

DEVELOPMENT APPLICATION

CONTROL NO. PB22-09

Block(s) 9 Lot(s) 71 Date Received _____
By _____

TO BE COMPLETED BY APPLICANT (A-T)

A. Property Owner's Name Boston Properties, L.P. c/o Gregory Ricciardi, Esq.
Address 101 Carnegie Center Drive, Suite 104
(Street)
Princeton NJ 08540
(City) (State) (Zip)
Phone (609) 452-1444
(If property owner is a corporation, complete Section S-1)
FAX (_____) _____

B. Applicant's Agent Name T&M Associates c/o Michael R. Thomas, P.E.
Address 11 Tindall Road
(Street)
Middletown NJ 07748
(City) (State) (Zip)
Phone (732) 671-6400
FAX (732) 671-7365

(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 (2) Revision or Resubmission of Prior Application

(If (2) is checked, indicate prior application no. (s) _____)
Attach copies of resolution, if available.

D. Type of Approval Sought

- 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 T&M Associates c/o Michael R. Thomas, P.E.

Address 11 Tindall Road
(Street)

<u>Middletown</u>	<u>NJ</u>	<u>07748</u>
<small>(City)</small>	<small>(State)</small>	<small>(Zip)</small>

Phone (732) 671-6400

FAX (732) 671-7365 E-MAIL mthomas@tandmassociates.com

License No. GE04808600

F. Architect's Name and Firm SGA Architecture c/o Michael Drew,

Address 24 West 21st Street, Floor 12
(Street)

<u>New York</u>	<u>NY</u>	<u>10010</u>
<small>(City)</small>	<small>(State)</small>	<small>(Zip)</small>

Phone (857) 300-2610

FAX () E-MAIL mdrew@sqa-arch.com

License No. _____

G. Plat/Plan Dated 03/29/2023 Title Minor Site Plan, Carnegie Center - Building 105

H. Name and Location of Development (Street or Road and nearest public Street intersection)

105 Carnegie Center Dr., Princeton, NJ, 08540 (US State Route 1 & Carnegie Way)

I. Present use of Land Office Building and associated parking improvements

J. Present Use of Structure Office Building

K. Proposed Use of Land Research Lab/Office Building and associated parking improvements
(If more than one use proposed, indicate various uses and areas on plat)

L. Proposed Use of Structure Research Laboratory/Office Building
(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)
Planned Development

3. Lot Areas 5.766 Acres

4. Acreage of Contiguous Parcel (s) in Same Ownership, not part of this Development 250.96 Acres

5. Area of Site Plan to be Developed 0.35 Acres 15,200 SF

6. Floor Area of Proposed Structure: 58,485 GFA

Floor No.	<u>1</u>	<u>15,996</u>	SF
Floor No.	<u>2</u>	<u>20,981</u>	SF
Floor No.	<u>3</u>	<u>21,481</u>	SF
Floor No.	<u>N/A</u>	<u>N/A</u>	SF

Existing Building Proposed to be Renovated and Repurposed

7. If Addition to Existing Structure:

Floor No. N/A (1) _____ SF
Floor No. _____ SF
Floor No. _____ SF

(1) The proposed additional floor area for the rooftop mechanical penthouse room is 3,142 SF

8. Total Floor Areas 58,458 SF (2) _____ SF

(2) Excludes rooftop penthouse per Township floor area definitions

9. Number of Parking Spaces 239 Spaces Exist and 192 Proposed

N. Utility Data (indicate service proposed)

1. Water NJAW _____ 4. Electric PSE&G _____
2. Sanitary SBRSA _____ 5. Telephone Verizon _____
3. Gas PSE&G _____ 6. Heating Fuel N/A _____

O. Zoning District ROM-2 _____

P. Zone Requirements	(Ordinance)	(Proposed)
1. Min. Tract/Lot Area	<u>3 Ac</u>	<u>5.766 Ac (No Change)</u>
2. Min. Lot frontage	<u>250'</u>	<u>300' (No Change)</u>
3. Min. Lot Width	<u>N/A</u>	<u>N/A</u>
4. Min. Lot Depth	<u>N/A</u>	<u>N/A</u>
5. Min. Yards:		
Front	<u>125'</u>	<u>85.72' (ENC); 78.2' (V) (Filling Station); 88 (V)(Nitrogen Tank)</u>
Side	<u>40'</u>	<u>27.4' (V) (Nitrogen Tank); 31.3 (V)(Hydrogen Tank);</u>
Rear	<u>40'</u>	<u>33.4' (V) (Filling Station); 38.4 (V) (400KW Gen.)</u>
6. Max F.A.R.	<u>30%</u>	<u>23.3%</u>
7. Max M.I.C.	<u>50%</u>	<u>48.89%</u>
8. Max. Gross Density	<u>N/A</u>	<u>N/A</u>
9. Max. Bldg. Height	<u>3 Stories/45'</u>	<u>3 Stories/42'</u>
10. Parking Spaces Required	<u>141 Spaces</u>	<u>192 Spaces (W)</u>

(ENC) Existing Non-Conformity
(V) Variance Requested
(W) Waiver Requested

Q. Does Lot abut (check which applies) N/A
_____ State Road _____ County Road _____ Township Road

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

S. Other Information

1. Principal Office Address Boston Properties L.P., 101 Carnegie Center, Suite 104
Princeton NJ 8540 (Street)
(City) (State) (Zip) Phone (609) 452-1444
FAX (212) 715-0420
President's Name Douglas T. Linde
Secretary's Name Frank D. Burt

2. I, Boston Properties, L.P., consent to the filing of this Site Plan/
Subdivision by T&M Associates c/o Michael R. Thomas, PE
(Agent)



(Owner's Signature)
Gregory Ricciardi, Counsel

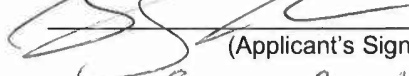
(Owner's Printed Name)

9/27/22

(Date)

3. Principal Office Address Boston Properties L.P., 101 Carnegie Center, Suite 104
(Street)

Princeton NJ 08540
(City) (State) (Zip) Phone (609) 452-1444
FAX (212) 715-0420

T. 

(Applicant's Signature)
Gregory Ricciardi, Counsel

(Applicant's Printed Name)

9/27/22

(Date)