



SURINDER S. ARORA, PE
President

ARORA and ASSOCIATES, P.C.

Consulting Engineers

Princeton Pike Corporate Center
1200 Lenox Drive, Suite 200, Lawrenceville, NJ 08648
(609) 844-1111 • Fax (609) 844-9799

MEMORANDUM

DATE: January 24, 2023

TO: West Windsor Township Planning Board

FROM: Quazi Masood, P.E., PTOE QM
William T. Dougherty, P.E., PTOE WTD
Traffic Consultants

SUBJECT: Princeton University - Campus Operations Building
Preliminary and Final Site Plan Application Review
Planning Board Review Memo #1
PB22-06
Block 3, Lot 1.012
West Windsor Township, Mercer County, New Jersey

DOCUMENTS RECEIVED

We are in receipt of the following information for review pertaining to an application for a TRC review for a proposed one-story Campus Operations Building to be located at the southeast corner of Lower Harrison Street and Nursery Road intersection, as part of the Princeton University Lake Campus North development:

- One Yellow TRC Review Transmittal Letter from Lisa Komjati dated January 18, 2023 with reports due Tuesday, February 7, 2023
- One Cover/Transmittal Letter from Langan (2 pages) dated January 18, 2023
- One set of Preliminary & Final Site Plans (20 sheets) prepared by Langan Engineering & Environmental Services, Inc. dated June 9, 2022 last revised January 18, 2023
- One set of Architectural Plans (8 sheets) prepared by McGillin Architecture Inc. dated June 30, 2022, last revised January 18, 2023
- One set of Landscape Plans (2 sheets) prepared by Langan Engineering & Environmental Services, Inc. dated June 9, 2022, last revised November 11, 2022
- One Flood Hazard Verification Plan (1 sheet) prepared by Langan Engineering & Environmental Service, Inc. dated August 10, 2022, last revised November 11, 2022
- One set of Flood Hazard Area Plans (2 sheets) prepared by Van Note Harvey Associates, Inc. dated September 29, 2022

Princeton University Campus Operations Bldg.
Planning Board Review Memo #1
Block 3, Lot 1.012
West Windsor Township, Mercer County, NJ
January 24, 2023



- One Stormwater Management Report prepared by Langan Engineering & Environmental Services, Inc. (216 pages) dated June 9, 2022, last revised January 18, 2023
- One Stormwater Maintenance Plan Report prepared by Langan Engineering & Environmental Services, Inc. (68 pages) dated June 9, 2022, last revised January 18, 2023
- One Sanitary Sewer Engineer's Report (14 pages) prepared by Langan Engineering & Environmental Services, Inc. dated November 17, 2022
- One New Jersey Department of Environmental Protection (NJDEP) Letter of Interpretation (LOI) Extension (1 page) dated May 23, 2017
- One NJDEP Line Verification Letter of Extension (3 pages) dated October 2, 2012
- One NJDEP Watershed & Land Management Flood Hazard Area (FHA) Permit and Verification (6 pages) dated November 30, 2022
- One set of Site Photographs prepared by Langan Engineering and Environmental Services, Inc. (4 pages) dated June 1, 2022
- One West Windsor Township Green Development Practices Checklist (7 pages) dated January 18, 2023
- One Traffic Impact Letter (1 page) prepared by Georges Jacquemart, PE, AICP of Buckhurst, Fish & Jacquemart, Inc. (aka BFJ Planning) dated January 13, 2023
- One West Windsor Township Site Plan Checklist (7 pages) dated August 10, 2022, last revised January 18, 2023
- One West Windsor Township Development Application (14 pages) signed August 8, 2022
- One Design Waivers List (3 pages) undated
- One Engineering Response Letter (12 pages) prepared by Langan Engineering & Environmental Services, Inc. dated January 18, 2023
- One Environmental Response Letter (3 pages) prepared by Langan Engineering & Environmental Services, Inc. dated January 18, 2023
- One Landscape Response Letter (2 pages) prepared by Langan Engineering & Environmental Services, Inc. dated January 18, 2023

Princeton University Campus Operations Bldg.
Planning Board Review Memo #1
Block 3, Lot 1.012
West Windsor Township, Mercer County, NJ
January 24, 2023



- One Planning Response Letter (5 pages) prepared by Langan Engineering & Environmental Services, Inc. dated January 18, 2023
- One Traffic Response Letter (3 pages) prepared by Langan Engineering & Environmental Services, Inc. dated January 18, 2023

PROJECT OVERVIEW

The proposed development is situated at the southeast corner of Lower Harrison Street and Nursery Road intersection within the Princeton University Lake Campus North development area. According to the Stormwater Management Report, the property currently consists of storage sheds, gravel driveways, a greenhouse and nursery, wooded areas and open space.

This proposed Campus Operations Building, as shown in the Architectural Plans, consists of a 5,200 SF garage facility with four garage doors on the front and one in the rear. The design proposes a “rotary-style vehicle lift” behind one garage door and a large floor space labeled as “storage”, a break room, two bathrooms and some closet spaces. As such, the proposed design appears to be utilized to house and maintain vehicles. There is an existing gravel driveway which is being regraded and will remain as the main access to the site. The gravel driveway will lead to a gravel parking area and loop around the building with further gravel parking behind the building. A large stormwater management basin is shown alongside the gravel driveway leading to the site.

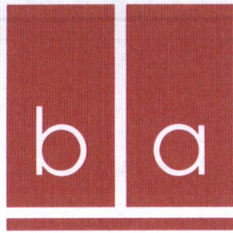
The site is in the E (Educational) Zoning District.

REVIEW COMMENTS

We have completed our review of the above-referenced documentation and conclude that the applicant has addressed all Traffic Engineering comments.

Should you have any comments or concern, please feel free to reach out to us.

cc: Sam Surtees
Lisa Komjati
Ian Hill, P.E.
Chris Jepson, P.E.
David Novak, PP, AICP
Christopher Degrezia, Esq. Christopher.degrezia@faegredrinker.com
Joseph Burgis, PP, AICP
Edwin Schmierer, Esq.
Dan Dobromilsky, PP, AICP
Tim Lynch
Dino Spadaccini, Esq.



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

B U R G I S
ASSOCIATES, INC.

Principals:
Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA
David Novak PP, AICP

MEMORANDUM

To: West Windsor Planning Board
West Windsor Division of Land Use

From: David Novak PP, AICP

Subject: Trustees of Princeton University – Campus Operations Building
Preliminary and Final Site Plan
Block 3 Lot 1.012
Nursery Road and Lower Harrington Street

Date: February 7, 2023

BA#: 3908.14

WWT#: PB 22-06

Introduction

The applicant, the Trustees of Princeton University, has submitted an application seeking preliminary and final site plan approval for the development of a new approximately 5,733 square foot campus operations building and related improvements. The site, which is identified by municipal tax records as Block 3 Lot 1.012, is located near Nursery Road and Lower Harrington Street in the E Educational District.

In addition to the application form and application checklists, the following has been submitted for review:

1. Preliminary and final site plan prepared by Langan Engineering and Environmental Services, Inc., dated August 12, 2022 (last revised January 18, 2023).
2. Civil plans prepared by Langan Engineering and Environmental Services, Inc., dated August 9, 2022 (last revised November 11, 2022).
3. Architectural plan prepared by McGillin Architecture Inc., dated June 30, 2022 (last revised January 18, 2023).
4. Landscape plan prepared by Langan Engineering and Environmental Services, Inc., dated June 9, 2022 (last revised November 11, 2022).
5. Flood hazard area map prepared by Van Note-Harvey Associates, Inc., dated June 29, 2022 (no revision date).
6. Flood hazard area verification plan prepared by Langan Engineering and Environmental Services, Inc., dated August 10 2022 (last revised November 11, 2022).
7. Stormwater management plan prepared by Langan Engineering and Environmental Services, Inc., dated June 9, 2022 (last revised January 18, 2023).
8. Stormwater management report prepared by Langan Engineering and Environmental Services, Inc., dated June 9, 2022 (last revised January 18, 2023).
9. Sanitary sewer engineer's report prepared by Langan Engineering and Environmental Services, Inc., dated November 17, 2022 (no revision date).
10. Traffic memorandum prepared by BFJ Planning, dated June 13, 2022.
11. New Jersey Department of Environmental Protection (NJDEP) Permit dated November 30, 2022.
12. NJDEP Freshwater Letter of Interpretation – Line Verification, dated October 2, 2012.
13. NJDEP Authorization for Freshwater Letter of Interpretation – Extension, dated May 23, 2017.
14. Engineering response letter prepared by Langan Engineering and Environmental Services, dated January 18, 2023.
15. Environmental response letter prepared by Langan Engineering and Environmental Services, dated January 18, 2023.
16. Landscape response letter prepared by Langan Engineering and Environmental Services, dated January 18, 2023.
17. Planning response Letter prepared by Langan Engineering and Environmental Services, Inc., dated January 18, 2023.
18. Traffic response letter prepared Langan Engineering and Environmental Services, Inc., dated January 18, 2023.
19. Rider to application re: design waivers
20. Site photograph exhibit prepared by Langan Engineering and Environmental Services, Inc., dated June 1, 2022.

Property Description

The subject site is located in the northerly portion of the Township, at the northerly corner of the intersection of US Route 1 and Washington Road. The site has an area of approximately 127.3 acres and is irregularly shaped. It is bounded by Washington Road to the southwest, US Route 1 to the southeast, Harrison Street to the west, and the Delaware and Raritan Canal to the north.

The site is located in the limits of the Lake Campus General Development Plan (GDP). This twenty-year GDP consists of the construction of a maximum of five hundred housing units for post-doctorate and/or graduates students as well as a maximum of 985,000 square feet of nonresidential uses which will be comprised of: education, administrative, collaboration, and research facilities; athletic facilities and campus recreation; support/maintenance/utilities facilities, and; campus retail, service, and amenities. Preliminary and final site plan approval has been granted for the following:

1. Lake Campus South (PB 20-12)

The Lake Campus South approval consists of the TIGER CUB facility building designed to support the University's shift toward more sustainable energy production, a parking garage consisting of a total of 612 parking spaces in Phase I and a total of 937 spaces in Phase II, a softball stadium, and recreational fields.

2. Lake Campus North (PB 20-13)

The Lake Campus North approval consists of 379 graduate student housing units, a 180,262 square foot racquet center, a small operations center, and rugby and flexible recreation fields.

The project area which is the subject of this application is located within the easterly extent of Lake Camus North. The area presently contains a greenhouse and nursery operations area, and consists of existing storage sheds and gravel drives,

Surrounding land uses consist of: Princeton University-owned lands and Lake Carnegie to the north; residential uses to the northeast; a car rental establishment and gas station to the east; a PSE&G substation and the SRI International campus to the southeast; an abandoned gas station, an existing gas station, a house of worship, commercial building, and residential dwellings to the south; and Princeton University-owned lands to the west. See the map at the end of this memorandum for an overview of the subject site and its surrounding environs.

Proposed Improvements

The applicant proposed to remove the existing improvements in the project area and to construct a 5,733 square foot campus operations building which, as per the application, is to support Princeton University's nursery operations. The interior of the building will consist of a 4,460 square foot storage space as well as a breakroom, closets, and two bathrooms. The exterior of the building will predominantly consist of metal panels, slate-colored doors, and windows.

In addition to the proposed building, the applicant proposes to construct two gravel parking areas: one will be located to the southwesterly side of the building and will consist of nine spaces, while the second will be located to the southeast of the building and will consist of twenty-six spaces. A stormwater management area is also proposed. Demolished areas are to be restored with grass.

Master Plan

As per the Township's 2020 Land Use Plan, the subject site is located in the Education (E-1) land use category which is located along Washington Road and Alexander Road. The 2020 Plan notes that the lands within this category are owned by Princeton University. It is the intent of this land use category and corresponding district to encourage the development of a comprehensive educational campus which may include a combination of educational, research, collaboration, office and other customary uses and facilities of a modern educational/research university. The 2020 Plan also encouraged the expansion of the land use category and corresponding district to encapsulate additional properties along Eden Way and Harrison Street.

Zoning

The site is presently located in the E Education District, wherein planned educational developments are permitted. The following table provides the bulk standards of the E District.

Table 1: E District Standards

Regulations	Required	Approved	Proposed	¹ Cumulative	Code
Min. Tract Area (ac)	100				200-221A.(3)(b)
Residential		73.4	71.3	198.7	
Nonresidential		35.5	33.4	162.9	
Min. Tract Frontage (ft)	400	942.0	942.0	3,579.0	200-221A.(3)(c)
Max. Bulk and Density					200-221A.(3)(d)
FAR: One-Story Buildings	0.25	0.0008	0.002	0.007	200-221A.(3)(d)[1]
FAR: Multistory Buildings	0.35	0.05	0.00	0.02	200-221A.(3)(d)[1]
FAR: Weighted	0.334	0.117	0.004	0.03	200-221A.(3)(d)[1]
Max. Improvement Coverage (%)	50	16.6	18.1	12.0	200-221A.(3)(e)
Max. Building Height (st/ft)	6/70	3/39.5	1/28.6	49.1	200-221A.(3)(f)
Building Arrangement (ft)					200-221A.(3)(g)
Perimeter Setback	100	--	--	269	200-221A.(3)(g)[1]
Perimeter Buffer	50	--	50	TBD	200-221A.(3)(g)[1]
Internal Access Road Setback	25	25	33	25	200-221A.(3)(g)[2]

Regulations	Required	Approved	Proposed	¹ Cumulative	Code
Local/Collector/Arterial Road Setback	50	94	269	94	200-221A.(3)(g)[2]
Arterial Road to 4-Story Buildings	300	N/A	N/A	N/A	200-221A.(3)(g)[3]
Common Open Space	20	63.2	62.1	75.2	200-221A.(3)(h)

¹ Inclusive of Lake Campus South and North

Planning Review

We offer the following comments on the proposed development:

Previously Approved General Development Plan

As previously noted, the applicant previously received GDP approval in early 2020 for the development of the proposed Lake Campus. In consideration of such, we offer the following comments.

1. Comparison with the previously approved GDP. The proposed Operations Building development appears to coincide with what was envisioned during the GDP process. This should be confirmed through testimony.
2. GDP Tracking Table. The applicant has provided a GDP tracking table on Sheet CS-004. This table, which is summarized on the following page, compares the proposed nonresidential square footages and residential units by campus phase to what was approved in the GDP.

Figure 1: Nonresidential Square Footage

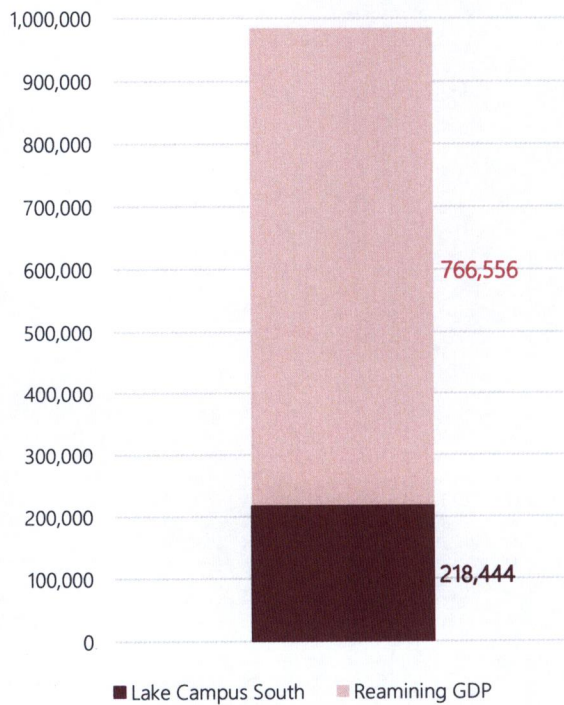
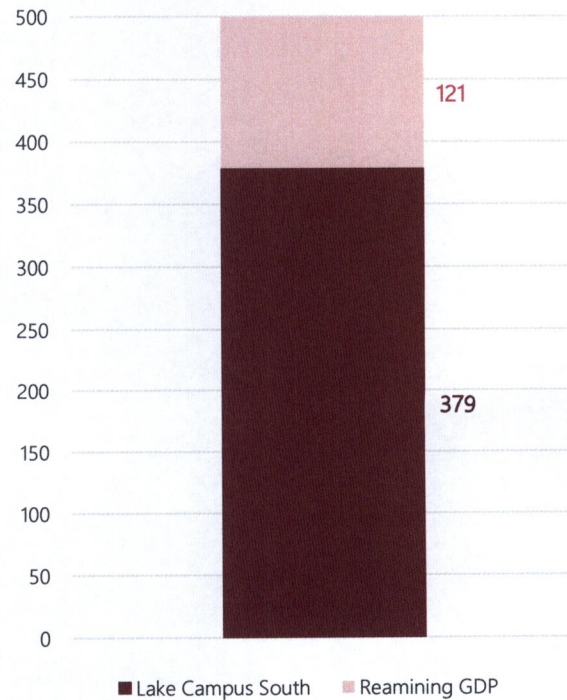


Figure 2: Residential Units



Overview of Operations Building

The applicant has included a rider to the application which discusses the proposed operation. The following is summarized.

3. Proposed Use. The main use of the proposed development is to plant and grow trees for installation on Princeton University's campus. The rider notes that the development is proposed in support of the University's nursery operations.
4. Function. Related to the proposed use, the rider notes that the function of the development is for the storage and maintenance of equipment and vehicles as well as the storage of materials used for maintaining the nursery and the University's grounds.
5. Storage. Equipment to be stored on site includes, but is not limited to, law and garden maintenance tools, lawn mowers, trimmers, chainsaw, hand tools. Vehicles to be stored on site include a backhoe, bobcats, Kubota buggies, and pickup trucks. As noted in the application materials, cleaning of vehicles will not occur at this site. Materials to be stored on site may include organic fertilizer and seed. Plants will include flowers, shrubs, and trees. Salt, stone, and mulch will not be stored at the site.
6. Hours of Operation. The hours of operation will occur primarily during daylight hours, from 7:00 am to 3:30 pm.
7. Staffing. Eighteen full time staff and eight additional summer staff are anticipated at this site.

Footprint and Architectural Plan

The following is noted regarding the footprint and architectural plan.

8. Gross Floor Area vs. Usable Floor Area. The site plan notes that the proposed building will have an area of 5,733 square feet, while the areas of the individual rooms noted in the architectural plan have a sum of approximately 5,263 square feet. The former accounts for gross floor area, while the latter accounts for usable area.
9. Colorized Rendering. A colorized rendering has been provided of the architectural plan.

Perimeter Setback and Buffers

The following is noted regarding the perimeter setback.

10. Perimeter Setback: Lower Harrison Street. Section 200-221A.(3)(g)[1] of the Township's land use regulations establishes a building buffer of one hundred feet with a fifty-foot landscape screen/strip at the perimeter of the planned development abutting a different zoning district. This buffer has been identified on the plans as well as in the zoning table. We find this satisfactory.
11. Setbacks from the Realignment of Lower Harrison Street. The applicant has identified the location of the conceptual alignment of Lower Harrison Street with an accompanying fifty foot building setback along either side. The proposed building is located outside of this setback area.

Parking, Loading, and Circulation

While we defer to the Township Engineer and/or the Township’s traffic engineering consultant regarding parking, loading, and circulation, we nevertheless offer the following comments:

- 12. *EV Parking Spaces*. The applicant requires at least one Make-Ready parking spaces, which is provided. We defer to the Board’s traffic engineering consultant as to the preferred signage for this space.
- 13. *Required Number of Parking Spaces*. Thirty-five parking spaces are proposed. As noted by Section 200-28C.(1), in determining the minimum parking space requirements for uses not otherwise covered in Section 200-27, the Planning Board shall be governed by the number or persons to be employed in said building or by the use; the numbers of persons expected to reside in, visit or patronize the building or use; the anticipated percentage of residents, visitors or patrons using various transportation modes; and the need for safe and convenient loading space for visitors or patrons and goods.

In the rider to the application, the applicant notes that the parking count has been determined based upon current employee counts, future anticipated employee counts, and the anticipated number of University vehicles expected on site. This should be discussed through testimony.

Design Waivers

The applicant requires waiver relief pursuant to NJSA 40:55D-51 of the Municipal Land Use Law (MLUL) from several items which are summarized below. Additional waivers may be identified by the Township’s other professionals. The statute provides that a board shall have the power to grant such exceptions from the requirements for site plan approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and approval, if the literal enforcement of one or more provisions is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question.

Item	Required	Proposed	Code
Access	Paved access required	Gravel drive proposed	200-29A.
Sidewalks and Curbing	6-inch sidewalk between parking and building	Not proposed	200-29D.(1)
Landscaping and Drainage	Paved parking areas	Gravel parking areas	200-29F.(1)
Lighting	Required in parking areas	Not proposed	200-29G.
Lighting footcandles (fc)	0.5 fc through parking lots; 3.0 fc at footcandles; 1.0 max at property lines	No lighting proposed	200-31K.
Circulation	Crosswalks for pedestrians	Only for ADA space	200-29H.
Width of driveway	15 feet one-way; 24 feet two way	< 24 feet along entrance	200-29I.(3)
Parking Design	4" double-wide striping	Not proposed	200-29M.(4)
Landscaping	Required for pedestrian and stormwater areas	Not proposed in conformance with code	200-91P.

Map 1: Subject Site (scale: 1" = 300')



<https://burgis.sharepoint.com/sites/BurgisData/Shared Documents/W-DOCS/PUBLIC/Pb-3900series/Pb-3908.14/Planning Board/3908.14 Trustees of Princeton University - Campus Operations Building - PFS Plan - Planning Board Review 01.docx>

MEMORANDUM

TO: Planning Board
West Windsor Township

FROM: Christopher B. Jepson, P.E.
Environmental Consultant

DATE: January 27, 2023

SUBJECT: Trustees of Princeton University-Campus Operations Building (PB 22-06)
Preliminary/Final Major Site Plan
Block 3 Lot 1.012
VCEA Project No. 22-12-WW

As West Windsor Township's environmental consultant, Van Cleef Engineering Associates (VCEA) has reviewed the most recent submittal of site plans and accompanying information for the above referenced application for a preliminary/final major site plan and offers the following comments for the Board's consideration:

I. Overview

The applicant is seeking a second review of the most recent submittal of the preliminary/final major site plan for construction of a Campus Operations Building (5200 square feet), gravel parking area and a gravel reinforced turf access drive. This proposal also includes removal of existing sheds and gravel parking area. The new operations building will be located near the intersection of Nursery Road and Lower Harrison Street and is approximately 2.9 acres in size. The proposed site is located in the limits of the Lake Campus General Development Plan (GDP) and was previously approved for uses in 2020 and falls under the use of "Support/Maintenance/Utilities" as outlined in that GDP. The proposal also now includes 35 parking places (14 relocated) and water, sewer and electric utilities.

OFFICE LOCATIONS

www.vancleefengineering.com

Lebanon, NJ
908-735-9500

Hamilton, NJ
609-689-1100

Toms River, NJ
732-573-0490

Freehold, NJ
732-303-8700

Bethlehem, PA
610-332-1772

Hillsborough, NJ
908-359-8291

Mt. Arlington, NJ
862-284-1100

Phillipsburg, NJ
908-454-3080

Doylestown, PA
214-345-1876

Leesport, PA
610-670-6630

II. Comments/Recommendations on Pertinent Issues

A. Wetlands

Wetlands are present on the subject site in the northern portion of the 2.9 acre project site. An LOI was issued for the entire GDP site in 2012 with an extension issued until March 9, 2017. The Permit extension Act of 2020 extended the LOI until October 1, 2022. A new NJDEP FHA individual permit was issued on November 11, 2022 and is valid until November 29, 2027. The applicant states that the proposed construction will not impact the wetlands in that area. The permit states that the previously disturbed wetland transition area containing 2,900 square feet of existing impervious surface and structures shall be restored to a pervious condition. There are wetlands present along Nursery Road adjacent to the project site and along the fencing there (cattails in abundance). There are no vernal pool habitats on this project site per NJDEP mapping and subsequent site visit and evaluation.

B. Greenbelt

The Greenbelt area on the overall Princeton GDP site has been previously approved. There will be no impacts on the Greenbelt from this proposed project. The approved West Windsor Township Greenbelt is shown on the revised site plans. A general landscaping plan is presented. We defer further comment to the Landscape Architect on this issue.

C. Water Quality

This site drains to the Millstone River which is located about 380 feet away. A DRCC permit is necessary due to the project being in DRCC Review Zone A. The stormwater plan is shown (grading plan - CG 101) and the single basin is an infiltration basin. We were not provided a final copy of the stormwater report to review. We defer further comment to the Township Engineer.

D. Environmentally Sensitive Areas

The proposed project site is underlain by the Stockton Sandstone geological formation. Overall the site has moderate to high recharge potential with permeable soils. There are no areas of steep slopes on the site that are being developed. There are areas of flood hazard on this site. The project is located in DRCC Zones

AE and Zone X. These zones are subject to less flood prone conditions (less than 1 % annual chance). This site has a low to moderate erosion hazard.

E. Historic Resources

No known archeological features are present on the subject site. However the project site is located in an NJDEP archeological site grid (1/2 mile cells). Nearby historical sites include the Garrett Schenck House (1730) and the Penns Neck Cemetery (1752-1941). 51 Lower Harrison Street (1708), 48 Lower Harrison Street (1800), 65 Lower Harrison Street (1820) and 31 Logan Drive (1770) are all historic residences located nearby the project site.

F. Other Environmental Concerns/Comments

The applicant has completed the West Windsor Green Development Practices Checklist. Parking areas to be gravel for reduction of impervious surfaces. All native and drought resistant vegetation is proposed. Low flow water fixtures will be utilized for greater water efficiency. No EV charging stations are proposed. No bicycle racks are proposed. There is a residential neighborhood abutting this site and any excessive noise levels will cause issues. The applicant indicates there will be no excessive noise issues that exceed Township requirements.

There are bald eagles in the area and they are shown as foraging, wintering and nesting in the immediate area per the NJDEP mapping. They have been observed in this area for quite a while and a pair had a nesting site in the large old pine tree on Route 1 in front of the Sarnoff property until an ice storm broke the main branch the nest was situated on. A sighting a few weeks ago along the D&R Canal near Alexander Road was recorded. Heavy equipment operation and excessive noise from construction may have to be curtailed during the nesting season. Any notification of this type would come from NJDEP.

III. ITEMS PROVIDED FOR REVIEW

- Preliminary/Final Site Plans (21 sheets), prepared by Langan Engineering, dated August 10, 2022 and revised November 30, 2022.
- Architectural Plans (7 sheets), prepared by McGillin Architecture, dated August 10, 2022.

- Development Application, Rider and Subdivision Check List, prepared by Langan Engineering, dated August 10, 2022.
- Traffic Letter, prepared by BFJ Planning, dated June 3, 2022.
- Response to Environmental Letter, prepared by Langen Engineering, dated November 30, 2022.
- Photograph Location Map, prepared by Langan Engineering, dated June 1, 2022.
- NJDEP Letter of Interpretation, issued October 9, 2017. Extended until October 1, 2022.
- Environmental Impact Statement, prepared by Langan Engineering, dated August 10, 2022 and revised November 17, 2022.
- Green Development Checklist, prepared by Langan Engineering, dated August 10, 2022.
- NJDEP FHA Individual Permit, approval date November 30, 2022 and expiration date November 29, 2027.

If you should have any questions or concerns regarding these comments please contact me at this office.

cc: Applicant	Planning Board
S. Surtees, WWT CD	Gerald Muller Esq., Gerald Muller Law
D. Novak, Burgis Associates	Q. Masood, Traffic Consultant
D. Dobromilsky, Landscape Architect	F. Guzik, Township Engineer




WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF ENGINEERING

MEMORANDUM

Date: February 6, 2023

To: West Windsor Township Planning Board

From: Dan Dobromilsky, LLA, PP, LTE
Landscape Architect 

Subject: **PRINCETON UNIVERSITY – Campus Operations Building – PB 22-06**
P/F Site Plan – Landscape Architectural Review and Analysis #3
Block 3, Lot 1.0112 Nursery Road and Lower Harrison Street

The submitted plans have been analyzed the following questions and comments are offered for consideration as this application is reviewed:

1. This project will not impact the Township Greenbelt, which occurs along the D&R canal nearby to this facility. Although 92 existing trees will be removed, it is noted that 89% (82) of the trees to be removed are of exotic species (*Ailanthus altissima*) that exhibit very invasive tendencies and contribute to the recent regional infestation by the Spotted Lantern Fly, which is also an exotic invasive species. The proposed planting of 87 new trees, and 14 shrubs, of indigenous species, will mitigate the tree and habitat loss.
2. The proposed landscape architectural design adequately addresses the standards and guidelines offered by Township codes for the proposed type and location of reconstruction proposed with this application. All previous concerns and comments expressed through the TRC review have been addressed via plan revisions reflected in this current submission.
3. A small stormwater management basin to be added with this work will be graded and planted in a manner (meadow) that is consistent with the stormwater elements of the recently approved campus development, directly adjacent to this facility. A waiver from strict compliance with Township code standards [200-91.P.(4)a.] is required to implement a geometric basin shape with meadow planting in place of an amorphous form and riparian tree plantings. No objection is exception is offered regarding this waiver.

Upon request, additional comments may be offered based upon the submission of updated or modified documents or questions from the Board.

cc: Applicant
Plan Review Professionals



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF ENGINEERING

MEMORANDUM

TO: West Windsor Township Planning Board

FROM: Francis A. Guzik, PE, CME
Director of Community Development/Township Engineer

DATE: February 7, 2023

SUBJECT: **Trustees of Princeton University
Preliminary/Final Major Site Plan – “Lake Campus Operations Building”
Planning Board Submission #1
Block 3, Lot 1.012 – “Lake Campus North”
Nursery Road & Lower Harrison Street
PB 22-06**

Documents Received/Reviewed:

The following documents have been submitted for review:

- A. Set of plans entitled “Preliminary and Final Site Plan Application for Campus Operations Building - Princeton University Lake Campus – Prepared for The Trustees of Princeton University –Block 3, Lot 1.012 – Township of West Windsor, Mercer County, NJ”, prepared by Langan Engineering and Environmental Services (Langan) (Christian Roche, P.E.) consisting of eighteen (18) sheets dated August 12, 2022, revised through January 18, 2023;
- B. Set of architectural plans entitled “Campus Operations Building – Princeton University Nurseries – Harrison Road, Princeton, NJ””, prepared by McGillin Architecture, Inc. (Howard V. LeBold, AIA), consisting of seven (7) sheets, dated June 30, 2022, revised through January 18, 2023, bearing the digital signature of Howard V. LeBold, AIA dated January 17, 2023;
- C. Report entitled “Environmental Impact Statement For: Campus Operations Building - Princeton University Lake Campus – Block 3, Lot 1.012 –West Windsor Township, Mercer County, NJ”, prepared by Langan and dated August 10, 2022, revised through November 17, 2022;*
- D. Report entitled “Stormwater Management Report - Campus Operations Building - Princeton University Lake Campus – Block 3, Lot 1.012 –West Windsor Township, Mercer County, New Jersey” prepared by Langan (Andrew Smith P.E. and Christian Roche, P.E.) dated June 9, 2022, revised through January 18, 2023;
- E. Document entitled “Stormwater Maintenance Plan – Campus Operations Building - Princeton University Lake Campus – Block 3, Lot 1.012 –West Windsor Township, Mercer County, New Jersey” prepared by Langan (Andrew Smith P.E. and Christian Roche, P.E.) dated June 9, 2022, revised through January 18, 2023;

- F. Report entitled “Sanitary Sewer Engineer’s Report - Campus Operations Building - Princeton University Lake Campus – Block 3, Lot 1.012 – Township of West Windsor, Mercer County, NJ” prepared by Langan (Dulce S. Miguel, P.E. & Christian Roche, P.E.) dated November 17, 2022;
- G. Cost Estimate entitled “Engineer’s Estimate - Campus Operations Building - Princeton University Lake Campus – Block 3, Lot 1.012 – Township of West Windsor, Mercer County, NJ” prepared by Langan dated November 30, 2022;*
- H. Letter report referenced “Traffic Letter for Proposed Lake Campus Operations Area 2” from BFJ Planning (Georges Jacquemart, P.E., AICP) to Mark Vicente, AIA, LEED AP, Project Manager for Princeton University Facilities, Office of Capital Projects, dated January 13, 2022;
- I. FHA Individual Permit and FHA Verification-Method 1 (DEP Delineation) issued by NJDEP dated November 30, 2022, authorizing the construction of a 5,200 square foot campus operations building and stormwater management facilities, including a 12 sheet site plan set, a single sheet “Flood Hazard Area Verification Plan” and a two sheet Landscape Plan set, all prepared by Langan and a two sheet “NJ Flood Hazard Area” plan set prepared by Van Note-Harvey Associates, all stamped “approved” by NJDEP;
- J. An NJDEP Freshwater Wetlands Letter of Interpretation-Line Verification File No. 1113-10-0010.2 FWW-FWL14-120001, Block 3, Lot 3 dated October 2, 2012 and an Extension dated May 23, 2017 and valid through October 1, 2022;
- K. Development Application package, including;
 - Cover letter;
 - Completed Development Application form;
 - Rider to same;
 - Site Photos;
 - Completed Site Plan Checklist;
 - Green Development Checklist; and
 - Environmental Impact Statement Worksheet (included in Submission Item C);

* - Submission items C and G were not included with the current submission but were submitted previously and are presumed to remain a part of the official record for the application.

Narrative:

The subject property is a 74.3-acre portion of the previous 201.2-acre tract consisting of Block 3, Lots 1.0113 and 1.012, created by way of minor subdivision PB18-03. The overall site is bounded on the west by the Delaware & Raritan Canal, on the south by Washington Road (Mercer County Route 571), on the east by US Route 1 and on the north by Lower Harrison Street (Mercer County Route 629). The property is owned by the Trustees of Princeton University and is located primarily within the E (Education) district, with some small portions in the R-2 residential zoning district.

The property is encumbered by a variety of environmental constraints including wetlands, flood hazard areas, DRCC stream corridor conservation easements, and Township Greenbelt. In addition to the environmental encumbrances, there is a 50’-wide sanitary sewer easement that parallels the Canal on the westerly portion of the property, and a 20’-wide sanitary sewer easement in the southeasterly portion of the property.

The subject property is bisected by a ridgeline that generally runs along the existing pathway from Washington Road past the cemetery parcel up to Lower Harrison Street. The westerly portion of the property is located

within the Duck Pond Run HUC 14 subwatershed with the easterly portion within the Millstone River (Route 1 to Cranbury Brook) HUC 14 subwatershed. The westerly portion is also part of the larger Stony Brook HUC 11 watershed and the easterly portion is part of the larger Millstone River (Above Carnegie Lake) HUC 11 watershed. Both the current application and the previous Lake Campus North and South applications are entirely contained within the Duck Pond Run/Millstone River subwatershed/watershed.

The property is located within the Stony Brook Regional Sewerage Authority (SBRSA) River Road Sewer Treatment Plant sewer service area. Domestic water supply will be provided by New Jersey American Water. The previous overall tract is located within the Delaware and Raritan Canal Commission (DRCC) Review Zones A & B. Lot 1.012 is within Review Zone A, and Lot 1.0113 is entirely within Review Zone B.

Following the subdivision process, the applicant came before the Board for the approval of a 20-year General Development Plan (GDP), which was approved by the Board early in 2020 (PB18-09). This current application is the third site plan approval sought for Lot 1.012 under that GDP.

The proposed Lake Campus Operations Building is a single-story 5,048 square foot utility style building, with four roll-up doors along the south elevation and one roll-up door on the north elevation, at the easterly end. One of the bays is fitted with a vehicle lift. Other proposed development associated with the Lake Campus Operations Building includes landscaping, vehicular and pedestrian access, parking, stormwater management facilities, and underground utilities such as sanitary sewer, potable water, electric and telecommunications.

I have reviewed the documentation submitted and offer the following comments for the Board’s consideration.

1.0 Site Plan

1.01 The following checklist waivers have been requested:

Section 200-13 (Preliminary Site Plan Approval)

- Checklist item #3)(c) requires a Survey map be provided. I have no objection to the Board granting a waiver from this requirement as the survey of the property has been submitted for other recent applications and is on file with the Township.
- Checklist item #3)(h) requires distances measured along right-of-way lines from existing streets to the nearest intersections with other streets. I have no objection to the Board granting a waiver from this requirement as this information has been submitted for other recent applications and is on file with the Township. No development is proposed within close proximity to an existing public right-of-way intersection.

Section 200-14 (Final Site Plan Approval)

- The applicant has requested checklist waivers from Final Site Plan checklist items 200-14.C.1.a), C.1.b)(1) & C.1.b)(5). As these items all relate to the situation where the applicant pursues Preliminary and Final approvals separately, I have no objection to the granting of these waivers as Preliminary and Final approvals are being sought concurrently.

1.02 The applicant shall provide testimony to the Board regarding expected Facilities Operations at this site. The applicant has stated that vehicle washing and salt storage will not occur at this facility. A note to this effect has been added to the plans and it should be discussed whether it is to be made a condition of any Board action on the application.

1.03 The applicant shall provide testimony to the Board regarding how this application fits into the overall Lake Campus General Development Plan as well as progress made on the construction of the Lake Campus North and South projects.

1.04 The LOI submitted under Submission Item J does not match the LOI identified on Sheet CS-101 of the plans. A copy of the LOI shall be submitted for the Board’s records as a condition of any approval.

2.0 Access and Circulation

2.01 The site plan shows new vehicle parking in three areas totaling 35 spaces in all, with one EV Make-Ready space that counts as two, for a calculated provision of 36 spaces. Justification that this number is appropriate must be made to the Board through testimony.

2.02 The proposed 9 spaces directly in front of the building will block access to the four roll-up doors located along that wall. The applicant indicates that these will be used for temporary parking of University vehicles that will be moved, as necessary, for door access. Testimony shall be provided to the Board in support of this proposal.

2.03 The proposed plans provide ADA, EV and bicycle parking in accordance with ordinance requirements.

2.04 The applicant is requesting the following design waivers related to the proposed gravel driveways and parking areas:

- 200-29.A requires paved access drives;
- 200-29.D(1) requires sidewalks between parking areas and principal structures raised 6 inches or more above the surface of the parking area;
- 200-29.F(1) requires parking areas to be paved except for single-family and duplex residences;
- 200-29.G requires lighting of parking areas;
- 200-29H(3) requires crosswalks where pedestrians must cross access drives to reach parking areas;
- 200-29.I(3) requires non-residential driveways to be a minimum of 15 feet in width for one-way operation and 24 feet in width for two-way operation.
- 200-29.M(4) requires outdoor parking spaces be marked with 4”-wide double stripes 18 inches on center;

Testimony to the Board’s satisfaction in support of these waiver requests must be provided.

2.05 Ordinance Section 200-36.D requires the identification of fire lanes, which have not been depicted on the plans. The applicant will be required to obtain the approval of the Director of Fire & Emergency Services for emergency vehicle access for the site.

2.06 Normally, a trash truck turning template must also be provided if a private hauler will be collecting trash from the site. However, the applicant has advised that trash collection will be performed by University forces and outdoor solid waste storage is not proposed. Testimony for the record should be provided.

2.07 The applicant has agreed to consult with the County Engineer as to whether a paved apron at the intersection of the internal driveway with Harrison Street is required. This should be made a condition of any Board action on this application.

3.0 Stormwater Management

3.01 The proposed Stormwater Management design is in conformance with the Township Stormwater Control Ordinance with respect to Green Infrastructure, as well as the standards for Stormwater Quantity, Stormwater Quality and Groundwater Recharge. The applicant shall provide testimony to the Board on enhanced design measures instituted based on “adjusted future” rainfall as defined and to be established by NJDEP at some point in the near future.

- 3.02 The applicant has submitted a Maintenance Plan for the proposed stormwater management facilities. I have reviewed same and find it to generally be in conformance with NJDEP design guidelines. However, there remain some minor revisions to be made. Rather than listing them here, technical comments will be issued to the design engineer directly. Compliance with those technical comments should be made a condition of any Board action on this application.
- 3.03 All Stormwater BMPs are to be placed in one or more easements that prevent their alteration, removal or neglect. The Township shall be given the right, but not the obligation, to enter the property and perform any required maintenance under the plan should the owner fail to do so. The cost of any necessary repairs undertaken by the Township shall be placed as a lien against the property. This should be made a condition of any Board action on this application. Any such documents created as part of the Lake Campus approvals can be amended in lieu of separate documentation, at the applicant’s discretion.

4.0 Utilities

- 4.01 The applicant has indicated that the proposed flows from the existing and proposed maintenance buildings have not been accounted for in the existing TWA and Council allocation for the site. The design flows from the two buildings of 650 gallons per day would not, taken on their own, trigger the need for either Treatment Works Approval or Township Council allocation. However, given that a TWA already exists for Lake Campus, an amendment to that NJDEP permit may be required. The applicant shall obtain a determination from NJDEP in this regard as a condition of approval, should the Board act favorably on this application.
- 4.02 Potable water for this project will be provided by New Jersey American Water. Locations of any required hydrants are subject to the review and approval of the Director of Fire and Emergency Services. The need for a hydrant as part of this development is deferred to Chief Lynch.

5.0 Lighting

- 5.01 As previously mentioned, the applicant is seeking a design waiver from providing exterior site lighting for the parking areas in accordance with 200-31K. Reasons include sensitivity to the adjoining residential properties along Harrison Street and no planned evening activities or operations at the facility. Chief Lynch has previously indicated that granting this waiver will not detrimentally affect any emergency response on site. As such, I offer no objection to such a design waiver, subject to the applicant providing supporting testimony for this request to the Board’s satisfaction.

6.0 General

- 6.01 The applicant is required to submit an Engineer’s construction cost estimate for review and has previously complied with this requirement. The Applicant will be required to post inspection fees for the site improvements in accordance with the MLUL and the Township Ordinance. At this time, it is not expected that any performance guarantees will be required. This will be made a condition of any Board action on this application.
- 6.02 As per Ordinance section 200-81.1 the applicant will be required to provide, via both hard copy and in electronic format, approved subdivision and site plans being submitted for signature and as-built surveys upon project completion should this project be approved and constructed. Electronic copies of the Stormwater Management Report and Maintenance Manual are also requested upon approval of same. This will be made a condition of any Board action on this application.
- 6.03 The additional following approvals are anticipated at this time:
- Mercer County Planning Board

West Windsor Township Planning Board
Trustees of Princeton University – P/F Site Plan – “Lake Campus Operations Building”
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- Mercer County Soil Conservation District
- Delaware and Raritan Canal Commission.

All outside agency approvals are to be obtained as a condition of any approval that may be granted.

This completes the review of the referenced site plan documents. Other comments may be offered based on the responses to the above issues.

FG:IH

cc: Applicant (christopherdegrazia@dbr.com)