

**RESOLUTION
PLAINSBORO TOWNSHIP PLANNING BOARD
Middlesex County, New Jersey**

**P00-07 750 College Road Associates, L.P.
Aegis Forrester Partners II, Inc.**

**750 College Road East
Lot 18.09 Block 5
Preliminary and Final Site Plan Approval**

PMUD Zone

WHEREAS, the Applicant, 750 College Road Associates, L.P., has made application to the Plainsboro Township Planning Board for preliminary and final major site plan approval with parking variance; and,

WHEREAS, the Board held a public hearing on the application on August 21, 2000; and

WHEREAS, the Board considered the plans and details submitted by the applicant; and,

WHEREAS, the Board considered the testimony of the witnesses; and,

WHEREAS, the Board based its review of this application upon the testimony presented, the exhibits offered, and their own knowledge and expertise of the subject matter and after due deliberation, makes the following findings of fact:

1. This is an application for preliminary and final major site plan approval, with parking variance, to construct a three-story office building on Lot 18.09 in Block 5. The site, designated as 750 College Road East, is situated on the southbound side of College Road East and is located in the PMUD zone. The total acreage of the site is 13.792 acres. The proposed office building consists of 100,000 square feet. The proposed lot coverage is 33.1%.

The plan shows 403 parking spaces or approximately 1 space per 250 square feet to be constructed on the north and west sides of the building, including 9 accessible spaces adjacent to the building. A portion of the parking lies within a 100 foot wide power line easement owned by PSE&G along the northerly boundary line of the site.

A formal drop off area is shown on the north side of the building. Access to the site is from College Road East.

A portion of the site, approximately 5.5 acres in size, will be a woodlands

preservation area as more particularly described below.

There shall be no free-standing storage and/or maintenance buildings. All roof mounted equipment and ground level equipment shall be screened in accordance with the requirements of the Township Planner.

All signs shall conform to the Princeton Forrestal Center standards. Signage material, size and type are subject to the review and approval of the Township Planner. All traffic signs shall be in accordance with the MUTCD.

The applicant shall enter into an agreement with the Township Committee, in standard form, to provide its share of the cost of the provision of bus shelters along College Road East; such obligation shall not exceed the sum of \$5,000.

2. The subject site is one of the Princeton Forrestal Center (PMUD) properties. In this connection, most issues in the nature of drainage, traffic and utilities have already been accounted and reviewed as part of the Trustees of Princeton University General Development Plan (GDP) application (P99-15). A detailed description of the floor area allocation is shown on a schedule entitled "Princeton Forrestal Center, Floor-to-Area Allocation, (east side of Route 1)" dated 11/13/96, approved by the Board as part of the GDP approval. Forrestal Center is required to update this schedule (referred to as Exhibit B) periodically, as site plans are submitted for review. This approval is subject to submission of an amended Exhibit B showing reallocation of unallocated buildable square footage and available parcels. The same shall be subject to the review and approval of the Planning Board Attorney and the Township Planner.
3. With respect to the GDP approval referred to above, and the agreements authorized thereunder, the Board notes that paragraphs 3 (D) and (E), under certain circumstances require that Princeton University submit traffic signal warrant analyses for the College Road East/Research Way intersection and for the Research Way/Schalk=s Crossing Road intersection upon building permit application for new office space of 50,000 square feet or more "...for any property along College Road East..." Signals are to be provided by Princeton University within 6 months of the Township's request to the University to do so, provided generally accepted NJDOT warrants for signalization are met. By letter dated August 21, 2000, Princeton University has engaged Orth-Rodgers & Associates to begin the traffic signal warrant analysis for both. The request to waive submission of an environmental impact statement is granted because these issues were adequately considered, for this site, as part of prior reviews.
4. The Applicant has requested a variance to provide parking stalls that are 9 feet wide by 18 feet in length. The Ordinance in the PMUD zone requires 20 foot long parking

stalls. The requested variance is consistent with numerous prior approvals and the Board determines that the benefits to be derived by virtue of smaller parking stalls than required by ordinance outweigh any detriment and that the public good will not be adversely affected thereby. The entrance drive and parking aisle widths are to be 24 feet. The Applicant has requested that it be allowed to construct all proposed parking. However, the Board has determined that there shall be 16 parking spaces that will be land banked. A condition of this approval is that the Applicant submit to the Planner a revised Parking Plan showing land banked parking as required hereunder. The land banked parking shall be actually constructed by the owner of the site, within 90 days of direction from the Township Engineer that such parking or a portion thereof, shall be required, weather and seasonal conditions permitting.

Parking is shown within the 100 foot wide PSE&G power easement area. Preliminary indications from PSE&G are that such parking shall be permitted; however, final approval thereof is a condition subsequent to this approval.

5. A large portion of the wooded areas of the lot shall be preserved by virtue of a recorded easement. Such easement may be in the form of the D & R Canal Commission standard form of easement, if the form thereof is approved by the Planning Board Attorney. If not so approved, a separate Declaration of Easement shall be prepared, approved by the Planning Board Attorney and duly filed.

The Applicant has submitted a Woodland Management Plan in the form of a memorandum from Woodwinds, dated May 15, 2000. A final Woodland Management Plan shall be submitted to the Township Planner for review and approval, based, in general, upon the Woodwinds memorandum of May 15, 2000. The scope of such Woodland Management Plan is as shown on drawing CE-8 revised August 1, 2000. A note shall be added to CE-8 requiring approval of the Township Planner and the Township Engineer of the location of the solid waste facility, in the field, once the Woodland Management Plan is finalized and site layout has commenced.

NOW, THEREFORE, BE IT RESOLVED by the Plainsboro Township Planning Board this 21st day of August, 2000, that the Applicant be granted preliminary and final site plan approval, with parking variance, subject to the following conditions:

1. Details, amendments, and additions to be submitted to the Office of the Township Engineer for review and approval:

A. Site Plan Conditions:

1. Revise the location of the asphalt pathway crossing the entrance drive to the street side of the stop bar. Adjust the location of the stop bar as required.

2. Dimension all driveway and parking aisle widths, parking stall widths and depths, and the radii of all curves on the site plan.
3. Provide construction dimensions for the proposed improvements to College Road East.
4. Show the location and label the proposed delivery area on the site plan.
5. Label all depressed curb location on the site plan.
6. Show all proposed pavement striping including the color, width and layout dimensions on the plans.
7. Submit data derived from accepted engineering practice on the existing and anticipated high-water table levels on the site and the relationship of such levels to the proposed final project grades. (85-36B.(6).)
8. Add the finish grade elevation, dimensions and construction material to the proposed electrical pad shown on the site plan.
9. Show a conservation easement over the wooded area of the site in favor of the Delaware and Raritan Canal Commission.
10. Provide complete construction details for the proposed patio area.
11. Various pavement sections are proposed for different areas of the site which shall be clearly defined on the site plan including a legend and reference to the appropriate construction detail.
12. Review the design of the location of the left turn island nosing on College Road East regarding location and curb nosing taper requirements for same.
13. Show the proposed tree line outside the sight triangle easement along College Road East or provide special treatment for trimming existing trees to remain subject to review and approval by the Township Engineer.
14. Indicate more clearly on the plan if the curb elevations shown are gutter grades or top of curb grades.
15. Review the roof drain pipe size on the storm profile for MH#32 - Ex CB #12 (CE-9) and show proposed Inlet #30 to same.

16. The Applicant shall submit proof demonstrating the adequacy of the downstream conveyance system to accept the proposed sanitary flows and the availability of facilities to accept and treat the same. Note: All sanitary sewer piping and appurtenances shall be installed in accordance with the requirements of the South Brunswick Township Sewer Department and the Township of Plainsboro Plumbing Subcode Official.

17. The Applicant shall submit a report, in letter form, prepared by a professional engineer licensed in the State of New Jersey addressing, at a minimum, the following requirements:

- a. Anticipated volume of water and pressure needed to adequately service the development with potable water;
- b. Volume and pressure necessary to provide sufficient flow at outside hydrants and interior sprinkler systems to provide adequate fire protection for all elements for the community in accordance with all appropriate fire codes and/or requirements;
- c. Documentation from the Elizabethtown Water Company as to the availability of sufficient volume and storage within existing water system or proposed systems in the area to provide the needed flows as may be determined above;
- d. Test data and calculations demonstrating that the required flows and pressures can be provided from the existing system.

18. The pipe size of all proposed water services and the location and size of all proposed valving shall be shown on the plans.

19. All fire hydrants, fire lane delineation, and emergency access lanes are subject to the review and approval of the Township Fire Code Official:

20. Easements required by Elizabethtown Water Company necessary for construction and maintenance of the water system shall be provided by the Applicant

21. The proposed water system is subject to the requirements of the Elizabethtown Water Company. All water mains and water services not installed and maintained by Elizabethtown Water Company are subject to review and approval of the Township Plumbing Code Official.

22. All fire hydrants shall conform to Elizabethtown Water Company

Specifications.

B. Construction Conditions:

1. The plans shall be marked "Final Construction Plans". Plan notations and General Construction Notes which reflect otherwise shall be revised or eliminated.
2. Revise the note on the plans to indicate all imported fill materials shall be tested for priority pollutants plus 40 prior to delivery to the project. Testing intervals to be one (1) test per each source of material if source is from undisturbed natural ground. Testing intervals for all other sources to be determined based upon the volume of fill to be imported.
3. Provide a note on the plans that all utility trenches located in existing paved roadways including sewer, water, and storm systems shall be repaired in accordance with the referenced Township detail shown on the plans.
4. The following construction details shall be added to the plans.
 - a. Separate pavement section details for the:
 - 1) Entrance drive.
5. The following construction detail should be revised as noted below:
 - a. Concrete Sidewalk Detail.
 - 1) Specify widths to be 6 feet adjacent to curbs.
 - b. Handicap Parking and Penalty Sign Detail.
 - 1) Specify signs to be located a minimum of 1.0 foot off the edge of the proposed sidewalks. The height shall conform to the required MUTCD standard for mounting.
 - 2) Provide a detail for the sign post concrete footing.
 - c. Handicap Parking Stall Detail.
 - 1) Dimension the signs to be located a minimum of 1.0 foot off the edge of the proposed sidewalk and raise the height to the required MUTCD standard mounting height where pedestrian traffic is present.

2) Show and label the depressed curb.

d. Stop Bar Detail.

1) Specify depressed curbs and handicap ramp at each of the cross walks.

2) Show the cross walk across the entire roadway.

e. Edge of Pavement Detail.

1) The stone material depth should be revised to 8 inches for consistency with the specified size.

f. Pavement Detail.

1) Add an "access drive" pavement detail for emergency and service vehicles. The minimum recommended pavement specification is:

a) 3" bituminous concrete surface course

b) 4" bituminous stabilized base course

c) 4" dense graded aggregate base

g. Dumpster Enclosure Detail.

1) Show how the enclosure relates to the concrete pad.

2) Provide a gate detail.

6. Show the 12-inch thick concrete mat 6" outside the wall for all precast manhole details. A note indicating all precast structures in roadways shall be certified by a NJ Engineer for design for H-20 loading shall be added to the plans.

7. The Applicant shall install street light shielding where located adjacent to existing uses, if required by the Township Engineer, prior to occupancy.

C. Landscaping and Signage Conditions (to be reviewed by the Township Engineer):

1. The Applicant shall amend the Landscaping Plan, in accordance with

the requirements of the Township Planner as set forth at paragraph K. (Landscaping Issues) of the Planning Board Project Review dated August 15, 2000.

2. Final screening of the emergency generator and equipment located on the electrical pad shall be subject to further review after equipment has been installed.

3. Signage materials, size, and type are subject to the review and approval of the Township Planner. All traffic signs shall be in accordance with MUTCD.

4. Provide a "share the driveway" bicycle sign(s) on the site subject to Township Planner review and approval

2. The Applicant shall obtain approvals required by all other agencies or exemption letters, including the following:

- a. New Jersey Department of Environmental Protection.
- b. Middlesex County Planning Board.
- c. Freehold Soil Conservation District.
- d. Delaware and Raritan Canal Commission.
- e. Stony Brook Regional Sewage Authority.

3. Miscellaneous Conditions:

- a. The Applicant shall submit a revised Princeton Forrestal Center Floor-to-Area Ratio Allocation (Exhibit B).
- b. The Applicant shall enter into an agreement to pay its share for College Road East bus shelters in accordance with the findings above.
- c. The Applicant shall pay any additional professional review escrow amounts as determined by the Community Development Director.
- d. The Applicant shall pay funds, as required by the Affordable Housing Fee Ordinance at building permit and certificate of occupancy stages.
- e. The Applicant, as a condition subsequent, shall provide a final Woodland Management Plan, to be reviewed and approved by the Township Planner.
- f. The Applicant shall submit final PSE&G approval for parking, lighting and landscaping within its easement.
- g. The Applicant shall post inspection fees and a Performance Guaranty in an amount estimated by the Applicant's professional engineer and approved by

the Township Engineer. The form of the Performance Guaranty shall be approved by the Township Attorney.

- h. Fire lane requirements, signage and markings subject to Fire Marshall and Subcode Official review and approval.
- i. All structures are subject to review by the Construction Code Official.
- j. The location of all fire lanes, Siamese connections, and hydrants are subject to review by the Township Fire Official.
- k. The Applicant shall submit intent to serve letters from utility companies to the Community Development Office.
- l. The Applicant shall draft and submit a parking lot enforcement plan that addresses the need to park vehicles in designated spaces and out of fire lanes and crosswalks.
- m. As-built grading plans, as required by the Township Engineer shall be submitted prior to occupancy.

Roll Call:	Butler -	Schaefer -	Hall -
	Lehrhaupt -	Snook -	Yates -
	Hullfish -	Cantu -	Holmes - #2
	Kiernan -	Chopra - #1	

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Plainsboro Township Planning Board at its regular meeting on August 21, 2000.



June W. Merritt, Secretary