



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](http://www.maserconsulting.com)

August 14, 2020

**VIA UPS**

Mr. Rick Smith, Senior Planner  
Mercer County Planning Division  
County Administration Building  
640 South Broad Street  
Trenton, NJ 08650-0068

Re: City Line at Hightstown  
Minor Subdivision and  
Preliminary and Final Major Site Plan  
Block 8, Lot 12  
Block 21, Lots 1-14, 20 & 26  
Block 30, Lots 1-7 & 10-13  
Borough of Hightstown, Mercer County, NJ  
Maser Consulting No. 16001094B

Dear Mr. Smith:

On behalf of the Applicant, 3PRC, LLC, Maser Consulting respectfully submits the following documents in support of Mercer County Planning Board Site Plan approval for the referenced project.

- One (1) original Site Plan Application;
- Check #1052 in the amount of \$2,000.00 to cover Application Fee (Preliminary \$100 + \$10 per dwelling unit x 377) - **\$2,000.00 Maximum;**
- One (1) original Subdivision Application;
- Check #1053 in the amount of \$50.00 to cover Application Fee;
- Two (2) each of the:
  - Preliminary and Final Site Plan, prepared by Maser Consulting, consisting of 30 sheets, dated August 20, 2020;
  - Minor Subdivision Plan, prepared by Maser Consulting, consisting of 2 sheets, dated August 10, 2020;
  - ALTA Survey, prepared by Maser Consulting, Sheet 1 of 1, dated January 19, 2017, last revised August 10, 2020;
  - B&T Survey, prepared by Maser Consulting, Sheet 1 of 1, dated April 25, 2019, last revised June 3, 2020;
  - Stormwater Management Report, prepared by Maser Consulting, dated August 2020.



Mr. Rick Smith  
MC Project No. 16001094B  
August 14, 2020  
Page 2 of 2

Please review for placement on the next available Mercer County Planning Board Agenda. Should you have any questions, or require additional materials, please do not hesitate to contact this office.

Very truly yours,

MASER CONSULTING

A handwritten signature in black ink, appearing to read 'S. Vaccaro', is written over a horizontal line.

Simonne Vaccaro  
Sr. Permit Coordinator

Enc.  
cc: Sandy Belan, Borough of Hightstown PB Secretary  
Peter Wersinger, PRC  
William A. Feinberg, AIA  
Yosef Portnoy

\\HQFAS1\General\Projects\2016\16001094B\Correspondence\OUT\2020\200814\_sv\_Submit MCPB.docx

3PRC LLC

MERCC01

County of Mercer

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
8-11-20	CR081320C	CL Htwm final site pla	2000.00		2000.00
CHECK DATE	8-13-20	CHECK NUMBER	1052	TOTAL >	2000.00
			2000.00		2000.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

3PRC LLC  
40 Monmouth Park Highway  
West Long Branch NJ 07764

Provident  
1502 Rte 35 South  
Ocean Township, NJ 07712

55-7230/2212

1052

DATE 08/13/2020

Pay: \*\*\*\*\*Two thousand dollars and no cents

\$ \*\*\*\*2,000.00

VOID FOR ALL USES 180 DAYS FROM ISSUE

*Mary Piccard*  
*EW Eln*

TO  
THE  
ORDER  
OF  
  
County of Mercer

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

⑈00000 1052⑈ ⑆221272303⑆⑈ 1003430210⑈

3PRC LLC

MERCC01

County of Mercer

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE	
8-11-20	CR081320D	CL Htwm minor subdivis	50.00		50.00	
CHECK DATE	8-13-20	CHECK NUMBER	1053	TOTAL >	50.00	50.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

3PRC LLC  
40 Monmouth Park Highway  
West Long Branch NJ 07764

Provident  
1502 Rte 35 South  
Ocean Township, NJ 07712

55-7230/2212

1053

DATE 08/13/2020

Pay: \*\*\*\*\*Fifty dollars and no cents

\$ \*\*\*\*50.00

VOID FOR ALL USES 180 DAYS FROM ISSUE

*Mary Beccard*  
*Ellen*

TO  
THE  
ORDER  
OF  
  
County of Mercer

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

⑈00000 1053⑈ ⑆ 2 2 1 2 7 2 3 0 3 ⑆ ⑆ 1 0 0 3 4 3 0 2 1 0 ⑈

**SUBDIVISION**

**MERCER COUNTY, NEW JERSEY SUBDIVISION APPLICATION**

This is a (check one) MAJOR  or MINOR  subdivision.

**Part 1**

Name City Line at Hightstown

Municipality Borough of Hightstown

Project Location Bank Street and Academy Street  
(Project)  
(Street)

Tax Pg. 8 : Block 21 Lot 12  
1-14, 20 & 26

Tax Pg. 30 : Block 30 Lot 1-7, 7x18 & 10-13

Engineer contact Yosef Portnoy - Maser Consulting PA

Phone: 732-383-1950

Attorney contact Peter S. Wersinger, III, Esq.- The PRC Group

Phone: 732-222-2000

Developer 3PRC, LLC

Title Owner (if different than developer) Borough of Hightstown - Block 21, Lot 20; Block 30, Lot 10-13 ~~Block 21, Lot 20~~  
3PRC, LLC - Block 8, Lot 12; Block 21, Lots 1-14 & 26; Block 30, Lots 1-7

Type of entity (i.e., corp, LLC partnership, etc.) LLC

Name and Address of Title Owner(s) Borough of Hightstown  
148 N. Main Street  
Hightstown, NJ 08520

3PRC, LLC  
141 West Front Street, Suite 410  
Red Bank, NJ 07701

*Owner's Consent to filing of Application: I am aware of and consent to the filing of this application. I hereby certify that the undersigned is the title owner of the property which is the subject of this application.*

Date 8/14/2020 Owner's signature \* [Signature]  
By: Stanley J. Koreyva, Jr., Pres & COO (Title of individual)

*Note: If the lands being developed involves more than one title owner, each title owner must affix their signature on separate completed application form(s) identifying their respective Block and Lot number(s).*

This subdivision is  is not  to become a filed plan in the Clerk's office. If the latter applies, disregard Section 2 & 3.

**Part 2**

THIS PRELIMINARY  FINAL SUBDIVISION  \*Minor subdivision

~ is to be reviewed by local Pln. Bd.  ; Zon. Bd.  ; Other  On \_\_\_\_\_ (Date)

~ was \_\_\_\_\_ previously reviewed by MCPB \_\_\_\_\_ (Date)

~ was not reviewed by MCPB

~ must be approved by NJDOT  ; DEP  ; D&R Canal Comm.

~ is to be served by public Sewer  ; Water

**Part 3**

**DEVELOPMENT DATA:**

Res.  ; Comm.  ; Ind.  ; Off.  ; PUD  ; PRD  ; Other

Area of existing Tract \_\_\_\_\_ acres: Area in Open Space or Recreation \_\_\_\_\_ acres

Area Res. Building Lots \_\_\_\_\_ acres; Number of \_\_\_\_\_

*For Non-residential or Mixed Use Subdivisions:*

Area of Non-residential lots \_\_\_\_\_ acres; Number of \_\_\_\_\_

Existing Bldg. Area \_\_\_\_\_ Proposed Bldg. Area \_\_\_\_\_

Number of parking spaces 714

**Part 4**

DEVELOPMENT REVIEW FEE  
(Use fee schedule on reverse side)

\$ 50.00

3PRC, LLC  
\* [Signature]  
Signature of Applicant/Agent

By: Stanley J. Koreyva, Jr., Pres. & COO

8/14/2020  
(Date)

\* If not known at Preliminary state, parking fee may be paid when Final plans/Site Plans are to be approved.

## MERCER COUNTY, NEW JERSEY FEE SCHEDULE

Using the schedule below, determine the appropriate fee and make check payable to : County of Mercer and forward along with appropriate application and plans to:

Mercer County Planning Board  
County Administration Building  
P.O. Box 8068  
Trenton, New Jersey 08650-0068

For both Site Plans and Subdivisions, the fee determination is based upon new or proposed lots/dwelling units or parking spaces.

	SUBDIVISION	FEES <sup>(1)</sup>
1.	Minor <sup>(2)</sup>	\$50 administration Fee
2.	Sketch (of Major) <sup>(3)</sup>	No Fee
3.	Major, Preliminary Residential	\$100 & \$10 per building lot or dwelling unit
	Non- Residential	\$100 & \$20 per building lot & \$2 per parking space required by ordinance of proposed <sup>(4)</sup>
4.	Major, Final Residential	\$100 per final plan
	Non-Residential	\$100 per final plan

	SITE PLAN	FEES <sup>(1)</sup>
1.	Sketch <sup>(3)</sup>	No Fee
* 2.	Preliminary Residential	\$100 & 10 per dwelling unit x 110
	Non-Residential	\$100 & \$2 per parking space
* 3.	Final	\$25 administration Fee <sup>(5)</sup>

- (1) Maximum fee: \$2,000. Fee determination is based upon new or proposed lots, dwelling units or parking space.
- (2) Subdivisions that are not to become "filed plans" in the County Clerk's office.
- (3) Subdivision and Site Plans to be reviewed in concept only - no application necessary.
- (4) If not known at preliminary stage, parking assessment fee shall be paid when Final Plans/Site Plans are to be approved.
- (5) The \$25 Administration Fee would be charged only when the final approval is a separate application; dwelling units of parking space fee only applies to preliminary approval.
- (6) Mercer County Land Development Standards ("Standards") and the Storm Water Management Amendment to the Standards are available for purchase from the Mercer County Planning Division (\$10.00 for the Standards and \$5.00 for the Storm Water Management Agreement). The Standards include a list of what needs to be submitted to complete an application. In accordance with N.J.A.C. 13:40-5.1, et seq., the applicant is also responsible for submitting a current sealed Plan of Survey with the Subdivision and/or Site Plan Application.

# SITE PLAN

## MERCER COUNTY, NEW JERSEY SITE PLAN APPLICATION

Name City Line at Hightstown Municipality Borough of Hightstown  
 Street Bank Street and Academy Street (Project or Owner)  
 Engineer Yosef Portnoy - Maser Consulting PA Tax Pg. 9; Block 8; Lot 12  
 Attorney Peter S. Wersinger, III, Esq. - The PRC Group Tax Pg. 30; Block 21; Lot 1-14, 20 & 26  
 Phone: 732-383-1950 Tax Pg. 30; Block 30; Lot 1-7, ~~8, 9, 10~~ & 10-13  
 Phone: 732-222-2000

Developer 3PRC, LLC /  
 Title Owner (if different than developer) Borough of Hightstown - Block 21, Lot 20; Block 30, Lot 10-13 ~~Block 21, Lot 20~~  
3PRC, LLC - Block 8, Lot 12; Block 21, Lots 1-14 & 26; Block 30, Lots 1-7  
 Type of entity (ie, corp, LLC partnership, etc.) \_\_\_\_\_  
 Name and Address of Title Owner(s) Borough of Hightstown 3PRC, LLC  
148 N. Main Street 141 West Front Street, Suite 410  
Hightstown, NJ 08520 Red Bank, NJ 07701

**Owner's Consent to filing of Application: I am aware of and consent to the filing of this application. I hereby certify that the undersigned is the title owner of the property which is the subject of this application.**

Date 8/14/2020 Owner's signature *Stanley J. Koreyva, Jr.*  
 (Title of individual) By: Stanley J. Koreyva, Jr., Pres. & COO  
 Date \_\_\_\_\_ Owner's Signature \_\_\_\_\_  
 (Title of individual)

**THIS PROJECT:**

- ~ is to be reviewed by local Pln. Bd. x; Zon. Bd. \_\_\_\_\_; Other On \_\_\_\_\_
- ~ has \_\_\_\_\_ frontage on a County Roadway.
- ~ was x previously reviewed by MCPB \_\_\_\_\_
- ~ was not reviewed by MCPB \_\_\_\_\_
- ~ must be approved by NJDOT \_\_\_\_\_; DEP x; D&R Canal Comm. x.
- ~ is to be served by public Sewer x; Water x.

**PROPOSED USES:**

Res. x; Comm. x; Off. \_\_\_\_\_; Ind. \_\_\_\_\_; Educ. \_\_\_\_\_; Other \_\_\_\_\_  
 Building Area (Sq. Ft. - Thousand): Exit. \_\_\_\_\_; Prop. \_\_\_\_\_; Tot. \_\_\_\_\_  
 Parking Spaces: Exist. 146 TBR; Prop. 714; Tot. 714  
 Number of prop. units (Res.) 377.

**DEVELOPMENT REVIEW FEE**  
 (Use Fee Schedule on reverse side)  
8/14/2020  
 (Date)

\$ 2,000.00 (maximum)  
3PRC, LLC  
*Stanley J. Koreyva, Jr.*  
 (Signature of Applicant/Agent)

\*Residential includes "assisted Living" - type housing.

By: Stanley J. Koreyva, Jr., Pres. & COO

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4.	Major, Final Residential	\$100 per final plan
	Non-Residential	\$100 per final plan

	SITE PLAN	FEES <sup>(1)</sup>
1.	Sketch <sup>(3)</sup>	No Fee
* 2.	Preliminary Residential	\$100 & 10 per dwelling unit <b>x 377 = \$3,870*</b>
	Non-Residential	\$100 & \$2 per parking space <b>*Maximum \$2,000.00</b>
* 3.	Final	\$25 administration Fee <sup>(5)</sup>

- (1) Maximum fee: \$2,000. Fee determination is based upon new or proposed lots, dwelling units or parking space.
- (2) Subdivisions that are not to become "filed plans" in the County Clerk's office.
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