

**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 261 Etra Road, East Windsor, NJ

Tax Map Page 19 Block 22.02 Lot(s) 10

Page \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Dimensions Frontage \_\_\_\_\_ Depth \_\_\_\_\_ Total Area 9.76 acres

Zoning District I-O

Has property been subject of previous application? None known to applicant.

Type of application previously made? N/A

Date(s) N/A (Attach copies of township action, i.e. Resolution of Memorialization)

**2. APPLICANT**

Name 261 ETRA RD LLC

Address 1 International Blvd., Suite 410

City, State, Zip Mahwah, NJ 07495

Telephone 845-202-4900 Fax \_\_\_\_\_

Applicant is a ☒ Corporation ☐ Partnership ☐ Individual

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

Name Same as applicant

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Fax \_\_\_\_\_

4. ATTORNEY

Name Kenneth L. Pape/Heilbrunn Pape, LLC  
Address 516 State Highway 33  
City, State, Zip Millstone Township, New Jersey 08535  
Telephone 732-679-8844 Fax 732-679-6554

5. PLANNER

Name Thomas Muller, PE, PP/Dynamic Engineering  
Address 1904 Main Street  
City, State, Zip Lake Como, New Jersey 07719  
Telephone 732-974-0198 Fax \_\_\_\_\_

6. ENGINEER

Name Thomas Muller, PE, PP/Dynamic Engineering  
Address 1904 Main Street  
City, State, Zip Lake Como, New Jersey 07719  
Telephone 732-974-0198 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)] ☒ Phases - N/A  
Final Site Plan [Phases (if applicable)] \_\_\_\_\_  
Amendment or Revision to an Approved Site Plan  
Area to be disturbed [acres or square feet (specify)] 270,301 SF (6.205 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 Variance and Waiver List.
11. Waivers requested of Development Standards and/or Submission Requirements. (Attach additional pages as needed) See attached Variance and Waiver List.
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 narrative.
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

261 ETRA RD LLC  
Block: 22.02, Lot: 10  
East Windsor, NJ

#### VARIANCE AND WAIVER LIST

261 ETRA RD LLC, as part of the preliminary site plan application, request the following variances and/or waivers:

1. Minimum front yard setback to New Jersey Turnpike of 109.2 feet where 150 feet is required (Section 20-19.4a.2);
2. Total number of parking spaces of seventy (70) where one hundred and thirty four (134) are required (Section 19A-2.3.b.8);
3. Variance for three (3) loading spaces where five (5) loading spaces are required (Section 19A-2.4.A);
4. Buffer requirements for parking lot 150 feet front yard setback to the Turnpike and a landscape strip of 100 feet specific to the Turnpike (Section 20-19.4.a.1).

In addition to the variances outline above, the applicant shall request the following waiver relief:

1. Width of fire lanes (Section 22-9.2.d);
2. Width of curb line opening (Section 22.8.4.B).



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? The applicant will provide a performance bond and/or a Letter of Credit.
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)

See attached Schedule A

## SCHEDULE A

1. Two (2) copies of the Preliminary Site Plan prepared by Dynamic Engineering consisting of nineteen (19) sheets dated October 14, 2021;
2. Two (2) copies of the Outbound and Topographic Survey prepared by Clearpoint Services, LLC consisting of one (1) page dated June 21, 2021;
3. Two (2) copies of the architectural plans prepared by Feltz Collins Architecture LLC dated October 12, 2021 consisting of two (2) sheets, A1.01 (exterior elevations) and A2.01 (floor plan);
4. Two (2) copies of a colored rendering of a building perspective prepared by Feltz Collins Architecture undated consisting of (1) sheet;
5. Photograph Location Report prepared by Dynamic Engineering consisting of fifteen (15) color photos of the property dated April 15, 2021;
6. Two (2) copies of the Environmental Impact Statement prepared by Dynamic Engineering over the signature of Thomas Muller, P.E., P.P. dated October 2021;
7. Two (2) copies of the Traffic Impact Study prepared by Dynamic Traffic over the signatures of Craig W. Peregoy, P.E. and Corey M. Chase, P.E. dated June 29, 2021;
8. Two (2) copies of the Stormwater Management; Groundwater Recharge and Water Quality Analysis prepared by Dynamic Engineering over the signature of Thomas J. Muller, P.E., P.P. dated October 2021;

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.)

261 ETRA RD LLC

By: \_\_\_\_\_  
(SIGNATURE OF APPLICANT)

Yoel Jacob, Authorized Member

Sworn to and subscribed before me this  
27 day of October, 2021

\_\_\_\_\_  
(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.)

261 ETRA RD LLC

By: \_\_\_\_\_  
(SIGNATURE OF OWNER)

Yoel Jacob, Authorized Member

Sworn to and subscribed before me this  
27 day of October, 2021

\_\_\_\_\_  
(NOTARY PUBLIC)



## INSTRUCTIONS TO APPLICANTS

### SITE PLAN / SUBDIVISION

A site plan / subdivision may be subject to three stages of review: concept, preliminary and final. Any plan may advance to the preliminary stage at initial submission although concept is beneficial.

#### CONCEPT

Section 19A-3.2 of the East Windsor Township Ordinance applies to the checklist requirements. NO VESTED RIGHTS ACCRUE.

#### PRELIMINARY

Section 19A-3.3 of the East Windsor Township Revised General Ordinance applies. Checklist requirements are available.

Submission of a complete application for a site plan involves 10 acres of land or less and 10 dwelling units or less, the Planning Board shall grant or deny preliminary approval within 45 days of the date of such submission or within such further time as may be consented to by the developer. Upon the submission of a complete application for a site plan which involves more than 10 acres or more than 10 dwelling units, the Planning Board shall grant or deny preliminary approval within 95 days of the date of such submission or within such further time as may be consented to by the developer.

Applicant Action Required: Section 20-30.0705 applies. Public Hearing – proper notice to property owners within 200' of the extremities of the property in question, publication of notice in the Trenton Times no later than 10 days preceding the hearing date and notice to all other municipal, county or state bodies entitle to receive notice.

**\*\*** Any maps or document for which approval is sought at a hearing shall be on file and available for public inspection at least ten (10) days before the date of the hearing during normal business hours in the office of the Planning Board (N.J.S.A. 40:55D-10b)

Vested Rights: Section 40:55D-49 MLUL applies. Three-year right to general terms / conditions submission for final approval, application for extension, varied conditions for 50 acres or more.

#### FINAL

Section 19A-3.4 of the East Windsor Township Revised General Ordinances applies.

Purpose: Ascertains whether construction documents to be utilized in construction of the project conform to the approved Preliminary Plan.

Board Action Required: Forty-five (45) days after submission of complete application – Extension of time may be granted as consented to by the applicant.

Vested Rights: Section 40:55D-52 MLUL applies. Two years after date of final approval.



## ENVIRONMENTAL IMPACT STATEMENT

The purpose of this document is to outline an approach and format for preparing an Environmental Impact Statement. Two weeks prior to the submission of the preliminary site plan, and Environmental Impact Statement shall be submitted in bound form to the Planning Board, and distributed to the Environmental Commission, Township Engineer, Shade Tree Commission, and Mercer County Planning Board.

All site plan submissions require an assessment of Environmental impact. However, the Planning Board may waive all or some of the requirements at the request of the applicant.

The applicant is directed to Section 19A-2.11, East Windsor Zoning ordinance for a complete discussion of the Environmental Impact Statement. The checklist below is provided as an aid to all applicants in their submission of site plans to the Planning Board.

The format to be followed for the submission of an Environmental Impact Statement begins on Page 3. Professionals are available to assist in preparing the Environmental Impact Statements.

CHECKLIST			
ENVIRONMENTAL IMPACT STATEMENT SUBJECT AREAS	To Be Included	Not Applicable	Request Waivers
1. Air Quality	X		
2. Water Quality	X		
3. Water Supply	X		
4. Hydrology	X		
5. Geology (Subsurface Conditions)	X		
6. Soils and Their Properties and Limitations	X		
7. Sewerage Systems	X		
8. Topography	X		
9. Slope	X		
10. Vegetation	X		
11. Wild Life	X		
12. Habitat	X		
13. Aquatic Organisms	X		
14. Noise Characteristics and Levels	X		
15. Demography	X		
16. Land Use	X		
17. Aesthetics	X		
18. History and Archeology	X		
19. Surface Drainage (See E.W. Zoning Ordinance, Section 19A-2.11	X		
20. Climate (Effect Maximum Intensities of Seasonal Winds, Storms, Precipitations, etc.)	X		
21. Solid Waste			
A. Disposal	X		



B. Collection	X		
<b>ENVIRONMENTAL IMPACT STATEMENT SUBJECT AREAS</b>	<b>To Be Included</b>	<b>Not Applicable</b>	<b>Request Waivers</b>
22. Transportation: Public, Traffic	X		
23. Community Facilities and Public Services			
A. Schools	X		
B. Recreation & Cultural, Open Space	X		
C. Police, Fire & Rescue	X		
D. Utility Services (Electricity, Gas, Phone)	X		
24. Environmentally Sensitive Areas (See E.W. Zoning ordinance Section 19A-2.11 (a-e))	X		
25. Other Items as Deemed Pertinent by Applicant or Planning Board			
A. Economic and Fiscal Benefits (i.e., taxes and jobs)	X		
B. Energy Demands	X		
C. Other Items		X	
26. Permits and Licenses Required (See E.W. Zoning ordinance Section 19A-2.11)	X		

- \* Waiver request granted by 2/3 vote of Planning Board
- \*\* To be described with reference to Standards of NJ Department of Environmental Protection
- \*\*\* To be described with reference to Mercer County Soil Survey and Mercer County Soil Conservation District Standards and Specifications.

## FORMAT TO BE FOLLOWED IN THE SUBMISSION OF AN ENVIRONMENTAL IMPACT STATEMENT

### I DESCRIPTION OF THE PROJECT

- A. Purpose
- B. Location
- C. Service Demands – e.g., Energy, Waste Disposal, Water Supply, Traffic and Transit, Schools, and Public Safety
- D. Indirect Costs – e.g., Loss of open space
- E. Economic and Fiscal Benefits (Taxes and Jobs)
- F. Permits and Licenses Required by Law
- G. Operation and Construction Phases

### II DESCRIPTION OF EXISTING ENVIRONMENTAL CONDITIONS

Refer to E.I.S. Subject Areas Checklist. Use Heading Numbers and Letters found on list.

### III PROJECT ALTERNATIVES

Evaluate Project benefits and particular need that is satisfied. Discuss alternatives which were considered.

### IV ENVIRONMENTAL EFFECTS

Review adverse effects resulting from the proposed development that cannot be avoided. Refer to the topical headings indicated in Section II. Discuss the alternatives in design which were considered.

### V ACTIONS BY THE DEVELOPER

Discuss and describe the following:

- A. Reports and Studies Commissioned. What information has the Developer gathered? What reports have been written? Who has been contacted for information? Is the Developer following the recommendations of these reports?
- B. Measures taken during construction. What activities or strategies is the DEVELOPER following during construction to minimize Environmental degradation; e.g. building at night, truck traffic to and from site, protection of existing trees.
- C. Measures taken to avoid or reduce adverse Environmental Impact. Refer to the topical headings indicated in Section II.
- D. Rejected Measures. Describe preservatory measures that were considered by rejected. Discuss the reasons for such rejection.

VI IRREVERSIBLE AND UNAVOIDABLE IMPACTS OR COMMITMENTS

An effect is irreversible and a resource is irretrievable if, once a development is effected, the impacts cannot be obviated by any countermeasure. Discuss these impacts and countermeasures.

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 Preliminary Site Plan  
  
\_\_\_\_\_ Other:

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

Name and address of owner 261 ETRA RD LLC  
1 International Blvd., Suite 410  
Mahwah, NJ 07495

Location of premises 261 Etra Road,  
East Windsor Township, NJ

Zoning District I-O Block 22.02 Lot(s) 10  
Date property acquired June 2021

261 ETRA RD LLC

Dated:

By:

  
Signature of Appellant or Applicant  
Yoel Jacob, Authorized Member

Kenneth L. Pape  
Attorney for Appellant or Applicant

1 International Blvd., Suite 410, Mahwah, NJ 07495  
Address

Heilbrunn Pape, LLC  
Firm

516 State Highway 33, Millstone, NJ 08535  
Address

Telephone No. 732-679-8844

## APPEAL FOR BULK VARIANCE

1. Request is hereby made for permission to erect, alter, convert, use a warehouse building on lands known as 261 Etra Road also known as Block 22.02 Lot 10 in the I-O Zone. Variance relief - see attached schedule.

Contrary to the requirements of Sections

Zoning Ordinance, or for other relief as follows

2. Has there been any previous appeal, request or application to this or any other township boards or the Building Inspector involving these premises?

Yes \_\_\_\_\_ No ✓ If "yes", state the nature, date, and the disposition of said matter  
None known to this applicant.

3. Exceptional conditions of property preventing applicant from complying with the Zoning Ordinance?  
Applicant intentionally is seeking to reduce the intensity of development including limiting the number of loading docks. Further, the close proximity of the property to the New Jersey Turnpike has an impact on site layout.

4. Supply statement of facts why relief can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance

All requested variance and waiver relief is related to controlling the intensity of the development of the property and creating to the greatest extent possible physical separation and landscape buffering between the proposed development and the existing community. The use of the property as a warehouse is consistent with the zoning ordinance and the master plan.



### APPEAL FOR BULK VARIANCE

5. Attach to your application a schedule showing the following information, if applicable
  - a. Type of construction – frame, stone, brick, cement, etc.
  - b. Present use of existing building(s) and premises.
  - c. Location, size, and design of signs (Attach details).
  - d. Describe any deed restrictions and/or easements affecting this property and/or right-of-way.
  - e. Total proposed dwelling units.
  - f. Total proposed professional offices.
  - g. Total proposed floor area.
  - h. Total proposed parking spaces.
  - i. Photograph(s) of land and buildings involved in application (optional).
  - j. Names and addresses of all expert witnesses proposed to be used.
  - k. Proof of tax payment due and owing on the premises.
6. A sealed plan or survey of the property to scale (not less than 1-inch being equal to 100 feet) indicating the relation of existing and/or proposed structure with adjoining property, driveways, and structures. Scale drawing (not less than ¼-inch being equal to 1 foot) of the proposed building(s), or of the existing structure, indicating the changes, alterations or additions contemplated, will be presented at the hearing.

261 ETRA RD LLC  
Block: 22.02, Lot: 10  
East Windsor, NJ

#### VARIANCE AND WAIVER LIST

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1. Minimum front yard setback to New Jersey Turnpike of 109.2 feet where 150 feet is required (Section 20-19.4a.2);
2. Total number of parking spaces of seventy (70) where one hundred and thirty four (134) are required (Section 19A-2.3.b.8);
3. Variance for three (3) loading spaces where five (5) loading spaces are required (Section 19A-2.4.A);
4. Buffer requirements for parking lot 150 feet front yard setback to the Turnpike and a landscape strip of 100 feet specific to the Turnpike (Section 20-19.4.a.1).

In addition to the variances outline above, the applicant shall request the following waiver relief:

1. Width of fire lanes (Section 22-9.2.d);
2. Width of curb line opening (Section 22.8.4.B).

# LAND USE PROCEDURES

## 21 Attachment 1

### Township of East Windsor

#### Development Application Checklist

The following checklist is designed to assist applicants in preparing site plans and subdivision plans for review by the planning board or the zoning board of adjustment. All other development applications are exempt from checklist requirements. Applicant 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 IN WRITING FOR REQUESTED WAIVERS. (LEGEND: R= Required and If Blank = Not Applicable/Not Required)

	Minor			Preliminary			Final		
	Concept	Site Plan	Subdivision	Site Plan	Subdivision	Major Subdivision	Site Plan	Subdivision	Major Subdivision
<b>PLAT/PLAN SPECIFICATIONS</b>									
✓ 1. Plan clearly and legibly drawn or reproduced at a scale not smaller than 1 inch equals 50 feet	R	R	R	R	R	R	R	R	R
✓ 2. Sheet size either 15 x 21, 24 x 36, or 30 x 42	R	R	R	R	R	R	R	R	R
✓ 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		
□ 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									
N/A									
✓ 5. Plans shall be prepared by an engineer if application involves only drainage facilities for site plans of 10 acres or more; or involving storm water detention facilities; or traversed by a watercourse				R			R		R

# EAST WINDSOR CODE

	Concept	Minor		Minor Subdivision	Preliminary		Final Site Plan	Preliminary		Final Major Subdivision
		Site Plan	Site Plan		Site Plan	Site Plan		Major Subdivision	Major Subdivision	
<input type="checkbox"/> 6. Plans prepared to scale based on field survey. Plans should be prepared by a licensed surveyor only				R				R		R
<b>GENERAL INFORMATION</b>										
<input checked="" type="checkbox"/> 7. Survey Plan of parcel in question based upon current land survey information				R	R	R	R	R	R	R
<input checked="" type="checkbox"/> 8. Property lines shown in degrees, minutes and seconds		R		R	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 feet	R			R	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	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	R	R
<input checked="" type="checkbox"/> 13. North arrow giving reference meridian	R	R		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	R	R
<input checked="" type="checkbox"/> 15. Names of all property owners within 200 feet of subject property				R	R	R	R	R	R	R
<input checked="" type="checkbox"/> 16. Location of existing and proposed property lines with dimensions in feet to the nearest 2 decimal places				R	R	R	R	R	R	R

# LAND USE PROCEDURES

		Minor		Preliminary Site Plan	Minor Subdivision	Preliminary		Final Site Plan	Preliminary Major		Final Major Subdivision
		Concept	Site Plan			Site Plan	Subdivision		Subdivision	Subdivision	
✓ 17	Zoning district in which parcel is located, indicating 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
✓ 18	Acreage of affected parcel to the nearest hundredth of an acre				R			R	R		R
□ 19 N/A	Number of lots following subdivision including areas in acres if 1 acre or over or in square feet if under 1 acre				R				R		R
✓ 20	Provide a Polaroid or other similar photograph of the premises in question taken from the opposite side of each abutting street					R			R		
✓ 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 FEATURES — TOPOGRAPHY OF THE SITE AND WITHIN 200 FEET THEREOF											
✓ 22	Contours to determine the natural drainage of the land. Intervals shall be up to 10% grade-2 feet					R		R	R		R
✓ 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
✓ 24	Flood plains								R		R
✓ 25	Natural and artificial watercourses, streams, shorelines and water boundaries and encroachment lines					R		R	R		R



# EAST WINDSOR CODE

	Concept	Minor		Preliminary Site Plan	Final Site Plan	Preliminary Major Subdivision		Final Major Subdivision
		Site Plan	Subdivision			Subdivision	Subdivision	
✓ 26	Wooded areas indicating predominant species and size	R	R	R	R	R	R	
✓ 27	Location of trees 6 inches or more in diameter, as measured 1 foot above ground level, outside of wooded area, designating species of each			R		R		
✓ 28	Areas in which construction is precluded due to presence of stream corridors and/or steep slopes	R	R	R	R	R		R
✓ 29	All areas to be disturbed by grading or construction	R		R		R		
<b>MAN-MADE FEATURES ON SITE AND WITHIN 200 FEET THEREOF</b>								
✓ 30	Location of existing structures and their setbacks from existing and proposed property lines	R	R	R	R	R		R
✓ 31	Location of existing and proposed easements or rights of way including power lines and telephone lines	R	R	R	R	R		R
✓ 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
✓ 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
□ 34 N/A.	Location of existing wells and septic systems	R	R	R		R		

# LAND USE PROCEDURES

	Concept	Minor		Preliminary Site Plan	Final Site Plan	Preliminary Major Subdivision		Final Major Subdivision
		Site Plan	Minor Subdivision			Subdivision	Major Subdivision	
<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
✓ 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			R	R	R	R	R
<input type="checkbox"/> 37	Location and description of monuments whether set or to be set		R			R	R	R
✓ 38	Location, names and widths of all existing and proposed streets on property and within 200 feet of the tract	R	R	R	R	R	R	R
<input type="checkbox"/> 39	Required road dedication		R	R	R	R	R	R
✓ 40	Road orientation (as it relates to energy conservation)			R		R	R	
<input type="checkbox"/> 41	Sketch of prospective future street system of the entire tract where a preliminary plat covers only a portion thereof			R		R	R	
✓ 42	Specifically note location, dimensions and details of all signs (free standing and/or facade)			R	R	R	R	R
✓ 43	Specifically note location, dimensions and details of exterior lights (free standing and/or facade). Including type of standards, radius of light and intensity in foot candles, as well as time controls proposed for outdoor lighting and display			R		R	R	
✓ 44	Preliminary architectural floor plans and elevations and where necessary, depict development in its environment, sketches, or models			R		R	R	

# EAST WINDSOR CODE

		Minor		Minor	Preliminary		Final	Preliminary	Final
		Concept	Site Plan	Subdivision	Site Plan	Major Subdivision	Site Plan	Major Subdivision	Major Subdivision
✓ 45	Building facades including size, structures, materials, colors, and textures						R		
MISCELLANEOUS									
□ 46	Proposed sign easements where required		R	R	R	R	R	R	R
N/A									
□ 47	Proposed drainage easements where required		R	R	R	R	R	R	R
N/A									
✓ 48	Natural resource inventory information including:								
✓	a. Soil types as shown by the current Soil Conservation Survey Maps	R		R	R			R	
✓	b. Soil depth to restrictive layers of soil	R		R	R			R	
✓	c. Soil depth to bedrock	R		R	R			R	
✓	d. Permeability of soil by layers	R		R	R			R	
✓	e. Height of soil water table and type of water table	R		R	R			R	
✓	f. Flood plain soil (status)	R		R	R			R	
✓	g. Limitation for foundation			R	R			R	
✓	h. Limitation for septic tank absorption field (only where septic tank is proposed, to be used)			R	R			R	
✓	i. Limitation for local road and streets				R			R	
✓	j. Agricultural capacity classifications				R			R	
✓	k. Erosion hazard				R			R	
✓	l. Wetlands and wetlands transition areas	R	R	R	R		R	R	R
✓ 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	
✓ 50	Soil Erosion and Sediment Control Plan consistent with the requirements of the local soil conservation district				R			R	

# LAND USE PROCEDURES

	Concept	Minor		Minor Subdivision	Preliminary		Final Site Plan	Preliminary		Final Site Plan	Preliminary		Final Major Subdivision
		Site Plan	Plan		Site Plan	Plan		Major Subdivision	Plan		Major Subdivision	Plan	
✓ 51	Design calculations showing proposed drainage facilities to be in accordance with the appropriate drainage run-off requirements												
□ 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
□ 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
□ 54	Note condition of ownership and maintenance of common open space or structures as contained in Subsection 20-4.15c of the Zoning Ordinance	R		R									R
✓ 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



### LANDOWNER'S CONSENT

STATE OF New Jersey                    )  
  ) ss:  
COUNTY OF Bergen                    )

I, Yoel Jacob, Authorized Member, being duly sworn, depose and say that I reside at  
1 International Blvd., Suite 410, Mahwah, NJ 07495 in the County of Bergen

And the State of New Jersey 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:  
261 Etra Road, Block: 22.02, Lot: 10, East Windsor Township, New Jersey

That I have read the application and the plan dated October 14, 2021 filed by  
261 ETRA RD 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.

261 ETRA RD LLC

By: [Signature]  
Signature of Landowner  
Yoel Jacob, Authorized Member

NOTARY PUBLIC:

Sworn and subscribed (or affirmed) to  
before me this 27 day  
of October, 2021.

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

(Notary Seal)





EAST WINDSOR TOWNSHIP PLANNING BOARD

CONSENT OF ENTRY

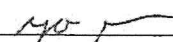
The undersigned property owner hereby consents to the entry onto the property known as  
261 Etra Road (street address), Block 22.02, Lot 10

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.

261 ETRA RD LLC

Date: 10/27/2021

By:   
Property Owner  
Yoel Jacob, Authorized Member  
Block 22.02 Lot 10

**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. Isaac Neuman	1 International Blvd., Suite 410, Mahwah, NJ 07495
2. Yoel Jacob	1 International Blvd., Suite 410, Mahwah, NJ 07495
3.	
4.	
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.

By:  10/27/2021  
Signature of Officer / Partner Date  
Yoel Jacob, Authorized Member  
261 ETRA RD LLC  
Name of Applicant Corporation Partnership

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

CERTIFICATE OF TITLE

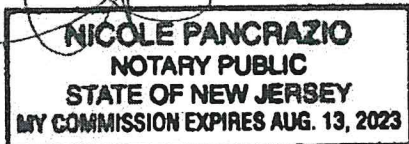
Gentlemen:

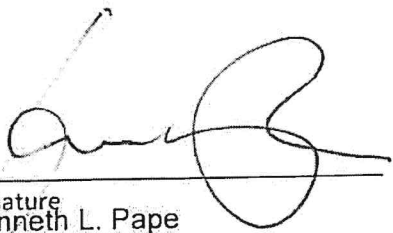
I hereby certify that according to the records in the County Clerk's Office of  
Mercer  
County of Mercer, the owner of record in fee simple of the following  
described premises, by deed dated June 21, 2021 and recorded in Deed Book  
6461 at Page 1781-1792, and that  
261 ETRA RD LLC not sold, assigned, or in  
any way disposed of 261 ETRA RD LLC rights  
in said lands so far as the records of said County reveal.

DESCRIPTION

261 Etra Road, Block: 22.02, Lot: 10, East Windsor Township, New Jersey

IN WITNESS WHEREOF, I have hereunto placed  
my hand and seal this 2nd day of  
November, 2021.



  
Signature  
Kenneth L. Pape  
516 State Highway 33, Millstone, NJ 08535  
Address

Millstone Twp.  
Municipality



**Mercer County  
Document Summary Sheet**

MERCER COUNTY CLERK

MERCER COUNTY COURTHOUSE  
209 SOUTH BROAD STREET  
TRENTON NJ 08650

INSTR # 2021064870  
D BK 6461 PG 1781  
RECORDED 10/26/2021 10:33:12 AM  
PAULA SOLLAMI COVELLO, COUNTY CLERK  
MERCER COUNTY, NEW JERSEY

**Official Use Only**

<b>Transaction Identification Number</b>		5661019	6751615
<b>Submission Date(mm/dd/yyyy)</b>	10/25/2021	<b>Return Address (for recorded documents)</b>	
<b>No. of Pages (excluding Summary Sheet)</b>	9	FIFTH AVENUE TITLE AGENCY	
<b>Recording Fee (excluding transfer tax)</b>	\$123.00	1273 46TH STREET STE 103	
<b>Realty Transfer Tax</b>	\$0.00	BROOKLYN, NY 11219	
<b>Total Amount</b>	\$123.00		
<b>Document Type</b>	DEED - NO CONSIDERATION		
<b>Municipal Codes</b>			
EAST WINDSOR TOWNSHIP		EAT	
<b>Batch Type</b>	L2 - LEVEL 2 (WITH IMAGES)		
356790			

**Additional Information (Official Use Only)**

**\* DO NOT REMOVE THIS PAGE.**  
**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MERCER COUNTY FILING RECORD.**  
**RETAIN THIS PAGE FOR FUTURE REFERENCE.**