



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: Safari Energy LLC

Address: 1407 Broadway, 24th Floor City: New York State: NY Zip: 10018

Email: sfeldman@safarienergy.com Phone: 203-915-0830

Applicant's Attorney: Ryan P. Kennedy, Esq. Stevens & Lee, PC

Address: 100 Lenox Drive, Suite 200 City: Lawrenceville State: NJ Zip: 08648

Email: ryan.kennedy@stevenslee.com Phone: 609-243-6424

Contact Person: c/o attorney Ryan P. Kennedy, Esq.

Address: City: State: Zip:

Email: Phone:

Engineer/Surveyor: Van Note-Harvey Associates Ralph Petrella

Address: 103 College Road East City: Princeton State: NJ Zip: 08540

Email: rpetrella@vannoteharvey.com Phone: 609-987-2323

Architect:

Address: City: State: Zip:

Email: Phone:

Owner's Name: TGA 600 College Road LLC (ground lessee for lot 10, owner of lot 11)

Address: c/o 650 College Road East, Suite 1100 City: Princeton State: NJ Zip: 08450

Email: Phone:

Minor Site Plan

Address of Property: 600 and 650 College Road East

Applicant Interest in property (owner, lessee, etc.) lessee/solar provider

When acquired Lot 11 - November 1, 2016

Tax Map Sheet 7 Block 701 Lot 10 & 11 Date filed with County Recorder Lot 11 1/13/2017

- 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 No

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

Area of property ^{Lot 10 21.358} Lot 11 12.78 acres or sq. ft. Frontage on an improved street ^{+/- 1600} ft. No. of proposed lots N/A

Present Zoning: PMUD Present Use of Property: Commercial Office Buildings

Proposed Use of Property: same as current use, with solar canopy

Description of all present structures: Each lot contains an existing commercial office building with related improvements

Number of proposed Buildings N/A Floor area of all structures ^{Lot 10 footprint +/- 60,300} Lot 11 footprint +/- 48,700 sq. ft.

Percentage of coverage by buildings ^{Lot 10 +/- 6.5%} Lot 11 +/- 8.7% Impervious coverage ^{Lot 10 +104.5 SF of coverage} Lot 11 + 120.2 SF of coverage

Has a subdivision previously been granted? X Date

Has a variance previously been granted? Date

Are there any existing or proposed covenants or deed restrictions on the property? Yes

Explain property is part of existing developed office part subject to Princeton University declaration of restrictions

- Is a variance requested?
- 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. see attached

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.

Safari Energy, LLC by Aspen Power Partners, authorized member

Signature of Owner _____ Date _____ Signature of Applicant [Signature] Date 12/13/22
 TGA 600 College Road LLC c/o Cushman & Wakefield (owner/ground lessee)
 Sworn to and subscribed before me this _____ day of _____, 20____.

[Signature]
Notary

GLORIA DELORES BISSESSAR
 Notary Public, State of New York
 Registration #01B16252627
 Qualified In Kings County
 Commission Expires Dec. 12, 2022

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

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

By: Aspen Power Partners, authorized member

Safari Energy, LLC _____
 Applicant Name (Print) _____ Date _____ Applicant Signature [Signature] Date 12/13/22
 Scott Delaney, COO

PLANNING/ZONING BOARDS
(continued)

Safari Energy LLC
Minor Site Plan

List of included plans, reports, exhibits and preparers:

Van Note-Harvey Associates, Inc.

Engineers Planners Land Surveyors Environmental Consultants

103 College Road East, 3rd Floor

Princeton, NJ 08540

Phone 609-987-2323

PurePower Engineering

111 River Street, Suite 1110

Hoboken, NJ 07030

Phone 201-687-9975

Sheet	Description
CVR	Cover sheet
VIC	Vicinity Plan & Key Map
CE-1	Overall Site Plan
CE-2	Site Engineering Plan 600 College Road
CE-3	Site Engineering Plan 650 College Road
CE-4	Site Circulation Plan 600 College Road
CE-5	Site Circulation Plan 650 College Road
CE-6	Soil Erosion and Sediment Control Plan 600 College Road
CE-7	Soil Erosion and Sediment Control Plan 650 College Road
CE-8	Soil Erosion and Sediment Control Notes
CE-9	Soil Erosion and Sediment Control Details
CE-10	Construction Details
LS-1	Site Landscape Plan
1	Existing Conditions Plan 600 College Road
1	Existing Conditions Plan 650 College Road
G100	Site Plan
E151	Photometrics Plan

Engineering Report

Minor Site Plan

Address of Property: 600 and 650 College Road East

Applicant Interest in property (owner, lessee, etc.) lessee/solar provider

When acquired Lot 11 - November 1, 2016

Tax Map Sheet 7 Block 701 Lot 10 & 11 Date filed with County Recorder Lot 11 1/13/2017

- 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 _____ No _____

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

Area of property _____ acres or _____ sq. ft. Frontage on an improved street _____ ft. No. of proposed lots N/A

Present Zoning: PMUD Present Use of Property: Commercial Office Buildings

Proposed Use of Property: same as current use, with solar canopy

Description of all present structures: _____

Number of proposed Buildings N/A Floor area of all structures _____ sq. ft.

Percentage of coverage by buildings _____ Impervious coverage _____

Has a subdivision previously been granted? X Date _____

Has a variance previously been granted? _____ Date _____

Are there any existing or proposed covenants or deed restrictions on the property? Yes

Explain property is part of existing developed office part subject to Princeton University declaration of restrictions

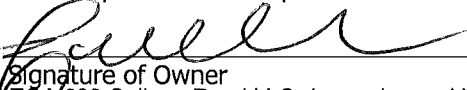
- Is a variance requested? _____
- Describe in detail section of zoning ordinance from which applicant seeks relief: _____

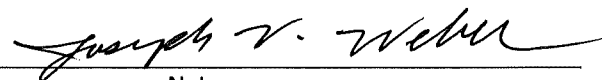
III. PLANS

Attach list of plans and exhibits submitted, indicating names, address, license #, and phone numbers of preparer. see attached

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.

 _____ Date _____ Signature of Applicant _____ Date _____
 Signature of Owner _____ Date _____ Signature of Applicant _____ Date _____
 TGA 600 College Road LLC (owner/ground lessee)
 Sworn to and subscribed before me this 01ST day of NOVEMBER 2022.



 Notary

JOSEPH V WEBER
 Notary Public, State of New York
 Registration No. 01WE6375325
 Qualified in Kings County
 Commission Expires May 14, 2026

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

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

_____ Date _____ Applicant Signature _____ Date _____
 Applicant Name (Print) Date Applicant Signature Date



TOWNSHIP OF PLAINSBORO
Department of Planning and Zoning
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Form No. 7

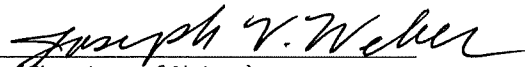
AFFIDAVIT OF OWNERSHIP

_____, attest that I/we reside at c/o Cushman & Wakefield 650 College Road, Suite 1100
(Property Owner/s)
in the township _____ of Princeton in the County of Mercer, and State
of New Jersey that TGA 600 College Road LLC is/are the owners in fee of all that certain lot,
(Property Owner/s) and/or ground lessee
piece or parcel of land situated, lying and being in the Township of Plainsboro, New Jersey, and
known and designated as Block(s) 701, Lot(s) 11/10.


(Signature of Property Owner/s)

Notary Seal

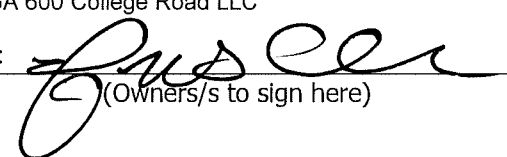
Sworn and subscribed before me this 19 day of December, 2022.


(Signature of Notary)

AUTHORIZATION

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

Safari Energy LLC is hereby authorized to
make the within application.

Dated: 12/19, 2022 By: 
(Owners/s to sign here)

JOSEPH V WEBER
Notary Public, State of New York
Registration No. 01WE6375325
Qualified In Kings County
Commission Expires May 14, 2026



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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:

Name	Address
<i>See Attached</i>	

Form No. 6

File No. _____

APPLICANT'S DISCLOSURE STATEMENT
Safari Energy LLC
Minor Site Plan

SAFARI ENERGY CONSTRUCTION, LLC (1407 Broadway 24th Fl, New York, NY 10018).
PPL Safari Holdings, LLC (1407 Broadway 24th Fl, New York, NY 10018).
Aspen Power Services, LLC (100 Crescent Ct., Suite 700, Dallas, TX 75201)



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Form No. 7

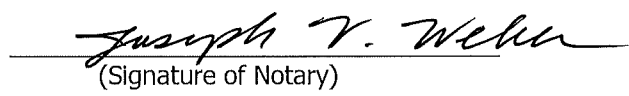
AFFIDAVIT OF OWNERSHIP

_____, attest that I/we reside at c/o Cushman & Wakefield 650 College Road, Suite 1100
(Property Owner/s)
in the township _____ of Princeton in the County of Mercer, and State
of New Jersey that TGA 600 College Road LLC is/are the owners in fee of all that certain lot,
(Property Owner/s) and/or ground lessee
piece or parcel of land situated, lying and being in the Township of Plainsboro, New Jersey, and
known and designated as Block(s) 701, Lot(s) 11/10.


(Signature of Property Owner/s)

Notary Seal

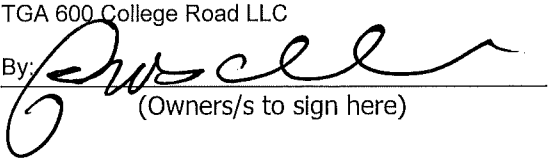
Sworn and subscribed before me this 19 day of December, 20 22.


(Signature of Notary)

AUTHORIZATION

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

Safari Energy LLC is hereby authorized to
make the within application.

Dated: 12/19, 20 22 By: 
(Owners/s to sign here)

JOSEPH V WEBER
Notary Public, State of New York
Registration No. 01WE6375325
Qualified in Kings County
Commission Expires May 14, 2026



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Form No. 7

AFFIDAVIT OF OWNERSHIP

TGA 600 COLLEGE ROAD LLC
(GROUND LESSEE FOR LOT 10, OWNER OF LOT 11)
I, TGA 600 College Road LLC, attest that I/we reside at c/o Cushman & Wakefield 650 College Road, Suite 1100
(Property Owner/s)

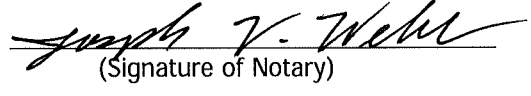
in the township _____ of Princeton in the County of Mercer, and State

of New Jersey that TGA 600 College Road LLC is/are the owners in fee of all that certain lot,
(Property Owner/s) and/or ground lessee
piece or parcel of land situated, lying and being in the Township of Plainsboro, New Jersey, and
known and designated as Block(s) 701, Lot(s) 11/10.


(Signature of Property Owner/s)

Notary Seal

Sworn and subscribed before me this 1st day of NOVEMBER 2022.


(Signature of Notary)

JOSEPH V. WEBER
Notary Public, State of New York
Registration No. 01WE6375325
Qualified in Kings County
Commission Expires May 14, 2026

AUTHORIZATION

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

Safari Energy LLC is hereby authorized to
make the within application.

Dated: _____, 20_____. _____
(Owners/s to sign here)



TOWNSHIP OF PLAINSBORO
Department of Planning and Zoning
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Form No. 7

AFFIDAVIT OF OWNERSHIP

TGA 600 COLLEGE ROAD LLC,
(GROUND LESSEE FOR LOT 10, OWNER
OF LOT 11)

_____ , attest that I/we reside at c/o Cushman & Wakefield 650 College Road, Suite 1100
(Property Owner/s)
in the township _____ of Princeton in the County of Mercer , and State
of New Jersey that TGA 600 College Road LLC is/are the owners in fee of all that certain lot,
(Property Owner/s) and/or ground lessee
piece or parcel of land situated, lying and being in the Township of Plainsboro, New Jersey, and
known and designated as Block(s) 701 , Lot(s) 11/10 .

(Signature of Property Owner/s)

Notary Seal

Sworn and subscribed before me this 4th day of NOVEMBER, 2022.

(Signature of Notary)

JOSEPH V WEBER
Notary Public, State of New York
Registration No. 01WE6375325
Qualified in Kings County
Commission Expires May 14, 2026

AUTHORIZATION

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

Safari Energy LLC is hereby authorized to
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Dated: _____, 20_____. _____
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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 checked="" type="checkbox"/> plans on proper size sheets | <input checked="" type="checkbox"/> building elevations, each side |
| <input checked="" type="checkbox"/> scale of plat | <input checked="" type="checkbox"/> building material to be used |
| <input checked="" type="checkbox"/> key map in relation to remainder of municipality & land owner | <input checked="" type="checkbox"/> indicate buildings to remain |
| <input checked="" type="checkbox"/> plan certified by licensed architect or engineer | <input checked="" type="checkbox"/> driveways |
| <input checked="" type="checkbox"/> boundaries of tract, dimensions and bearings | <input checked="" type="checkbox"/> proposed circulation plan |
| <input checked="" type="checkbox"/> north arrow | <input checked="" type="checkbox"/> curbs |
| <input checked="" type="checkbox"/> date | <input checked="" type="checkbox"/> aisles & lanes |
| <input checked="" type="checkbox"/> zone district | <input checked="" type="checkbox"/> fire lanes |
| <input checked="" type="checkbox"/> existing & proposed streets | <input checked="" type="checkbox"/> loading areas |
| <input checked="" type="checkbox"/> street names | <input checked="" type="checkbox"/> loading berths & docks |
| <input checked="" type="checkbox"/> existing contours at proper intervals | <input checked="" type="checkbox"/> pedestrian walks |
| <input checked="" type="checkbox"/> proposed contours | <input checked="" type="checkbox"/> facilities for movement and storage of goods |
| <input type="checkbox"/> W1 existing & proposed streams | <input checked="" type="checkbox"/> location of exterior lighting |
| <input checked="" type="checkbox"/> existing & proposed easements | <input checked="" type="checkbox"/> location of exterior light standards, direction, reflection, intensity of lighting on the tract and within 100' of tract |
| <input type="checkbox"/> W2 existing flood hazard elevations | <input type="checkbox"/> W5 cross sections of ___ streets ___ aisles ___ lanes ___ driveways |
| <input checked="" type="checkbox"/> location of proposed buildings | <input checked="" type="checkbox"/> existing & proposed wooded areas |
| <input checked="" type="checkbox"/> location of existing building | <input checked="" type="checkbox"/> buffer areas |
| <input checked="" type="checkbox"/> location of proposed & existing signs | <input checked="" type="checkbox"/> landscape plan ___ species, caliper & location planting ___ seeded areas ___ sodded areas ___ grading |
| <input checked="" type="checkbox"/> total building coverage in acres | <input type="checkbox"/> W6 retaining walls |
| <input checked="" type="checkbox"/> total building coverage in square feet | <input type="checkbox"/> W7 fencing |
| <input checked="" type="checkbox"/> percentage of lot covered by buildings | <input type="checkbox"/> W8 recreation areas |
| <input checked="" type="checkbox"/> parking layout | <input checked="" type="checkbox"/> man-made improvements |
| <input checked="" type="checkbox"/> total number of parking spaces | <input type="checkbox"/> W9 location & grades & size of proposed ___ drain ___ sewer ___ water |
| <input checked="" type="checkbox"/> dimensions of parking spaces | <input type="checkbox"/> W10 type material for drainage water & sewer |
| <input checked="" type="checkbox"/> dimensions of all building setbacks and yards | <input type="checkbox"/> W11 method of sewer disposal |
| <input checked="" type="checkbox"/> size and height of proposed and existing buildings or structures | <input type="checkbox"/> W12 method of waste disposal and incineration |
| <input checked="" type="checkbox"/> building dimensions | <input type="checkbox"/> W13 percolation test & soil log, if applicable |
| <input type="checkbox"/> W3 size location, rendering of existing and proposed signs on the tract and within 100' of tract | <input checked="" type="checkbox"/> location, height direction of illumination, power & type of proposed outdoor lighting with photometric diagram on plan |
| <input checked="" type="checkbox"/> written descriptions, see ordinance §85-36B.5 | |
| <input type="checkbox"/> W4 floor plan | |

over →

W14 architectural or historic significance of any existing building to remain or to be removed

earthwork balance (surplus/shortage)

soil type(s)

scale model of proposed development

W15 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

W16 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

W17 common open space including acreage calculations and proposed recreation facilities

W18 section or staging plan

conformance to preliminary plan

detailed soil erosion and sediment control plan

detailed architectural and engineering data

W19 architect's ground floor or other floor plans

illustrations of any signs visible to the public

all taxes paid

W20 environmental impact assessment per §20-10 of the Township Code

200 foot property search list – obtain from Tax Assessor's Office

**PLANNING/ZONING BOARDS
SITE PLAN REVIEW CHECK LIST
(continued)**

**Safari Energy LLC
Minor Site Plan**

Listed below are the checklist items for which a waiver is requested:

Waivers Request List

- W1 – There are no streams on site.
- W2 – There are no Flood Hazard areas on site.
- W3 – There are no proposed signs for the project
- W4 – N/A no new building proposed
- W5 – There are no proposed drives, aisles, or lanes nor are there any proposed modifications to existing drives, aisles, and lanes.
- W6 – N/A, retaining walls are not proposed.
- W7 – N/A, fencing is not proposed.
- W8 – N/A, recreation areas are not proposed
- W9 – N/A, no new drains, sewer, water are proposed
- W10 – N/A, no new drainage water & sewer proposed
- W11 – N/A, no new sewer disposal proposed
- W12 – N/A no new waste disposal proposed.
- W13 – N/A No septic system proposed
- W14 – N/A No Historic or Architectural significance of existing buildings.
- W15 – N/A, This is an existing developed site that will not generate additional traffic.
- W16 – N/A, no unusual topographic, environmental, historical, or physical aspects occur on the project site
- W17 – N/A, no commons space or recreation areas are proposed on-site.
- W18 – A deferral is requested, a hauling/staging plan will be provided at the time of construction by the contractor.
- W19 – N/A, no new building proposed.
- W20 – N/A, This is a developed site and there will be no negative environmental impacts. Installation of Solar Panels has been deemed a benefit to the environment