumentalities; or
5. An international organization or any of its agencies or instrumentalities.

Other payees that **may be exempt** from backup withholding include:

6. A corporation;
7. A foreign central bank of issue;
8. A dealer in securities or commodities required to register in the United States, the District of Columbia, or a possession of the United States;

9. A futures commission merchant registered with the Commodity Futures Trading Commission;

10. A real estate investment trust;

11. An entity registered at all times during the tax year under the Investment Company Act of 1940;

12. A common trust fund operated by a bank under section 584(a);

13. A financial institution;

14. A middleman known in the investment community as a nominee or custodian; or

15. A trust exempt from tax under section 664 or described in section 4947.

The chart below shows types of payments that may be exempt from backup withholding. The chart applies to the exempt recipients listed above, 1 through 15.

If the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt recipients except for 9
Broker transactions	Exempt recipients 1 through 13. Also, a person registered under the Investment Advisers Act of 1940 who regularly acts as a broker
Barter exchange transactions and patronage dividends	Exempt recipients 1 through 5
Payments over \$600 required to be reported and direct sales over \$5,000 ¹	Generally, exempt recipients 1 through 7 ²

¹ See Form 1099-MISC, Miscellaneous Income, and its instructions.

² However, the following payments made to a corporation (including gross proceeds paid to an attorney under section 6045(f), even if the attorney is a corporation) and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees; and payments for services paid by a Federal executive agency.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a **resident alien** and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see **How to get a TIN** below.

If you are a **sole proprietor** and you have an EIN, you may enter either your SSN or EIN. However, the IRS prefers that you use your SSN.

If you are a single-owner **LLC** that is disregarded as an entity separate from its owner (see **Limited liability company (LLC)** on page 2), enter your SSN (or EIN, if you have one). If the LLC is a corporation, partnership, etc., enter the entity's EIN.

Note: See the chart on page 4 for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get **Form SS-5**, Application for a Social Security Card, from your local Social Security Administration office or get this form on-line at www.ssa.gov/online/ss5.html. You may also get this form by calling 1-800-772-1213. Use **Form W-7**, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or **Form SS-4**, Application for Employer Identification Number, to apply for an EIN. You can get Forms W-7 and SS-4 from the IRS by calling 1-800-TAX-FORM (1-800-829-3676) or from the IRS Web Site at www.irs.gov.

If you are asked to complete Form W-9 but do not have a TIN, write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note: Writing "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

Caution: A disregarded domestic entity that has a foreign owner must use the appropriate Form W-8.

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if items 1, 3, and 5 below indicate otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). Exempt recipients, see **Exempt from backup withholding** on page 2.

Signature requirements. Complete the certification as indicated in 1 through 5 below.

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983. You must give your correct TIN, but you do not have to sign the certification.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), IRA or Archer MSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account)	The actual owner of the account or, if combined funds, the first individual on the account ¹
3. Custodian account of a minor (Uniform Gift to Minors Act)	The minor ²
4. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee ¹
b. So-called trust account that is not a legal or valid trust under state law	The actual owner ¹
5. Sole proprietorship or single-owner LLC	The owner ³
For this type of account:	Give name and EIN of:
6. Sole proprietorship or single-owner LLC	The owner ³
7. A valid trust, estate, or pension trust	Legal entity ⁴
8. Corporate or LLC electing corporate status on Form 8832	The corporation
9. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
10. Partnership or multi-member LLC	The partnership
11. A broker or registered nominee	The broker or nominee
12. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity

¹ List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

² Circle the minor's name and furnish the minor's SSN.

³ You must show your individual name, but you may also enter your business or "DBA" name. You may use either your SSN or EIN (if you have one).

⁴ List first and circle the name of the legal trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.)

Note: If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons who must file information returns with the IRS to report interest, dividends, and certain other income paid to you, mortgage interest you paid, the acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA or Archer MSA. The IRS uses the numbers for identification purposes and to help verify the accuracy of your tax return. The IRS may also provide this information to the Department of Justice for civil and criminal litigation, and to cities, states, and the District of Columbia to carry out their tax laws. We may also disclose this information to other countries under a tax treaty, or to Federal and state agencies to enforce Federal nontax criminal laws and to combat terrorism.

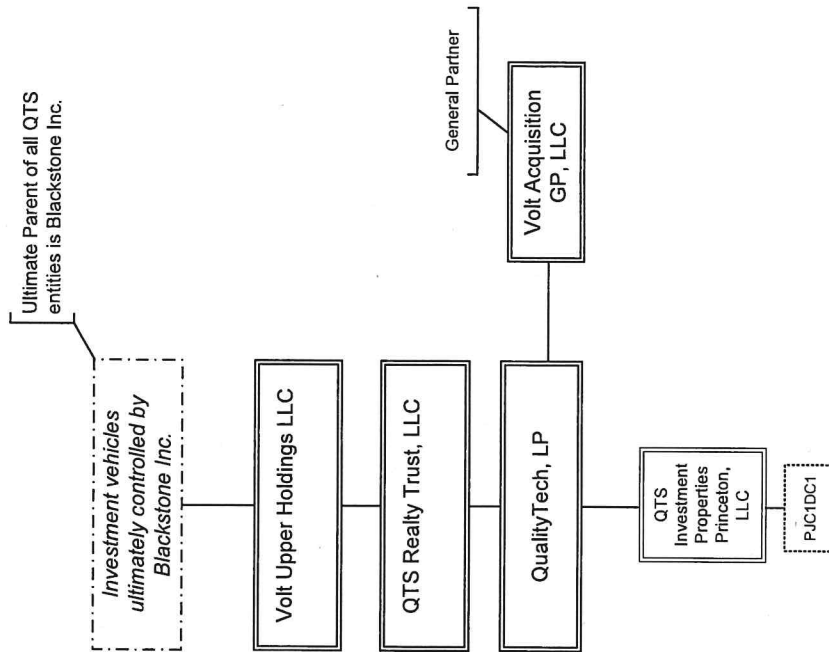
You must provide your TIN whether or not you are required to file a tax return. Payers must generally withhold 30% of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to a payer. Certain penalties may also apply.



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.

PLANNING BOARD APPLICATION PROCEDURES

Dear Applicant:

**APPLICANT IS STRONGLY ADVISED NOT TO FILE WITH THE
MERCER COUNTY PLANNING BOARD OR ANY OUTSIDE AGENCIES,
BEFORE COMPLETION OF PUBLIC HEARING BY THE EAST
WINDSOR TOWNSHIP PLANNING BOARD.**

The Planning Board, through its Secretary, will give your application the most careful attention possible. All other related boards, committees and agencies are ready to assist you in a professional and friendly manner. Applicants are urged to contact the Planning Board Secretary before making any submission in order to facilitate the application review process. All submissions must be processed through the Board Secretary in order to ensure a complete history file. While it is recognized that each application is unique, with various issues and different individuals testifying, it also is recognized that each Planning Board has unique and different procedures, and it is hoped that the following general guidelines will be helpful to those applicant's presenting development applications to our Board.

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.

Applicants are advised to use the planning board checklist and check ordinances as they pertain to their application. Failure to do so will result in delays for the applicant in that the application will be deemed incomplete.

We look forward to your cooperation. If you have any questions regarding the attached, please contact the Board Secretary, Lori Bivona, at (609) 443-4000, extension 242.

Sincerely,

East Windsor Township Planning Board

**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.

**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.