



TOWNSHIP OF PLAINSBORO
Department of Planning and Zoning
641 Plainsboro Road
Plainsboro, NJ 08536
609-799-0909 ext. 1502

Form No. 1

PLANNING/ZONING APPLICATION

I. SCHEDULE

Pursuant to the Township of Plainsboro Municipal Code and applicable New Jersey State Law, application is made to the Township of Plainsboro for the following:

Table with 3 columns: Type of Application (Please Check), Fee \$, and Forms Needed. Includes items like Concept Plan, Minor Site Plan, Preliminary/Final Major Site Plan, etc.

II. CONTACT AND PROPERTY INFORMATION (Provide information as applicable):

Name of Applicant: Mobius Solar 1, LLC
Address: 9090 Skillman St. Suite 182A-269 City: Dallas State: TX Zip: 75243
Email: Phone:

Applicant's Attorney: Richard S. Schkolnick, Esq. Brown, Moskowitz & Kallen
Address: 180 River Road City: Summit State: NJ Zip: 07901
Email: rschkolnick@bmk-law.com Phone: (973) 376-0909

Contact Person: Richard S. Schkolnick, Esq.
Address: City: State: Zip:
Email: Phone:

Engineer/Surveyor: Derek M. Jordan, P.E. Maser Consulting, P.A.
Address: 331 Newman Springs Road, Suite 203 City: Red Bank State: NJ Zip: 07701
Email: DJordan@maserconsulting.com Phone: (732) 383-1950

Architect:
Address: City: State: Zip:
Email: Phone:

Owner's Name: ND XXXVII LLC
Address: 14 Upper Ames Avenue City: Ross State: CA Zip: 94957
Email: Phone:

**P20-08A PB Submission 10/6/21**

**General Development Plan**

**Address of Property:** 150 College Road West, Plainsboro, NJ

Applicant Interest in property (owner, lessee, etc.) lessee

When acquired December 2019

Tax Map Sheet 3 Block 303 Lot 2 Date filed with County Recorder December 24, 2019

- Is the property served by a public sewer system? Yes X No
- Is the property served by a public water system? Yes X No
- Is applicant willing to dedicate land for the widening of roads in compliance with the Township and/or County Master Plan? Yes NA No

Is the proposed use on a Municipal X, County       , or State        road?

Area of property 7.64 acres or 332,831 sq. ft. Frontage on an improved street 461 ft. No. of proposed lots NA

Present Zoning: PMUD Present Use of Property: Office building

Proposed Use of Property: Office building with ancillary photovoltaic solar panel system

Description of all present structures: Three (3) story office building and accessory at grade parking lot

Number of proposed Buildings One building to remain Floor area of all structures 71,451 sq. ft.

Percentage of coverage by buildings 7.15% Impervious coverage 51.0%

Has a subdivision previously been granted? Yes        No        Date August 16, 1999

Has a variance previously been granted? No Date       

Are there any existing or proposed covenants or deed restrictions on the property? Yes. A variable width electric and

Explain and phone easement, two 20 foot wide drainage easements; and one 15 foot wide telephone easement as shown on site plan.

- Is a variance requested? No
- Describe in detail section of zoning ordinance from which applicant seeks relief:

**III. PLANS**

Attach list of plans and exhibits submitted, indicating names, address, license #, and phone numbers of preparer. Site plan (3 sheets), prepared by Derek M. Jordan, P.E., License #GE46968, Maser Consulting, P.A. 331 Newman Springs Road, Suite 203, Red Bank, NJ 07701

**IV. CERTIFICATION**

I hereby certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the signatories of the above authorization. I further authorize Township Officials to inspect the site noted above.

Richard D. Schkolnick 8/24/20  
Signature of Owner's Attorney Date

Richard D. Schkolnick 8/24/20  
Signature of Applicant's Attorney Date

Sworn to and subscribed before me this 24<sup>th</sup> day of August 20 20.

[Signature]  
Notary

**KELLEY M. LERCH**  
NOTARY PUBLIC OF NEW JERSEY  
Comm. # 50063218  
My Commission Expires 6/28/2022

**AGREEMENT TO PAY FOR PROFESSIONAL REVIEW  
Plainsboro Township**

The undersigned, hereby agrees to pay for any professional review necessary for proposed application

Richard D. Schkolnick 8/24/20  
Applicant Name (Print) Date

[Signature] 8/24/20  
Applicant Signature (Attorney) Date



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**Form No. 6**

**APPLICANT'S DISCLOSURE STATEMENT  
(CORPORATION OR PARTNERSHIP)  
(Please Print Response)**

Corporations or partnerships applying to the Planning Board or Zoning Board of Adjustment for:

- A. Subdivisions with six (6) or more lots
- B. Site Plan for Commercial Purpose
- C. Variance to construct multi-dwelling units or twenty-five or more family units
- D. General Development Plan approval

must list the names and addresses of all persons, stockholders, or individual partners owning at least a ten (10) percent interest in the corporation, partnership, or other entity associated with this application below:

<b>Name</b>	<b>Address</b>
<i>Mobius Solar 1, LLC - Applicant</i>	
<i>Ariel Nessel</i>	<i>100% ownership</i>
	<i>9090 Stillman Street</i>
	<i>Dallas, TX 75243</i>



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Form No. 7

**AFFIDAVIT OF OWNERSHIP**

ND XXXVII LLC, attest that I/we reside at 14 Upper Ames  
(Property Owner/s)  
in the Town of Ross in the County of Marin, and State  
of CA that NDXXXVII LLC is/are the owners in fee of all that certain lot,  
(Property Owner/s)  
piece or parcel of land situated, lying and being in the Township of Plainsboro, New Jersey, and  
known and designated as Block(s) 303, Lot(s) 2.

*Richard S. Achobim*  
(Signature of Property Owner/s) Attorney for owners

Notary Seal

Sworn and subscribed before me this 24<sup>th</sup> day of August, 20 20.

*Kelley M. Lerch*  
(Signature of Notary)

KELLEY M. LERCH  
NOTARY PUBLIC OF NEW JERSEY  
Comm. # 50063218  
My Commission Expires 6/28/2022

**AUTHORIZATION**

(If anyone other than above owner is making this application, the following authorization must be executed).

Mobius Solar 1, LLC is hereby authorized to  
make the within application.

Dated: 8/24, 20 20. *Richard S. Achobim*  
(Owners/s to sign here)

*Attorney  
for Applicant  
& Owner*



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**Department of Planning and Zoning**  
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**Form No. 13**

**SITE PLAN CHECKLIST**

Mark each item below with an (X) Information is provided on site plan or  
(W) Waiver is requested for this item (attach a list identifying,  
briefly explaining and justifying each requested waiver)

- |   |   |
|---|---|
| <input type="checkbox"/> _x_ plans on proper size sheets  | W8_ building elevations, each side  |
| <input type="checkbox"/> _x_ scale of plat  | W9_ building material to be used  |
| <input type="checkbox"/> _x_ key map in relation to remainder of<br>municipality & land owner           | <input type="checkbox"/> _x_ indicate buildings to remain   |
| <input type="checkbox"/> _x_ plan certified by licensed architect or<br>engineer                        | <input type="checkbox"/> _x_ driveways  |
| <input type="checkbox"/> _x_ boundaries of tract, dimensions and<br>bearings                            | <input type="checkbox"/> _x_ proposed circulation plan  |
| <input type="checkbox"/> _x_ north arrow  | <input type="checkbox"/> _x_ curbs  |
| <input type="checkbox"/> _x_ date   | <input type="checkbox"/> _x_ aisles & lanes   |
| <input type="checkbox"/> _x_ zone district  | <input type="checkbox"/> _x_ fire lanes   |
| <input type="checkbox"/> _x_ existing & proposed streets  | <input type="checkbox"/> _x_ loading areas  |
| <input type="checkbox"/> _x_ street names   | <input type="checkbox"/> _x_ loading berths & docks   |
| W1_ existing contours at proper intervals   | <input type="checkbox"/> _x_ pedestrian walks   |
| W2_ proposed contours   | W10 facilities for movement and storage of<br>goods <input type="checkbox"/> _x_ location of exterior lighting                  |
| W3_ existing & proposed streams   | x location of exterior light stds, direction,<br>reflection, intensity of lighting on the tract<br>and within 100' of tract     |
| <input type="checkbox"/> _x_ existing & proposed easements  | W11_ cross sections of ___ streets ___ aisles<br>___lanes ___ driveways   |
| W4_ existing flood hazard elevations  | W12_ existing & proposed wooded areas   |
| <input type="checkbox"/> _x_ location of proposed buildings   | <input type="checkbox"/> _x_ buffer areas   |
| <input type="checkbox"/> _x_ location of existing building  | x landscape plan ___species, caliper &<br>location  |
| <input type="checkbox"/> _x_ location of proposed & existing signs                                      | planting ___ seeded areas ___sodded areas   |
| <input type="checkbox"/> _x_ total building coverage in acres   | W13_ grading  |
| <input type="checkbox"/> _x_ total building coverage in square feet                                     | W14_ retaining walls  |
| <input type="checkbox"/> _x_ percentage of lot covered by buildings                                     | x_ fencing  |
| <input type="checkbox"/> _x_ parking layout   | W15_ recreation areas   |
| W5_ total number of parking spaces  | <input type="checkbox"/> _x_ man-made improvements  |
| <input type="checkbox"/> _x_ dimensions of parking spaces   | W16_ location & grades & size of<br>proposed drain ___ sewer ___ water  |
| <input type="checkbox"/> _x_ dimensions of all building setbacks and<br>yards                           | W17_ type mat for drainage water & sewer _  |
| <input type="checkbox"/> _x_ size and height of proposed and existing<br>buildings or structures        | W18_ method of sewer disposal   |
| <input type="checkbox"/> _x_ building dimensions  | W19_ method of waste disposal and inc.  |
| W6_ size location, rendering of existing<br>and proposed signs on the tract and within 100'<br>of tract | W20_ percolation test & soil log, if applicable   |
| x_ written descriptions, see ordinance §85-36B.5  | x_ location, height direction of illumination,<br>power & type of proposed outdoor lighting<br>with photometric diagram on plan |
| W7_ floor plan  |   |

over →

## P20-08A PB Submission 10/6/21

- W21 architectural or historic sig of any existing building to remain or to be removed
- W22\_ earthwork balance (surplus/shortage)
- W23\_ soil type(s)
- W24\_ scale model of proposed development
- W25\_ traffic study, including but not limited to:
  - anticipated traffic volumes
  - capacity of existing and proposed roadway
  - traffic volume impact from other developments
  - roadway network problems e.g. unsafe intersections, turns, grades
  - need for traffic signals and other improvements
- W26\_ photographs of any unusual topographic, environmental, historic or physical aspect
- location of all structures with all setbacks, heights, yards, and floor area ratios, and finished floor evaluations
- sketches, plans and photographs of other known similar developments
- W27\_ common open space including acreage calculations and proposed recreation facilities
- section or staging plan
- W28\_ conformance to preliminary plan
- W29\_ detailed soil erosion and sediment control plan
- W30\_ detailed architectural and engineering data
- W31\_ architect's ground floor or other floor plans
- W32\_ illustrations of any signs visible to the public
- all taxes paid
- W33\_ environmental impact assessment per §20-10 of the Township Code
- 200 foot property search list – obtain from Tax Assessor's Office



## P20-08A PB Submission 10/6/21

Engineers  
Planners  
Surveyors  
Landscape Architects  
Environmental Scientists

Corporate Headquarters  
331 Newman Springs Road, Suite 203  
Red Bank, NJ 07701  
T: 732.383.1950  
F: 732.383.1984  
www.maserconsulting.com

September 24, 2020

Richard S. Schkolnick, Partner  
Brown Moskowitz & Kallen, P.C.  
180 River Road  
Summit, NJ 07901

Re: 150 College Road West – Solar  
Minor Site Plan  
MC Project No. 20000951P

Dear Mr. Schkolnick:

As part of the above referenced Minor Site Plan application, we are requesting waivers from the Site Plan Checklist. Below is a brief explanation of each of the waivers from the Site Plan Checklist (Form 13).

**W1 - Existing Contours At Proper Intervals:** There is no grading or drainage changes proposed as part of this application, as such there is no need to display the existing contours.

**W2 - Proposed Contours:** There are no proposed grading changes as part of this application, and thus there are no proposed contours to show.

**W3 - Existing and Proposed Streams:** There are no existing or proposed streams on this site.

**W4 - Existing Flood Hazard Elevations:** There are no flood hazard areas on this site.

**W5 - Total Number of Parking Spaces:** There are no proposed changes to the number of parking spaces on this site, additionally there are no proposed improvements that would impact the number of required parking spaces.

**W6 - Size, Location and rendering of existing and proposed signs:** No proposed changes to any of the site signage is part of this application, and there are no proposed signage as part of this application.

**W7 - Floor Plan:** There are no proposed buildings as part of this application.

**W8 - Building Elevations:** There are no proposed buildings as part of this application.

**W9 - Building Material:** There are no proposed buildings as part of this application.

**W10 - Facilities for Movement and Storage of goods:** There are no proposed facilities for the movement and storage of good proposed as part of this application.

**W11 - Cross sections of streets:** There are no proposed streets or proposed changes to any of the existing streets as part of this application.



**W12 - Existing and Proposed Wooded Areas:** There are no propped impacts to any wooded areas as part of this site plan.

**W13 - Grading:** There is no proposed grading as part of this site plan.

**W14 - Retaining Walls:** There are no proposed retaining walls as part of this plan.

**W15 - Recreation Areas:** There are no recreation areas proposed or impacted by this site plan.

**W16 - Location and Grades of proposed drain sewer and water:** There is no proposed drain sewer or water lines as part of this site plan.

**W17 - Type Material for Drain Sewer and Water:** There is no proposed drain sewer or water lines as part of this project.

**W18 - Method of Sewer Disposal:** There is no proposed changes to the method of sewer disposal.

**W19 – Method of Waste Disposal:** There is no proposed change to the method of waste disposal as part of this application.

**W20 - Percolation tests and soil log:** There is no proposed infiltration systems as part of this application, and no proposed changes to the stormwater management currently in place.

**W21 - Architectural or historical significance:** There is no proposed changes to any existing building.

**W22 - Earthwork balance:** There is no proposed earthwork as part of this application.

**W23 - Soil Types:** There is no proposed grading, earthwork, or stormwater management proposed that requires the need to determine the soil type.

**W24 - Scale Model of proposed development:** This is a minor site plan for the installation of rooftop, ground mounted and solar canopies, a scale model of the development is not needed.

**W25 - Traffic Study:** There are no proposed changes to any roads or circulation drives and no proposed improvements that would impact the anticipated amount of traffic on the site.

**W26 - Photographs of any unusual site aspects:** There are no unusual site features on this property.

**W27 - Common Open Space:** There is no common open space proposed or impacted as part of this site plan.

**W28 - Conformance to preliminary plan:** This is a minor site plan, there is no preliminary plan.

**W29 - Soil Erosion Plan:** There is no earthwork proposed as part of this project and thus no soil erosion plan required.

**W30 - Detailed architectural and engineering data:** There are no buildings proposed as part of this project.

**W31 - Architectural floor plans:** There are no building proposed as part of this project.

**W32 - Illustrations of any signs:** There are no signs proposed as part of this application.





**P20-08A PB Submission 10/6/21**

Richard S. Schkolnick, Partner

MC Project No. 20000951P

September 24, 2020

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**W33 - Environmental Impact:** There is no major impact to the environment which would trigger the need for an Environmental Impact Report.

Should you have any questions, or require additional information, please do not hesitate to contact me.

Very truly yours,

MASER CONSULTING, INC.

A handwritten signature in blue ink, appearing to read 'Derek Jordan'.

Derek Jordan, P.E.  
Associate

DJ/dm

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**RIDER TO APPLICATION**

**MOBIUS SOLAR 1, LLC SOLAR INSTALLATION**

**TOWNSHIP OF PLAINSBORO PLANNING BOARD**

**Block 303 Lot 2**

**(revised August 11, 2021)**

Mobius Solar I, LLC is applying for minor site plan approval for the construction of a photovoltaic solar system on the site of an existing office building located at 150 College Road West. The site is located in the PMUD (Planned United Development) Zone on the east side of College Road West with frontage also along Route 1.

The total system size will be approximately 648 kW consisting of 1,728 panels mounted on 5 different solar arrays. Please note that the 2 solar arrays that are located on the east side of the parking lot require utility approval as they are located in a utility easement. Upon approval from the associated utility companies, we will construct these two arrays. The carport structures will have a minimum clearance of 14'6" with a maximum height of 20'9" and will be supported by columns located in the center of the array.

Light poles that are within the area of the proposed carports will be removed while some existing light poles will be adjusted and/or relocated. Adequate lighting is proposed under the carport structures and maintained throughout the parking lot and pedestrian walkways. The solar carports will be connected via underground conduit to an inverter at the southerly end of the easterly carport structure and brought to the main switchboard in the electrical room located on the easterly side of the building. From the equipment pad, the solar array system will be connected to the building's existing electrical room again with an underground conduit. The "roof" of the solar carport will be constructed at an angle to allow for rain and snow to drain without collecting on the panels. There are several trees on the site that will be required to be removed to accommodate the carport structure. A landscape plan has been prepared to depict the trees being removed along with the required replacement trees.

The applicant submits a minor site plan prepared by Colliers Engineering (formerly Maser Consulting) which depicts the location of the proposed solar installations. The applicant shall provide testimony of Derek Jordan, P.E. in support of the proposal. We are not aware of any variances that are required for this application but will seek any variance, design waiver or other relief as may be required by the Planning Board in conjunction with its review of this application.