

**PENNINGTON BOROUGH**  
**30 North Main Street, Pennington, New Jersey 08534**  
**PLANNING/ZONING BOARD**  
**AGENDA TO THE EXTENT KNOWN**  
**October 9, 2024, 7:30 PM**  
**Regular Meeting**

The meeting connection information will be available on the Borough’s web site at [www.penningtonboro.org](http://www.penningtonboro.org) where instructions regarding the webinar will also be available. Documents will be available for viewing at the Pennington Borough Hall, 30 North Main Street. Members of the public may make comments during the public portion of the hearing. They may also be submitted by email to [planning@penningtonboro.org](mailto:planning@penningtonboro.org) or in written letter form and delivered to the Board at the Borough Hall, 30 North Main Street. **All advance comments must be received by 4:00 p.m. the day of the scheduled meeting. However, any comments concerning an application on the agenda can only be made by attending the hearing on the application and providing testimony at the hearing and cannot be submitted prior the meeting.**

OPENING STATEMENT: Adequate notice of this meeting has been posted in Borough Hall and sent to the officially designated newspapers: Hopewell Valley News and The Times of Trenton.

ROLL CALL:

Blackwell	Caminiti	Davy
Jackson	Kassler-Taub	O’Neill
Reilly	Stern	Tracy
Rex-Alt. #1	Upson-Alt. #2	

**I. OPEN TIME FOR PUBLIC ADDRESS FOR ITEMS NOT ON THE AGENDA**

**II. PUBLIC HEARING**

- Public Hearing on the Preliminary Investigation Report Concerning the Designation of Block 201, Lots 6 and 7, With a Street Address of 2 Route 31 North, Borough of Pennington Tax Map as a Non-Condensation Area in Need of Redevelopment

**III. NEW BUSINESS**

**Applications:**

- Straube Center, Application #24-002, Preliminary and Final Site Plan Approval, as well as Waiver Relief , having an address of 106 West Franklin Ave, known and designated as Block 202, Lot 2, Proposing to Build an Elevator on the North Side of the Largest Building

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**IV. RESOLUTIONS FOR MEMORIALIZATION**

- Nini, D Variance, 47 Eglantine Ave, Block 302, Lot 4, Pennington Borough Tax Map-  
Appeal Application #PB 24-001

**ROLL CALL:**

Blackwell	Caminiti	Davy
Jackson	Kassler-Taub	O'Neill
Reilly	Stern	Tracy
Rex-Alt. #1	Upson-Alt. #2	

**V. MASTER PLAN COMMITTEE UPDATE**

- Brief Update from Andy Jackson

**VI. MINUTES FOR APPROVAL**

- September 11, 2024

**ADJOURNMENT:** \_\_\_\_\_

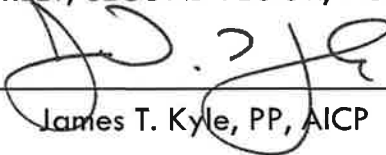
# PRELIMINARY INVESTIGATION BLOCK 201, LOTS 6 AND 7

PREPARED FOR THE PENNINGTON BOROUGH PLANNING BOARD

BY:

KYLE MCMANUS ASSOCIATES

2 EAST BROAD STREET, SECOND FLOOR, HOPEWELL, NJ 08525

  
James T. Kyle, PP, AICP

Licensed NJ Professional Planner Number 05667

The original of this document was signed and sealed

in accordance with N.J.S.A. 45:14A-12



9/20/2024

Borough of Pennington

31 North Main Street, Pennington, NJ 08534

# Preliminary Investigation Block 201, Lots 6 and 7

## BOROUGH OF PENNINGTON

### BOROUGH OF PENNINGTON MAYOR AND COUNCIL

James Davy, Mayor  
Catherine "Kit" Chandler, Council President  
Deborah Gnatt, Council Member  
Charles Marciante, Council Member  
Katrina Angarone, Council Member  
Nadine Stern, Council Member  
John Valenza, Council Member

### BOROUGH OF PENNINGTON PLANNING BOARD

James Reilly, Chair  
Andrew Jackson, Vice Chair  
James Davy, Mayor  
Nadine Stern, Council Representative  
Mark Blackwell  
Kate O'Neill  
Cara Laitusis  
Amy Kassler-Taub  
Nazli Rex  
Casey Upson  
Kaitlyn Macellaro, Secretary  
James T. Kyle, PP/AICP, Borough Planner  
Brandon Fetzer, PE, Borough Engineer  
Edwin Schmierer, Esq., Board Attorney

### BOROUGH OF PENNINGTON STAFF

G.P. Caminiti, Borough Administrator  
Mona Habiby, Administrative Coordinator  
Betty Sterling, Borough Clerk  
Walter Bliss, Esq., Borough Attorney  
John Flemming, Zoning Officer

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## Introduction

This report has been prepared to assist the Borough of Pennington Planning Board in assessing whether certain properties within the Borough meet the criteria for designation as an “area in need of redevelopment” under the provisions of the New Jersey Local Redevelopment and Housing Law.

As per the requirements of the New Jersey Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12A-6, the governing body of the Borough of Pennington, with the adoption of Resolution 2024-8.6 on August 5, 2024 (see appendix 1), has directed the Planning Board to conduct a preliminary investigation to assist in determining if certain properties within Pennington could qualify as “an area in need of redevelopment”. This preliminary investigation has been conducted and properties assessed under the criteria set forth in N.J.S.A. 40A:12A-5. Should ANY one of these conditions exist within the area studied, it is reasonable to conclude that an area is in need of redevelopment. They include:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.

g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A :12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

The properties studied are designated as Block 201, Lots 6 and 7 on the Borough Tax Map, and cover approximately 2.8 acres located on the northwest corner of the intersection of Route 31 and West Delaware Avenue. Figure 1, on the following page, is a recent aerial photograph detailing the location of the parcels studied (outlined in yellow), with the block and lot designation of the studied parcels and those lots surrounding labeled for reference.

Figure 1: Aerial Photograph and Preliminary Investigation Area



### Route 31 and Delaware Study Area

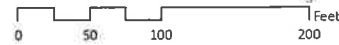
A Portion of Pennington Borough  
Mercer County, New Jersey  
September 2024

#### Legend

Studied Parcels

Data Sources:  
NJ Office of Information Technology, Office of  
Geographic Information Systems

Map Scale = 1:1,200  
or 1" = 100'



Map Prepared by:  
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POLICE  
PLANNING  
SYSTEMS



### Description of the Study Area

The study area consists of approximately 2.8 acres of land on the northwest corner of West Delaware Avenue and Route 31. Improvements present on each lot are summarized in Table 1 below.

**Table 1 – Summary of Structures and Use**

Property	Structures	Use
Lot 6	Two story brick office building with bank drive through lanes; parking areas; detention basin	Office/Commercial
Lot 7	Wooded area with drainage features	Vacant

In reviewing data published by the New Jersey Department of Environmental Protection (NJDEP) through NJ GEOWEB, the study area does not contain any wetlands. A tributary of the Lewis Brook flows roughly west to east through Lot 6 in its northwest corner, eventually flowing onto Lot 5 immediately to the north then under Route 31. Although FEMA has not studied the Lewis Brook and established a floodway and 100 year flood elevation, more detailed engineering study of the Brook will be needed to establish the potential flood hazard area and any regulatory issues under NJDEP rules. There are no known contaminated sites documented by NJDEP that lie within the study area.

The study area is bound to the west by Hopewell Valley Central High School and the library, to the north by the Global Neurosciences Institute and medical office uses, a gas station and other commercial uses to the east and commercial uses to the south across West Delaware Avenue.

### Existing Zoning

The study area is situated within the O-B Office Business Zone. Permitted primary uses include executive or administrative, general business and professional offices, technical training centers, childcare centers and educational uses. Permitted secondary uses include municipal parks, playgrounds and buildings deemed appropriate and necessary by the Borough Council, garage and storage buildings which are necessary to store vehicles, equipment or materials on the premises in conjunction with a permitted use, off-street parking for the use of employees and visitors, cafeterias located within a permitted primary use and operated for the exclusive use of employees and their guests and satellite and other receiving antennas. Permitted conditional uses include public utility uses, scientific and research laboratories, banks, including drive-in facilities, limited retail uses, cannabis retailers, cannabis delivery services and medical cannabis dispensaries.

### Legal Basis for Redevelopment in New Jersey

The New Jersey Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12A-1 et. seq., enables municipalities to take advantage of a broad range of tools that assist in remedying deteriorated conditions and blight or lack of proper utilization of land that ultimately impacts the public good. Areas that exhibit a preponderance of vacant, deteriorated or underutilized structures, or lands that have remained underutilized for a length of time can ultimately impact the viability of surrounding uses to the detriment of

the public interest. And while these tools have been used exclusively and often in New Jersey's larger urban areas, they are equally effective in suburban municipalities like Pennington.

Redevelopment starts with the governing body authorizing the Planning Board to undertake a "Preliminary Investigation" of whether a certain area or group of parcels meet the redevelopment criteria outlined in N.J.S.A. 40A:12A-5. Amendments to the LRHL implemented after a 2006 Court decision require that the governing body, in its resolution authorizing the preliminary investigation, specify whether condemnation powers will be utilized in redevelopment efforts. In the case of this investigation, the governing body has already determined condemnation powers will not be used, branding this a "non-condemnation redevelopment area". This means the Borough will not seek to condemn any privately-owned properties, although all the property in the study area is already owned by the Borough.

While the LRHL does not prescribe an exact form for the preliminary investigation, it must contain, at a minimum, a map of the area studied and the location of parcels included along with a statement as to the basis for the investigation. The Planning Board is required to hold a public hearing on the preliminary investigation, with notice given to affected property owners and general notice given by publication of the hearing in a newspaper of general circulation. Notice must be published for two consecutive weeks, the second publication occurring at least 10 days prior to the date of the hearing on the preliminary investigation. The hearing is held much like a hearing for land development applications, where interested parties and those immediately affected are afforded the opportunity to speak and enter evidence for the Board's consideration. At the conclusion of the public hearing, the Board is required to recommend to the governing body that all or any part of the area studied be determined, or not be determined, to be an area in need of redevelopment.

Considering the recommendation of the Planning Board, the governing body may adopt a resolution determining that the area studied, or any part thereof, is an area in need of redevelopment. Once adopted, the resolution must be forwarded to the Commissioner of Community Affairs for review; under certain circumstances explicit approval is required, which must be issued by the Commissioner within 30 days. The governing body must issue a notice of determination within 10 days to all property owners within the delineated area and any person who filed a written objection and specified an address where a notice of determination must be sent.

Once an area is determined to be an area in need of redevelopment, the governing body must prepare or authorize the Land Use Board to prepare, a redevelopment plan. The LRHL specifies that "the redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:"

- (1) Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
- (2) Proposed land uses and building requirements in the project area.
- (3) Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
- (4) An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
- (5) Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State

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Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L.1985, c.398 (C.52:18A-196 et al.).

- (6) As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
- (7) A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.
- (8) Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

Any redevelopment plan may include requirements for the provision of affordable housing, but it must contain discussion on the relationship of the plan to development regulations of the municipality and must be "substantially consistent with" or "designed to effectuate" the municipal master plan. Redevelopment plans are required to be adopted by ordinance and go through the normal procedure undertaken by the governing body for such an action. The only difference in this case is referral of the redevelopment plan to the Land Use Board. In accordance with the LRHL, if the Planning Board prepares the redevelopment plan, as may be the case here, the governing body need not refer the plan and ordinance for review.

## Review of Study Area Parcels and Redevelopment Criteria

What follows is an assessment of the study area under the criteria found in N.J.S.A. 40A:12A-5. The redevelopment criteria considered included:

- b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.

Based on conversations with the current owner of Lot 6, a significant portion of the building has been vacant since Wells Fargo Bank ceased operations more than two years ago. While there are currently two office tenants in the building, they occupy a small part of the floor area, and the majority of the building has remained vacant. The current owner has marketed the property since Wells Fargo ended its lease but has

been unable to attract new tenants despite significant efforts. Given office vacancy rates in Mercer County, this is not surprising. As set forth in analysis by Cushman and Wakefield for the last 4 quarters in their publication "Marketbeat for Central New Jersey" (see Appendix 2), office vacancy rates have risen from 19.6% in the third quarter of 2023 to 24.7% in the second quarter of 2024. For the second quarter of 2024, a total of 3,096,508 square feet of direct-leased space was empty with another 917,563 square feet of sublet space vacant for a total of 4,014,071 square feet of vacant space. Total inventory of office space in the County is 16,244,908 square feet.

The somewhat bleak progression of vacancy rates in Mercer County and the current owner's inability to lease the space for the last two years does not bode well for the future of this small office building. Similar fact patterns in other areas of the state are what led the legislature to amend the LRHL during the COVID-19 pandemic to change Criterion B to include language where properties with extended and significant vacancies automatically qualify for designation as areas in need of redevelopment. The tools available under the LRHL and the Long Term Tax Exemption Law are seen as a potential remedy to redeveloping vacant office properties with alternative uses. Ultimately the extended vacancy of commercial, industrial and office buildings can negatively affect the general welfare.

As extended vacancy consistent with Criterion B have been demonstrated through substantial credible evidence provided by the current owner of the property, Lot 6 would qualify for designation as an area in need of redevelopment.

Lot 7 is located on the west side of the study area and is owned by Mercer County. This wooded, triangular-shaped lot has approximately 100' of frontage on West Delaware Avenue but continues to narrow to a point at its northern end. On its own, it has little utility for development of any use but could provide valuable land area that could facilitate redevelopment of Lot 6. Under the definition of "redevelopment area" or "area in need of redevelopment in the LRHL (N.J.S.A. 40A:12A-3), "A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part." It is recommended that Lot 7 be included in any designated redevelopment area as it likely cannot be developed on its own but can facilitate the most effective redevelopment of Lot 6, as it can contribute valuable land area for parking or stormwater management facilities.

## **Recommendations**

Based on analysis contained in this preliminary investigation, it can be found that one of the criteria for designation as an area in need of redevelopment contained in the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-5) is met for the area studied, more particularly criterion B. Based on information provided by the current owner, a significant portion of the building has been vacant for the last two years, despite significant efforts to attract new tenants. The inclusion of Lot 7 is necessary for the effective redevelopment of Lot 6.

Figure 2, on the following page, shows the recommended boundaries of what is proposed to be called the "Route 31 and Delaware Redevelopment Area".

Figure 2: Recommended Brookside Redevelopment Area Boundaries



**Recommended Boundaries of the  
Route 31 and Delaware Redevelopment Area**

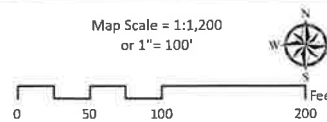
A Portion of Pennington Borough  
Mercer County, New Jersey  
September 2024

**Legend**

 Route 31 and Delaware Redevelopment Area

Data Sources:  
NJ Office of Information Technology, Office of  
Geographic Information Systems

Map Scale = 1:1,200  
or 1" = 100'



Map Prepared by:  
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POLICY  
PLANNING  
GIS DIV.

## Appendix 1

**BOROUGH OF PENNINGTON  
RESOLUTION 2024-8.6**

**RESOLUTION AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE  
BOROUGH OF PENNINGTON TO UNDERTAKE A PRELIMINARY INVESTIGATION TO  
DETERMINE WHETHER CERTAIN PROPERTIES WITHIN THE BOROUGH QUALIFY AS  
AN AREA IN NEED OF REDEVELOPMENT**

**WHEREAS**, pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-6, the governing body of the Borough of Pennington ("Borough") is authorized to direct the Planning Board of the Borough of Pennington ("Planning Board") to undertake a preliminary investigation in order to determine whether certain properties within the Borough would qualify as an area in need of redevelopment pursuant to the criteria set forth in N.J.S.A. 40A:12A-5; and

**WHEREAS**, the Legislature amended the Local Redevelopment and Housing Law on September 6, 2013 to expand and clarify various provisions of same; and

**WHEREAS**, as a provision of the amendment to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-6, the Legislature has directed that the resolution authorizing the planning board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain ("Non-Condensation Redevelopment Area") or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the powers of eminent domain ("Condensation Redevelopment Area"); and

**WHEREAS**, the Borough of Pennington does not intend to use all the powers provided by the Legislature for use in a redevelopment area, and specifically, the Borough of Pennington will not utilize the power of eminent domain; and

**WHEREAS**, the Borough Council desires the Planning Board to conduct such a preliminary investigation relative to certain properties located within the Borough, more specifically identified as Block 201, Lots 6 and 7, as shown on the Official Tax Map of the Borough of Pennington (the "Property").

**NOW, THEREFORE BE IT RESOLVED** by the Borough Council of the Borough of Pennington, that:

1. The Planning Board of the Borough of Pennington is hereby directed to conduct a preliminary investigation to determine whether Block 201, Lots 6 and 7, or any portions thereof, constitute an area in need of redevelopment (non-condemnation) according to the criteria set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-5;
2. The Planning Board of the Borough of Pennington is hereby directed to conduct a preliminary investigation of the aforementioned Property, in accordance with the requirements set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A-6, more specifically, to prepare a map showing the boundaries of the potential area in need of redevelopment and locations of the various parcels of property included therein, with a statement setting forth the basis for the investigation appended to the map; to specify a date for a public hearing for the purpose of hearing persons who are interested in, or would be affected by, the determination that the delineated area is an area in need of redevelopment; to give notice of said hearing pursuant to the requirements set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-6(b)(3); to hear and receive into the record any objections or comments related to such a determination that the proposed property be designated an area in need of redevelopment; and

3. After completing its hearing on the matter, the Planning Board shall recommend by resolution whether Block 201, Lots 6 and 7, or any part thereof, should be determined, or should not be determined by Borough Council to be an area in need of redevelopment.

**BE IT FURTHER RESOLVED** that this resolution shall take effect immediately.

**Record of Council Vote on Passage**

COUNCILMAN	AYE	NAY	N.V.	A.B.	COUNCILMAN	AYE	NAY	N.V.	A.B.
Angarone	X				Marciante	X			
Chandler	M				Stern				Absent
Gnatt	S				Valenza				Absent

This is to certify that the foregoing is a true copy of a Resolution adopted by the Borough Council of the Borough of Pennington at a meeting on August 5, 2024.

\_\_\_\_\_  
Elizabeth Sterling, Borough Clerk



## Appendix 2

MARKETBEAT

# CENTRAL NEW JERSEY

Office Q3 2023

CUSHMAN & WAKEFIELD

YoY Chg

12-Mo. Forecast

**20.5%**  
Vacancy Rate

**-596K**  
Net Abs. YTD, SF

**\$28.25**  
Asking Rent, PSF

(Overall, All Property Classes)

## ECONOMY: Central New Jersey's Economy Remains Steady

Central New Jersey's (CNJ) economy remained relatively stable despite a recent increase in the unemployment rate. This stability is mainly due to the consistent growth of the private sector, which has helped offset the rise in unemployment. CNJ's unemployment rate, which climbed by 90 basis points (bps) year-over-year (YOY), currently stands at 3.7%, aligning with the national average. Meanwhile, CNJ's total employment levels grew to an impressive 1.5 million jobs, indicating the strength of the region's economy.

## SUPPLY & PRICING: Net Absorption Turns Negative, While Rents Increase

Despite an optimistic start to the year, market momentum has gradually waned as newly vacant office space re-entered the market at the beginning of the year's second half. This is reflected in the rising vacancy rate, which escalated by 90 bps from the preceding quarter, reaching an unprecedented high of 20.5%. Year-to-date (YTD) net absorption turned negative, amounting to 596,066 square feet (sf), with the quarter's largest addition occurring in the Clark & Cranford submarket, where Merck added 292,000 sf to the vacancy at the NEST Campus in Kenilworth. However, sublease vacancy constricted again, dipping below the 19.0% threshold for the first time in a year to stand at 18.8%, despite a newly vacant 60,270-sf sublease at 30 Knightsbridge Road in Piscataway.

The average asking rent remained above the \$28.00 per square foot (psf) mark, ending the third quarter at \$28.25 psf and up 3.5% YOY. The Class A average asking rent also improved, rising to \$32.41 psf, primarily driven by the Woodbridge/Edison (\$39.87 psf) and Princeton (\$34.08 psf) submarkets.

## DEMAND: Class A Inventory Demonstrates Ongoing Demand

Leasing activity in CNJ decelerated for the second consecutive quarter, declining by a substantial 39.3% quarter-over-quarter to 438,601 sf. Leasing volume YTD reached 2.3 msf, down 18.8% YOY. The Monmouth County submarket emerged as a significant demand driver in CNJ, contributing 145,953 sf to the total leasing activity this quarter, accounting for 33.3% of the region's overall leasing volume. The Greater Princeton submarket followed closely, representing 29.3% of the leasing volume. Dr. Reddy's Laboratories signed the largest new lease to occupy 53,432 sf at 600 College Road East in Plainsboro, alongside State Street Bank's decision to renew their lease, encompassing 62,696 sf at the same property.

Amidst ongoing economic uncertainties, tenants continued to be cautious in assessing their options in the market. As a result, the flight-to-quality trend has continued, with a sizable 60.2% of new leasing activity in the third quarter taking place in Class A buildings. The trend is further reflected as 78.1% of 2023's lease renewals have been executed within Class A properties. This underscores the premium tenants place on quality and stability in Central New Jersey's office market.

YoY Chg

12-Mo. Forecast

**1.5M**

Central NJ Employment

**3.7%**

Central NJ Unemployment Rate

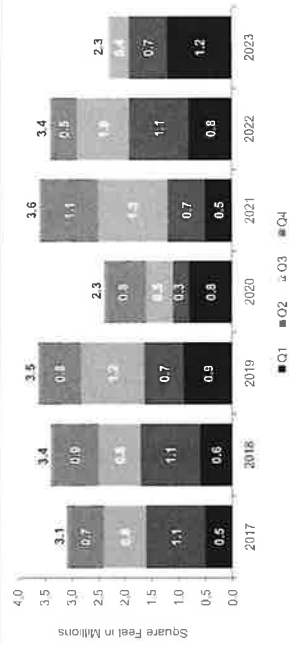
**3.7%**

U.S. Unemployment Rate

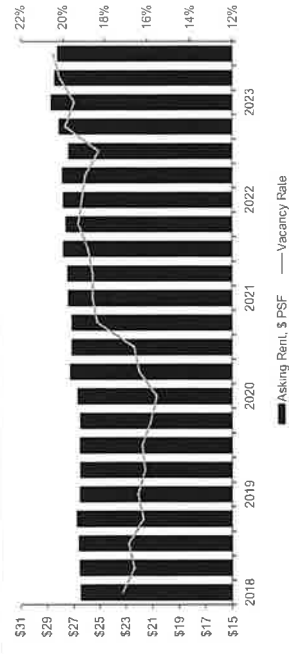
Source: BLS

## ECONOMIC INDICATORS Q3 2023

## LEASING ACTIVITY BY QUARTER (2017 - Q3 2023)



## OVERALL VACANCY & ASKING RENT



# MARKET BEAT CENTRAL NEW JERSEY

## Office Q3 2023

CUSHMAN &  
WAKEFIELD

### MARKET STATISTICS

SUBMARKET	INVENTORY (SF)	DIRECT VACANT (SF)	SUBLET VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	YTD LEASING ACTIVITY (SF)*	UNDER CNSTR (SF)	OVERALL AVG ASKING RENT (ALL CLASSES)*	OVERALL AVG ASKING RENT (CLASS A)*
Hunterdon County	2,939,009	1,671,469	15,409	57.4%	-25,828	-17,180	24,457	0	\$15.81	\$14.92
Mercer County	16,597,875	2,356,934	891,910	19.6%	-68,438	-249,631	178,496	0	\$31.63	\$35.04
Middlesex County	23,348,715	3,799,334	748,730	19.5%	-176,897	-269,427	601,864	0	\$30.83	\$36.08
Monmouth County	12,089,460	935,186	170,862	9.2%	-46,859	-1,027	295,201	0	\$26.38	\$32.84
Somerset County	17,991,693	3,555,256	1,236,566	26.6%	-97,938	394,716	355,472	0	\$23.75	\$26.85
Union County	9,626,474	1,408,765	123,238	15.9%	-345,189	-453,517	855,842	0	\$28.87	\$38.18
<b>CENTRAL NJ TOTALS</b>	<b>82,593,226</b>	<b>13,726,944</b>	<b>3,186,715</b>	<b>20.5%</b>	<b>-761,149</b>	<b>-596,066</b>	<b>2,311,332</b>	<b>0</b>	<b>\$28.25</b>	<b>\$32.41</b>
SELECTED SUBMARKETS										
I-78 Corridor	16,593,673	3,031,194	1,170,378	25.3%	-4,368	597,958	343,059	0	\$28.13	\$29.98
Greater Princeton	23,071,198	3,928,169	1,125,700	21.9%	-42,907	-258,394	320,265	0	\$29.98	\$34.08
Upper 287 Corridor	8,889,813	1,254,816	206,095	16.4%	-227,285	-234,155	44,577	0	\$20.98	\$24.02
Woodbridge/Edison	8,530,552	1,532,128	339,836	21.9%	-78,415	-268,991	352,872	0	\$36.28	\$39.87

\*Leasing activity does not include renewals

### KEY LEASE TRANSACTIONS Q3 2023

PROPERTY	SF	TENANT	TRANSACTION TYPE	SUBMARKET
600 College Road East	62,696	State Street Bank	Renewal	Greater Princeton
600 College Road East	53,432	Dr. Reddy's Laboratories	New	Greater Princeton
1350 Campus Parkway	27,822	Yorktel	New	Monmouth County
100-300 American Metro Boulevard	27,615	Berkley Life & Health Insurance Company	New	Greater Princeton
184 Liberty Corner Road	25,207	Continental Casualty Company	Renewal	Somerset Route 78 Corridor

\*Renewals not included in leasing statistics

### KEY SALES TRANSACTIONS Q3 2023

PROPERTY	SF	SELLER/BUYER	PRICE/\$PSF
240 West State Street	240,000	Holiday Trenton LLC   Trenton West Garden State Growth Zone LLC	\$5.5M / \$23
1090 King Georges Post Road	121,998	Denholtz Properties   Federal Business Centers	\$49.8M / \$408
399 Hoos Lane	61,200	Hpag-lloyd America LLC   Atrium Holding 399LLC	\$3.8M / \$62
1767 Morris Avenue	35,000	Sky Energy Realty LLC   Shmuel S Schiaff	\$4.0M / \$114

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MARKETBEAT

# CENTRAL NEW JERSEY

Office Q4 2023

CUSHMAN & WAKEFIELD

YoY Chg ▲

12-Mo. Forecast ▲

**20.9%**  
Vacancy Rate

**-805K**  
Net Abs. YTD, SF

**\$28.34**  
Asking Rent, PSF

(Overall, All Property Classes)

## ECONOMIC INDICATORS Q4 2023

YoY Chg ▲

12-Mo. Forecast ▲

**1.5M**

Central NJ  
Employment

**4.3%**

Central NJ  
Unemployment Rate

**3.7%**

U.S.  
Unemployment Rate

Source: BLS

### ECONOMY: Employment Grows in Central New Jersey

Employment in Central New Jersey (CNJ) rose in 2023, reaching 1.5 million jobs. The increase in total employment was mainly driven by the private sector, with four out of nine major private sector industries recording gains over the past month. Despite the strength in the region's employment numbers, the unemployment rate climbed by 130 basis points (bps) year-over-year (YOY) to 4.3%.

### SUPPLY & PRICING: Average Asking Rents Increase Despite Climbing Vacancy

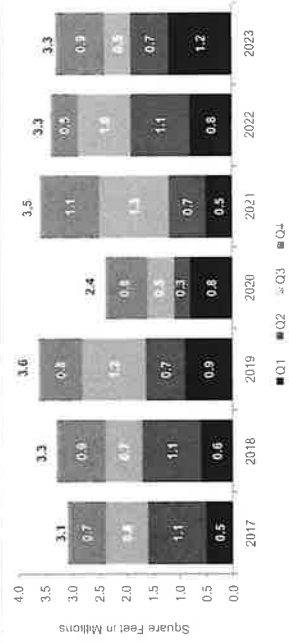
Momentum in CNJ slowed down in 2023, with newly vacant office space returning to the market in the second half of the year. The vacancy rate remained above the 20.0% mark for the second consecutive quarter at 20.9%, a 100-bps increase from the previous year. Ongoing occupancy losses contributed to negative net absorption of 335,176 square feet (sf) during the quarter, driving absorption for the year to negative 805,120 sf. The largest new block of space occurred in the Greater Princeton submarket, where LabCorp added 161,763 sf at 206 Carnegie Center. Despite this addition, sublease vacancy continued to constrict since peaking at 3.2 million square feet (msf) in the first quarter, closing 2023 at 3.0 msf. At \$28.34 per square foot (psf), the average asking rent has stayed above \$28.00 psf for the fifth consecutive quarter due to the reintroduction of higher priced space into the market. The Class A average asking rent continued to improve, surpassing the \$33.00 psf mark finishing the year at \$33.06 psf. This increase was again led by the Woodbridge/Edison submarket, where the asking rate registered \$39.86 psf.

### DEMAND: Flight-to-Quality Drives Demand

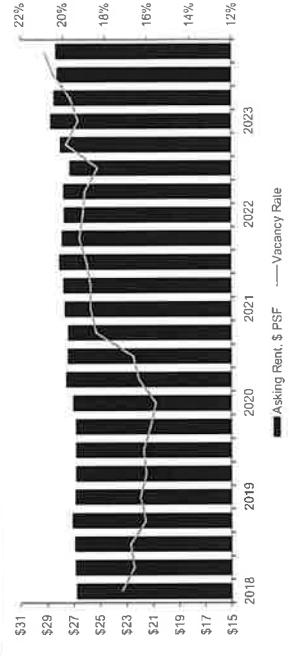
Leasing activity in Central New Jersey exhibited a significant resurgence in the fourth quarter ending the year on a strong note. Year-to-date leasing volume reached 3.3 msf, mirroring last year's total. Demand in the fourth quarter surged, with 910,912 sf of new leases signed. The standout transaction in CNJ was Nokia Bell Labs committing to a 360,000-sf build-to-suit at the HELIX project in New Brunswick. The Clark & Cranford submarket was a major driver of demand in CNJ, contributing 618,037 sf to this year's total leasing activity, accounting for nearly 19.0% of the market's overall leasing volume. Merck's substantial 523,333-sf sale/leaseback at 2000 Galloping Hill Road in Kenilworth played a pivotal role in bolstering demand within this submarket.

The flight-to-quality trend persisted, with 65.2% of new leasing activity in the year taking place in Class A buildings. The trend was further reflected as 70.7% of 2023's lease renewals occurred within Class A properties. This emphasizes the ongoing significance that tenants attribute to quality and stability within Central New Jersey's office market.

### LEASING ACTIVITY BY QUARTER (2017- Q3 2023)



### OVERALL VACANCY & ASKING RENT



# MARKET BEAT CENTRAL NEW JERSEY

## Office Q4 2023

CUSHMAN &  
WAKEFIELD

### MARKET STATISTICS

SUBMARKET	INVENTORY (SF)	DIRECT VACANT (SF)	SUBLET VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	YTD LEASING ACTIVITY (SF)*	UNDER CNSTR (SF)	OVERALL AVG ASKING RENT (ALL CLASSES)*	OVERALL AVG ASKING RENT (CLASS A)*
Hunterdon County	2,939,009	1,675,037	4,488	57.2%	5,537	-11,643	25,268	0	\$15.79	\$14.93
Mercer County	16,686,645	2,610,215	831,768	20.6%	-246,903	-422,544	259,783	0	\$32.20	\$35.90
Middlesex County	23,248,711	3,940,341	777,338	20.3%	-133,794	-396,572	1,094,730	0	\$30.53	\$36.05
Monmouth County	12,081,460	933,762	184,291	9.3%	-2,147	3,890	391,980	0	\$26.33	\$33.26
Somerset County	17,990,726	3,617,000	1,123,172	26.4%	83,859	475,903	542,306	0	\$23.98	\$27.78
Union County	9,626,474	1,418,909	128,839	16.1%	-41,728	-454,154	971,667	0	\$28.38	\$37.09
<b>CENTRAL NJ TOTALS</b>	<b>82,573,025</b>	<b>14,195,264</b>	<b>3,049,896</b>	<b>20.9%</b>	<b>-335,176</b>	<b>-805,120</b>	<b>3,285,734</b>	<b>0</b>	<b>\$28.34</b>	<b>\$33.06</b>
SELECTED SUBMARKETS										
I-78 Corridor	16,592,706	3,096,596	1,061,189	25.1%	33,969	651,186	486,073	0	\$28.28	\$29.86
Greater Princeton	23,157,863	4,150,611	1,086,908	22.6%	-209,106	-393,051	444,811	0	\$30.48	\$34.68
Upper 287 Corridor	8,791,914	1,330,299	210,942	17.5%	-67,793	-294,389	149,913	0	\$21.10	\$24.25
Woodbridge/Edison	8,530,552	1,607,854	320,424	22.6%	-47,076	-314,787	400,149	0	\$36.00	\$39.86

\*Leasing activity does not include renewals

### KEY LEASE TRANSACTIONS Q4 2023

PROPERTY	SF	TENANT	TRANSACTION TYPE	SUBMARKET
110 Plaza - Phase 2	360,000	Nokia Bell Labs	New	The Brunswicks
757 Route 202/206	48,500	Senior Life	New	I-78 Corridor
650 Princeton Point	26,902	RXSense	New	Greater Princeton
475 Springfield Avenue	22,850	Simplicity Creative Group	New	Union Route 24 Corridor
200 Princeton South Corporate Center	20,000	Princeton Orthopaedics	New	Greater Princeton

### KEY SALES TRANSACTIONS Q4 2023

PROPERTY	SF	SELLER/BUYER	PRICE/\$PSF
23 Main Street	350,000	Veris Residential, Inc.   Community Healthcare Associates	\$17.5M / \$50
1 Rossmor Drive	38,238	Carpenter Realty Corp.   Wyncham Hotels & Resorts	\$3.4M / \$89
3 AAA Drive	33,317	Cam Horizon LLC   Serv Properties and Management	\$6.0M / \$179
30-40 Corbett Way	24,000	Sood Realty Trust   Michael V. Paolino Jr	\$5.9M / \$246
1081 Route 22	23,610	Mid-Jersey Orthopaedics   CY Rubin Realty	\$10.5 / \$445

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MARKETBEAT

# CENTRAL NEW JERSEY

Office Q1 2024



YoY Chg

12-Mo. Forecast

**23.6%**  
Vacancy Rate

**-2.1M**  
Net Abs. YTD, SF

**\$28.44**  
Asking Rent, PSF

(Overall, All Property Classes)

## ECONOMIC INDICATORS Q1 2024

YoY Chg

12-Mo. Forecast

**1.5M**  
Central NJ Employment

**4.4%**  
Central NJ Unemployment Rate

**3.8%**  
U.S. Unemployment Rate

Source: BLS

### ECONOMY: Total Employment Remains Above 1.5 million Jobs in Central New Jersey

New Jersey added 73,000 nonfarm jobs over the past year, with nearly 90.0% of those gains attributed to the private sector. This growth was evident across seven of the nine major industries, contributing to the overall employment growth within the state. Similarly, Central New Jersey (CNJ) benefited from positive job growth, reaching 1.5 million jobs. Despite the positive employment figures in CNJ, there was a notable increase of 130 basis points (bps) in the unemployment rate year-over-year (YOY), bringing it to 4.4%. Although this rate is elevated, it remains slightly below New Jersey's overall unemployment rate of 4.8%, which has remained unchanged for the sixth consecutive month.

### SUPPLY & PRICING: Occupancy Losses Continued As Higher-Priced Blocks Increase Class A Rents

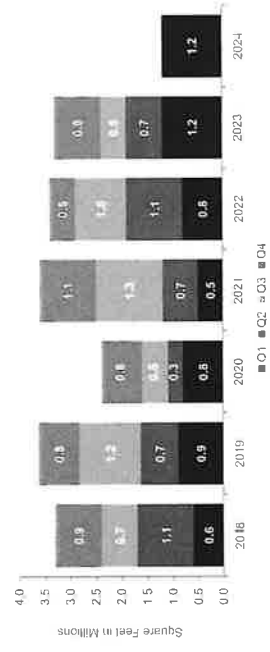
The onset of 2024 brought forth a varied landscape within CNJ's office market. Despite the challenges, the demand for office space remained robust. However, this strong demand was offset by a rapid influx of newly vacant spaces entering the market during the first quarter. The market struggled with ongoing occupancy losses, recording negative 2.1 million square feet (msf) of net absorption. Consequently, the vacancy rate jumped 430 bps YOY to 23.6%. A substantial portion of these occupancy losses were attributed to AT&T's 879,000-sf vacancy in Bedminster, along with the introduction of a new 380,416-sf space on American Boulevard in Hopewell.

The reintroduction of higher-priced office space in CNJ helped maintain the average asking rent in the \$28.00 per square foot (psf) range for the past year, closing the first quarter of 2024 at \$28.44 psf. Newly vacant spaces priced above market average have spurred further increases in the average asking rent for Class A space, which rose by 1.2% YOY to \$33.29 psf. The Woodbridge/Edison submarket, centrally located near the intersection of the New Jersey Turnpike and the Garden State Parkway, boasted one of the highest Class A asking rents in CNJ, reaching \$39.13 psf.

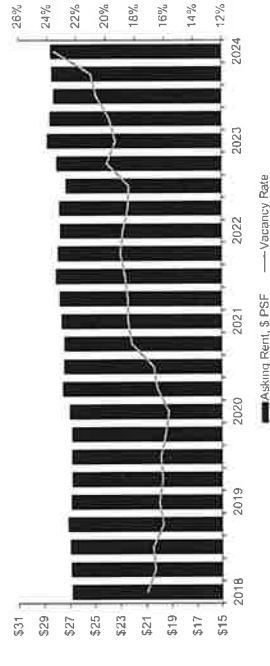
### DEMAND: Demand Persists for Top-Tier Office Space

Despite the increased supply, the demand for office space exhibited resilience, with new leasing activity totaling 1.2 msf—up by 40.1% from the two-year quarterly average. New lease transactions in the first quarter of 2024 highlighted the persistent demand for top-tier office space. In the largest new lease, Hackensack Meridian Health will consolidate their offices into a 142,916-sf, build-to-suit in Metropark. Furthermore, Genmab, equipped with \$8.4 million in state tax credits, is set to expand its operations at 777 Scudders Mill Road in Plainsboro, having finalized a new lease for 135,476 sf. These transactions not only underscore the sustained demand for top-tier assets but also demonstrate a commitment to office space amidst heightened supply levels.

### LEASING ACTIVITY BY QUARTER (2018- Q1 2024)



### OVERALL VACANCY & ASKING RENT



# MARKETBEAT CENTRAL NEW JERSEY

## Office Q1 2024

### CUSHMAN & WAKEFIELD

#### MARKET STATISTICS

SUBMARKET	INVENTORY (SF)	DIRECT VACANT (SF)	SUBLET VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	YTD LEASING ACTIVITY (SF)*	UNDER CNSTR (SF)	OVERALL AVG ASKING RENT (ALL CLASSES)*	OVERALL AVG ASKING RENT (CLASS A)*
Hunterdon County	2,939,009	1,681,053	4,488	57.4%	-4,092	-4,092	9,822	0	\$17.38	\$17.35
Mercer County	16,525,908	3,137,460	898,388	24.4%	-531,592	-531,592	174,766	0	\$32.08	\$35.66
Middlesex County	23,385,374	4,376,255	714,409	21.8%	-280,901	-280,901	600,070	0	\$29.90	\$35.55
Monmouth County	12,081,192	1,009,250	249,302	10.4%	-129,061	-129,061	136,234	0	\$26.56	\$33.64
Somerset County	18,012,727	4,529,021	1,145,374	31.5%	-932,243	-932,243	226,586	0	\$24.73	\$28.67
Union County	9,410,474	1,544,256	105,207	17.5%	-191,418	-191,418	78,168	0	\$28.40	\$36.46
<b>CENTRAL NJ TOTALS</b>	<b>82,354,684</b>	<b>16,277,295</b>	<b>3,117,168</b>	<b>23.6%</b>	<b>-2,069,307</b>	<b>-2,069,307</b>	<b>1,225,646</b>	<b>0</b>	<b>\$28.44</b>	<b>\$33.29</b>
SELECTED SUBMARKETS										
I-78 Corridor	16,614,706	4,002,774	1,026,129	30.3%	-863,771	-863,771	245,214	0	\$28.65	\$30.13
Greater Princeton	22,997,127	4,765,009	1,112,484	25.6%	-558,818	-558,818	346,651	0	\$30.31	\$34.31
Upper 287 Corridor	8,918,577	1,565,854	280,696	20.7%	-234,955	-234,955	159,027	0	\$21.63	\$24.25
Woodbridge/Edison	8,530,552	1,697,866	302,293	23.4%	-73,338	-73,338	247,758	0	\$35.31	\$39.13

\*Leasing activity does not include renewals

#### KEY LEASE TRANSACTIONS Q1 2024

PROPERTY	SF	TENANT	TRANSACTION TYPE	SUBMARKET
425 Hoes Lane	150,000	Johnson & Johnson	Sale/Leaseback	Upper 287 Corridor
100 Middlesex Turnpike	142,916	Hackensack Meridian Health	New	Woodbridge/Edison
777 Scudders Mill Road	135,476	Genmab	New	Greater Princeton
510 Carnegie Center	39,232	Stevens & Lee	New	Greater Princeton
510 Carnegie Center	34,000	Bracco Diagnostics	New	Greater Princeton

#### KEY SALES TRANSACTIONS Q1 2024

PROPERTY	SF	SELLER/BUYER	PRICE/\$PSF
23 Orchard Road	234,351	LBB 23 Orchard LLC   Urban Intent	\$4.4M / \$19
425 Hoes Lane	150,000	Johnson & Johnson   Venture Net Properties LLC	\$5.0M / \$33
385 Morris Avenue	11,781	Mak Associates Llc   Atlantic Health System	\$3.3M / \$280

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MARKETBEAT

# CENTRAL NEW JERSEY

Office Q2 2024

CUSHMAN & WAKEFIELD

YoY Chg

12-Mo. Forecast

**23.2%**  
Vacancy Rate

**-1.8M**  
Net Abs. YTD, SF

**\$28.90**  
Asking Rent, PSF

(Overall, All Property Classes)

## ECONOMY: Job Growth Continues in Central New Jersey

Overall employment growth in New Jersey has remained relatively stable, with the State adding 80,200 nonfarm jobs during the past year. The private sector contributed to 86.0% of this job growth, as six out of nine private sector industries recorded gains over the past twelve months. This positive job increase contributed to Central New Jersey's (CNJ) improvement, with employment reaching nearly 1.6 million jobs. Despite this growth, the unemployment rate rose by 40 basis points (bps) year-over-year (YOY) to 4.4%, though this figure remained below the State's overall unemployment rate of 4.6%.

## SUPPLY & PRICING: Higher-Priced New Supply Increases Rents in Central New Jersey

Demand in the CNJ office market slowed in the second quarter of 2024 to 501,737 square feet (sf), as new leasing and renewals reached a low point due to fewer large transactions. No new leases or renewals exceeded 100,000 sf this quarter, contrasting with three in the previous quarter. Meanwhile, new supply and sublease space continued to rise, resulting in a quarter with occupancy losses totaling 48,985 sf and bringing year-to-date (YTD) net absorption to negative 1.8 million square feet (msf). Solvay and iCIMS added 121,990 sf and 72,288 sf, respectively, to the sublease market. Throughout the second quarter, companies continued to reassess their space needs, as many opted to occupy less space, causing the vacancy rate to jump by 350 bps YOY to 23.2%.

Central New Jersey's average asking rent increased slightly this quarter, driven by new vacancies priced above the market average. At \$28.90 per square foot (psf), the average asking rent grew by 1.4% YOY, remaining within the \$28.00 psf range for the seventh consecutive quarter. Class A office space commands a 19.2% premium compared to CNJ's overall average asking rent, which rose by 6.0% YOY to \$34.44 psf in the second quarter. The Woodbridge/Edison submarket maintained the highest Class A asking rent in CNJ at \$39.32 psf, attributed to its prime location and supply of modern office spaces. Followed closely, the Greater Princeton submarket closed the quarter at \$34.59 psf.

## DEMAND: Demand for New Leasing Slowed, As Renewals Rose in the Second Quarter

Central New Jersey's new leasing activity totaled 501,737 sf, marking a 37.7% decrease from the two-year quarterly average of 805,949 sf. Year-to-date volume reached 1.7 msf, down 7.5% YOY. However, renewal activity climbed by 8.2% from the previous quarter to 248,562 sf, with four out of the top five overall leases in CNJ consisting of renewals. Leading this was Peapack-Gladstone Bank's 81,250-sf renewal at 500 Hills Drive in Bedminster, followed by Axtria, who renewed and expanded their lease at 300 Connell Drive in Berkeley Heights, adding 38,783 sf to their existing space, now occupying 75,777 sf. These commitments underscore continued tenant demand for top-tier office space.

## ECONOMIC INDICATORS Q2 2024

YoY Chg

12-Mo. Forecast

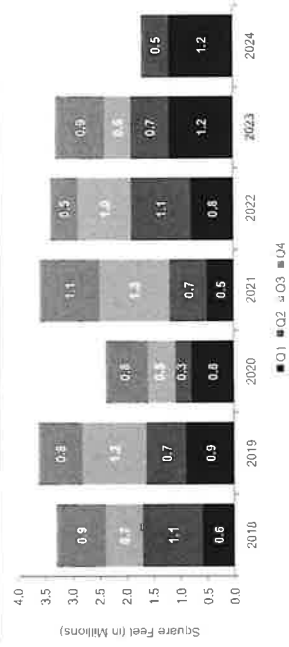
**1.6M**  
Central NJ Employment

**4.4%**  
Central NJ Unemployment Rate

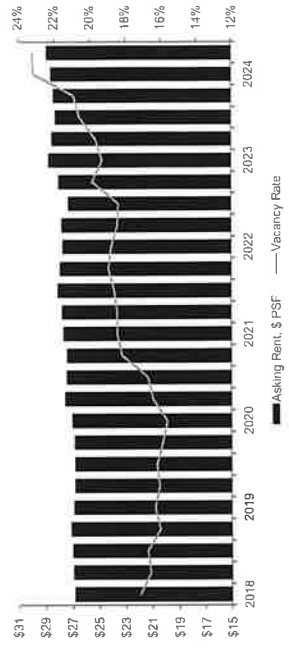
**4.1%**  
U.S. Unemployment Rate

Source: BLS

## LEASING ACTIVITY BY QUARTER (2018- Q2 2024)



## OVERALL VACANCY & ASKING RENT





# MARKETBEAT CENTRAL NEW JERSEY

## Office Q2 2024

CUSHMAN &  
WAKEFIELD

### MARKET STATISTICS

SUBMARKET	INVENTORY (SF)	DIRECT VACANT (SF)	SUBLET VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	YTD LEASING ACTIVITY (SF)*	UNDER CNSTR (SF)	OVERALL AVG ASKING RENT (ALL CLASSES)*	OVERALL AVG ASKING RENT (CLASS A)*
Hunterdon County	2,819,009	1,552,631	15,409	55.6%	-3,999	-6,591	12,322	0	\$18.83	\$21.19
Mercer County	16,244,908	3,096,508	917,563	24.7%	-28,175	-510,091	214,666	0	\$32.28	\$35.53
Middlesex County	23,188,699	4,394,553	640,858	21.7%	-90,517	-241,326	786,920	0	\$30.23	\$36.23
Monmouth County	11,897,948	972,826	240,014	10.2%	-31,562	-127,710	206,221	0	\$26.36	\$33.77
Somerset County	17,777,398	4,442,971	1,099,728	31.2%	24,965	-879,047	334,650	0	\$25.40	\$29.95
Union County	9,409,480	1,435,821	83,173	16.1%	80,303	-65,742	173,189	0	\$28.80	\$38.50
<b>CENTRAL NJ TOTALS</b>	<b>81,337,442</b>	<b>15,895,310</b>	<b>2,996,745</b>	<b>23.2%</b>	<b>-48,985</b>	<b>-1,830,507</b>	<b>1,727,968</b>	<b>0</b>	<b>\$28.90</b>	<b>\$34.44</b>
SELECTED SUBMARKETS										
I-78 Corridor	16,399,777	3,908,947	980,483	29.8%	57,439	-803,141	382,750	0	\$28.80	\$31.57
Greater Princeton	22,695,727	4,654,866	1,111,913	25.4%	27,925	-468,996	427,676	0	\$30.80	\$34.59
Upper 287 Corridor	8,720,197	1,483,213	255,696	19.9%	666	-125,166	233,145	0	\$21.72	\$24.25
Woodbridge/Edison	8,532,257	1,782,761	282,579	24.2%	-84,485	-138,136	293,413	0	\$35.35	\$39.32

\*Leasing activity does not include renewals

### KEY LEASE TRANSACTIONS Q2 2024

PROPERTY	SF	TENANT	TRANSACTION TYPE	SUBMARKET
500 Hills Drive	81,250	Peapack-Gladstone Bank	Renewal*	I-78 Corridor
300 Connell Drive	75,777	Axtria	Renewal*	I-78 Corridor
301 College Road East	43,865	Syneos Health	Renewal*	Princeton
135 US Highway 202/206	27,691	Intra-Cellular Therapies	New	I-78 Corridor
1 Corporate Place South	22,588	Synechtron	Renewal*	Upper 287 Corridor

### KEY SALES TRANSACTIONS Q2 2024

PROPERTY	SF	SELLER/BUYER	PRICE/\$PSF
900 Route 9 North	112,705	Hotels Unlimited   Eli Chehova/TrueStone	\$11.2M / \$99

### FELIX SOTO

Senior Research Analyst, New Jersey

Tel: +1 201 460 3355

felix.soto@cushwake.com

### JOHN OBEID

Senior Research Manager, New Jersey

Tel: +1 201 351 0885

john.obeid@cushwake.com

### A CUSHMAN & WAKEFIELD RESEARCH PUBLICATION

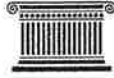
Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2023, the firm reported revenue of \$9.5 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services. It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), sustainability and more. For additional information, visit [www.cushmanwakefield.com](http://www.cushmanwakefield.com).

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[cushmanwakefield.com](http://cushmanwakefield.com)

the  
**SPADACCINI**

LAW FIRM LLC



98 FRANKLIN CORNER ROAD  
LAWRENCEVILLE, NEW JERSEY 08648

DINO SPADACCINI \*†‡

MELISSA MARINO\*  
ROBERT W. SLOMICZ\*†

\*Member of NJ Bar  
† Member of Pennsylvania Bar  
‡ RULE 1:40 Qualified Mediator

Phone: (609) 912-0100  
Fax: (609) 912-0400

www.spadlaw.com

Writer's email: [dino@spadlaw.com](mailto:dino@spadlaw.com)

August 13, 2024

**VIA UPS OVERNIGHT AND VIA EMAIL ([planning@penningtonboro.org](mailto:planning@penningtonboro.org))**

Kaitlyn Macellaro, Land Use Administrator  
Borough of Pennington  
30 North Main Street  
Pennington, NJ 08534



**Re: Applicant/Owner: Straube Center, LLC**  
**Property: 106 W. Franklin Ave.**  
**Block 202, Lot 2**  
**Zone: O-B Office (Building) Business Zone**  
**Application: Preliminary and Final Site Plan**

Dear Ms. Macellaro:

Enclosed please the following revised checks in connection with the above-referenced application:

<u>Application</u>	<u>Fees</u>	<u>Escrow</u>
Preliminary Site Plan	\$ 700.00	\$ 1,000.00
Final Site Plan	\$ 500.00	\$ 1,000.00
Bulk Variance	\$ 500.00	\$ 1,500.00
<b>Total</b>	<b>\$ 1,700.00</b>	<b>\$ 3,500.00</b>

The proposed addition to the building is 30 s.f. Accordingly, the following escrow calculations apply:

Preliminary site plan, nonresidential: \$0.10 per square foot improved × 30 s.f. = \$3.00  
minimum \$1,000.00  
Final site plan, nonresidential: \$0.05 per square foot improved × 30 s.f. = \$1.50  
minimum \$1,000.00  
Bulk Variance, nonresidential: \$1,500 per variance

*the*  
**SPADACCINI**  
LAW FIRM LLC

Kaitlyn Macellaro, Land Use Administrator  
August 13, 2024  
Page 2

I kindly request that the application be scheduled for the first available meeting of the Planning Board. If you should have any questions, please do not hesitate to contact me.

Very truly yours,  
THE SPADACCINI LAW FIRM, LLC

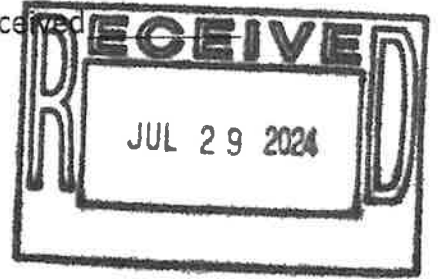
By:   
DINO SPADACCINI

DS/oms  
Enc.

cc: *(via email only)*  
Straube Center, LLC  
Paul Pogorzelski, PE

App# 24-002

Date Received



**PENNINGTON BOROUGH**

30 North Main Street  
Pennington, NJ 08534

**PLANNING & ZONING BOARD APPLICATION**

To be completed by all applicants

Date:	Block: 202	Lot: 2
Address: 106 W. Franklin Avenue	Zone: O-B	
Property Owner Name: Straube Center, LLC		
Property Owner Address: 106 W. Franklin Ave., Pennington, NJ 08534		
Property Owner Phone # and Email: 609-658-0741 bmeytrott105@comcast.net		
<i>I have reviewed this application and supporting documentation and consent to the filing if the same with the Pennington Borough Planning/Zoning Board.</i>		
Property Owner Signature:	<i>Win Kamber</i>	SIGN HERE
Applicant Name: Same as Owner.		
Applicant Address:		
Applicant Phone Number & Email:		
Contact or Agent's Name (primary point of contact for application) Dino Spadaccini, Esq.		
Contact or Agent's Address: 98 Franklin Corner Road, Lawrenceville, New Jersey 08648		
Contact or Agent's Phone Number & Email: 609-912-0100 dino@spadlaw.com		
<i>I do hereby consent to the filing of this application and appoint <u>Dino Spadaccini, Esq.</u> to perform all duties as may be required to present this application before the Pennington Borough Planning/Zoning Board. I do further acknowledge my agent will be the sole recipient of all documentation (reports, agendas, etc.) produced by Pennington Borough with regard to this application.</i>		
Applicant's Signature:	<i>Win Kamber</i>	SIGN HERE
<i>I do hereby accept the responsibilities as agent for this application.</i>		
Contact or Agent's signature: <i>Dino Spadaccini</i>		
Name of Preparer of Plans: Paul Pogorzelski, P.E.		
Preparer Address: 501 North Main Street, Doylestown, PA 18901		
Preparer Phone Number & Email: 215-345-1876 ppogorzelski@vanclleaf.com		
Architect's Name:		
Architect's Address:		
Architect's Phone Number & Email:		
Attorney's Name Same as Agent.		
Attorney's Address:		
Attorney's Phone Number & Email:		

Application Type-Check all that apply:

- Appeal of Zoning Officer Decision
- Request for Interpretation of Zoning Ordinance
- Sketch Site Plan Review (see Sketch Site Plan form and Borough Code 169.9 for details)
- Technical Review with Professionals
- Resubmittal Due to Incompleteness
- Extension of Time
- Conditional Use Permit
- Variance –Bulk or “C”
- Variance-Use or other “D” (please specify) \_\_\_\_\_
- General Development Plan
- Major Sub-Division
- Minor Sub-Division
- Preliminary Site Plan
- Site Plan Amendment
- Site Plan Waiver
- Final Site Plan
- Other (specify) \_\_\_\_\_

Has there been a prior application to the Planning and Zoning Board regarding this property? YES or NO If yes, please indicate date, nature and disposition of application. Use variance, bulk variances, lot line adjustment and preliminary/final site plan approval APPROVED August 13, 2003.

Please provide a description of the current project or the reason for an appeal. Attach additional sheets if necessary.

\_\_\_\_\_  
See plans and rider to application.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Provide a description of any requested variances. Attach additional sheets if necessary.

Ordinance Section Cited	Description of variance requested with justification for request
<b>SEE PLANS AND RIDER TO APPLICATION</b>	

General Building/Project Information      Zone: \_\_\_\_\_

	Existing	Proposed	Allowed in Zone*
Lot Size			
Lot Width			
Lot Length			
Building Height			
Front Setback			
Rear Setback			
Distance from:			
Right property line			
Left property line			
% of lot coverage			
Height side yard ratio			
Floor area ratio			
Gross floor area			

SEE PLANS  
AND RIDER TO  
APPLICATION

\*Refer to Pennington Code, Section 215, Attachment 2, "Schedule of Area, Yard and Building Regulations" or Attachment 3, "Schedule of Area and Bulk Regulations for MU-3 Mixed Use Zone."

**ALSO COMPLETE AND SUBMIT THE APPLICATION CHECKLIST AND ALL SUPPORTING DOCUMENTS**

**PENNINGTON BOROUGH  
PLANNING/ZONING BOARD  
APPLICATION CHECKLIST**

Name of Applicant: Straube Center, LLC Application # 24-002

Block: 202 Lot: 2 Date Filed 7/29/2024

An Application shall not be considered complete until all of the materials and information specified below have been submitted, unless a waiver is requested. The waiver request shall be granted or denied within 45 days of receipt of said request. If an item is considered by the applicant to be "Not Applicable", a waiver request (W) should be made.

<b>ALL APPLICATIONS</b>	X=Provided W=Waiver Request	ARC Recommendation
1. Applicable fees and escrow (2 separate checks), Escrow Agreement Form, W-9 Form, Consent to Entry Form and Checklist (1 copy of each)		
2. Applications for certified list of property owners within 200 feet and taxes paid statement from tax collector. (\$10.00 fee, may be included in check with fees) (1 Copy)		
3. If the applicant is a corporation or partnership, a list of the names and address of all persons having a 10% or more interest, in accordance with NJ Statute. (1 digital and 6 hard copies for initial submission)		
4. Fully completed application form (1 digital and 6 hard copies for initial submission)		
5. Original sealed survey showing present status of property, prepared by a NJ licensed land surveyor (1 original & 6 copies for initial submission)	X	
6. Copies of all easements, covenants & deed restrictions with metes & bounds descriptions, including right of way dedications, on or affecting the property in question. (1 digital and 6 hard copies for initial submission)	W MAP SHOWING EASMENTS IS PROVIDED	
7. Plans showing the following information: (1 digital and 6 hard copies for initial submission)		
A. Dimensions & lot area of existing lot and lot areas if new lot is proposed	A <u>  X  </u>	A <u>      </u>
B. Zoning district of subject property & surrounding lots; bulk requirements applying to subject property in table form & displayed graphically	B <u>  X  </u>	B <u>      </u>
C. The location & purpose of all easements or rights-of-way on the subject property & adjoining lots	C <u>  X  </u>	C <u>      </u>
D. Location of adjacent streets, existing & proposed buildings, structures, driveways & parking areas on the subject property, indicating setbacks from all lot and road lines	D <u>  X  </u>	D <u>      </u>

<p>E. Location &amp; details of all existing &amp; proposed stormwater control measures, including, but not limited to, roof drains, down spouts, dry wells, storm water inlets, manholes, piping, stormwater basins, outfalls, ditches, streams or other water courses</p> <p>F. Where a basement or cellar is proposed for any building, including single family and multi-family dwellings, the supPLICANT shall provide information regarding the depth to seasonal high water table, based on soil borings taken at the locations of the proposed structure. (n/a if no basement)</p> <p>G. Title block containing the name of the applicant, the name address &amp; telephone number of the plat preparer, license number, signature &amp; seal, existing lot and block numbers, the date prepared &amp; the date and substance of each revision.</p> <p>H. IF COMMERCIAL, parking requirement calculations &amp; the location of parking, including dimensions from parking spaces to the property lines, street &amp; structures. Existing parking areas with designated spaces should be shown</p> <p>I. Plans and elevations should be accurate, true to scale and readable.</p>	<p>W NO CHANGE IN IMPERVIOUS COVER/RUNOFF</p> <p>E _____</p> <p>W NO BASEMENT/CELLAR IS PROPOSED</p> <p>F _____</p> <p>G <u>  X  </u></p> <p>H <u>  X  </u></p> <p>I <u>  X  </u></p>	<p>E _____</p> <p>F _____</p> <p>G _____</p> <p>H _____</p> <p>I _____</p>
<p>8. Copies of the following: (1 digital and 6 hard copies for initial submission)</p> <p>a. A current key map with north arrow showing the subject &amp; adjacent properties &amp; structures thereon. An aerial or Google map could be used.</p> <p>b. Architectural elevations</p> <p>c. Floor plans</p> <p>d. Photograph(s) of the subject premises that may prove useful in helping the Board make an informed decision</p> <p>e. Lot area if new lot is proposed</p>	<p>A <u>  X  </u></p> <p>B <u>  X  </u></p> <p>C <u>  X  </u></p> <p>D <u>  X  </u></p> <p>W NONE PROPOSED</p> <p>E _____</p>	<p>A _____</p> <p>B _____</p> <p>C _____</p> <p>D _____</p> <p>E _____</p>
<p><b>SKETCH PLAN</b></p> <p>Plans should be preliminary in form but should be true to scale. The plans should indicate the size, shape and location of existing and proposed buildings, parking areas and drives, the location of proposed plantings, utilities, fences, signs and other important features, and a key map showing the entire project, and its relation to the surrounding properties and the existing buildings thereon. Basic bulk information should be provided indicating requirements of the zone district and what is proposed.</p>	<p>W SITE PLAN IS PROVIDED</p>	
<p><b>SITE PLAN/SUBDIVISION</b></p> <p>See Site Plan Review, Chapter 163 or Subdivision, Chapter 181 in the Pennington Code Book for specific submission details that are required. You can find the Code Book at penningtonboro.org or request a copy from the Land Use Administrator</p> <p>In addition to requirements above for ALL applications the plans MUST include:</p> <p>a. Names of adjoining owners</p> <p>b. Zone district and adjoining zones</p>	<p>ASSUME ATTORNEY WILL SECURE CERTIFIED OWNERS LIST. PLEASE PROVIDE COPY TO ENGR SO WE CAN ADD TO PLAN</p> <p>a. <u>  X  </u></p> <p>b. <u>  X  </u></p>	<p>a. _____</p> <p>b. _____</p>



c. Location of site structures, outside dimensions and architectural elevations	c. <u>X</u>	c. _____
d. Location of structures and streets surrounding site	d. <u>X</u>	d. _____
e. Existing natural features; existing & proposed contours	e. <u>X</u>	e. _____
f. Setbacks, yards and lot line dimensions	f. <u>X</u>	f. _____
g. Location and design of all utilities	g. <u>X</u>	g. _____
h. Road cross sections; design details <i>NO ROADWAYS PROPOSED</i>	h. <u>W</u>	h. _____
i. Location and design of storm water, sewer system refuse disposal, fire prevention, etc. <i>NONE REQUIRED</i>	i. <u>W</u>	i. _____
j. Landscape plan <i>NO NEW LANDSCAPING PROPOSED</i>	j. <u>W</u>	j. _____
k. Lighting details <i>NO NEW SITE LIGHTING. LIGHTING IS INTERNAL ONLY</i>	k. <u>W</u>	k. _____
l. Sign details; locations and dimensions <i>NO NEW SIGNS PROPOSED</i>	l. <u>W</u>	l. _____
m. Soil erosion and sediment control plans <i>LESS THAN 5,000 SF DISTURBANCE</i>	m. <u>W</u>	m. _____
n. Names of owner and applicant	n. <u>X</u>	n. _____
o. Name of person or firm responsible for plan preparation	o. <u>X</u>	o. _____
p. Signature block	p. <u>X</u>	p. _____

**Applicant:** Please explain why you believe each requested waiver should be granted. Refer to each specific checklist item for which you are requesting a waiver. Use a separate sheet if necessary

SEE RED NOTES ABOVE

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**Legend for ARC Recommendations:**

- A-ARC recommends waiver be approved
- E-Sent to Engineer
- I-ARC finds application Incomplete and recommends it not be heard
- D-ARC recommends the waiver be denied
- P-Sent to Planner

**ADDENDUM TO APPLICATION  
OF  
STRAUBE CENTER, LLC**

**Applicant/Owner:** Straube Center, LLC  
**Property:** 106 W. Franklin Ave.  
Block 202, Lot 2  
**Zone:** O-B Office (Building) Business Zone  
**Application:** Preliminary and Final Site Plan

The applicant and owner, Straube Center, LLC (the "Applicant"), is filing this application with the Pennington Borough Planning Board (the "Board") for preliminary and final site plan approval, as well as waiver relief, if any, in connection with a parcel having an address of 106 W. Franklin Ave., known and designated as Block 202, Lot 2 on the Tax Maps of the Borough of Pennington, Mercer County, New Jersey (the "Property"), situated in the O-B Office (Building) Business Zone ("O-B").

The Property is an approximately 142,126-s.f. lot improved with a 2.5-story block building of approximately 28,843 s.f., a 2-story block building of approximately 1,793 s.f., and a 1-story block building of approximately 909 s.f., as well as associated improvements including parking, landscaping, exterior mechanical equipment, &c. The Property operates together with Tax Lot 3 in Block 202, which, together with Lot 2, comprises the Straube Center "campus." The Applicant proposes to build an elevator on the north side of the largest building, outside of the current building envelope. In order to provide access to the elevator, the Applicant proposes to remove one (1) parking space and convert an existing space to an ADA space.

The following is a list of nonconformities on the proposed lots:

- Minimum front yard setback of 100' is required, whereas 25.57' exists – a preexisting condition.
- Minimum side yard setback of 30' is required, whereas 14.23' exists – a preexisting condition.
- Maximum lot coverage of 60% is permitted, whereas 65% exists – a preexisting condition.
- Maximum building height of 2 stories is permitted, whereas 2.5 stories exist – a preexisting condition.
- Parking setback of 10' is required, whereas 0' exists – a preexisting condition.
- 233 parking spaces are required, whereas 136 exist and 135 are proposed. A variance is required.

The setbacks, lot coverage and building height are existing and will not be changed by virtue of the proposed elevator. Therefore, it is the Applicant's position that no variance is required for those preexisting nonconformities should site plan approval be granted. However, out of an abundance of caution, should the Board determine that variance relief is required, the Applicant requests that the required variance relief be granted in conjunction with the requested site plan approval.

The following is the zoning data for your convenience which is also set forth in the plans and notes submitted herewith:

**ZONING DATA O-B ZONE**

<b>1. ZONING REQUIREMENTS</b>	<b>REQUIRED</b>	<b>EXISTING</b>
a) LOT AREA (Corner Lot)	67,500 sf	142,126 sf
b) FLOOR AREA RATIO (1)	0.30	0.33
c) LOT WIDTH	260 feet	260+ feet
d) FRONT YARD (2)	100 feet	25.57 feet
e) SIDE YARD (2)	30 feet	14.23 feet
f) COMBINED SIDE YARD	75 feet	feet
g) REAR YARD	50 feet	50 feet
h) LOT COVERAGE (2)	60 %	65 %
i) BUILDING HEIGHT (2)	2 Story	2.5 Story
j) BUILDING HEIGHT	30 feet	
k) PARKING SETBACK (2)	10 feet	0 feet

**2. PARKING REQUIREMENTS**

Building Floor Area	46,468 sf
Parking Required (1 space/200sf) (3)	233
Parking Provided (existing) (4)	136
Parking Provided with Elevator (5)	135

**3. FOOTNOTES**

(1) The Straube Center "campus" is comprised of tax lots 2 and 3 in tax Block 202. The total building area on the "campus" is 72,275 sf. Lots 2 and 3 have a total floor area (based upon prior approvals) of area of 72,275 sf and a total lot area of 303,201 sf yielding a conforming Floor Area Ratio of 0.24

(2) Pre-Existing Conditions. Variances previously granted on August 13, 2003 (Application P03-012).

(3) The Straube Center "campus" is comprised of tax lots 2 and 3 in tax Block 202. The total building area on the "campus" is 72,275 sf. Lots 2 and 3 have a total of 241 shared parking spaces which was previously approved on August 13, 2003. (Application P03-012)

(4) Pre-Existing Conditions. Variances previously granted on August 13, 2003 (Application P03-012)

(5) This application proposes the net loss of one parking space to accommodate one new handicapped space at elevator

Lastly, the Applicant requests that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of the application(s).

1 COPY

**PLANNING/ZONING BOARD  
PENNINGTON BOROUGH**

**ESCROW AGREEMENT**

Application #: \_\_\_\_\_

Applicant's name: Straube Center, LLC  
(property owner)

Applicant's address: 106 W. Franklin Ave.  
Pennington, NJ 08534

Application for the following property:

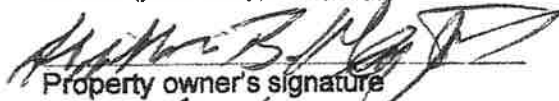
Block: 202 Lot(s): 2

Street address: - 106 W. Franklin Ave.

Pursuant to Chapter 98-12 of the Pennington Borough Code, the undersigned hereby agrees to pay for the cost of professional services, including, but not limited to engineering, professional planning and legal services, necessary to review the developer's (property owner's) application as captioned above.

William Meytrott

\_\_\_\_\_  
Name (print or type legibly)

  
\_\_\_\_\_  
Property owner's signature

4/19/24  
\_\_\_\_\_  
Date

## Borough of Pennington Assessor Office

30 North Main Street, Pennington, NJ 08534  
Phone: 609-737-0276 Fax: 609-737-9780  
E-mail: Taxassessor@penningtonboro.org

July 29th, 2024

Dino Spadaccini, Esq.  
98 Franklin Corner Road  
Lawrenceville, NJ 08648

Dear Mr. Spadaccini:

I, Alaina Wysocke, Tax Assessor of the Borough of Pennington, hereby certify that the attached list of property owners is a true and correct list of all property owners within two hundred (200) feet of the properties designated in Block 202 lot 2, 106 W. Franklin Ave, located in Pennington Borough, on the Tax Map of the Borough of Pennington.

Certified, by me, on this day, July 29<sup>th</sup>, 2024.

Alaina Wysocke, CTA  
Tax Assessor  
Pennington Borough

**CERTIFIED 200FT LIST - BLOCK 202 LOT 2 - 106 W. FRANKLIN AVE**

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNER	OWNER ADDRESS	CITY STATE ZIP	CLASS
102	1	C0301	8 OLD FOUNDRY DRIVE	COLT JR, WILLIAM G & CAROLE A	8 OLD FOUNDRY DR	PENNINGTON, NJ 08534	2
102	1	C0302	6 OLD FOUNDRY DRIVE	CROSSLEY COLBECK, MATTHEW & REBECCA	6 OLD FOUNDRY DR	PENNINGTON, NJ 08534	2
102	1	C0303	4 OLD FOUNDRY DRIVE	FLORIO MARIA L	4 OLD FOUNDRY DR	PENNINGTON, NJ 08534	2
102	1	C0304	2 OLD FOUNDRY DRIVE	TARICA, GIA & SHIFRA	2 OLD FOUNDRY DR	PENNINGTON, NJ 08534	2
102	1	C0401	16 OLD FOUNDRY DRIVE	SHAH AMIT & MORI BRENDA H/W	16 OLD FOUNDRY DRIVE	PENNINGTON, NJ 08534	2
102	1	C0402	14 OLD FOUNDRY DRIVE	MARWAHA, TINA	14 OLD FOUNDRY DR	PENNINGTON, NJ 08534	2
102	1	C0403	12 OLD FOUNDRY DRIVE	MCGOVERN MARGARET	12 OLD FOUNDRY DR	PENNINGTON, NJ 08534	2
102	1	C0404	10 OLD FOUNDRY DRIVE	ARCH, JEFFREY P. & CATHLEEN C.	10 OLD FOUNDRY DRIVE	PENNINGTON, NJ 08534	2
102	1	C0501	1 CANNON DRIVE	1 CANNON DRIVE CO	1 CANNON DRIVE	PENNINGTON, NJ 08534	2
102	1	C0502	3 CANNON DRIVE	SARDA, JAYANT & SUDHA LAHOTI	3 CANNON DR	PENNINGTON, NJ 08534	2
102	1	C0503	5 CANNON DRIVE	RINFHART THOMAS	5 CANNON DR	PENNINGTON, NJ 08534	2
102	1	C0504	7 CANNON DRIVE	VEMULAPALLI, RAMU	7 CANNON DR	PENNINGTON, NJ 08534	2
102	6		127 WEST FRANKLIN AVE	STRAUBE, WIN	1 STRAUBE CENTER BLVD	PENNINGTON, NJ 08534	2
102	7		131 W FRANKLIN AVE	STRAUBE REGIONAL CENTER LLC	114 WEST FRANKLIN AVE	PENNINGTON, NJ 08534	2
102	8		100 W FRANKLIN AVE	STRAUBE, WIN	100 W FRANKLIN AVE	PENNINGTON, NJ 08534	1
102.03	1		57 WOOLSEY COURT	SCHOOLY, EUGENE	57 WOOLSEY COURT	PENNINGTON, NJ 08534	2
102.03	2		55 WOOLSEY COURT	WHITE, CARL R. & MARION	55 WOOLSEY COURT	PENNINGTON, NJ 08534	2
102.03	3		49 WOOLSEY COURT	MCCOY MARTIN X	49 WOOLSEY COURT	PENNINGTON, NJ 08534	2
102.03	4		51 WOOLSEY COURT	MOORE, BEVERLY B.	51 WOOLSEY COURT	PENNINGTON, NJ 08534	2
102.03	5		53 WOOLSEY COURT	MARTUCCI JASON RETALS	53 WOOLSEY COURT	PENNINGTON, NJ 08534	2
202	1		21 ROUTE 31 NORTH	21 PENNINGTON, LLC	21 ROUTE 31 NORTH	PENNINGTON, NJ 08534	4A
202	3		106 W FRANKLIN AVE	STRAUBE REGIONAL CENTER LLC	106 WEST FRANKLIN AVE	PENNINGTON, NJ 08534	4B
203	1		GREEN AVENUE - REAR	CONSOLIDATED RAIL CORPORATION CSX	500 WATER ST J180	JACKSONVILLE, FL 32202	5A
203	2		W FRANKLIN AVE	DIETH, LLC	73 POOR FARM RD	PENNINGTON, NJ 08534	4A

**UTILITIES OPERATING IN PENNINGTON BOROUGH, MERCER COUNTY, NEW JERSEY**

Public Service Electric & Gas Co.  
Manager – Corporate Properties  
80 Park Plaza T6B  
Newark, NJ 07102

NUI Corp. – Elizabethtown Gas  
One Elizabethtown Plaza  
520 Green Lane  
Union, NJ 07083

Verizon Communications, Inc.  
Corporate Secretary  
540 Broad Street  
Newark, NJ 07101

Comcast Cable  
940 Prospect Street  
Trenton, NJ 08618

AT&T  
Corporate Secretary  
One AT&T Way  
Bedminster, NJ 07921-0752

Pennington Borough Water and Sewer  
30 North Main Street  
Pennington, NJ 08534

**OTHER**

Mercer County Planning Division  
640 South Broad Street, Room 412  
P.O. Box 8068  
Trenton, NJ 08650-8068

New Jersey Department of Transportation  
P.O. Box 600  
Trenton, NJ 08625-0600

1 COPY

TO: Assessor

DATE: July 25, 2024

I hereby request a certified list of property owners within 200 feet of the property known as:

Block 202 Lot(s) 2

Address 106 W. Franklin Ave.

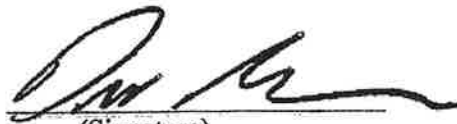
for purposes of notification.

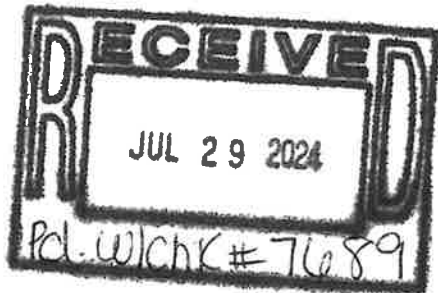
FROM: Dino Spadaccini, Esq., Attorney for Applicant/Owner

98 Franklin Corner Road

Lawrenceville, NJ 08648

I have enclosed the required fee of \$10.00.

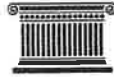
  
(Signature)





the  
**SPADACCINI**

LAW FIRM LLC



98 FRANKLIN CORNER ROAD  
LAWRENCEVILLE, NEW JERSEY 08648

DINO SPADACCINI \*†‡

MELISSA MARINO\*  
ROBERT W. SLOMICZ\*†

\*Member of NJ Bar  
† Member of Pennsylvania Bar  
‡ RULE 1:40 Qualified Mediator

Phone: (609) 912-0100

Fax: (609) 912-0400

www.spadlaw.com

Writer's email: [dino@spadlaw.com](mailto:dino@spadlaw.com)

July 25, 2024

Sandra Webb, Tax Collector  
Pennington Borough  
30 North Main Street  
Pennington, NJ 08534

**Re: Applicant/Owner: Straube Center, LLC**  
**Property: 106 W. Franklin Ave.**  
**Block 202, Lot 2**  
**Zone: O-B Office (Building) Business Zone**  
**Application: Preliminary and Final Site Plan**

Dear Ms. Webb:

This letter shall serve as a request that the taxes and assessments are paid current. I kindly request that you please email confirmation of same directly to me at [dino@spadlaw.com](mailto:dino@spadlaw.com) and [robert@spadlaw.com](mailto:robert@spadlaw.com).

If you should have any questions, please do not hesitate to contact me.

Very truly yours,  
THE SPADACCINI LAW FIRM, LLC

BY: 

DINO SPADACCINI

DS/oms

*I verify that this information accurately  
reflects municipal tax records.*

*Taxes are current*

*8/8/24*

**Tax Collector**  
**Pennington Borough**  
**Mercer County**



the  
**SPADACCINI**  
LAW FIRM LLC

DINO SPADACCINI \*†‡

MELISSA MARINO\*  
ROBERT W. SLOMICZ\*†

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‡ RULE 1:40 Qualified Mediator



98 FRANKLIN CORNER ROAD  
LAWRENCEVILLE, NEW JERSEY 08648

Phone: (609) 912-0100  
Fax: (609) 912-0400

[www.spadlaw.com](http://www.spadlaw.com)

Writer's email: [dino@spadlaw.com](mailto:dino@spadlaw.com)

September 27, 2024

BOROUGH OF PENNINGTON

MERCER COUNTY, NEW JERSEY

PLEASE TAKE NOTICE that the Pennington Borough Planning/Zoning Board will hold its regular meeting on Wednesday, October 9, 2024 at 7:30 p.m. Due to restrictions related to COVID-19, the meeting will be held remotely via a Zoom webinar. The remote meeting connection information will be available on the Borough's website at [www.penningtonboro.org](http://www.penningtonboro.org) where instructions regarding the Zoom webinar will also be available. Documents will be available for viewing Monday-Friday, from 8:30 a.m. to 4:30 p.m. at Pennington Borough Hall, 30 North Main Street, Pennington, New Jersey. Members of the public may make comments on any items not on the agenda during the public portion of the hearing. All comments or testimony on any applications on the agenda must be made during the course of the hearing on the application and cannot be submitted by email or in writing to be considered by the Board.

The Public Hearing will be on the following application:

The applicant and owner, Straube Center, LLC (the "Applicant"), has filed an application with the Pennington Borough Planning/Zoning Board (the "Board") for preliminary and final site plan approval, as well as waiver relief, if any, in connection with a parcel having an address of 106 W. Franklin Ave., known and designated as Block 202, Lot 2 on the Tax Maps of the Borough of Pennington, Mercer County, New Jersey (the "Property"), situated in the O-B Office (Building) Business Zone ("O-B").

The Property is an approximately 142,126-s.f. lot improved with a 2.5-story block building of approximately 28,843 s.f., a 2-story block building of approximately 1,793 s.f., and a 1-story block building of approximately 909 s.f., as well as associated improvements including parking, landscaping, exterior mechanical equipment, &c. The Property operates together with Tax Lot 3 in Block 202, which, together with Lot 2, comprises the Straube Center "campus." The Applicant proposes to build an elevator on the north side of the largest building, outside of the current building envelope. In order to provide access to the elevator, the Applicant proposes to remove one (1) parking space and convert an existing space to an ADA space.

The following is a summary of the relief required:

- 233 parking spaces are required, whereas 136 exist and 135 are proposed. A variance is required.
- Front yard setback of 100' is required whereas 25.57' is proposed. A variance is required.

*the*  
**SPADACCINI**  
LAW FIRM LLC

September 27, 2024

Page 2

Lastly, the Applicant requests that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of the application(s).

The following is the remote meeting information for the Zoom webinar:

<https://us02web.zoom.us/j/81888396102?pwd=04bmbajsuaz4QWxQvqbg2UTMNovwK0.1>

Passcode: 487938

Link and passcode to join the webinar can also be found at [www.penningtonboro.org](http://www.penningtonboro.org).

THE SPADACCINI LAW FIRM, LLC

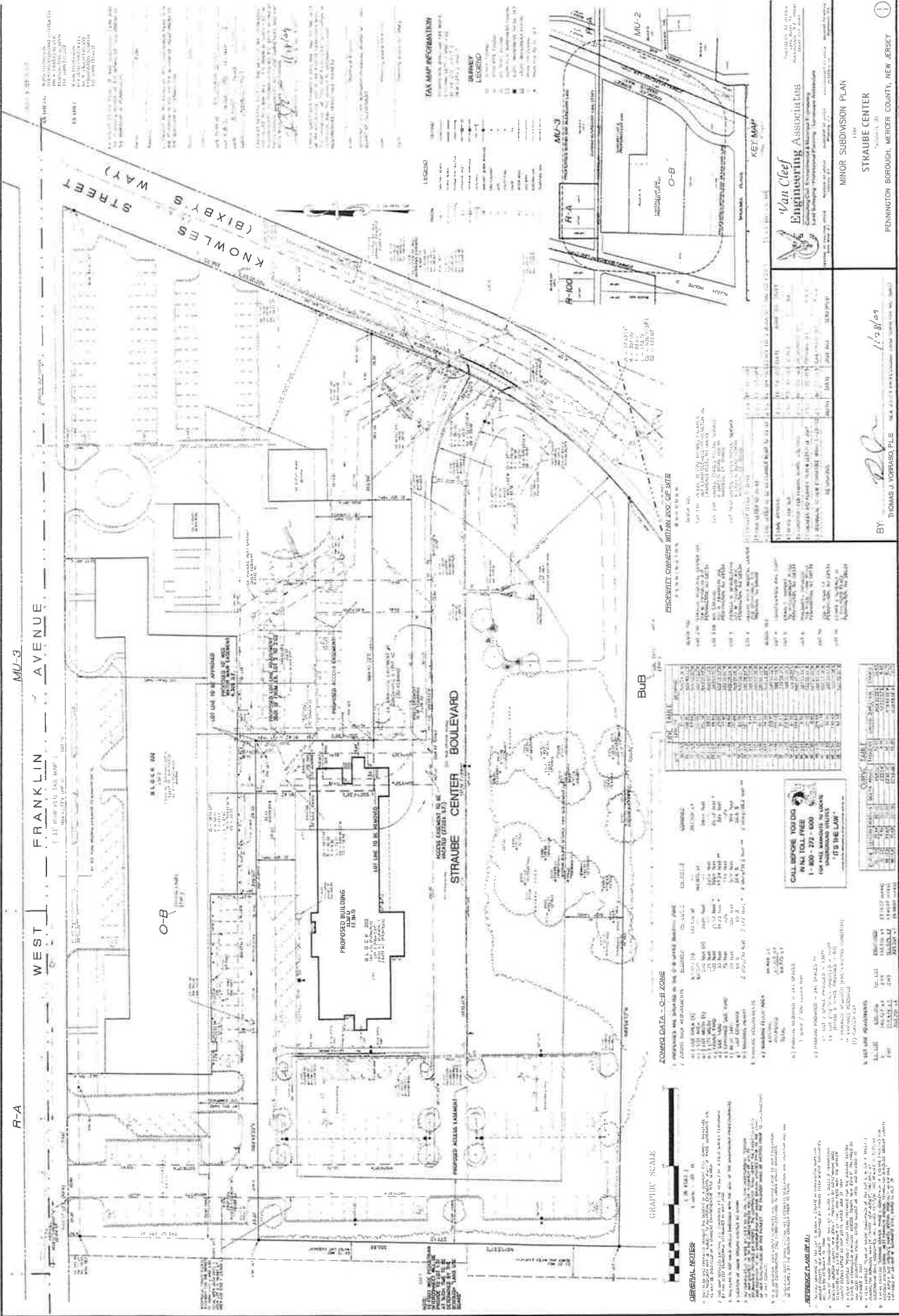
Counsel for the Applicant/Owner,

Straube Center, LLC









MU-3

WEST FRANKLIN AVENUE

KNOWLES STREET (BIXBY'S WAY)

STRAUBE CENTER BOULEVARD

BUB

R-A

O-B

PROPOSED BUILDING

911 O.C.K. 202

11/15/10

11/15/10

11/15/10

11/15/10

11/15/10

11/15/10

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11/15/10

11/15/10

ZONING DATA - O-B ZONE

- 1. APPROVED AND SHOWN ON THE ZONING MAP
- 2. ZONING MAP INSTRUMENTS
- 3. ZONING MAP INSTRUMENTS
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GRAPHIC SCALE

GENERAL NOTES

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
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MU-3

WEST FRANKLIN AVENUE

KNOWLES STREET (BIXBY'S WAY)

STRAUBE CENTER BOULEVARD

BUB

R-A

O-B

PROPOSED BUILDING

911 O.C.K. 202

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TAX MAP INFORMATION

LEGEND

SURVEY LEGEND



**Van Cleef Engineering Associates**

MINOR SUBDIVISION PLAN

STRAUBE CENTER

11/15/10

PENNINGTON BOROUGH, MERCER COUNTY, NEW JERSEY

BY: THOMAS J. FORBASS, PLS. 1/28/09

- GENERAL NOTES:**
- SEE SHEET T02 FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS, SYMBOLS AND LEGENDS.
  - SEE GENERAL NOTES #19, 20 AND 21 ON T02 FOR ADDITIONAL INFORMATION REGARDING FINISHES AND DIMENSION INFORMATION.
  - SEE GENERAL NOTE #16 ON SHEET T02 FOR DIMENSION INFORMATION.

- PLAN NOTES:**
- ALL NEW PARTITIONS SHALL BE TYPE S1 UNLESS OTHERWISE NOTED.
  - REMOVE AND REPAIR ALL EXISTING PARTITIONS IN AREA OF WORK AS REQUIRED FOR NEW FINISH. SEE FINISH SCHEDULE IN ALL CASES WHERE EXISTING PARTITIONS ARE TO BE REMOVED DUE TO REMOVAL OF AN EXISTING DOOR, WINDOW, PARTITION TYPE AND THE FACE OF THE PARTITION (ON BOTH SIDES) SHALL ALIGN WITH THE FACE OF THE EXISTING PARTITION (ON BOTH SIDES).
  - BRACING INFORMATION, DETAILS & NOTES FOR PARTITION SHALL BE CONSTRUCTED OF FIRE RESISTANT MATERIALS.

- KEYED FLOOR PLAN NOTES:**
- ALIGN EDGE OF ALUMINUM AND GLASS ENCLOSURE WITH EDGE OF EXISTING CONCRETE COLUMN.
  - REMOVE EXISTING WINDOW AND SILL AND INSTALL BRICK OPSUM IN WINDOW OPENING AS PER DETAIL A/JA45. INSTALL OPSUM BRICK FINISH ON INTERIOR OF WALL SEE PARTITION TYPE S2 DRAWING A/S.
  - CONTINUOUS EXTERIOR FINISH PER BY CONSTRUCTION SPECIFICATIONS W081 (A-P-08). (SEE DETAIL S/JA40).
  - REMOVE EXISTING DOOR AND FRAME, SALVAGE AND RETURN TO ORIGINAL POSITION OR EXISTING GLASS RAIL AT NEW OPENING. EXTEND CHAIR RAIL FROM EXISTING CORRIDOR WALL TO NEW CORRIDOR #202 AND EXTEND AROUND EXISTING COLUMN.
  - REMOVE EXISTING WALL AS SHOWN TO INCREASE OPENING TO NEW CORRIDOR. PATCH EXISTING WALLS IN AREA OF WORK TO MATCH NEW FINISHES.
  - NEW HANDICAPPED VERTICAL LIFT W/ METAL AND GLASS ENCLOSURE. SEE LIFT NOTES THIS DRAWING.
  - NEW CONCRETE SUBWALK PLATFORM WITH A 1:12 SLOPED ANGLE RAMP TO MATCH EXISTING LINE OF ANGLED PARKING STALLS. DESIGN BY STRUCTURAL ENGINEER.
  - NEW 1" DIA. GUARDRAIL AND HANDRAIL BY STRUCTURAL ENGINEERING.

- KEYED CEILING PLAN NOTES:**
- REMOVE PORTION OF EXISTING CEILING AS REQUIRED TO INSTALL NEW WOOD JOIST BRIDGING SEE PARTITION TYPE S1 ON DRAWING A/S.
  - PATCH AND REPAIR THE PORTIONS OF THE CEILING REMOVED FOR THE INSTALLATION OF THE NEW WALL.
  - EXISTING SUPPLY AND RETURN DIFFUSERS TO REMAIN.
  - EXISTING LIGHT FIXTURES TO REMAIN. RELOCATE AS REQUIRED TO ACCOMMODATE INSTALLATION OF NEW WALLS.

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  - NEW HANDICAPPED VERTICAL LIFT W/ METAL AND GLASS ENCLOSURE. SEE LIFT NOTES THIS DRAWING.
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**THE STRAUBE CENTER  
BUILDING #1  
LIFT PROJECT**

NEW JERSEY

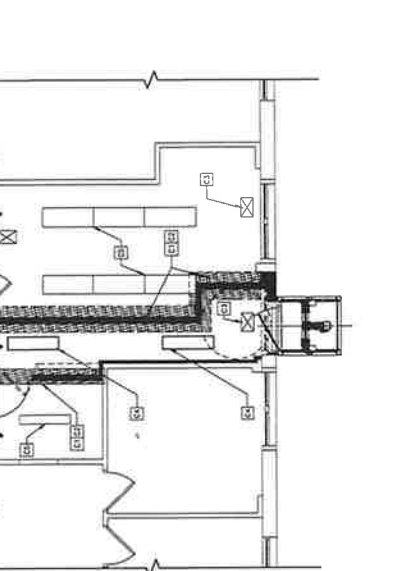
**EA Associates**  
ARCHITECTS & ENGINEERS, P.A.  
A NATIONAL ASSOCIATION MEMBER OF THE PROFESSION OF ARCHITECTS

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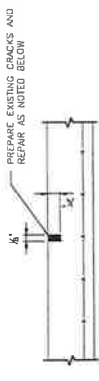
DI. DRAWING NO.  
**A11**

FLOOR AND CEILING PLANS

**PARTIAL SECOND FLOOR REFLECTED CEILING PLAN**  
1/4" = 1'-0"



**PARTIAL SECOND FLOOR REFLECTED CEILING PLAN**  
1/4" = 1'-0"



**TYPICAL SLAB CRACK REPAIR DETAIL**  
8" WIDE

- CRACKS LESS THAN 1/16" WIDE NOTES:**
- CLEAN EXISTING RANDOM CRACKS. REMOVE DIRT AND ALL LOOSE MATERIAL.
  - CRACKS LESS THAN 1/8" WIDE SHALL BE CLEANED AND SEALED ON OUTSIDE.
- CRACK GREATER THAN 1/16" WIDE REPAIR NOTES:**
- CRACKS 1/8" WIDE OR GREATER SHALL BE REPAIRED.
  - REPAIR EXISTING CRACK BY SAW CUTTING EXISTING CONCRETE AT CRACK LOCATION WITH A 3" WIDE X 1/2" DEPTH CUT WITH A TWO COMPONENT, FLEXIBLE EPOXY JOINT FILLER. USE ONE OF THE FOLLOWING: 700 BY DUCLO CHEMICAL CO. - SHAKUR 51 HS OR SL BY SNA CORP. - EPOXY 3200 BY CHAMCOR CORP.
  - COORDINATE WITH OWNER'S REPRESENTATIVE THE EXTENT OF CRACK REPAIRS - SEE FLOOR REPAIR AND PREPARATION NOTES SHEET A/5.

**PARTIAL SECOND FLOOR PLAN**  
1/4" = 1'-0"



**PARTIAL SECOND FLOOR PLAN**  
1/4" = 1'-0"

**VERTICAL LIFT & GLASS ENCLOSURE NOTES:**

- BASIS OF DESIGN IS: NATIONWIDE LUTS  
MANUFACTURER: NATIONWIDE LUTS  
QUENSBURY, NY 12804  
CONTACT: ANDY DARNEY  
PHONE: 518-382-3333  
CONTACT: TON TRACY  
(518) 697-2704  
ALTERNATE MANUFACTURERS ARE ACCEPTABLE PROVIDED THEY CAN MEET THE DESIGN CRITERIA.  
1. MAXIMUM CLEARANCE: 8'-0" MIN. X 34" OEP" X 34" OEP"  
2. DOOR SIZE: ALUMINUM, 36" WIDE X 84" HIGH  
3. STANDARD CAPACITY: 750 LBS  
4. RISE: 10" MAX. 6" DEEP  
5. RISE DIMENSION: MAX. 6" DEEP  
6. POWER: 200V, 1 PHASE, 60 HZ, 40 AMP  
7. EXTERIOR WATERPROOF ENCLOSURE PROVIDED BY LIFT MANUFACTURER. ALUMINUM TUBULAR FRAME WITH 1" INSULATED GLASS.  
8. DOORS TO BE INTERLOCKED WITH LIFT CALL STATIONS AND MANUFACTURER.  
9. ALUMINUM THRESHOLD AT 2ND FLOOR PROVIDED BY LIFT MANUFACTURER.  
10. 1" SHAPED CLOSURE AROUND THREE SIDES OF NEW 2ND FLOOR OPENING PROVIDED BY LIFT MANUFACTURER. COLOR AND FINISH TO MATCH LIFT ENCLOSURE.

NOT FOR CONSTRUCTION

1/4" = 1'-0"

DO NOT SCALE DRAWING  
USE DIMENSIONS ONLY









LIGHTING FIXTURE SCHEDULE

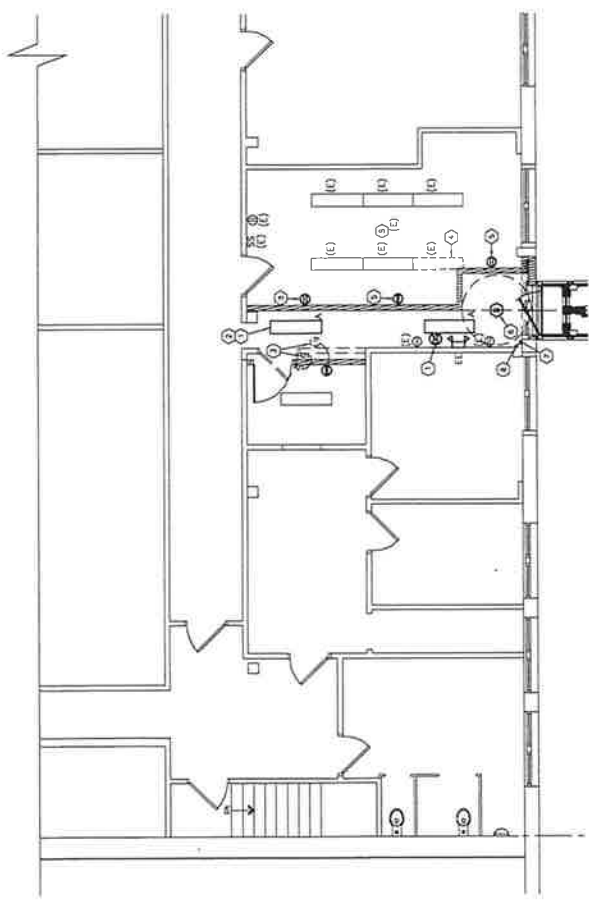
SYMBOL	LABEL/NOT	MANUFACTURER	DESCRIPTION AND QTY. NO.	TYPE	VOLTS	WATTS
	A	COLUMBIA LIGHTING OR APPROVED EQUAL	4" SURFACE MOUNTED LED FIXTURE WITH WHITE FROGGED OPTIC LENS, UNIVERSAL VOLTAGE, COLUMBIA CAT. #381-330W-5P4-U	LED	277	35.4
	EE	DUAL-LIFE LIGHTING OR APPROVED EQUAL	LED EMERGENCY UNIT, WHITE DUAL-LIFE CAT. EZ-2L-EZ-EVWPC	LED	120	3.8

KEY NOTES SECOND FLOOR:

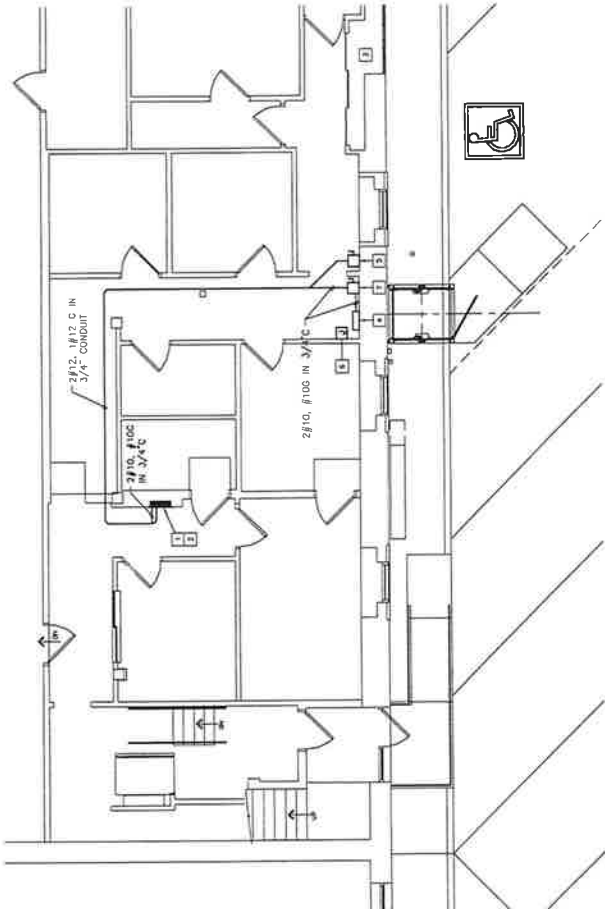
- FURNISH AND INSTALL SURFACE MOUNTED LED FIXTURES WITH 4" SQUARE OPTIC LENS, UNIVERSAL VOLTAGE, COLUMBIA CAT. #381-330W-5P4-U.
- CONNECT FIXTURES TO NEAREST OUTLET CIRCUIT USING 2#12, #12C IN SURFACE RACEWAY SIMILAR TO LEGRAND SERIES 500 OR EQUAL.
- RELOCATE EXISTING RECEPTACLES AND SWITCHES TO NEW LOCATIONS AS SHOWN.
- REMOVE EXISTING FIXTURE AND PROVIDE NEW END CAP ON EXISTING FIXTURE AS REQUIRED.
- PROVIDE NEW RECEPTACLES IN WALL AND CONNECT TO NEAREST AVAILABLE PANEL WITH 2#12, #12C IN MC PANEL.
- REMOVE EXISTING CONTROL PANEL IN NEW ELEVATOR LOBBY AND WIRE TO ELEVATOR CONTROL PANEL.
- PROVIDE 1" CONDUIT FROM LIFT CONTROL PANEL ON LOWER FLOOR UP TO MOTOR ENCLOSURE AT TOP OF ELEVATOR SHAFT. PROVIDE 2" CONDUIT FROM LIFT CONTROL PANEL ON CONTRACTOR CORE DRILL FLOOR AND SEAL AROUND OPENING WITH 2 HOUR FIRE-RATED STOP BLOCK FOR A MAXIMUM OF 10 CAT 5 CABLES OR AS OTHERWISE REQUIRED BY THE LIFT INSTALLER - ALLOW FOR A 2" CLEARANCE FROM THE TOP OF THE SHAFT TO THE MOTOR ROOM AT THE TOP OF THE SHAFT - OR AS DIRECTED BY THE LIFT INSTALLER.

KEY NOTES FIRST FLOOR:

- REMOVE EXISTING 2" POLE BREAKERS IN CONTROL PANEL. PROVIDE LOCKOUT DEVICE ON BREAKER. HRP AS REQUIRED BY LIFT VENDOR FOR CONTROL PANEL.
- EXISTING PANEL - PROVIDE NEW 20A 1-POLE CIRCUIT BREAKER WITH LOCKOUT DEVICE FOR LIFT CABS LIGHTS AND FANS.
- EXISTING TENANT ELECTRIC CLOSET AND TELEPHONE BACKBOARD.
- PROPOSED LOCATION FOR LIFT CONTROL PANEL AND LOCKOUT SWITCH, COORDINATE WITH LIFT VENDOR.
- LOCAL 15 AMP 2-POLE FUSED DISCONNECT SWITCH FOR LIFT CAB LIGHTING AND FAN. PROVIDE FUSIL AS REQUIRED BY LIFT SUPPLIER.
- REMOVE EXISTING TELEPHONE USE FROM LIFT CAB TO TELEPHONE BACKBOARD. PHONE USE TO BE COORDINATED WITH LANDLORD. COORDINATE WITH LIFT INSTALLER FOR REMOVAL OF TELEPHONE USE FROM LIFT CAB WITH SUFFICIENT CLEARANCE FOR THE FULL TRAVEL DISTANCE WITHIN THE ENCLOSURE.
- 30 AMP 240 VOLT 3-POLE FUSED DISCONNECT - PROVIDE FUSES AS REQUIRED BY LIFT SUPPLIER.



PARTIAL SECOND FLOOR PLAN  
1/4" = 1'-0"  
2  
AUT



PARTIAL FIRST FLOOR PLAN  
1/4" = 1'-0"  
1  
AUT

<p><b>E.I. Associates</b> ARCHITECTS &amp; ENGINEERS, P.A. REGISTERED PROFESSIONAL ENGINEERS REGISTERED PROFESSIONAL ARCHITECTS</p>		<p>ROBERT E. MARSHALL, P.E. PROFESSIONAL REGISTERED ELECTRICAL ENGINEER</p>	
<p>DATE: 08/20/2018 BY: [Signature] CHECKED BY: [Signature] SCALE: AS SHOWN</p>		<p>PROJECT: THE STRAUBE CENTER BUILDING "1" LIFT PROJECT CITY: [Location] SHEET: E11 PARTIAL FIRST AND SECOND FLOOR PLANS</p>	



**RESOLUTION OF MEMORIALIZATION  
BOROUGH OF PENNINGTON PLANNING BOARD**

**UMBERTO NINI  
APPLICATION FOR D(4) USE VARIANCE  
47 EGLANTINE AVENUE; BLOCK 302, LOT 4 PENNINGTON BOROUGH TAX MAP  
APPLICATION NO. PB 24-001**

**WHEREAS**, Umberto Nini (hereinafter referred to as the “Applicant”) has filed an application with the Borough of Pennington Borough Planning Board (hereinafter referred to as the “Board”) for d(4) use variance approval for 47 Eglantine Avenue, designated as Block 302, Lot 4 on the Pennington Borough Tax Map (hereinafter referred to as the “Property”); and

**WHEREAS**, the Board held a virtual hearing on this application on September 11, 2024; and

**WHEREAS**, the Board received and considered the following staff reports:

1. Van Note-Harvy Associates Engineering Report dated September 3, 2024; and
2. Kyle+McManus Associates Planning Report dated September 6, 2024; and

**WHEREAS**, during the course of said hearing on the application, the Board considered testimony presented by the following witnesses:

1. Umberto Nini, Applicant.
2. Rita Nini, spouse of Applicant and co-owner of the Property.
3. James T. Kyle, PP/AICP, Kyle+McManus Associates, Board Planning Consultant.
4. Brandon M. Fetzer, P.E., Van Note-Harvey Associates, Board Engineering Consultant.

The Board, in addition to reviewing the application materials, considered the following exhibits presented by the Applicant and Ms. Nini:

Exhibit A-1. Revised lot coverage data chart, prepared by the Applicant and Ms. Nini, contained within the Applicant's supplemental information in support of the Application.

Exhibit A-2. Front Elevation, Right Side Elevation, Rear Elevation and Left Side Elevation renderings of proposed construction, prepared by Daniel A. Ward, R.A., Architect for the Applicant, contained within the Applicant's supplemental information in support of the Application.

Exhibit A-3. Photographs of homes in the Property's neighborhood, contained within the Applicant's supplemental information in support of the Application.

Exhibit A-4. Alterations and Additions to Existing House, prepared by Daniel A. Ward, R.A., Architect for the Applicant, contained within the Applicant's supplemental information in support of the Application.

**WHEREAS,** the Board having considered the above-referenced staff reports, testimony presented, application materials, supplemental application materials and exhibits makes the following findings:

1. The Applicant was unrepresented by counsel and appeared on his own behalf.
2. The Applicant and Ms. Nini are the owners of the Property.
3. The Property is located within the R-80 Residential Zoning District.
4. The Applicant proposes to renovate the existing one-story dwelling unit on the Property by adding second and third floors. The Applicant's proposed addition will increase the gross floor area of the residence (4,254 SF) and garage (400 SF) to a combined total of 4,654 SF. In order to undertake this proposed addition, the Applicant requires the following relief from the Board:

A. d(4) Use Variance: The proposed addition will increase the gross floor area of the residence and garage to 4,654 SF. The lot is located in the R-80 Residential Zoning District, which, under section 215-67D.(2) of the Pennington Borough Code, does not permit a dwelling unit to exceed 3,500 square feet of gross floor area. Therefore, use variance relief is sought.

5. The Applicant's proposed addition will increase the gross floor area so that it exceeds the maximum allowable gross floor area permitted in the zone by 754 SF (not including the garage). The increase in gross floor area will not cause the renovated residence to exceed the maximum floor area ratio of 26.5%. The addition of the third floor will increase the living space, but is not intended to serve as a bedroom. The Applicant explained that the depiction of the roofing for the garage as shown on the Left Side Elevation (part of Exhibit A-2), will likely be amended so that the roof as shown on the left side of the garage will be continuous rather than as depicted in the rendering shown. This change will not increase the habitable floor area. The addition is intended to be compatible with other homes in the neighborhood, such as 49 Eglantine Avenue (left of the Property) and 107 King George Road (behind the Property), both of which are three-story homes with comparable square footage.

The Board having made the above-referenced findings of fact **RESOLVED** and voted seven (7) in favor and zero (0) opposed to approve the application.

The Board approved the application for the following reasons, subject to the following conditions:

A. As indicted above, the Applicant proposes to increase the gross floor area so that it will exceed the maximum allowable gross area permitted in the zone by 754 SF. The increase in gross floor area will not exceed the 26.5% maximum floor area



ratio. The proposed addition of the second and third floors will be compatible in actual size to the dwelling units on neighboring properties. Because the gross area proposed is consistent with surrounding dwelling units on lots of similar size and width, any impact of the increase in floor area on the neighborhood will be minimal. The addition is intended to be compatible with other homes in the neighborhood, such as 49 Eglantine Avenue (left of the Property) and 107 King George Road (behind the Property), both of which are three-story homes with comparable square footage. Importantly, the proposed dwelling complies with the maximum three stories and thirty-five foot height permitted in the R-80 zone.

A specific concern was raised about whether the increase in floor area will have an impact on stormwater control on neighboring properties. The Applicant has indicated that it will comply with all of the Borough's stormwater management requirements to ensure that the increase in floor area does not have a negative impact on the stormwater management on neighboring properties.

Further, the grant of a variance will not cause substantial detriment to the intent and purpose of the Borough's zone plan and zoning ordinance. The Borough's 1998 Master Plan objective of ensuring that new residential development is consistent in scale and character to existing development remains valid; because the proposed development is consistent in scale and character to the existing homes in its neighborhood, the Board is satisfied that the Applicant's requested variance is reconcilable with the governing body's intent.

This approval is granted, however, subject to the following conditions:

1. The Borough Engineer will review the Applicant's grading plan at the time the Applicant submits an application for a building permit. The Borough Engineer will review the drainage to ensure that the proposed stormwater management complies with the relevant standards and requirements.
2. The Applicant shall bring current all real property taxes, sewer charges, water charges and land development escrow charges associated with the Property within 30 days of the date of the adoption of this memorializing resolution.

A copy of this Resolution shall be furnished upon its adoption to the Applicant as well as to the Pennington Borough Zoning Officer, John Flemming, and a brief notice of this decision shall be published as required by law.

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James Reilly, Chairman  
Pennington Borough Planning Board

Application Approved at the September 11, 2024 Meeting  
Resolution of Memorialization Adopted on October 9, 2024