

Township of Edison
100 Municipal Blvd.
Edison, NJ 08817

☒ Planning Board
Zoning Board

Deemed Complete:

Date:

Type of Application:

☒ MINOR SUBDIVISION
☐ PRELIMINARY SUBDIVISION
☐ FINAL SUBDIVISION
☐ SITE PLAN (PRELIMINARY)
☐ SITE PLAN (FINAL)
☐ CONDITION USE



Fee Paid

Date

Application #

P5232

ORIGINAL

1. APPLICANTS NAME: Pagoda Homes, LLC
APPLICANTS ADDRESS 33 Wood Ave S, Suite 600
CITY: ISELIN STATE: NJ ZIP CODE: 08830

1.A NAME OF DEVELOPMENT: Minor Subdivision Block 593D, Lots 1-5
2. NAME OF PRESENT OWNER: Pagoda Homes, LLC
ADDRESS: 33 Wood Ave S, Suite 600
CITY: ISELIN STATE: NJ ZIP CODE: 08830

3. IS APPLICANT A: ☒ CORPORATION ☐ PARTNERSHIP ☐ INDIVIDUAL

4. INTEREST OF APPLICANT IF OTHER THAN OWNER:

5. LOCATION OF SUBDIVISION/SITE (STREET): Plainfield between Broad & Manor

6. BLOCK # 593-D LOT # 1-5 ZONE: RB

7. PRESENT USE OF PROPERTY: Single Family Residential

8. PROPOSED USE OF PROPERTY: Single Family Residential

9. DESCRIPTION OF PROPOSED STRUCTURES OR CHANGES IN EXISTING STRUCTURES:

Proposed 2 to 2.5 story single family residential

10. IF A WAREHOUSE, PLEASE LIST ITEMS TO BE STORE: N/A

IF MANUFACTURING, PLEASE ATTACHED A DESCRIPTION OF RAW MATERIALS TO BE USED,
PROCESS OF MANUFACTURING AND FINISHED PRODUCT.

11. ARE THERE ANY EASEMENTS OR SPECIAL COVENANTS BY DEED INVOLVED IN THIS APPLICATION:
YES ☒ NO ☐ IF YES, PLEASE ATTACHED A COPY. Sight Triangle to Middlesex County

12. PERSON PREPARING PLANS:

NAME: WSB engineering group, p.a. ADDRESS: 1018 Schenck's mill Lane Road, Toms River, New Jersey 08753
EMAIL: frank@wsbeng.net PHONE: 732 244-7227 FAX: 732 608-8940

13. PLEASE ATTACH A COPY OF PROPERTY OWNERS WITHIN 200' OF LOCATION.

14. CAN SEWAGE BE DISPOSED OF BY CONNECTION WITH AN EXISTING MUNICIPAL SEWER:
YES ☒ NO ☐ IN NO, HOW DO YOU PROPOSED TO DISPOSE OF SEWAGE:

15. IS A USE VARIANCE REQUIRED: YES ☐ NO ☒

16. HAVE THERE BEEN ANY PREVIOUS BOARD OF ADJUSTMENT OR PLANNING BOARD HEARING INVOLVING THIS PROPERTY: YES ☐ NO ☒

17. DRAFT AFFORDABLE HOUSING PLAN-MUST BE SUBMITTED WITH APPLICATION

ZONING BOARD: _____ PLANNING BOARD: _____ DATE: _____

SUBDIVISIONS ONLY:

Number of proposed lots: 3

Area of Entire Tract: 0.77 acres

Portion being subdivided: 0.77 acres

Sell Lots Only: Yes ☒ No: ☒ If yes, the estimated unit price: _____

Constructed houses for sale: Yes ☒ No ☒ If yes, estimated unit price: _____

SITE PLAN ONLY:

Land Area: _____

Acreage: _____ Square Feet: _____

Building Area: _____

Square Feet: _____

Percentage of building coverage of land: _____

If townhouses or apartments: Number of units: _____ 1 Bedroom

Number of units: _____ 2 Bedrooms

Number of units: _____ 3 Bedrooms

Number of units: _____ 4 Bedrooms

Parking spaces required: _____

Parking spaces provided: _____

I certify that the foregoing statement made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment for Contempt in Court.

Signature of Applicant: _____

Kim Hoang, Pagoda Homes, LLC

Signature of Owner: _____

THIS 24 DAY OF JANUARY, 2021

Margaret A. Wallete

NOTARY PUBLIC

*Corporations must be represented by NJ Attorney

APPLICANT'S ATTORNEY: Steven Tripp, Esq.

FIRM NAME: Wilentz, Goldman & Spitzer

ADDRESS: 90 Woodbridge Center Drive, Woodbridge, NJ 07095

PHONE: _____ FAX: _____

AUTHORIZATION OF SIGNATURE *If applicant is a corporation

THIS WILL CERTIFY THAT _____

CORPORATION NAME AND ADDRESS: _____

EDISON HAS BEEN AUTHORIZED BY THIS CORPORATION TO DO SO.

ATTEST: _____ SIGNATURE OF OFFICER: _____

WITNESS

MARGARET A. WALLETE
NOTARY PUBLIC OF NEW JERSEY
Comm. # 2189769
My Commission Expires 5/24/2021

STOCKHOLDERS OR INDIVIDUAL PARTNERS OF ANY OF THE ABOVE COMPANIES SHALL NOT BE ENTITLED TO VOTE AT LEAST 10% OF THE INTEREST IN THE PARTNERSHIP, AS THE CASE MAY BE.

Edison, NJ 08820

NAME _____
ADDRESS _____

NAME	ADDRESS

TOWNSHIP OF EDISON

CHECK LIST FOR MINOR SUBDIVISION SUBMITTAL

Plats shall be no larger than 24" X 36" and must be folded. The plans shall be based on Tax Map information or some other similar accurate base; shall be to scale (preferably not more than one hundred (100) feet to the inch), that the entire tract which in whole or in part comprises the land to be subdivided can be shown on one (1) sheet and shall show or include the following information:

1. A key map showing the location of the tract to be subdivided with reference to surrounding areas and existing street intersections.

2. The location of the tract to be subdivided in relation to any larger tract of which it is a part.

3. The names and addresses of the owner or person subdividing, names of the owners of all contiguous land as shown by the most recent municipal tax records and the name and license number of the person(s) preparing the plan.

4. Existing and proposed elevations based on the United States Geological Survey system to show the natural slope and drainage of the land; high and low points.

5. All existing streets and streams within the proposed subdivisions. All plans shall show existing and proposed improvements (curbs, gutters, pavements, water and sewer lines, etc.) within all adjacent streets.

6. The location, size and use of existing buildings, the boundaries and nature of wooded areas and the location of extensive rock formations within the proposed subdivision and within two hundred (200) feet of the boundaries thereof. All plans shall state the existing and proposed use of the land.

7. The layout of the proposed subdivision. All proposed lot lines shall be dimensioned to the nearest tenth of a foot and bearing of all lines shown.

8. The general system of drainage of the subdivision and any larger tract of which it is a part of, together with full information as to the final disposal of surface drainage.

9. A copy of any covenants, deed restrictions, prior resolutions or exceptions that are intended to cover all or any part of the tract shall be shown.

10. Tax Sheet, block and lot numbers.

11. Date, North point and scale.

12. A Woodlands Management Plan shall be submitted in accordance with the Ordinance.

COMPLETES

X

N/A

X

X

X

X

X

X

X

X

X

X

ORIGINAL

CERTIFICATION THAT THE AFOREMENTIONED ITEMS ARE INCLUDED IN THE PLANS
SUBMITTED:

Applicant: Print Name _____ Kim Hoang, Pagoda Homes, LLC _____
Signature _____
Date: 1/26/21

Attorney: Print Name _____ Steven Tripp, Esq., Wilentz Goldman & Spitzer _____
Signature _____
Date: _____

Engineer: Print Name _____ Frank J. Baer, Jr., P.E., P.P., WSB engineering group, P.A. _____
Signature _____
Date: 1/27/21

BOARD SECRETARY: _____
DATE RECEIVED: _____



75 Bayard Street, New Brunswick, NJ 08901
Phone: 732-745-3812 | Fax: 732-745-8443
www.middlesexcountynj.gov

No construction shall occur in the County right-of-way until the performance guarantee has been submitted and a road opening permit has been obtained from the County Office of Public Works.

The performance guarantee is in the amount of \$31,564.63 and shall be submitted for acceptance by the County Commissioners and in a form acceptable by County Counsel to guarantee those improvements proposed along the right-of-way of Plainfield Road County Route # 531 and returnable upon the satisfactory completion of said improvements. The performance guarantee shall be submitted in the form of a certified check, Bank Check, or bond. If the form of the guarantee is a bond, a minimum of 10% of the performance guarantee must be submitted in the form of a Certified Check or Bank Check made payable to "Treasurer - Middlesex County" and accompanied by the bond. The bond must be completed by a certified bonding company. Enclosed with this letter is an example of the bond format. In addition, if a bond is submitted, an individual or corporate acknowledgment, as appropriate, must be executed and attached to the bond. The Applicant or Owner [not the Contractor] must supply the performance guarantee and a W-9 Form.

Please be advised that a performance guarantee has been determined with regard to the minor subdivision plans entitled, "Development Plan, Tax Lots 1 - 5, Block 593-D, as shown on the Edison Tax Map Sheet #144, Tract containing: 33,780 SF (0.77 Acs), Street Address: #Broad Avenue and Manor Boulevard, Edison Township, Middlesex County, New Jersey", prepared by Morgan Engineering & Surveying, LLC, dated September 20, 2019 with revisions through June 12, 2023, and consisting of 2 sheets.

Dear Applicant:

RE: Site Plan Application
231 & 225 Plainfield Road
Block 593.04, Lot 1.01 & 3.01
Planning Board File #SUB-83

Kim Hoang
Pagoda Homes, LLC
33 Wood Avenue South, Suite 60
Iselin, NJ 08830

July 3, 2023

DEPARTMENT OF TRANSPORTATION
Office of Planning

MIDDLESEX
COUNTY • N J

Ronald G. Rios
County Commissioner Director
Shanti Narra
County Commissioner Deputy Director
Claribel A. Azcona-Barber
Charles Kenny
Leslie Koppel
Chanelle Scott McCullum
Charles E. Tomaro
County Commissioners

Charles Kenny
Chairperson,
Transportation
Committee
John A. Pulomona
County Administrator
Khail Anjum
Department Head
Linda B. Weber, AICP, PP
Interim Planning Director

ORIGINAL

The above performance guarantee is for the attached cost estimate dated June 7, 2023 and prepared by Morgan Engineering & Surveying, LLC.

(If posted as Certified Check or Bank Check)

TOTAL PERFORMANCE GUARANTEE

\$31,564.63

Or

(If posted as a Bond)

10% Certified Check/Bank Check Amount

\$ 3,156.46

90% Bond Amount

\$ 28,408.17

Once a performance guarantee has been submitted and accepted, no substitutions will be considered.

"When Ownership is transferred on this project, the Seller is required to notify this office within 30 days of said transfer of property, subject to the provisions of N.J.S.A. 40:55D-53c, posting a replacement performance guarantee subject to the same terms and conditions. Failure to do so may result in the imposition of penalties and relief set forth in N.J.S.A. 40:55D-55".

The applicant shall be responsible for all cost associated with installing adequate drainage improvements which meet the standards set forth in Section 10-7.9 of the Middlesex County Land Subdivision Resolution and Section 11-7.11 of the Middlesex County Site Plan Review Resolution. In the event that the drainage system(s) prove to be insufficient, the applicant shall be placed on notice, and they shall be required to improve or replace said system at their own cost and expense.

These improvements shall be completed by the earlier of the two following dates: 1) two (2) years from the receipt by this Board of an acceptable performance guarantee; and 2) the date upon which municipal improvements are required to be completed.

Upon completion of the above improvements, the applicant shall submit an application for Release of the Performance Guarantee which will initiate an inspection of said improvements. Upon the satisfactory completion of the improvements, the County will process the release of the performance guarantee.

Sincerely,

Julio Mora

Senior Planner



Pagoda Homes, LLC
Performance Guarantee Letter
July 3, 2023
Planning Board File # SUB-83

cc: Khalid Anjum, Department Head, Department of Transportation, Middlesex County
Linda Weber, AICP, PP, Interim Planning Director, Middlesex County Office of Planning
Mrunali Shah, Senior Engineer, Office of Engineering, Middlesex County
Michelle Seale, Permit Clerk, Office of Public Works, Middlesex County
Hank Bignell, Interim Director - Planning Office & Planner Consultant, Edison Township
Rachel Ruggiero, Zoning Board Secretary, Edison Township
Cassandra Augustine, Planning Board Secretary, Edison Township
Mathew Wilder, Morgan Engineering & Surveying, LLC, Applicant's Engineer
Alyssa Altman, Morgan Engineering & Surveying, LLC, Applicant's Engineer
Pilar Kwiatkowski, Wilentz, Goldman & Spitzer, P.A., Applicant's Attorney
Steve Tripp, Wilentz, Goldman & Spitzer, P.A., Applicant's Attorney
File

Attachments: "Engineer's Cost Estimate, 231 Plainfield Road, (Plainfield Road County Right of Way), Tax Lot
1-5, Block 593-D, Edison Township, Middlesex County, New Jersey", prepared by Morgan
Engineering & Surveying, LLC, and dated June 7, 2023.

75 Bayard Street, New Brunswick, NJ 08901
Phone: 732-745-3283
www.middlesexcountynj.gov



WSB engineering group, p.a.

Weinert • Smildzins • Baer

October 2, 2019

ORIGINAL

Mr. John Eggolt

Elizabethtown Gas

520 Green Lane

Union, New Jersey 07063

Re:

Pagoda Homes

Block 593D, Lots 1 through 5

Plainfield Road (between Broad & Manor)

Township of Edison, Middlesex County

Our file 2209A239

Dear Mr. Eggolt:

As required by the municipal requirements for a Preliminary and Final Major Subdivision in the Township of Edison, please confirm, in writing, that Williams-Transco does not own or operate any high pressure gas mains, transmission mains, etc., within 75 feet of the above referenced property.

We have reviewed available information at the Township of Edison offices, however, as a condition of any approval to be granted, we need to obtain written confirmation that no underground, high pressure gas mains or transmission mains are within 75 feet of the site otherwise specific buffering requirements are needed.

Please forward any correspondence pertaining to the above site to this office so that we may include in our application package to the Township Planning Board. Should there be any questions, please do not hesitate to call. Thank you in advance for your attention to this matter.

Very truly yours,

Frank J. Baer, Jr., P.E., P.P.
W S B engineering group, p.a.

Enclosure

C: Pagoda Homes

WSB engineering group, p.a.

Weinert • Smildzins • Baer

October 2, 2019

ORIGINAL

Ms. Deb Schneek
Sunoco Pipeline
525 Fritztown Road
Sinking Spring, PA 19608

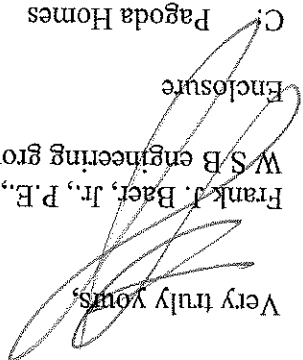
Re: Pagoda Homes
Block 593D, Lots 1 through 5
Plainfield Road (between Broad & Manor)
Township of Edison, Middlesex County
Our file 2209A239

Dear Ms. Schneek:

As required by the municipal requirements for a Preliminary and Final Major Subdivision in the Township of Edison, please confirm, in writing, that Williams-Transco does not own or operate any high pressure gas mains, transmission mains, etc., within 75 feet of the above referenced property.

We have reviewed available information at the Township of Edison offices, however, as a condition of any approval to be granted, we need to obtain written confirmation that no underground, high pressure gas mains or transmission mains are within 75 feet of the site otherwise specific buffering requirements are needed.

Please forward any correspondence pertaining to the above site to this office so that we may include in our application package to the Township Planning Board. Should there be any questions, please do not hesitate to call. Thank you in advance for your attention to this matter.

Very truly yours,

Frank J. Baer, Jr., P.E., P.P.
W.S.B. engineering group, p.a.
Enclosure
C. Pagoda Homes

ORIGINAL

October 7, 2019

Frank J. Baer, Jr., P.E., P.P.

WSB Engineering Group, p.a.

1018 Schenck's Mill Line Road

Toms River, NJ 07853

Re: Pagoda Homes, Block 593D, Lots 1 through 5

Plainfield Road (between Broad & Manor)

Township of Edison

Middlesex County, New Jersey

Dear Mr. Baer:

Enclosed is a GIS map for the above referenced project on which our facilities are currently located. Elizabethtown Gas Co. does not own or operate any high pressure transmission lines within the scope of your project. Elizabethtown Gas Co. does own and operate 2" elevated pressure steel and plastic mains in the area. Please contact Williams-Transco regarding their facilities. Please be advised that all locations are approximate and subject to field verification.

If you have any questions, please contact me at (908) 662-8370.

Sincerely,

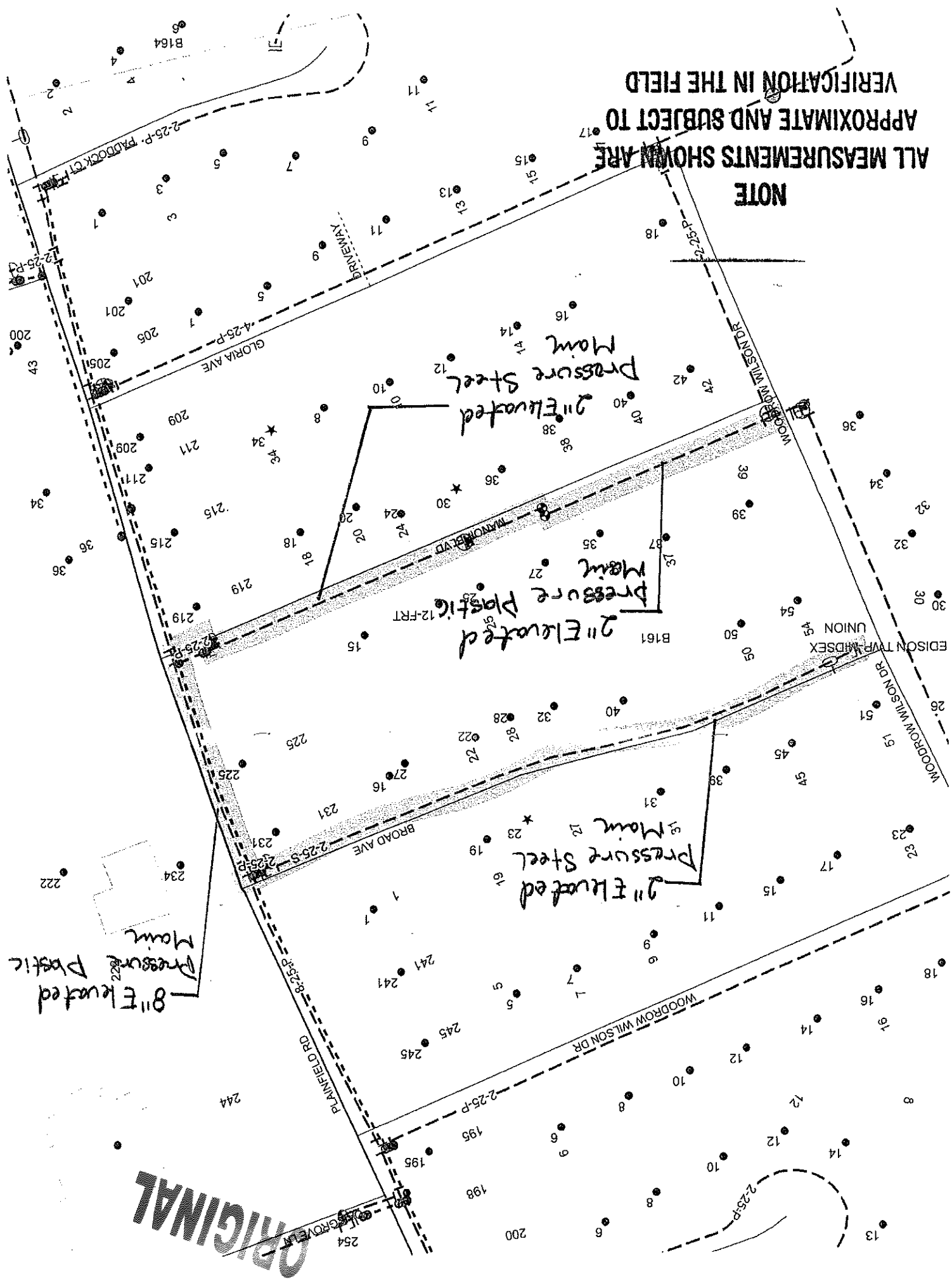


Kevin A. Escobar

Enclosures

ALL MEASUREMENTS SHOWN ARE APPROXIMATE AND SUBJECT TO VERIFICATION IN THE FIELD

NOTE



ORIGINAL

WSB engineering group, p.a.
Weinert • Smildzins • Baer

October 2, 2019

Mr. Daniel Rogers, EIT
Williams-Transco Gas Pipeline
99 Farber Road
Princeton, New Jersey 08540

Re: Pagoda Homes
Block 593D, Lots 1 through 5
Plainfield Road (between Broad & Manor)
Township of Edison, Middlesex County
Our file 2209A239

Dear Mr. Rogers:

As required by the municipal requirements for a Preliminary and Final Major Subdivision in the Township of Edison, please confirm, in writing, that Williams-Transco does not own or operate any high pressure gas mains, transmission mains, etc., within 75 feet of the above referenced property.

We have reviewed available information at the Township of Edison offices, however, as a condition of any approval to be granted, we need to obtain written confirmation that no underground, high pressure gas mains or transmission mains are within 75 feet of the site otherwise specific buffering requirements are needed.

Please forward any correspondence pertaining to the above site to this office so that we may include in our application package to the Township Planning Board. Should there be any questions, please do not hesitate to call. Thank you in advance for your attention to this matter.

Very truly yours,

Frank J. Baer, Jr., P.E., P.P.
W S B engineering group, p.a.

Enclosure

C: Pagoda Homes

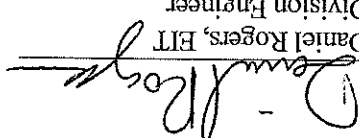
Engineers • Planners • Surveyors • Landscape Architects • Environmental Assessors
1018 SCHENCK'S MILL LINE ROAD • TOMS RIVER • N J 08753-3338 • (732) 244-7227 • FAX (732) 505-8940 • wsb1018@wsbeng.net

ORIGINAL

Edward M. Weinert, P.L.S., P.P.
Imants A. Smildzins, L.L.A., P.P.
Frank J. Baer, Jr., P.E., P.P.

RECEIVED
OCT 28 2019

BY: _____

By: 
Daniel Rogers, EIT
Division Engineer

Sincerely,

Please be advised that Williams – Transco has no facilities within 75 feet of the above referenced property. Should you have any questions or need any additional information, please do not hesitate to contact me at (609) 285-2406.

Block 593D, Lots 1 through 5
Plainfield Road (between Broad & Manor)
Township of Edison
Middlesex County, NJ

We are in receipt of and have reviewed your submission for the proposed Pagoda Homes improvement located on:

Dear Mr. Baer,

RE: Pagoda Homes
Block 593D, Lots 1 through 5
Plainfield Road (between Broad & Manor)
Township of Edison, Middlesex County
Our file 2209A239

Attn: Frank J. Baer, Jr., P.E., P.P.
W S B engineering group, p.a.
1018 Schenck's Mill Line Road
Toms River, NJ 08753

October 24, 2019

99 Farber Road
Princeton, NJ 08540
(609) 936-2400
Fax: (609) 936-2430

GAS PIPELINE TRANSCO



ORIGINAL

2209A239

ORIGINAL

TOWNSHIP OF EDISON



DEPARTMENT OF FINANCE
OFFICE OF THE TAX ASSESSOR
JOANN JIMENEZ
TAX ASSESSOR
TAXASSESSOR@EDISONNJ.ORG

100 MUNICIPAL BLVD
EDISON, NEW JERSEY 08817
PHONE: 732.248.7211
FAX: 732.248.5376

September 30, 2020

WSB Engineering Group, P.A.
1018 Schenck's Mill Line Road
Toms River, NJ 08753

Re: Proposed Minor Subdivision of Block 593.D / Lots 1 - 5

Dear Mr. Baer:

As per your request, the following property IDs and addresses had been assigned:

- Block 593.D / Lot 1.01 (8,024 sq.ft. lot) – 10 Broad Avenue
- Block 593.D / Lot 1.02 (8,047 sq.ft. lot) – 12 Broad Avenue
- Block 593.D / Lot 3.01 (14,523 sq.ft. lot) – 13 Broad Avenue

If you have any questions, I can be reached at 732-248-7220.

Sincerely,

Elna Veyberman, CTA, SCRREA
Deputy Tax Assessor