



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF ENGINEERING

MEMORANDUM

TO: West Windsor Township Planning Board

FROM: Francis A. Guzik, PE, CME
Director of Community Development / Township Engineer

DATE: May 14, 2026

SUBJECT: **BLG West Windsor, LLC (f/k/a Princeton Executive Park)**
Amended Final Subdivision with Bulk Variances
Block 9, Lot 12.011
US Route 1 North, Meadow Road and Carnegie Center Drive
PB26-04

Documents Received/Reviewed:

The following documents have been submitted in support of an application for Amended Final Subdivision:

- A. Plans entitled "Amended Final Major Subdivision Approval – Block 9, Lot 12.011" three (3) Sheets total, prepared by Bowman Consulting Group, LTD. (Martin F. Tirella, PLS), dated January 29, 2026, revised through April 27, 2026;
- B. Various existing deeds/easements/agreements affecting the existing Lot 12.011, including:
 - a. **Conservation Easement Agreement** dated December 24, 2020 between Palladium Realty and Delaware & Raritan Canal Commission;
 - b. **Amended and Restated Reciprocal Easement Agreement** dated March 22, 2022 between Lofts at Princeton Place Developers, LLC and WWW West Windsor, LLC
 - c. **Conservation and Greenbelt Easement** dated December 22, 2005 between Palladium Realty, LLC and the Township of West Windsor;
 - d. **Conservation and Maintenance Agreement** related to subparagraph a. above;
 - e. **Declaration of Pedestrian Use** dated January 24, 2022 with Palladium Realty, LLC as Declarant;
 - f. **Deed of Dedication for Right-of-Way Purposes** dated January 24, 2022 between Palladium Realty, LLC and the Township of West Windsor;
 - g. **Memorandum of Post-Closing Work Agreement** between Lofts at Princeton Place Developers, LLC, WWW West Windsor, LLC, and BLG West Windsor, LLC dated March 22, 2022;

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- h. **Storm Water Management and Conservation Easement** dated January 24, 2022 between Palladium Realty, LLC and the Township of West Windsor.
 - i. **Sight Triangle Easement** dated December 22, 2005 between Palladium Realty, LLC and the Township of West Windsor;
 - j. **Developer's Agreement** dated January 24, 2022 between Palladium Realty, LLC and the Township of West Windsor;
- C. Resolution of Memorialization File No. PB25-06 dated September 3, 2025;
- D. Resolution of Memorialization File No. PB19-15 (Amended) dated January 25, 2023;
- E. Resolution of Memorialization File No. PB19-15 dated August 26, 2020;
- F. Application documents, including
- a. Completed application form with Addendum
 - b. Completed Subdivision Checklist

Narrative:

The applicant has applied for Amended Final Major Subdivision approval for the parcel currently known as Block 9, Lot 12.011. This lot was created as part of the Princeton Executive Park (PB19-15) that was approved on August 26, 2020 with approved amendments under PB19-15 Amended on January 25, 2023.

A site plan for Phase 3 of the Princeton Executive Park project for the Fogo de Chao restaurant, which is situated on a portion of the parcel to be further subdivided under the current application, was approved under PB25-06 on September 3, 2025.

Currently, both the proposed hotel and the proposed restaurant are to be constructed within the limits of Lot 12.011. The purpose of the application is to separate the two uses and owners into their own respective tax parcel. In addition to the subdivision, the applicant has identified four (4) individual bulk variances that will result from the proposed subdivision. The application states no modifications to the site plan are required or proposed.

I have reviewed the documentation submitted and offer the following for the Board's consideration. Commentary on the bulk variance aspect of the application is deferred to the Board Planner:

1.0 Amended Final Major Subdivision

- 1.01 The applicant is requesting eight waivers from various subdivision checklist items [§200-50C.(8), (10), (12), (13), (14), (15), (16), and (17)]:
- a. Justification for each waiver requested is required to be provided to the Planning Board since it was not provided in writing.
- 1.02 A subdivision plan has been provided (Submission Item A) and I have the following comments:
- Existing Lot 12.011 is being subdivided into two lots. These lots are designated as Lot 12.0111 and Lot 12.0112 as previously directed by this office. Lot 12.0111 will contain the restaurant and appurtenant improvements. Lot 12.0112 will contain the hotel and appurtenant improvements.
 - The northerly multi-family housing and the two 8,000 square foot retail pad sites are currently located/to be located on Lot 12.012. Additionally, a 1.06-acre parking easement is provided on Lot 12.012 to the benefit of the hotel and restaurant. The easement document that granted these rights

from Lot 12.012 to Lot 12.011 will likely need to be revised to reflect the new Lot numbering and make clear these rights are conveyed to both proposed properties.

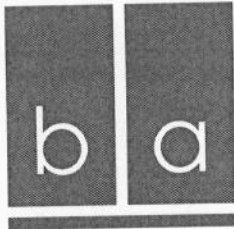
- Testimony shall be provided on potential impacts to any other existing easements, such as the bike path easement, etc.
- Metes and bounds descriptions, with supplemental area and closure calculations, for all proposed lots, easements and dedications will be required to be provided for review and approval.
- A separate technical review by the Township's consultant Professional Land Surveyor (PLS) has been provided. Satisfaction of the preceding comments and the PLS' review comment should be made a condition of any favorable Board action on this application.

1.03 Mercer County Planning Board resolution of approval dated April 10, 2026, has been received. The final version of the subdivision plan, as approved by the Township, shall be submitted to the County Planning Board for their records.

This concludes my comments on the current submission. Further comments may be provided based on the Applicant's testimony at the May 20, 2026 Planning Board meeting.

FG:ih

cc: Ian Hill, PE
Applicant: Ronald Shimanowitz, Esq.(rshim@huttshim)



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

B U R G I S
ASSOCIATES, INC.

Principals:
Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA
David Novak PP, AICP

MEMORANDUM

To: West Windsor Planning Board
West Windsor Division of Land Use

From: David Novak PP, AICP

Subject: Princeton Executive Park
Amended Final Major Subdivision and "c" Variance – Fogo De Chao – Phase 3
Block 9 Lot 12.011
US Route 1 North & Meadow Road

Date: May 13, 2026

BA#: 4411.09

WWT#: PB 26-04

Introduction

The applicant, BLG West Windsor, LLC, has submitted an application seeking amended final major subdivision approval as well as "c" variance relief for a previously approved restaurant pad to be occupied by Fogo de Chao. The site is part of a previous application which received approval for a mixed-use development consisting of six hundred and fifty-six multifamily dwelling units as well as a hotel, restaurant, and two retail pads. It is identified by municipal tax records as Block 9 Lot 12.011 and is located at the corner of US Route 1 North and Meadow Road.

The following has been submitted for review:

1. Minor final major subdivision plan prepared by Bowman Consulting, dated January 29, 2026 (last revised April 27, 2026).
2. Amended and restated reciprocal agreement.
3. Conservation and greenbelt easement.
4. Conservation and maintenance agreement.
5. Conservation easement agreement.
6. Memorandum from Hutt Shimanowitz & Plocker, dated April 28, 2026.
7. Memorandum from Hutt Shimanowitz & Plocker, dated March 6, 2026 (revised March 18, 2026).
8. Declaration of pedestrian use.
9. Deed of dedication.
10. **Developer's agreement.**
11. Memorandum of post-closing work agreement.
12. Planning Board resolutions of approval.
13. Sight triangle easement.
14. Stormwater management and conservation easement.

Property Description

The subject site is located in the northwesterly portion of the Township, near the intersection of US Route 1 and Meadow Road. The site has an area of 4.13 acres (179,789 square feet) and is irregularly shaped. It is part of the larger The Lofts at Princeton (formerly Princeton Executive Park, Roseland/Mack Cali) mixed use development which received approval in 2020 for the construction of six hundred and fifty-six multifamily dwelling units as well as a hotel, a restaurant, and two retail pads to be constructed in four separate phases.

Amended approval was granted in 2023 to: reduce the height of the hotel from five to four stories; reduce the number of hotel rooms from one hundred and thirty to one hundred and twenty-eight; increase the size of the restaurant space from 6,915 square feet to 8,075 square feet; increase the number of restaurant seats from two hundred and fifty to three hundred and six; and adjust the parking layout which reduced the number of parking spaces from three hundred and twelve to two hundred and ninety.

In 2025, final site plan approval was granted for the development of a Fogo de Chao on the previously approved restaurant pad. Other improvements included, but were not limited to: a six-foot wide concrete sidewalk, six EV Make-Ready parking spaces to be located near the approved hotel; bollard lights to be located along the hotel; a bicycle rack; a raised crosswalk; and a screened trash enclosure.

Surrounding land uses consist of: the MarketFair shopping center and commercial uses to the northwest and north; the Carnegie Center office development to the northeast; undeveloped lands to the east; Windsor Woods to the southwest; and the West Windsor Plaza shopping center to the west. See the aerial at the end of this memorandum for an overview of the subject site and its surrounding environs.

Proposed Development

The applicant seeks minor subdivision approval to separate Lot 12.011 into two separate lots:

1. Proposed Lot 12.0111 is to comprise the westerly portion of the subject site. It has a proposed area of 1.605 acres (69,906 square feet) and will contain the approved Fogo de Chao restaurant as well as related parking areas.
2. Proposed Lot 12.0112 is to comprise the easterly portion of the subject site. It has a proposed area of 2.523 acres (109,893 square feet) and will contain the approved hotel as well as related parking areas.

Master Plan

The following is noted in regard to the Township's master planning documents' relationship to the subject site:

2020 Land Use Plan

The Township adopted its most recent Land Use Plan Element of the Master Plan on February 12, 2020. As per the 2020 Land Use Plan, the site is located in the Residence/Business Mixed Use Neighborhood/Affordable Housing (PMN-1) land use category. This land use category and corresponding district are intended to encourage a mix of residential development in conjunction with appropriately scaled and compatible commercial development consisting of retail sales and services, a hotel, corporate suites, general and administrative offices, fitness and instructional studios, and similar uses with convenient access to Route 1 as well as the to the Princeton Junction Train Station and the surrounding employment centers.

In regard to residential development, the 2020 Land Use Plan notes that garden and mid-rise apartments as well as townhouse dwellings are permitted in the district. A minimum of six hundred residential units are required, with a maximum average gross density of twelve units per acre. The 2020 Plan also establishes that a minimum of fifteen thousand square feet and a maximum of thirty thousand square feet of neighborhood retail uses are to be provided, as well as a limited service hotel with one hundred and twenty rooms.

2026 Housing Element and Fair Share Plan (HE&FSP)

The Township adopted its most recent HE&FSP on February 4, 2026.

The subject site is identified in the Township's 2025 HE&FSP as a component to address West Windsor's Third Round affordable housing obligation. Specifically, the plan notes that in August of 2020, the site received preliminary and final major site plan approval as well as preliminary site plan approval for a mixed-use development consisting of six hundred and fifty-six multifamily residential units including one hundred and sixty-four affordable units.

Zoning

The site is located in the PMN-1 Planned Mixed Use Neighborhood/Affordable Housing District, wherein the proposed development is permitted. Compliance with the District's bulk standards is outlined in the following tables.

Table 1: PMN-1 District Hotel Standards

Regulations	PMN-1	Proposed Lot 12.011A	Proposed Lot 12.011B
Min. Lot Area (ac)	1	1.605	2.523
Min. Lot Width (ft)	200	345.61	403.77
Min. Lot Depth (ft)	200	(V) 184.2	343.1
Yard Dimensions: Hotel (ft)			
Min. Front Yard: Internal Street/Drive	15	N/A	43.7
Min. Front Yard: Public Street	35	N/A	87.6
Min. Side Yard	20	N/A	(V) 5.1
Min. Rear Yard	20	N/A	> 20.0
Yard Dimensions: Restaurant (ft)			
Min. Front Yard	25	80.2	N/A
Min. Side Yard	20	(V) 15.5	N/A
Min. Rear Yard	20	> 20.0	N/A
Max. Building Height			
Hotel (ft/st)	60/5	N/A	47'-8"/4
Restaurant (ft/st)	30/2	1/28	N/A
Max. Improvement Cov.			
Hotel (%)	75	N/A	70.1
Restaurant (%)	TBD	75.2	N/A

Variance Relief

The applicant requests variance relief pursuant to NJSA 40:55D-70c.(1) and/or (2) of the Municipal Land Use Law (MLUL). The statute provides two approaches to "c" variance relief, commonly referred to as the "physical features" test and the "public benefits" test.

1. Physical Features Test. An applicant may be granted c(1) variance relief when it is demonstrated that the noncompliant condition is caused by: 1) an exceptional narrowness, shallowness, or shape of the property; 2) exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or; 3) by reason of extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.
2. Public Benefits Test. An applicant may be granted c(2) variance relief where it can prove the following: 1) that the granting of the variance will advance the intents and purposes of the Municipal Land Use Law; 2) that the benefits of granting the variance substantially outweigh any potential detriments. The benefits are required to be public benefits rather than a benefit that simply accrues to the property owner.

In addition to the above, the applicant must address the Negative Criteria of the statute. To meet the negative criteria, an applicant must demonstrate the variance can be granted without substantial detriment to the public good and that it will not substantially impair the intent and purpose of the master plan and zoning ordinance.

The following items in the Township's land use regulations require variance relief. Additional items may be identified by the Township's other professionals and/or during the course of the hearing.

1. Proposed Lot 12.0111: Minimum Lot Depth. Variance relief is requested from Section 200-194.4L(2)(c) which establishes a minimum lot depth of 200 feet for commercial uses in the PMN-1 District, whereas Proposed Lot 12.0111 will have a depth of 184.2 feet.
2. Proposed Lot 12.0111: Minimum Side Yard. Variance relief is requested from Section 200-194.4L(2)(d)[2] which establishes a minimum side yard requirement of 20 feet for commercial uses in the PMN-1 District, whereas Proposed Lot 12.0111 will have a side yard of 15.5 feet.
3. Proposed Lot 12.011-B: Minimum Side Yard. Variance relief is requested from Section 200-194.4L(1)(d)[2] which establishes a minimum side yard setback of 15 feet for hotels (exclusive of canopies), whereas Proposed Lot 12.0112 will have a side yard setback of 5.1 feet.

Planning Review

We offer the following comments on the proposed development:

1. Purpose of Subdivision. The applicant should discuss the purpose of the proposed subdivision.
2. Zoning Table. The zoning table identifies Proposed Lot 12.011-A and Proposed Lot 12.011-B. This should be revised to reflect Proposed Lot 12.0111 and Proposed Lot 12.0112 or, alternatively, whatever lot numbers are assigned by the Township's tax assessor.
3. Easements. Testimony should be provided as to any existing and proposed easements, particularly those that pertain to access and circulation.



Map 1: Aerial of Subject Site (scale: 1" = 350')



MEMO:

Date: 05/14/2026

To: West Windsor Township Planning Board

From: Michael J. McGuire, PLS 

RE: PB 26-04 BLG West Windsor, LLC, Survey Review

West Windsor Planning Board Review Memo #1

Zoning District PMN-1; Block 9; Lot 12.011

West Windsor Township, Mercer County, New Jersey

I have reviewed the submission of the above referenced project and the following Documents:

- One (1) West Windsor Township Planning Board Transmittal Memo for ZB 26-04 prepared by Lisa Komjati dated May 1, 2026.
- Amended Final Major Subdivision Approval Set (Sheets 1, 2 & 3 of 3) prepared by Bowman Consulting Group, Ltd, dated January 29, 2026, and last revised April 27, 2026.

Project Description

The project site is located at the intersection of US Route 1 (Brunswick Pike) and Carnegie Center Drive. It consists of Tax Lots 12.011 in Block 9 in the Township of West Windsor. The project site is on the easterly side of US Route 1 and the southerly side of Carnegie Center Drive.

The applicant has proposed to subdivide the existing lot into two new lots – Lot '12.0111' containing 1.605 acres and Lot '12.0112' containing 2.523 acres.

Based on my review of the documents provided, I offer the following comments:

- The consultant shall submit a copy of the signed and sealed Boundary Survey Map. In accordance with the Title and Recordation Law Title 46:26B-3b(1) the appropriate signature block for the Professional Land Surveyor who completed the boundary survey shall be added to the map.
- The proposed Lot numbers shall be coordinated with and approved by the Township Tax Assessor.
- The consultant shall provide metes and bounds descriptions for all proposed Lots and easements signed and sealed by a Professional Land Surveyor along with Closure reports. The form of any deeds for proposed lot descriptions, and easements shall be reviewed and approved by the Planning Board Attorney.

5/14/2026

Project 20-26-02 | WWT PB 26-04 BLG West Windsor, LLC Survey Review 1.docx

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- In accordance with the Title and Recordation ACT 46:26B-2b(2) All Existing Easements shall have the bearings and distances shown on the map. The consultant shall label all Existing Easements as "Existing" and have complete metes and bounds data shown with ties to and along the boundary lines. The area shall also be shown in square feet to the nearest square foot along with acreage to the nearest hundredth of an acre. The beneficial owner of the easement right shall also be shown. If there is insufficient space to clearly depict the information a detail shall be provided on the plan.
- The consultant shall label all Proposed easements as "Proposed" and have complete metes and bounds data shown with ties to and along the boundary lines. The beneficiary of the proposed easement shall also be shown. If there is insufficient space to clearly depict the information a detail shall be provided on the plan.

GeoTrek has the following additional comments on the application:

1. The consultant shall address any additional Subdivision and General Comments outlined in the review prepared by the West Windsor Township Planning Board Engineer.
2. There may be additional comments based on responses to the above comments.
3. The consultant shall submit CAD files of the final approved drawings to the township upon final approval.



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