

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: Carnegie Center – Building 105
Minor Site Plan, "C" Variance Relief, and Waiver Relief
Block 9 Lot 71
105 Carnegie Center Drive

Date: April 12, 2023

BA#: 3908.17

WWT#: PB 22-09

Introduction

The applicant, Boston Properties, L.P., has submitted an application seeking minor site plan approval as well as "c" variance relief and waiver relief for interior renovations to an existing office building as well as exterior improvements including but not limited to: the installation of two loading areas, two diesel generators with sound attenuating enclosures, enclosed nitrogen and hydrogen tank areas, a prefab shelter for hazardous gas storage cylinders, a 2,500 kVA transformer, and a filling station; the relocation of ADA parking spaces; and the revegetation of 1,413 square feet of parking area.

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

1. Minor site plan prepared by T&M Associates, dated March 3, 2023 (last revised March 29, 2023).
2. Architectural plan prepared by SGA, dated January 27, 2023 (last March 15, 2023).
3. Response memorandum prepared by T&M Associates, dated March 29, 2023.
4. Stormwater compliance memorandum prepared by T&M Associates, dated October 10, 2022 (last revised March 29, 2023).
5. Memorandum re: absence of wetlands from T&M Associates, dated September 30, 2022.
6. Variance/Waiver request summary prepared by T&M Associates, dated March 29, 2023.

Property Description

The subject site is located in the northerly portion of the Township within the Carnegie Center office park. The site has an area of 5.766 acres and is irregular in shape. It fronts along Carnegie Center Drive for approximately seven hundred and fifty feet and Carnegie Way for approximately three hundred feet. It has a depth of approximately three hundred and eighty feet as measured from Carnegie Center Drive.

The site is presently developed with a three-story masonry office building with a total gross floor area of 69,648 square feet. Parking areas are located to the building's west and southwest. Altogether, two hundred and thirty-nine parking spaces are provided. Access to the site is provided by two driveways which connect to Carnegie Center Drive and Carnegie Center Way.

Surrounding land uses consist predominantly of the Carnegie Center office park to the northeast, east, south, and west, as well as a medical building to the northwest. See the aerial at the end of this memorandum for an overview of the subject site and its surrounding environs.

Proposed Improvements

The applicant seeks minor site plan approval as well as design waiver relief for exterior and interior renovations. The following is summarized.

Exterior Renovations

The applicant proposes to replace existing parking spaces located to the west of the building with two separate loading zones. Additional existing parking spaces are proposed to be replaced with an enclosed filling station, enclosed nitrogen tank area, enclosed hydrogen tank area, and a prefab shelter for hazardous gas storage cylinders. As a result of these improvements as well as revegetated areas (discussed below), the number of parking spaces will decrease from two hundred and thirty-nine to one hundred and ninety-two. Accessible parking spaces are to be relocated to the southeast of the building.

In addition to the above, the applicant proposes two diesel generators with sound attenuating enclosures near the northerly corner of the subject site. A new transformer, walkway, and bike rack are also proposed. To compensate for new coverage, the applicant proposes to revegetate approximately 1,413 square feet of parking area.

Interior Renovations

The applicant proposes interior renovations to convert the existing building from an office use to a mixed laboratory and office use. As a result of these modifications, the total gross floor area (as defined by the Township) of the building will be reduced from 69,648 square feet to 58,458 square feet. New rooftop mechanical equipment is proposed which will be accompanied by a screen wall.

Master Plan

As per the 2020 Land Use Plan, the site is located in the Research/Office/Manufacturing (ROM-2) land use category which is located in the northerly portion of the Township, primarily along the southerly side of the US Route 1 Corridor as well as along Roszel Road and Alexander Road. This land use category corresponds to the ROM-2 District, which generally permits research office and limited manufacturing parks. The district requires a minimum lot size of five acres, or alternatively six acres for a research office and limited manufacturing park.

Presently, a significant portion of this area is developed with the Carnegie Center office development. Therefore, it is the primary intent of this land use category to recognize the existing development pattern of the district. Where additional development and redevelopment is proposed, it should be done so in a manner which promotes the attractive unified design of the area while also promoting a high quality level of investment.

Zoning

The site is located in the ROM-2 Research, Office, and Limited Manufacturing District. Compliance with the bulk standards of that district are established as follows.

Table 1: ROM-2 District Bulk Standards

Regulations	Required	Existing	Proposed	Section
Min. Lot Area (ac)	5	5.76	5.76	200-212A.
Min. Lot Frontage (ft)	300	300.00	300.00	200-212B.
Min. Lot Width (ft)	350	N/A	N/A	200-212C.
Min. Lot Depth (ft)	N/A	N/A	N/A	200-212D.
Min. Yards (ft)				
Front Yard (Carnegie Center Dr.)	125	132.38	132.38	200-212E.(1)
Front Yard (Carnegie Way)	125	(ex) 85.72	(ex) 85.72	200-212E.(1)
Landscaping Buffer (Carnegie Center Dr.)	75	(ex) 28.00	(ex) 28.00	200-212E.(1)
Landscaping Buffer (Carnegie Way)	75	(ex) 68.00	(ex) 68.00	200-212E.(1)
Rear Yard	40	N/A	N/A	200-212E.(2)
Side Yard (each)	40	46.95	46.95	200-212E.(3)
Max. FAR	0.30	27.90	23.30	200-212F.
Max. Improvement Coverage (%)	50.00	48.93	48.89	200-212G.
Max. Building Height (st/ft)	3/45	3/42	3/42	200-212H.

Planning Review

We offer the following comments on the proposed development:

Overview of Application

The following is noted:

1. Overview. The applicant should provide an overview of the application, including the impetus for the proposed interior renovations, loading spaces, tank storage areas, and back-up generators.
2. Tenant. The applicant should specify whether a tenant has been selected for the space and, if so, whether it can be identified. If a tenant has been identified, the applicant should also provide an overview of the anticipated hours of operation, staffing, and delivery schedule.

Generators

The following is noted regarding the proposed generators.

3. Side Yard Setback. A generator has a proposed setback of 38.4 feet from the northwesterly side lot line. Section 200-226A.(2) establishes that all accessory structures in nonresidential districts shall be governed by the bulk and area regulations of the district within which they're located. Since the ROM-2 District requires a side yard setback of forty feet, **variance relief** is required for this proposed setback.
4. Sound Attenuation Detail. Details of the sound attenuation enclosures are provided on Sheet 12 of the minor site plan. The enclosure will be grey in color with no lighting fixtures. This should be confirmed.
5. Sound Attenuation Study. Sheet 12 of the minor site plan indicates that the proposed enclosures are designed to "reduce source noise to 65 dBA at 23' 8pt average." Furthermore, another note on these sheets indicate that the contractor is to "verify 65 dBA maximum noise criteria at property line following installation." As established by Section 113-6C.(1) of the Township's general legislation, commercial facilities may have a maximum A-weighted sound level standard of 65 dB at commercial property lines.
6. Landscaping. The applicant has proposed landscaping between the proposed generators and a driveway which connects US Route 1 to Carnegie Way. We defer to the Township's landscape architect regarding this matter.

Tank Storage Areas

The following is noted regarding tank storage.

7. Purpose. The purpose of the outdoor tanks should be discussed.
8. Front Yard Setback. The proposed filling and nitrogen storage tank areas have front yard setbacks of 78.2 and 88.0 feet, respectively. Section 200-226A.(2) establishes that all accessory structures in nonresidential districts shall be governed by the bulk and area regulations of the district within which they're located. Since the ROM-2 District requires a front yard setback of 125 feet, **variance relief** is required for these proposed setbacks.
9. Side Yard Setbacks. The proposed filling, nitrogen, and hydrogen tank storage areas have setbacks of 33.4, 27.4 feet, and 31.3 feet, respectively. Section 200-226A.(2) establishes that all accessory structures in nonresidential districts shall be governed by the bulk and area regulations of the district within which they're located. Since the ROM-2 District requires a side yard setback of forty feet, **variance relief** is required for these proposed setbacks.
10. Fencing and Screening. The applicant proposes to enclose these tank storage areas with chain link fencing. Bollards are proposed for these areas as well. The rationale for this fencing choice should be discussed, as well as their landscape architectural treatment.
11. Safety and Security. The applicant should discuss whether the proposed safety and security measures for these tank areas.

Parking, Loading, and Circulation

The following is noted regarding the proposed generators.

12. Proposed Number of Spaces. The applicant has calculated a parking requirement of one hundred and forty-one spaces, whereas one hundred and ninety-two spaces are proposed. This requires **waiver relief** from Section 200-28D.(2)(b) for exceeding the required number of parking spaces. Testimony should be provided as to the need for these additional spaces, and whether any such spaces can be banked.
13. Proposed Number of Pervious Spaces. Section 200-27B. of the Township's site plan review regulations establishes a general office parking standard of one space for each two hundred and fifty square feet of floor area, with each space in excess of 1/300 square feet constructed with a pervious surface. While the exact number of pervious parking spaces is difficult to calculate without delineating those spaces reserved for general office space and those reserved for research/laboratory use, the applicant would at a minimum require sixteen pervious parking spaces. No pervious spaces are proposed, thus requiring **waiver relief**.

Building Improvements

The following is noted regarding the proposed building improvements:

14. Overview. An overview of the interior renovations should be provided.
15. Rooftop Improvements. The applicant should discuss the improvements to the building's rooftop. We recommend an exhibit demonstrating these improvements. As noted in Section 200-4, building height calculations shall exclude building service equipment (e.g., mechanical services, elevator penthouses, condensers, exhaust fans, air-conditioning and similar equipment) and all appurtenant enclosures.

"C" Variance Relief

The applicant requests variance relief pursuant to NJSA 40:55D-70c.(1) and/or (2) of the Municipal Land Use Law (MLUL). The statute provides two approaches to (c) variance relief, commonly referred to as the "physical features" test and the "public benefits" test.

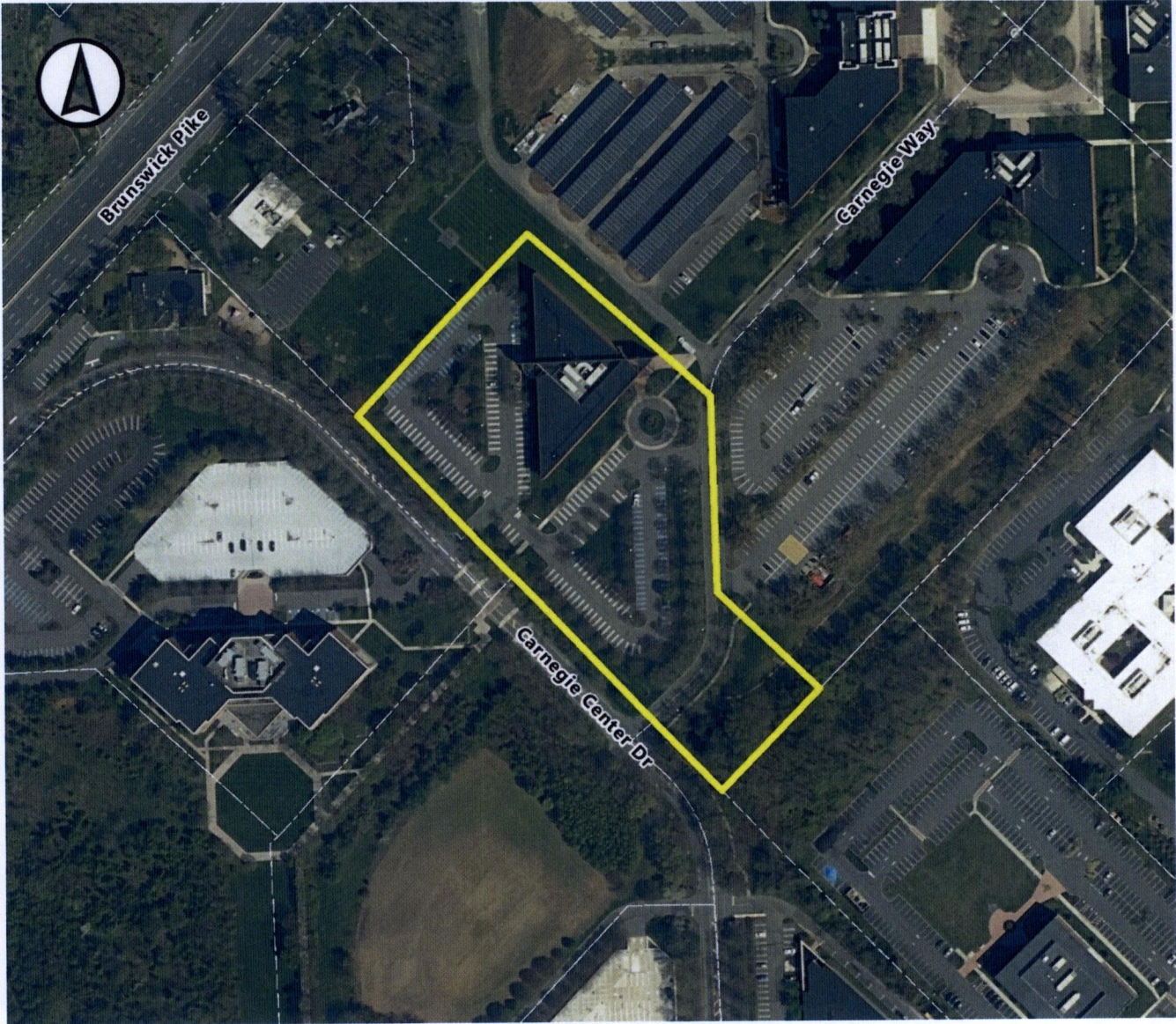
1. Physical Features Test. An applicant may be granted c(1) variance relief when it is demonstrated that the noncompliant condition is caused by: 1) an exceptional narrowness, shallowness, or shape of the property; 2) exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or; 3) by reason of extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.
2. Public Benefits Test. An applicant may be granted c(2) variance relief where it can prove the following: 1) that the granting of the variance will advance the intents and purposes of the Municipal Land Use Law; 2) that the benefits of granting the variance substantially outweigh any potential detriments. The benefits are required to be public benefits rather than a benefit that simply accrues to the property owner.

In addition to the aforementioned, the applicant must address the Negative Criteria of the statute. To meet the negative criteria, an applicant must demonstrate the variance can be granted without substantial detriment to the public good and that it will not substantially impair the intent and purpose of the master plan and zoning ordinance.

Design Waivers

As per NJSA 40:55D-51 of the MLUL, the board shall have the power to grant 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. The following design waivers have been identified. Additional waivers may be identified by the other Township staff and consultants.

Map 1: Subject Site (scale: 1" = 250')





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: April 12, 2023

SUBJECT: **Carnegie Center West – Building 105
Minor Site Plan w/ Bulk Variances**
Block 9, Lot 71
Carnegie Center Boulevard & Carnegie Way
PB22-09

Documents Received/Reviewed:

The following documents have been submitted for review:

- A. Plans entitled “Minor Site Plan – Carnegie Center – Building 105 – Tax Map Sheets 8.01 & 4.03 (Block 9, Lot 71) – West Windsor Township, Mercer County, New Jersey” fourteen (14) sheets total, prepared by T&M Associates dated March 10, 2023, revised through March 29, 2023;
- B. Architectural Site Plan and Floor Plans entitled “105 Carnegie Center”, five (5) sheets total, prepared by SGA Architects dated January 27, 2023 with a submission date of March 15, 2023;
- C. Report entitled “Stormwater Compliance Statement Building 105 – Carnegie Center” prepared by T&M Associates dated October 10, 2022, revised through March 29, 2023;
- D. Document referenced “Affidavit – Freshwater Wetlands, Wetlands Transition Areas and State Open Waters Absence – Building 105 Carnegie Center Drive – Block 9, Lot 71 – Township of West Windsor, Mercer County, NJ” prepared by T&M Associates (Melissa Barnes, Environmental Scientist II), dated September 30, 2022;
- E. Development Application Package Including
 - Development Application
 - EIS Worksheet
 - Green Development Practices Checklist
 - Minor Site Plan Checklist
 - Summary of variances and waivers requested
 - Miscellaneous Submittals

Narrative:

The applicant is requesting Minor Site Plan approval to make changes to appurtenant site improvements to existing Building 105 in order to accommodate a change of a portion of the building from office use to research laboratory. The exterior changes include:

- Eliminating 9 compact parking stalls and 3 barrier-free stalls adjacent to the northwest corner of the building and converting that area to a paved loading area. To compensate for the lost accessible parking spaces, the applicant proposes to restripe an existing parking module along the southeast building wall, converting 17 standard stalls to 7 standard stalls and 7 barrier-free stalls (2 to be van-accessible).
- Eliminating 30 of the westerly-most parking stalls, with 13 slated for revegetation and the remaining converted to a second loading area. Several curb islands in this westerly portion of the site are to be altered for improved truck-turning capability.
- Installing two concrete foundation pads at the northerly most corner of the property to support two individual emergency generators. A 240 square foot (24' x 10') pad will accommodate a 400-kilowatt (kW) generator, while a separate 408 square foot (34' x 12') pad will support a larger 750 kW generator.
- Adding multiple pads for exterior tanks: a 10' x 15' concrete pad with a prefabricated covering that will house hazardous gas cylinders, a 33' x 13.5' concrete pad with 6'-high chain-link fence enclosure that will support a hydrogen tank, a 20' x 16' concrete pad with 6'-high chain-link fence enclosure that will support a nitrogen tank, and a "filling station" on a 7' x 10' concrete pad with 6'-high chain link fence enclosure.
- Repurposing the existing electrical transformer concrete pad for the building to support a new higher voltage step-down transformer for the proposed research laboratory use.

I have reviewed the information submitted and offer the following comments for the Board's consideration. Commentary on the zoning aspects of the application is deferred to the Board Planner:

1.0 Minor Site Plan

- 1.01 The applicant shall provide testimony regarding the reduction of gross floor area from 69,648 square feet in the existing condition to 58,458 square feet in the proposed condition. Impacts on the overall Floor Area Ratio for the Carnegie Center West General Development Plan shall also be discussed and documented for the record.
- 1.02 The applicant indicates that four loading spaces are required per Land Development Ordinance (LDO) section 200-27D.2, which, for 11,692 square feet of Office use requires 2 loading spaces and 46,766 square feet of research laboratory use, which should be provided pursuant to the "manufacturing" standard under 200-27D.1 requires two more loading spaces. As only 2 spaces total are being provided, a design waiver is required. Testimony to the Board's satisfaction in support of same must be provided.
- 1.03 The applicant is requesting a design waiver from LDO Section 200-27B.(1) which indicates that 141 parking spaces are required for Building 105, whereas 192 existing spaces will remain after the proposed site alterations. Testimony to the Board's satisfaction will be required in support of this request. Consideration could be given to "banking" the excess spaces, but it is noted that they currently exist.
- 1.04 Detailed grading information for the converted barrier free stalls and route to the accessible building entrance will be required, demonstrating compliance with barrier free standards, as a condition of any Board action on this application.
- 1.05 The applicant is adding 7 bicycle parking spaces, which, combined with the existing 7 spaces results in a total of 14 spaces, which complies with Ordinance Section 200-27B.(2).

- 1.06 The proposed development is exempt from the Electric Vehicle Ordinance Chapter 200-27.1, due to preliminary site plan approval not being sought. The applicant should discuss EV provisions that exist on-site, as well as any proposed to be implemented with the extensive parking-related site work proposed.
- 1.07 The proposed emergency generators are extremely close to the northwesterly (~40 feet) and northeasterly (27') property lines. The pads are within 350 feet of the building on adjacent Lot 49, and within 500 feet of Buildings 101 and 104. The applicant shall provide testimony to the Board on how and to what extent the sound attenuating enclosures will allow these units to comply with State Noise level regulations.
- 1.08 The proposed development will result in a net decrease in impervious surfaces of 80 square feet. As such, the project is in compliance with the Township Stormwater Control Ordinance.
- 1.09 The proposed wastewater generation rates for the existing building and for the converted building provided on Sheet 10 indicate a net decrease in sanitary sewer demand of 3,446 gallons per day.

The proposed chemical components within the new use's wastewater discharge are to be discussed, along with the proposed means of preventing discharge of hazardous materials into the collection system, and how that will be monitored by the tenant and the property owner. Approval of the wastewater discharge proposal from the Stony Brook Regional Sewerage Authority should be made a condition that must be satisfied prior to the issuance of a Certificate of Occupancy for the building.
- 1.10 The applicant should provide testimony to the Board on the operational protocol of the exterior storage tanks and the filling station, Further comment is deferred to the Director of Fire and Emergency Services.
- 1.11 The applicant should provide testimony on the need for 2 separate generators as well as the potential ability to utilize natural-gas-fired generators rather than diesel. Air Quality permitting from the NJDEP is expected to be required for the proposed diesel units.
- 1.12 The proposed emergency generators are indicated to provide 360 gallons usable capacity for diesel fuel, each. It is noted that the applicant will be required to obtain a permit from the Fire Marshal during the construction permit process as required in Chapter 89 Fire Prevention. Further comment on this aspect is deferred to the Director of Fire and Emergency Services.
- 1.13 The adequacy of the proposed emergency vehicle circulation ability is deferred to the Director of Fire and Emergency Services.
- 1.14 The signature blocks on the site plan cover sheet are to be corrected.

This completes the review of the submission documents. Other comments may be offered based on the responses to the above issues and testimony provided to the Board.

FG:IH

cc: Ian Hill, P.E.
Michael R. Thomas, P.E., Applicant's Agent – mthomas@tandmassociates.com




WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF ENGINEERING

MEMORANDUM

Date: April 12, 2023

To: **West Windsor Township Planning Board**

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

Subject: **CARNEGIE CENTER Bldg 105 – PB 22-09**
Minor Site Plan - Landscape Architectural Review #4
(B-9, L-71) US Route One ROM-2

The submitted plans have been analyzed and a site visit has been conducted. The following comments are offered for consideration by the Board as this application is reviewed:

Emergency Generator:

1. The proposed planting, in combination with the generator enclosures will sufficiently address visual buffering requirements.

Tank Storage / Filling Areas:

2. The applicant should offer testimony regarding the operations and activities that will occur with the tank storage areas and shed. The location, personnel, and frequency of: deliveries; filling activities; movement of materials in an out of the building, as well as safety measures, should be described for review in detail.
3. It is recommended that the fence type enclosures for these areas should match the enclosure implemented around the refuse compactors in the parking lot of nearby building #104, see attached photo.
4. The landscape plan should be amended to add landscape buffer plantings to screen or buffer views of these areas and the expanded loading zones from all adjacent properties and roads or drives, in accordance with Township code (200-228.D. & 200-225.F.) and Carnegie Center Design Guidelines. Additional understory shrub planting will be required along southwest edge of the parking lot.
5. Notes and/or specifications will be required addressing excavation techniques / protections related to the proposed new electric service lines, curblin modifications, and existing landscape. This should include a field review of the route(s) and techniques prior to construction.

Upon review of the applicant's presentation and testimony before the Board, additional commentary may be offered at the request of the Board.

cc: Applicant
TRC Staff and Professionals



West Windsor Township Fire & Emergency Services

Memorandum

DATE: April 12, 2023
TO: Chairman, West Windsor Planning Board
FROM: Chief Timothy M. Lynch *TML*
REGARDING: PB 22-09 – 105 Carnegie Center

OVERVIEW

Applicant is proposing alterations to existing building and grounds at 105 Carnegie Center.

CONCLUSION

I have completed a review of the submitted plans and documentation and have no comments. The applicant has proposed no modifications that raise any concerns with the Fire Marshal's office.



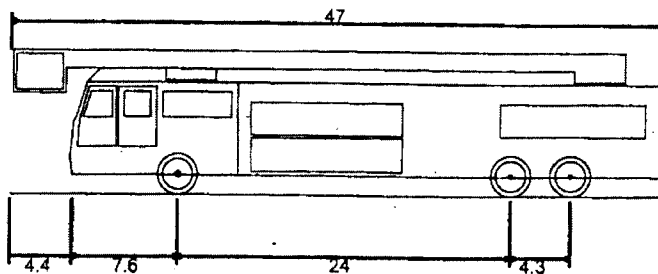
Honor ~ Integrity ~ Loyalty

West Windsor Township Fire & Emergency Services

Phone 609-799-8735 Fax 609-799-8926

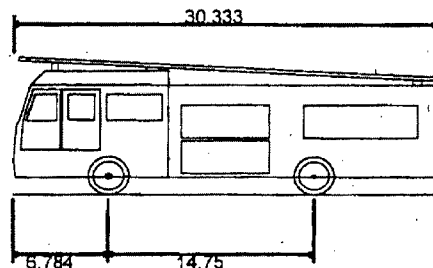
Fire Apparatus Dimensions for Turning Radii

The illustrations below of West Windsor Township fire apparatus may be used for determining the needed turning radii required for access to proposed applications for land development.



AERIAL 100' LADDER

Overall Length	47.000ft
Overall Width	8.333ft
Overall Body Height	10.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	36.250ft



PUMPER

Overall Length	30.333ft
Overall Width	8.333ft
Overall Body Height	10.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°



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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: April 03, 2023

TO: West Windsor Township Planning Board

FROM: Quazi Masood, P.E., PTOE^{QM}
William T. Dougherty, P.E., PTOE^{WTD}
Traffic Consultant

SUBJECT: Carnegie Center Building 105
Minor Site Plan Application Review
Planning Board Review Memo #2
PB22-09
Block 9, Lot 71
West Windsor Township, Mercer County, New Jersey

Document Received

We are in receipt of the following information for review pertaining to an application for a TRC review for the minor site plan revision application of an existing Building (#105) located on Carnegie Center Drive in West Windsor Township (WWT):

- One Yellow Planning Board Review Transmittal for PB22-09 from Lisa Komjati dated March 29, 2023, reports due Wednesday, April 12, 2023
- One Transmittal/Responses Letter from T&M Associates (4 pages) dated March 29, 2023
- One Affidavit – Freshwater Wetlands, Wetlands Transition Areas and State Open Waters Absence letter and Field Report (2 pages) prepared by T&M Associates dated March 29, 2023
- One Stormwater Compliance Statement (4 pages) prepared by T&M Associates dated March 29, 2023
- One West Windsor Township Community Development – Division of Land Use Property Owners List (1 page) prepared by Lisa Komjati dated October 6, 2022
- One West Windsor Township Green Development Practices Checklist (7 pages) prepared by T&M Associates dated March 29, 2023
- One West Windsor Township Environmental Impact Statement Worksheet (16 pages) prepared by T&M Associates undated
- One Summary of Variances and Waivers (1 page) prepared by T&M Associates dated March 29, 2023
- One West Windsor Township Community Development – Division of Land Use Request for Bulk Variance (2 pages)
- One West Windsor Township Community Development – Division of Land Use Agreement to Pay for Professional Review and Inspections (1 page) dated September 27, 2022
- One West Windsor Township Community Development – Division of Land Use Minor Site Plan Checklist (7 pages) prepared by T&M Associates undated

Carnegie Center Building 105
Planning Board Review Memo #2
PB 22-09, Block 9, Lot 71
West Windsor Township, Mercer County, NJ
April 3, 2023
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- One West Windsor Township Development Application (5 pages) prepared by T&M Associates dated September 27, 2022
- One set of Amended Minor Site Plans (16 sheets) prepared by T&M Associates dated March 10, 2023, last revised March 29, 2023
- One set of Architectural Plans (5 sheets) prepared by Spagnolo Group Architecture P.C. dated January 27, 2023, last revised March 15, 2023

Project Description

The project proposes an interior renovation of existing Building 105 from an office use to a mixed laboratory and office use. In addition, the Applicant *Boston Properties, L.P.* is proposing the addition of a loading area and relocation of ADA parking spaces. Moreover, the Applicant is also proposing to include two diesel generators with sound attenuating enclosures to be placed on concrete pads. This project site is located at 105 Carnegie Center Drive, Princeton, NJ 08540 containing Block 9, Lot 71. The site is zoned as ROM-2 (Research, Office, Limited Manufacturing). A total of 239 parking spaces currently serves the facility. As per the interior renovation plan, minor site plan revisions, such as, relocation of the existing ADA spaces and construction of loading areas are proposed. There will be no change in the existing limits of bituminous asphalt. Per the current transmittal letter, the applicant has revised the plans to include an additional loading zone, three accessory structures and reduced the footprint of the proposed generators.

The existing 12 parking spaces (including three ADA spaces) will be removed from the northwest corner and will be used as the loading area. While in the southeast corner, a total of 17 parking spaces is proposed to be restriped to accommodate 13 parking spaces (including six ADA spaces). According to the proposed interior modification plans, the main entrance to the building will be changed to the southeast corner. As such, these six ADA spaces will be closer to the proposed main entrance. Additionally, two new concrete pads (31'x12' and 42.5'x13') are proposed on the northeast corner which will be used for diesel generators.

Review Comments

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

This completes our comments currently.

cc: Sam Surtees
Lisa Komjati
Ian Hill, P.E.
Chris Jepson, P.E.
David Novak, PP, AICP
Michael Thomas, P.E. (applicant). mthomas@tandmassociates.com

Joseph Burgis, PP, AICP
Gerald Muller, Esq.
Dan Dobromilsky, PP, AICP
Tim Lynch
Patti Thompson.