

**PLAINSBORO TOWNSHIP ENVIRONMENTAL ADVISORY COMMITTEE
&
SUSTAINABLE JERSEY GREEN TEAM**

MINUTES

**September 30, 2024
(approved 1-27-2025)**

Members Present: Michael Abramowitz, Rano Banerjee, Randall Brett, Shishir Agrawal, Neil Lewis, and Ed Yates

Township Staff Present: Bonnie Flynn, Director of Planning and Zoning
Ron Yake, Township Planner and Zoning Officer

The meeting was called to order at approximately 6:10 PM.

A. Presentation by Penn Medicine Princeton Health on proposed Cancer Center and Imaging Center (CCIC) at the Princeton Medical Center

Patricia DeLauri, project architect of Shepley Bulfinch, introduced the hospital's presentation, followed by a brief overview of the project by Dann Dingle for the hospital. Ms. DeLauri spoke again, describing existing site conditions followed by a brief overview of proposed site conditions, at which time she handed the presentation over to Andrew French, project engineer of French Parrello & Associates, to provide more details on the proposed site plan, including information related to site circulation (vehicular and pedestrian), EV parking, bike storage, lighting, landscaping, and stormwater management. With reference to the use, bulk, and design standards in the Redevelopment Plan, Mr. French indicated that the project is fully compliant with the Plan.

Ms. DeLauri described the vertical organization of the proposed building, including its relationship to the existing adjoining building (Education Building), as well as the various activities occurring at each of the five levels (one below and four above ground) of the building. It was noted that from an environmental sustainability standpoint, the building includes three "green-roof" areas and that the overall building is being designed to LEED Gold standards.

Dr. Lewis asked a question about how parking for the building would be handled. It was noted that, while parking will be provided in the vicinity of the CCIC, partially involving the reconfiguration of existing parking in the area, the new parking garage (1,161 spaces) is being designed to satisfy the parking requirements of the CCIC, including the loss of parking displaced by the CCIC.

Mr. Yates made mention of an earlier concept for the CCIC, which was located next to the existing hospital bed tower, noting that he much preferred the current proposal over the earlier concept. Mr. Yates asked if there were any plans to add the two additional floors to the bed tower as allowed in the Redevelopment Plan. It was noted that there are no current plans to do so.

Mr. Yates also asked if there are any beds associated with the CCIC. Ms. DeLauri indicated that, given the nature of care that will be provided at the CCIC, the facility will

only be for outpatient services and will not include beds as found in the main hospital building.

Mr. Yates asked whether the existing Co-gen facility that serves the hospital has capacity to serve the new CCIC as well. Mr. French responded indicating that the Co-gen plant was designed to include excess capacity and will be able to serve the new building.

Mr. Yates also asked whether the earlier concept for the CCIC resulted in the loss of more existing parking than the concept for the proposed CCIC. Mr. French indicated that both concepts resulted in the loss of about the same number of parking spaces.

A comment was made that since the new parking garage will be located some distance from the proposed CCIC, will valet service be provided at the new building. Mr. Dingle stated that valet service is planned for the new building and that a substantial number of parking spaces near the new building will be reserved for CCIC patients.

A comment was made about the need for additional beds at the existing hospital, which currently seems overcrowded. It was noted that there are no current plans to add additional beds to the hospital, instead such matters will be handled through improved patient care management.

A comment was made about the need to manage construction issues related to the environment, including those related to air quality, runoff water quality, and noise.

B. Projects Update

Mr. Yake provided the EAC with an update on several development projects, including the Serenity Walk residential development that is currently under construction, along with an update on the Princeton Nurseries and Fusion at Plainsboro mixed use developments, and the Princeton Forrestal Village residential development.

Regarding the Serenity Walk project, he mentioned that the pedestrian crossing improvements at Dey Road and Woodland Drive should be completed before the end of the year.

The Princeton Nurseries mixed used development is in the completeness review phase of the application review process, with the initial application being filed on July 22nd and a follow-up resubmission occurring on September 27th in response to staff completeness comments of September 3rd.

The Fusion at Plainsboro mixed used development is in the concept review phase of discussion, with the current concept having been changed because of a new development partner joining the project (WRV LLC, same developer as the Princeton Nurseries). The primary change involves the introduction of traditional and stacked townhouses into the project, which had previously only included multifamily units over nonresidential. Because of the change, the project will need to go back to the Planning Board (and possibly the DRC) for further discussion. Mr. Yake mentioned that, according to the developer, Novo Nordisk has expressed a strong interest in the project and the value it could bring to their corporate office operations on the adjoining property.

The Princeton Forrestal Village residential project, originally approved in 2014, but never constructed due to parking related issues, is undergoing a redesign that will include 394 units in three buildings, including a new residential building on Main Street to replace the existing Market Hall building (former home of Cando Fitness and Koi Spa). The

applicant's development team is working with both the Township and Princeton University in the preparation of plans for the new development. A formal development application (amended subdivision and major site plan) is expected to be filed sometime in the next few months.

Other topics raised at the meeting

At the September 17th DRC meeting, an application by ReCAP for site plan approval to add six parking spaces, including one EV space and one make-ready EV space, was considered. This application is scheduled for consideration by the Planning Board on October 21st.

Ms. Flynn mentioned to the committee that, as a result of the Township's recent submission to *Sustainable Jersey*, the Township has been granted a renewal of our bronze certification until 2027.

Public Comment

No public comment.

Adjournment

There being no further business, the meeting was adjourned at approximately 7:15 PM.



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AGENDA

**Monday, September 30, 2024 @ 6:00 PM
(Virtual Meeting)**

1. Presentation by Penn Medicine Princeton Health on the proposed Cancer Center and Imaging Center at the Princeton Medical Center
2. Project Updates:
 - Serenity Walk Age-Restricted Residential Subdivision
 - Princeton Nurseries mixed-use development
 - Fusion at Plainsboro mixed-use development
 - Princeton Forrestal Village residential development
3. Review and action on draft October 23, 2023 meeting minutes
4. Adjournment