

**DEVELOPMENT APPLICATION  
OF  
EDGE LOFTS LLC**

**CONTROL NO. PB19-13 (Third Amended 2025)**

Block(s) 33 Lot(s) 1.022 Date Received \_\_\_\_\_  
By \_\_\_\_\_

**TO BE COMPLETED BY APPLICANT (A-T)**

A. Property Owners Name Edge Lofts LLC  
Address 399 Hoes Lane, Floor 3  
(Street)  
Piscataway New Jersey 08854  
(City) (State) (Zip)  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_

(If property owner is a corporation, complete Section S-1)

B. Applicant's Agent Name Frank J. Petrino, Esq.  
Address Eckert Seamans Cherin & Mellott, LLC, 2000 Lenox Drive, Suite 203  
(Street)  
Lawrenceville NJ 08648  
(City) (State) (Zip)  
Phone (609) 989-5029  
Fax (609) 392-7956

(If applicant is not the owner, complete Section S-2)  
(If applicant is a corporation, complete Section S-3)  
(All correspondence will be mailed to person listed as applicant's agent)

C. Application Status

(1) New      X (2) Revision or Resubmission of Prior Application

(If (2) is checked, indicate prior application no. (s) PB 97-7 (1999); PB 00-05 (2000), PB 00-05 Amended (2005); PB 19-13 (2020), PB 19-13 Amended (2022) and PB19-13 Second Amended (2025)

Attach copies of resolution if available.

D. Type of Approval Sought

AMENDED

- Concept       Preliminary       Final       Preliminary/Final  
 GDP       Sign Waiver Request       Extension of Approval Request  
 Minor Subdivision       Major Subdivision       Major Site Plan       Minor Site Plan  
 Variance Request (Submit Variance Request Form)  
 Conditional Use Approval (Submit Conditional Use Request Form)  
 Request for Waiver of Submission Requirements (See appropriate subdivision or Site Plan checklist)  
 Above Application Pursuant to Board of Adjustment "D" Variance (Attach Resolution of Approval)

E. Engineer's Name and Firm Daphne A. Galvin, P.E., Partner Engineering & Science, Inc.

Address 929 Asbury Avenue  
(Street)

Asbury Park      NJ      07712  
(City)      (State)      (Zip)

Phone (732) 380-1700

Fax (732) 380-1701      E-Mail dgalvin@partneresi.com

License No. 24GE03434900

F. Architect's Name and Firm Steven S. Cohen, Architect

Address 63 Moran Avenue  
(Street)

Princeton      NJ      08542  
(City)      (State)      (Zip)

Phone (609) 924-6560

Fax (609) 924-5459      E-Mail scohen45@aol.com

License No. 21A100782400

- G. Plat/Plan Dated: 5/3/2019, last revised 2/6/2026 Title Amended Final Major Site Plan
- H. Name and Location of Development (Street or Road and nearest public Street intersection)  
Bear Creek Independent Living located at 289 Village Road East. Nearest intersection is  
Old Trenton Road (a/k/a County Route 535)
- I. Present Use of Land Undeveloped Land
- J. Present Use of Structure N/A
- K. Proposed Use of Land develop vacant area with Independent Living Facility  
(If more than one use proposed, indicate various uses and areas on plat)
- L. Proposed Use of Structure Independent Living Facility  
(If more than one use proposed, indicate various uses and areas on plan)
- M. Plat/Plan Data
1. Acreage to be subdivided N/A No. of Lots Proposed N/A
  2. Type of Development Proposed (Conventional, Cluster, Planned Development)  
\_\_\_\_\_
  3. Lot Areas 14.2 acres
  4. Acreage of Contiguous Parcel (s) in Same Ownership, not part of this Development  
N/A
  5. Area of Site Plan to be Developed 14.2 Acres 619,400 SF
  6. Floor Area of Proposed Structure:

|   |                |    |
|---|----------------|----|
| Floor No. <u>Garage Lower Level Parking</u> | <u>66,609</u>  | SF |
| Floor No. <u>1</u>                          | <u>102,198</u> | SF |
| Floor No. <u>2</u>                          | <u>95,310</u>  | SF |
| Floor No. <u>3</u>                          | <u>95,310</u>  | SF |
| Floor No. <u>Pavilion</u>                   | <u>2,966</u>   | SF |
  7. If Addition to Existing Structure: N/A
  8. Total Floor Areas 362,393 (Unit IL) SF
  9. Number of Parking Spaces 390 Spaces

N. Utility Data (indicate service proposed)

|    |          |                          |    |              |                  |
|----|----------|--------------------------|----|--------------|------------------|
| 1. | Water    | <u>NJ American Water</u> | 4. | Electric     | <u>JCP&amp;L</u> |
| 2. | Sanitary | <u>Township</u>          | 5. | Telephone    | <u>X</u>         |
| 3. | Gas      | <u>PSE&amp;G</u>         | 6. | Heating Fuel | <u></u>          |

O. Zoning District PRRC (Planned Residential Retirement Community)

| P.  | Zone Requirements       | (Ordinance)       | (Proposed)                        |
|-----|-------------------------|-------------------|-----------------------------------|
| 1.  | Min. Tract/Lot Area     | <u>10.1 acres</u> | <u>14.2 acres</u>                 |
| 2.  | Min. Lot Frontage       | <u>100'</u>       | <u>&gt;600'</u>                   |
| 3.  | Min. Lot Width          | <u>N/A</u>        | <u>N/A</u>                        |
| 4.  | Min. Lot Depth          | <u>500'</u>       | <u>&gt;1500'</u>                  |
| 5.  | Min. Yards:             | <u>-----</u>      | <u>-----</u>                      |
|     | Front                   | <u>50'</u>        | <u>34.8' (24.58' Approved)</u>    |
|     | Side                    | <u>50'</u>        | <u>94.8'</u>                      |
|     | Rear                    | <u>50'</u>        | <u>167.8'</u>                     |
| 6.  | Max F.A.R.              | <u>45%</u>        | <u>32%</u>                        |
| 7.  | Max M.I.C.              | <u>70%</u>        | <u>41.3%</u>                      |
| 8.  | Max. Gross Density      | <u>-----</u>      | <u>-----</u>                      |
| 9.  | Max. Bldg. Height       | <u>3ST/43'8"</u>  | <u>3ST/xx' (tbd, no variance)</u> |
| 10. | Parking Spaces Required | <u>166 MAX</u>    | <u>378</u>                        |

Q. Does Lot abut (check which applies)  
                     State Road                           County Road        X   Township Road

R. Copies of any Deed Restrictions or Covenants that will Apply (check one)  
                     Attached        X   Not Attached

S. Other Information

1. Principal Office Address \_\_\_\_\_  
(Street)

\_\_\_\_\_  
(City) (State) (Zip)

Phone ( ) \_\_\_\_\_ Fax ( ) \_\_\_\_\_

President's Name \_\_\_\_\_

Secretary's Name \_\_\_\_\_

2. I, Anthony Mazzucca consent to the filing of this Site Plan by  
Frank J. Petrino, Esq.  
(Agent)

EDGE LOFTS LLC

By: Anthony Mazzucca February, 2026  
(Owner's Signature) (Date)

Anthony Mazzucca, Owner Representative  
(Owner's Printed Signature)

3. Principal Office Address 399 Hoes Lane, Floor 3  
(Street)

Piscataway NJ 08854  
(City) (State) (Zip)

Phone (732) 809-8000 Fax \_\_\_\_\_

T. AXRIA, INC.

By: Anthony Mazzucca February, 2026  
(Applicant's Signature) (Date)

Anthony Mazzucca, Chairman  
(Applicant's Printed Signature)

# PROJECT NARRATIVE

Edge Lofts ( Originally Bear Creek ) was initially approved in 1998, along with the Assisted Living Facility and the Hamlet, which have been constructed.

The project, Bear Creek Independent Living, received a new Preliminary and Final Site Plan Approval on February 26, 2020 and received Amended Preliminary and Final Site Plan approvals in 2022 and 2025.

This application is being submitted as an Amended Final Approval to allow some minimal changes. As approved on February 19, 2025, each unit will be a complete apartment, and will include a full kitchen and separate bedroom(s). There will be provision for washers and dryers in each apartment, and all units will be accessible Type A units as required by the currently adopted N.J. International Building Code. The Building will contain approximately 17,910 sf of activity space, including a Café with modern self service equipment for vending hot and cold snacks, beverages, and sandwiches and other food. This will also be open to residents of the ALF and the Hamlet There will be an exercise room with equipment, a yoga room, and a wellness room, which will be provided where residents can receive information on nutrition and exercise from their own health professionals. No medical or therapeutic services of any kind will be provided in the facility. There will be card rooms and craft rooms, an outdoor heated pool, one tennis court, three pickle ball courts. Two Bocce courts, and an off-leash pet area are also included. Exterior walks have outdoor seating areas. Interior Bike Storage and exterior bike racks are provided and can be seen on the site plans.. Within the parking areas, charging areas for electric or plug in Hybrid vehicles will be provided.

The principal change from the prior plan is that the first floor has been raised 1.5 Ft and the basement garage area has been reconfigured and lowered so that there are no longer intermediate floors which would result in undo cost and could create confusion for both residents on a daily basis and safety officials in an emergency. The reconfiguration also allows for reduction in the lower level/garage area and more efficient circulation, as discussed with the Fire Official, with a nominal reduction of two parking spaces. The Courtyard area has been modified, reducing the pavilion size but not its function and adding fire pits and barbecues along with enhanced seating areas. The impervious surface area has been reduced slightly from 11.50 acres to 11.46 acres. There are some minimal landscaping and lighting changes but these are in form more than in substance, and some minor storm sewer piping changes. The Porte cocheres at the two main entrances have been extended over the driveway and drop-off areas, for convenience. The depression of the garage will result in a higher ceiling in the common areas on the first floor but a reduction in the overall height of the building by 4". Overall, these changes are designed to make the building safer, more user friendly and enhance the overall appearance both to the residents and the public.

The size of the building is as follows:

**Present Application**

|                    |                  |
|--------------------|------------------|
| Lower Level Garage | 66,609 sf        |
| 1st Floor –        | 102,198 sf       |
| 2nd Floor –        | 95,310 sf        |
| 3rd Floor –        | <u>95,310 sf</u> |
| TOTAL -            | 359,427 sf       |

Pavillion 2,966

**Prior Application**

|                    |                  |
|--------------------|------------------|
| Lower Level Garage | 102,994 sf       |
| 1st Floor –        | 99,301 sf        |
| 2nd Floor –        | 94,440 sf        |
| 3rd Floor –        | <u>94,440 sf</u> |
| TOTAL -            | 391,175 sf       |

Pavillion 5,526 sf

The construction will be approximately \$40,000,000.