



GENERAL DEVELOPMENT PLAN



**Princeton
Forrestal
Center**



Princeton University's Corporate
Office and Research Complex

Development Application

August 28, 2019

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Application Report

General Development Plan

Forrestal Campus

Block 701, Lots 5, 18, 19, 20, 22, 23, 24, 25, 27, 28, 29,
32.02, 32.04, 33.04, 33.05, and 33.06

Block 702, Lots 13 and 14

Township of Plainsboro

Middlesex County, New Jersey

Submitted by:

The Trustees of Princeton University

c/o Princeton Forrestal Center

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EXECUTIVE SUMMARY

The Trustees of Princeton University (hereafter “Princeton University”) is submitting this General Development Plan (“GDP”) application to seek continued vested rights for the Forrestal Campus and other underdeveloped lands east of U.S. Route 1.

- On May 27, 1975, the Planning Board granted to Princeton University and others what was then known as “tentative approval” for a “Planned Multi-Use Development” for the Princeton Forrestal Center (“PFC”). The PMUD Planned Unit Development Regulation (“PMUD”) Ordinance was enacted by the Township pursuant to the Municipal Planned Unit Development Act (1967) (*N.J.S.A. 40:55-54*), a precursor to development of the Municipal Land Use Law, or MLUL (*N.J.S.A. 40:55D-1*). The Planned Multi-Use Development Approval extended until December 31, 1999.
- On June 21, 1999, the Planning Board approved a GDP to extend the period of vested rights with regard to certain properties not fully developed within the Township’s PMUD Zone District. The 1999 GDP Approval, in essence, permitted the basic land use and density standards provided for in the 1975 Planned Multi-Use Development approval as subsequently amended, to be continued for an additional period of 20 years for the properties subject of the approval. The current 1999 GDP Approval will expire in August 2019, but the PFC plan has not been completed.
- Princeton University, through this GDP Application, is seeking to continue the PFC plan as approved in the 1999 GDP for an additional 20 years. Princeton University proposes simply to continue the project, maintaining the standards and conditions of the 1999 GDP Approval for the same square footage and land uses previously approved for the Princeton Forrestal Center east of U.S. Route 1, including the Forrestal Campus site.
- As part of this GDP application, Princeton University seeks GDP approval to maintain the 3,016,530 square foot development yield for the Forrestal Campus and the 6,498,390 square foot development yield for other lands in PFC east of U.S. Route 1 in addition to the transfer of the 102,081 square feet of unallocated FAR from this area to the Forrestal Campus as approved in the 1999 GDP Approval. Table 1 below summarizes the permitted maximum development yield, the built square footage, and the remaining unbuilt square footage.
- This GDP application conforms to the PMUD Zone District standards, as demonstrated on pages 15 – 18, in terms of:
 - Permitted Uses;
 - Residential Density;
 - Common Open Space; and
 - Ratio of Nonresidential and Residential Uses.

Table 1: Princeton Forrestal Center east of U.S. Route 1

	Maximum Yield	Built	Remaining
James Forrestal Campus	3,016,530 sf	1,338,213 sf	1,678,317 sf
Areas east of U.S. Route 1 outside of the Forrestal Campus	6,498,390 sf	4,542,127 sf	1,956,263 sf (1)
Total	9,514,920 sf	5,880,340 sf	3,634,580 sf.
(1) The remaining, unbuilt square footage includes 102,081 square feet of unallocated FAR that may be transferred to the Forrestal Campus.			

INTRODUCTION

Princeton Forrestal Center (“PFC”), Princeton University’s corporate office and research campus, has been an economic powerhouse in the region – bringing in an annual \$7.3-billion-dollar economic impact while occupying roughly one-quarter of Plainsboro Township’s land area. This quintessential mixed-use development with over 10 million square feet of development on approximately 2,200 acres (in both Plainsboro Township and South Brunswick Township), features academic, research, office, residential, hotel, conference center, retail uses, and over 500 acres of managed open and recreation land.

PFC is a master-planned, mixed use community of office, research, hotel, residential, retail, open space and recreational uses that are visually intertwined by high architectural design standards (see Attachment 1: PMUD Zone District and Princeton Forrestal Center Plan). PFC mainly consists of the following development areas:

- Forrestal Campus
- College Road East/Research Way/Scudders Mill Road
- Princeton Forrestal Village
- Princeton Landing
- “Village South” (formerly South Campus of Princeton Forrestal Village)
- Princeton Windrows
- Barclay Square
- Princeton Nurseries
- Hotel Site (Marriot Courtyard, Ruby Tuesday’s, Suites)

Today, Princeton Forrestal Center is home to over 225 for-profit and not-for-profit corporations and attracts some of the most prestigious companies in the world, many of which have located their North American corporate headquarters in Plainsboro. The appeal of Princeton Forrestal Center is due to the collective energy and wisdom of developer Princeton University and the leadership of host community Plainsboro.

The current 1999 General Development Plan Approval will expire in August 2019, but the PFC Plan has not been completed. Accordingly, in this current General Development Plan (“GDP”) Application, Princeton University is seeking to continue and is seeking the PFC Plan as approved in the 1999 GDP for an additional twenty years thereby continuing its four-decade long relationship with the Township. In this application Princeton University seeks extended vesting rights for a portion of the lands previously approved under the 1999 GDP Approval for the Princeton Forrestal Center. This area of the prior GDP is located east of U.S. Route 1 as more particularly described below. Princeton University proposes simply to continue the project, rolling over the standards and conditions of the 1999 GDP Approval for the same square footage and uses previously approved for the Princeton Forrestal Center east of U.S. Route 1, including the Forrestal Campus site.

HISTORY OF PRINCETON FORRESTAL CENTER

In 1951, Princeton University acquired the 825-acre former Medical Research facility of the Rockefeller Institute and renamed the property the James Forrestal Campus in honor of the first United States Secretary of Defense James Forrestal (Class of 1915). Between 1957 and 1972 additional lands were acquired by the University, and in 1973, Princeton University announced further expansion beyond the boundaries of the Forrestal Campus through the creation of the 1,600-acre Princeton Forrestal Center. Through the remainder of the 1970s and 1980s, PFC continued to expand its land base until its final acquisition in 1986 of 488 acres from the Princeton Nurseries. Today, PFC is approximately 2,200 acres, of which 1,804 acres are located in Plainsboro Township.

Zoning History

On May 27, 1975, the Planning Board granted to Princeton University and others what was then known as “tentative approval” for a “Planned Multi-Use Development” of a 1,600-acre tract straddling U.S. Route 1. The PMUD Planned Unit Development Regulation (“PMUD”) Ordinance was enacted by the Township pursuant to the Municipal Planned Unit Development Act (1967) (*N.J.S.A. 40:55-54*), a precursor to development of the Municipal Land Use Law, or MLUL (*N.J.S.A. 40:55D-1*). The Planned Multi-Use Development Approval extended until December 31, 1999.

Pursuant to Section 85-57D of the Plainsboro Township Code, the Planning Board approved nine variations in the original plan of development in order to accommodate changing circumstances and in keeping with the PMUD Zone District purposes of providing flexibility in planning and site plan design and enhancing the quality of development.

The approved Planned Multi-Use Development plan, as amended, provided for a variety of land uses, including office/research uses; educational/research uses (at Forrestal Campus); hotels and conference centers; business and commercial uses (at Princeton Forrestal Village and Princeton Nurseries); 820 units of conventional housing, including up to 220 units on the Princeton Nurseries property, the other 600 units having been constructed at Princeton Landing, a planned community; and nearly, 527 acres of devoted common open space. Lastly, a continuing care retirement community was developed containing 102 single-family villa and townhouse units and 189 mid-rise independent living apartment units (collectively known as Princeton Windrows) as well as a 180 bed skilled nursing facility and community medical facility and an 83 unit assisted living facility originally known as The Pavilion at Forrestal now known as Atrium Senior Living and Post-Acute Care of Princeton.

General Development Plan History

On June 21, 1999, the Planning Board approved a GDP to extend the period of vested rights with regard to certain properties not fully developed within the Township’s PMUD Zone District. The general development plan level of approval was enacted in May 1987 as an

amendment to the MLUL. The 1999 GDP Approval, in essence, permitted the basic land use and density standards provided for in the 1975 Planned Multi-Use Development approval as subsequently amended, be continued for an additional period of 20 years for the properties subject of the approval. The 1999 GDP Approval included the following seven sites at Princeton Forrestal Center (see Attachment 1: Areas included within the 1999 PFC GDP Land Use Plan and 2019 Forrestal Campus GDP):

- “Village South” (formerly South Campus of Princeton Forrestal Village)
- Hotel Site (formerly the Holiday Inn site)
- Forrestal Campus
- Princeton Nurseries
- College Road East Lots:
 - Lot 12.18 – 5.0 acres
 - Lot 18.09 – 13.79 acres
 - Lot 12.24 – 9.62 acres

At the time of the 1999 GDP application, the remainder of Princeton Forrestal Center had either, 1), been constructed or was under construction and its rights vested by virtue of obtaining a valid building permit or permits, and acting on those permits; or 2), while not constructed or under construction, had received vested rights by virtue of preliminary site plan approvals; or 3), was not part of the approval.

The 1999 GDP Approval also approved a continuation of the prior process of calculating the maximum floor area ratio (“FAR”) of the various land use components of the PFC on an overall, cumulative basis rather than an individual lot basis. The Township, through the 1999 GDP Approval, granted the same total square footage as previously approved under the 1975 Planned Multi-Use Development, to be distributed among various sites on the east side of U.S. Route 1.¹

Since the 1999 GDP Approval, the applicant has completed the build-out of Village South, the Hotel Site, 750 College Road East, a portion of the Forrestal Campus, and the development of approximately 60 acres of the 169 acre Princeton Nurseries property including 221 residential units. Subsequent to the 1999 GDP Approval, the applicant received two amendments:

¹ Additionally, the 1999 GDP Approval allowed Princeton Forrestal Center:

- Preliminary approvals for sections of the planned development to be applied for subsequent to five years of the date of the GDP approval;
- To avoid specific sequential phasing of the full build-out of the permitted and allowable uses of the development. This allowed the applicant to be able to respond flexibly to the market; and
- To calculate the maximum floor area ratio of the various land use components and the amount of common open space required for the Princeton Forrestal Center on an overall, cumulative basis, rather than an individual lot basis.

1. Resolution P01-11, dated October 15, 2001, to amend the Circulation Plan (also known as the 2nd Amendment); and
2. Resolution P01-16, dated March 18, 2002, to the General Land Use Plan (also known as the 3rd Amendment).

The applicant also received a GDP variation approval, Resolution P16-08, dated July 18, 2016, to relocate the “sports, wellness and fitness center” land use, approved under the above referenced P01-16, to a different land area within the PMUD Zone District in order to permit the construction of the Lifetime Athletic facility in the Forrestal Campus.

PROPERTIES

This GDP Application includes the following three areas at Princeton Forrestal Center (see Attachment 1: Forrestal Campus GDP Orientation Plan and Forrestal Campus GDP Reference Plan):

- Forrestal Campus: 233.003 acres
 - Block 701, Lot 18
 - Block 701, Lot 19
 - Block 701, Lot 20
 - Block 701, Lot 22
 - Block 701, Lot 23
 - Block 701, Lot 24
 - Block 701, Lot 25
 - Block 701, Lot 27
 - Block 701, Lot 28
 - Block 701, Lot 29
 - Block 701, Lot 32.02
 - Block 701, Lot 32.04
 - Block 701, Lot 33.04
 - Block 701, Lot 33.05
 - Block 701, Lot 33.06
- College Road East: 5.0 acres
 - Block 701, Lot 5
- Research Way Lots: 20.14 acres
 - Block 702, Lot 13
 - Block 702, Lot 14

Princeton Nurseries, Block 102, Lots 5 and 6 and Block 106, Lot 1, is excluded from this application and subject to a separate application.

Similar to the 1999 GDP Approval, the scope of this application recognizes that the remainder of Princeton Forrestal Center has either, 1), been constructed or is under construction and its vested rights by virtue of obtaining a valid building permit or permits, and acting on those

permits; or 2), while not constructed or under construction, has previously received vested rights by virtue of preliminary site plan approvals; or 3), is not part of this application.

Forrestal Campus

Forrestal Campus is located on the east side of U.S. Route 1, in Princeton Forrestal Center, and consists of nearly 400 acres of which there are 277 developable acres. Applying the standard Princeton Forrestal Center FAR of 0.25 for office/research lands and educational/research lands to the 277 total developable acres in Forrestal Campus yields 3,016,530 square feet of floor area. While Princeton University administers the FAR for all of the parcels within PFC, some of the parcels within Forrestal Campus are no longer owned by the University. As such, the parcels owned by third-parties are not included within this GDP Application for purposes of vesting. Therefore, the portion of the Forrestal Campus that is the subject of this GDP Application consists of 233.003 developable acres, all owned by Princeton University.

Other Undeveloped Lands east of U.S. Route 1

PFC includes 582.6 acres of land along College Road East, Research Way and Scudders Mill Road. In 2006, an additional 14.13 acres (Block 702, Lot 11.01) was added to the PMUD Zone District, resulting in a total of 596.73 acres east of U.S. Route 1 outside of the Forrestal Campus. Applying the standard Princeton Forrestal Center FAR of 0.25 for office/research lands to this 596.73 acres yields 6,498,390 square feet of floor area. While Princeton University administers the FAR for all of the parcels within PFC, some of the parcels along outside of the Forrestal Campus are no longer owned by the University. As such, the parcels owned by third-parties are not included within the GDP Application for purposes of vesting.

While most of the University-owned land east of U.S. Route 1 outside of the Forrestal Campus is developed, Princeton University owns three undeveloped lots, approximately 25 acres, located on College Road East and Research Way. Block 701, Lot 5, on College Road East, contains five acres of land, Block 702, Lot 13, on Research Way, contains 11.09 acres of land, and Block 702, Lot 14, also on Research Way, contains 9.05 acres of land. Block 702, Lots 13 and 14 are currently used for recreational purposes, with three softball fields, two volleyball courts, two cricket pitches and lawn areas.

APPROVALS REQUESTED²

This is an application for General Development Plan approval for a term of 20 years, beginning on the date of the first final approval of a development application with respect to any site identified for specific approvals below. The effect of the approval is that the basic

² Princeton Nurseries, Block 102, Lots 5 and 6 and Block 106, Lot 1, is excluded from this application and subject to a separate application.

zoning standards and regulations of the PMUD Zone District will not be altered by ordinance of the Governing Body or Resolution of the Planning Board for a period of 20 years from such date, unless the applicant or any successor shall apply for an amendment or change.

Following the same approach as the 1999 GDP Approval, which included only undeveloped parcels, this GDP Application includes only undeveloped lands or lands with remaining, unbuilt floor area owned by Princeton University.

Specific Approvals

Forrestal Campus

Applying the standard Princeton Forrestal Center FAR of 0.25 for office/research lands and educational/research lands to the 277 total developable acres in Forrestal Campus yields 3,016,530 square feet of floor area. This Application seeks GDP Approval of the same total square footage and land uses approved in the 1999 GDP Approval.

By Resolution adopted on May 27, 1975, the Planning Board approved this area of Princeton Forrestal Center for development of educational/research (“E/R”) uses. By Resolution adopted on September 4, 1980, the Planning Board granted approval to devote up to 100 acres of the Forrestal Campus to office/research (“O/R”) uses. The Planning Board, by Resolution adopted on March 18, 2002, approved the Third Amendment to the 1999 GDP Approval to reallocate acreage within Forrestal Campus to allow up to an additional 61.68 acres of E/R to be used towards O/R uses. As detailed in Table 2 below, pursuant to the Third Amendment to the 1999 GDP Approval, no less than 1,150,815 square feet and no more than 1,927,530 square feet of the developable floor area in Forrestal Campus can be devoted to E/R uses and no less than 1,089,000 square feet and no more than 1,865,715 square feet of the developable floor area in Forrestal Campus can be devoted to O/R uses.

As detailed in Exhibit B (attached), 2,549,780 square feet of the permissible 3,016,530 square footage allowance has been allocated to specific projects within the Forrestal Campus. Of the 2,549,780 allocated³ square feet, 1,338,213 square feet has been constructed and 1,211,567 square feet remains unbuilt. The remaining unallocated⁴ square footage is 466,750 square feet that can be developed as either E/R or O/R uses. Simply stated, 3,016,530 square feet is permitted; 1,338,213 square feet has been built; leaving, an additional 1,678,317 square feet that may be developed within Forrestal Campus within the 0.25 average FAR requirement.

As part of this GDP application, the applicant seeks GDP approval to maintain the 3,016,530 square foot development yield for the Forrestal Campus, as previously approved under the 1975 Planned Multi-Use Development Approval and the 1999 GDP Approval.

³ Allocated means that the University has either constructed or reserved a precise square footage for University projects or entered into an agreement with a third-party for a precise square footage for a specific project.

⁴ Unallocated means that the square footage has not be assigned to a specific project.

Table 2: Forrestal Campus Development Yield			
	Education/Research	Office/Research	Total
Original 1999 GDP			
Developable Acres	177 acres	100 acres	277 acres
Square Footage Allowance	1,927,530 SF	1,089,000 SF	3,016,530 SF
Third Amendment to the GDP Approval⁵			
Developable Acres	115.32 acres	161.68 acres	277 acres
Revised Square Footage Allowance ⁶	1,150,815 SF	1,865,715 SF	3,016,530 SF
Current Square Footage Use Allocation	1,430,059 SF	1,119,721 SF	2,549,780 SF
Remaining Possible Allocation	-	-	466,750 SF
Possible Transferred Unallocated FAR from Other Lands east of U.S. Route 1 outside of the Forrestal Campus (1)		102,081 SF	102,081 SF
Remaining and Transferred Possible Allocations			568,831 SF
(1) As detailed in the “Other Undeveloped Lands east of U.S. Route 1 outside of the Forrestal Campus” below, the University requests the ability to transfer the 102,081 square feet of unallocated FAR into the Forrestal Campus as was approved in the prior GDP Approval.			

⁵ The Third Amendment to the GDP Approval allowed for the reallocation of an additional 61.68 acres towards the Office/Research use.

⁶ 1,865,715 gross square feet is directly cited in the 3rd Amendment (which is the sum total of 1,089,000 gross square feet + 671,715 square feet associated with the 61.68 acres + 105,000 square feet for to the “sports, wellness and fitness center”). As a result, the revised square footage allocation for Education/Research is 1,150,815 square feet.

Other Undeveloped Lands east of U.S. Route 1 outside of the Forrestal Campus

There are three other undeveloped lots located on College Road East and Research Way in Princeton Forrestal Center. Block 701, Lot 5, contains 5.0 acres of land, Block 702, Lots 13, contains 11.09 acres of land, and Block 702, Lot 14, contains 9.05 acres of land, for a total of 25.14 potentially developable acres.

The original Planned Multi-Use Development Approval was for 582.6 acres of land east of U.S. Route 1 outside of the Forrestal Campus, with the subsequent addition of 14.13 acres by the incorporation of Block 702, Lot 11.01 into the PMUD Zone District in 2006. Applying the standard Princeton Forrestal Center FAR for O/R lands of 0.25 to the 596.73 acres yields 6,498,390 square feet of floor area. As identified on Exhibit B (attached), 6,396,309 square feet of the permissible 6,498,390 square footage allowance has been allocated to specific projects pursuant to Township resolutions and agreements with third party lessees or owners. Of the 6,396,309 allocated square feet, 4,542,127 square feet has been constructed and 1,854,182 square feet remains unbuilt. The remaining unallocated square footage is 102,081 square feet that can be developed as O/R uses. Simply stated, 6,498,390 square feet is permitted; 4,542,127 square feet has been built; leaving, an additional 1,956,263 square feet that may be developed east of U.S. Route 1 outside of the Forrestal Campus within the 0.25 average FAR requirement.

As was approved in the prior GDP Approval, the applicant also requests the ability to transfer the 102,081 square feet of unallocated FAR from the other undeveloped O/R lands outside of the Forrestal Campus into the Forrestal Campus to be developed as part of the O/R component if it elects to do so, while maintaining the overall average 0.25 FAR within the PMUD Zone District east of U.S. Route 1.

General Requests for Approval

The applicant requests that the GDP that is the subject of this application be approved for a period of 20 years pursuant to the Township's GDP regulations, Section 85-70.5 of the Township Code, and the MLUL (N.J.S.A. 40:55D-45.1(b)).

In addition, as was included in the 1999 GDP Approval, the applicant requests:

1. Approval to allow, pursuant to Section 85-70.9(c) of the Township Code (GDP regulations), preliminary approvals for sections of the planned development to be applied for subsequent to five years of the date of the GDP approval;
2. Approval of a timing schedule allowing for completion of all sections of the planned development by the end of the term of the GDP Approval with no requirement for earlier completion dates or a specific phasing of the development; and

3. Approval of the provisions of the 1999 GDP Approval and the Planned Multi-Use Development Approval permitting an average FAR of 0.25 for the O/R component, as a whole, and for the E/R component, as a whole, for the area of Princeton Forrestal Center east of U.S. Route 1.
4. Approval of a provision continuing the method of calculation in the Planned Multi-Use Development Approval to determine the maximum floor area ratio of the various land use components of, and the amount of common open space acreage required for, the Princeton Forrestal Center on an overall, cumulative basis, within the PMUD Zone District rather than an individual lot basis.

CONTENTS OF A GENERAL DEVELOPMENT PLAN

Section 85-70.4 of the Township Code lists the required contents of a general development plan, some of which involve maps and others of which are to be reports. The applicant has satisfied the requirements of Section 85-70.4 as follows:

GENERAL LAND USE PLAN:

The Forrestal Campus GDP General Land Use Plan, included within Attachment 1, indicates the following information:

1. Total amount of nonresidential floor area to be constructed;
2. Proposed land area, including estimated acreage, thereof, to be devoted to each nonresidential use; and,
3. Proposed types of nonresidential uses.

As a reference, the Areas included within the Approved 1999 GDP General Land Use Plan and 2019 Forrestal Campus GDP (see Attachment 1) illustrating PFC in its entirety is also enclosed as evidence the requested land uses as part of this application are not changing.

CIRCULATION PLAN:

As part of the Tentative Approval and the 1999 GDP Approval, Princeton University installed and/or constructed most of the roadways and intersections for the full buildout of the lands east and west of U.S. Route 1 [3,016,053 square feet (Forrestal Campus) + 6,498,390 square feet (College Road East/Scudders Mill Road/Research Way) + 1,772 residential units + 700 hotel keys + 841,224 non-residential square footage] as shown, respectively, on the Forrestal Campus GDP Circulation Plan. The Forrestal Campus GDP Circulation Plan which accompanies this application shows the existing principal roadway system of Forrestal Campus and the other undeveloped lands along College Road East and Research Way, as well as the remaining improvements to the existing transportation network abutting Forrestal

Campus and the other undeveloped lands along College Road East and Research Way as required by the 1999 Traffic Agreement and as amended (see Attachment 1).

The 1999 Approved GDP and related Traffic Agreement, as well as subsequent amendments included detailed provision for Princeton University to construct a number of road improvements pursuant to defined phasing requirements. All but five (5) of the required improvements have been completed. The 1999 Traffic Agreement requires that the remaining improvements be completed under the phasing set forth therein until full build out of the PFC Plan is completed. The Applicant acknowledges the obligations set forth in the 1999 Traffic Agreement and shall apply, unless modified by the consent of the Township and the applicant. Significantly, the 1999 Traffic Agreement sets for the following:

“5. Effect of Agreement. Except as otherwise specifically provided herein, each of the governmental parties to this Agreement agrees that whenever it shall review a preliminary or final subdivision and/or site plan for the development of any portion of the Princeton Forrestal Center Property, it shall not require a traffic study to be conducted by the developer of such portion of the Princeton Forrestal Center Property (except as provided for in Paragraph 6 of this Agreement), nor shall any road improvement other than those specified in Paragraph 3 of this Agreement be required by such governmental party, nor shall any improvement specified in Paragraph 3 of the Agreement be required to be commenced or completed except in accordance with the phasing schedule set forth in Paragraph 3 of this Agreement.”

As identified in Item 5 of the 1999 Traffic Agreement, other than the improvements specified in the 1999 Traffic Agreement, no further analysis on mitigation measures would be required to complete the build out of the PFC Plan.

The 1999 Traffic Agreement and 2002 Amendment to the Traffic Agreement are provided in Attachment 2.

OPEN SPACE PLAN:

The Forrestal Campus GDP Open Space Plan, included within Attachment 1, depicts all the common open space and recreational facilities located on the properties included within this GDP Application. All of the common open space within this Forrestal Campus GDP application is owned and maintained by Princeton University. As detailed below, the open space requirements for PFC in its entirety comply with the open space requirements of the PMUD Zone District.

UTILITIES AND STORMWATER MANAGEMENT PLANS:

As part of the prior 1999 GDP Approval, Princeton University installed and/or constructed the major sewer lines, water main lines, and stormwater management facilities for the full buildout of the lands east and west of U.S. Route 1 [3,016,053 square feet (Forrestal Campus) + 6,498,390 square feet (College Road East/Scudders Mill Road/Research Way) + 1,772

residential units + 700 hotel keys + 841,224 non-residential square footage] as shown, respectively, on the Forrestal Campus GDP Utility Plan or Forrestal Campus GDP Stormwater Management Plan (see Attachment 1). These plans are supplemented by a technical report, included in Attachment 3, which describes the existing utility and drainage systems, explains how they function, indicates overall design parameters, and describes in general what additional major facilities will be needed to be installed in the future.

Any future sewer lines, water lines, stormwater management facilities, and renewable energy initiatives, as necessary, will be identified on any future site plan applications for review and approval by the Township.

ENVIRONMENTAL INVENTORY:

The Forrestal Campus GDP Environmental Inventory Plan, included within Attachment 1, provides a general description of the vegetation, soils, topography, geology, surface hydrology and other relevant features as required by Section 85-70.4(f). Additionally, an Environmental Inventory Report, prepared by Clarke Caton Hintz, dated July 17, 2019, is provided as Attachment 4.

COMMUNITY FACILITY PLAN:

PFC over the years, has provided maintained trails, bike paths, roads, playing fields, etc. More recently, a Zagster bike share program has been made available and a bike lane has been added to Campus Road. Forrestal Campus and the other undeveloped lands along College Road East and Research Way are integrated within the PFC and have access to these existing amenities. Access to these facilities is available to both residents and business employees to enjoy.

Additionally, a private fire company and EMT facility exists at the Princeton Plasma Physics Laboratory facility. These services are secondary to the Township's own emergency response services. While these private services may be the first to arrive to the scene of an incident due to their proximity, the Township's services take command upon their arrival. Cooperative agreements currently exist between these private emergency services and the Township's emergency services.

Furthermore, there is both a public safety service for the Forrestal Campus as a whole and an individual public safety service specifically for Princeton Plasma Physics Laboratory. As with the other onsite emergency services, both of these public safety services are secondary to the Township's public safety services. Cooperative agreements currently exist between these private public safety services and the Township's public safety services.

Moreover, one of the Governor's helipad sites is located within Forrestal Campus and the University provided the land for the State Police Barracks located on U.S. Route 1.

Finally, while the Princeton Forrestal Center recreation fields are typically reserved for use by the corporate office recreation leagues, there has been the recent addition of two cricket

pitches in order to satisfy both the corporate and local community's need for adequate facilities.

There are no additional community facilities proposed to be located on the Forrestal Campus nor the other undeveloped lands along College Road East and Research Way. As such, no separate Community Facility Plan is provided.

HOUSING PLAN:

There is no residential development proposed within Forrestal Campus nor the other undeveloped lands along College Road East and Research Way. Therefore, no separate Housing Plan is provided.

LOCAL SERVICE PLAN:

All of the information required by Section 85-70.4(i) is shown on the Forrestal Campus GDP Utility Plan or Forrestal Campus GDP Stormwater Management Plan or is contained in the accompanying technical report.

FISCAL REPORT:

A Fiscal Impact Analysis, prepared by Richard Reading & Associates, dated July 9, 2019, containing the information required by Section 85-70.4(j) is provided as Attachment 5.

TIMING SCHEDULE:

Consistent with the 1999 GDP Approval, the applicant requests approval of a timing schedule allowing for completion of all sections of the planned development by the end of the term of the GDP Approval with no requirement for earlier completion dates or specific phasing of development. Economic and market conditions are such that it is not feasible to make any practical prediction with respect to either the sequence or the timetable for the development of the remainder of Forrestal Campus or the other undeveloped land along College Road East and Research Way.

A Timing Schedule, prepared by Clarke Caton Hintz, dated August 14, 2019, is provided as Attachment 6.

DEVELOPER'S AGREEMENT:

The proposed Developer's Agreement which accompanies this application is the Developer's Agreement called for by Section 85-70.4(l) (see Attachment 7). The Developer's Agreement

will be finalized once the GDP Application is approved by the Township and any applicable conditions identified in the resolution of approval can be incorporated into the agreement.

REQUIRED FINDINGS FOR PLANNED DEVELOPMENT

Conformance to Zoning Standards

Permitted Uses

All of the properties that are the subject of this application are located in the Township's PMUD Zone District. The Ordinance provides for a wide variety of permitted uses in that zone. All of the applicant's existing and proposed land uses are permitted uses in the PMUD Zone District.

A distinction is made between permitted uses and allowable uses. Not all permitted uses may be constructed within the confines of the PMUD Zone District at any one time. The types of development rights are assigned to specific locations within the zone and this is provided for in the original 1975 "tentative approval" as the same has been modified and amended many times in the years since the adoption of the initial resolution of approval.

For example, the Forrestal Campus of Princeton Forrestal Center consists of 277 developable acres on the east side of U.S. Route 1. Originally, the only allowed use was educational/research, but in 1980, the Planning Board amended the allocation to permit the use of up to 100 acres of Forrestal Campus for office/research uses. The Planning Board, by Resolution adopted on March 18, 2002, approved the Third Amendment to the 1999 GDP Approval to reallocate acreage within Forrestal Campus to allow up to an additional 61.68 acres of E/R to be used towards O/R uses.

Therefore, each area of Princeton Forrestal Center has assigned to it a specific allowable use or uses (see Attachment 1: Areas included within the 1999 PFC GDP General Land Use Plan and 2019 Forrestal Campus GDP). The applicant is seeking the educational/research and office/research uses, provided for in the 1999 GDP Approval, as subsequently amended, be continued for an additional period of 20 years. These land uses are shown on the Forrestal Campus GDP General Land Use Plan, dated July 17, 2019. This map has been submitted with the GDP application (see Attachment 1).

As previously stated, applying the standard Princeton Forrestal Center FAR of 0.25 for office/research lands and educational/research lands to the 277 total developable acres in Forrestal Campus yields 3,016,530 square feet of floor area and to the 596.73 developable acres east of U.S. Route 1 outside of the Forrestal Campus yields 6,498,390 square feet of floor area. As part of this GDP application, the applicant seeks GDP approval to maintain the 3,016,530 square foot development yield for the Forrestal Campus and the 6,498,390 square foot development yield for the lands outside of the Forrestal Campus.

Consistent with the prior GDP approval, the applicant also requests the ability to transfer the 102,081 square feet of unallocated and unused O/R FAR for the other undeveloped lands

outside of the Forrestal Campus into the Forrestal Campus to be developed as part of the O/R component if it elects to do so.

Residential Density

This GDP Application is not proposing any residential uses.

Section 101-139 provides that there shall be an average of not more than 8 dwelling units per acre of land devoted to residential use. While there are no residential uses proposed as part of this GDP Application, as demonstrated on Exhibit A (attached), the overall Princeton Forrestal Center (with the Princeton Nurseries excluded⁷) complies with the residential development requirement of the PMUD Zone District ordinance. The existing Princeton Forrestal Center, with the Princeton Nurseries excluded, has a ratio of 6.38 dwelling units per acre of land devoted to residential use which is below the threshold of no more than 8 dwelling units per acre of land devoted to residential use specified within the PMUD Zone District standards.

Common Open Space

Section 101-140 requires common open space as follows:

- A. *There shall be set aside for common open space not less than one (1) acre of land for every eight (8) dwelling units.*
- B. *There shall be set aside for common open space not less than three (3) acres of land for every ten (10) acres of land devoted to office, research, industrial uses and/or educational-research uses and/or business and commercial uses.*
- E. *There shall be set aside for common open space not less than three (3) acres of land for every ten (10) acres of land devoted to independent living units, assisted living units and nursing care units, and not less than one (1) acre of land for every eight (8) age-restricted units.*

As detailed in Table 3 below and Exhibit A (attached), the total amount of common open space required for both residential and nonresidential uses within the Princeton Forrestal Center is approximately 396.648 acres. Since the total amount of provided open space in Princeton Forrestal Center is 526.798 acres, there is an excess of approximately 130.150 acres of common open space. As such, the Princeton Forrestal Center is in compliance with the common open space requirements of the PMUD Zone District as a whole.

⁷ The Princeton Nurseries is subject to a separate GDP Application in front of the Plainsboro Township Planning Board, and therefore, has been excluded from the Princeton Forrestal Center for this application in terms of identifying full Princeton Forrestal Center compliance with the PMUD Zone District standards.

Consistent with the prior GDP approval, the applicant is requesting approval of a provision continuing the allowed calculation of the open space requirements of the Princeton Forrestal Center on an overall, cumulative basis, within the PMUD Zone District rather than an individual lot basis.

Table 3: PMUD Zone District Open Space Compliance			
Project Name	Ordinance Standard	Units / Acres	Required
Princeton Landing	§101-140A 1 acre/8 units	600 units	75 acres
Barclay Square	§101-140A 1 acre/8 units	221 units	27.625 acres
Nonresidential Land	§101-140B 3 acres/10 acres nonres.	916.118 acres	274.835 acres
Princeton Windrows (Villas and Townhomes)	§101-140E 1 acres/8 age-restricted units	102 units	12.75 acres
Princeton Windrows (Independent Living / Assisted Living / Nursing Care)	§101-140E 3 acres/10 acres land devoted to ind. living / assisted living / nursing care	21.459 acres	6.438 acres
TOTAL			396.648 acres
PROVIDED			526.798 acres
EXCESS			130.150 acres

Ratio of Nonresidential and Residential Uses

Section 101-138 of the Plainsboro Township Code provides that for every acre of land devoted to residential use there should be at least seven (7) acres devoted to nonresidential use, excluding common open space. Per Section 101-138 of the PMUD Zone District standards, a retirement community is not deemed to be either a residential or a nonresidential use for the purposes of this requirement. As identified on Exhibit A (attached), the amount of nonresidential land in Princeton Forrestal Center (not including the Princeton Nurseries area) and excluding Princeton Windrows, is 916.118 acres (i.e. $937.577 - 21.459 = 916.118$). The amount of residential land in Princeton Forrestal Center (again, with the Princeton Nurseries area excluded), excluding The Windrows at Princeton Forrestal, is 120.874 acres (i.e., $144.578 - 23.704 = 120.874$). Therefore, the ratio of nonresidential land to residential land is 7.579 acres of land devoted to nonresidential uses to one acre of land devoted to residential uses, which satisfies the requirement of Section 101-138.

While this GDP Application is not proposing any residential uses, consistent with the prior GDP, the applicant is requesting approval of a provision continuing the allowed calculation of the maximum floor area ratio of the various land use components of the Princeton Forrestal Center on an overall, cumulative basis, within the PMUD Zone District east of U.S. Route 1 rather than an individual lot basis.

Adequacy of Physical Design

Water service is available to the property from New Jersey American Water Company and sewer service is provided via South Brunswick's collection system for treatment at the facilities of the Stony Brook Regional Sewerage Authority.

As is the case throughout Princeton Forrestal Center, individual site plans will be designed to provide adequate light and air for occupants and visitors. Ample opportunities for recreational and visual enjoyment are provided by the approximately 527 acres of common open space interspersed throughout Princeton Forrestal Center.

The applicant has completed various roadway construction and improvement projects as part of its prior approvals to accommodate the full build-out of Princeton Forrestal Center as well as future regional growth, such as:

- Construction and limited ongoing maintenance of the grade separated intersections of U.S. Route 1 with College Road (which then allowed a NJDOT commitment to construct a grade-separated intersection of U.S. Route 1 and Scudders Mill Road);
- Widening of U.S. Route 1;
- Improvements to the intersection of U.S. Route 1, Sayre Drive and Stellarator Road;
- Construction of College Road East/West, and Research Way;
- Various improvements and limited ongoing maintenance to College Road East and West, Research Way, Schalks Crossing and Scudders Mill Road;
- Improvements to Mapleton Road and Seminary Drive;
- Construction and maintenance of the existing Campus Road; and
- Construction and maintenance of Forrestal Road and Forrestal Road South.

The 1999 Approved GDP and related Traffic Agreement, as well as subsequent amendments included detailed provision for Princeton University to construct a number of road improvements pursuant to defined phasing requirements. All but five (5) of the required improvements have been completed. The 1999 Traffic Agreement requires that the remaining improvements be completed under the phasing set forth therein until full build out of the PFC Plan is completed. The Applicant acknowledges the obligations set forth in the 1999 Traffic Agreement and 2002 Amendment shall apply, unless modified by the consent of the Township and the applicant.

Thus, the provisions through the physical design of Forrestal Campus and other undeveloped land along College Road East and Research Way for public service, control of vehicular and pedestrian traffic, the necessities of adequate light and air, and recreational and visual enjoyment remain satisfactory.

Impact of Proposed Development

In reviewing the various modifications to the original planned development approval of 1975 and the 1999 GDP Approval for Princeton Forrestal Center over the course of the last 40 years, the Planning Board has consistently found that Princeton Forrestal Center will not have an unreasonably adverse impact upon the area in which PFC is located. This same finding is justified in connection with this GDP Application for the Forrestal Campus and other undeveloped land along College Road East and Research Way since no material change in the allowed intensity of development is being sought from the approval as it currently stands. The applicant seeks only to secure extended vested rights for the same amount of square footage as previously approved by the Township.

DOCUMENTS ACCOMPANYING THE APPLICATION

Attachment 1: General Development Plans

- PMUD Zone District and Princeton Forrestal Center Plan, dated July 17, 2019, prepared by Van Note-Harvey Associates, Inc., 103 College Road East, 3rd Floor, Princeton, NJ 08540.
- Areas included within the 1999 PFC GDP Land Use Plan and the 2019 Forrestal Campus GDP, dated July 17, 2019, prepared by Van Note-Harvey Associates, Inc., 103 College Road East, 3rd Floor, Princeton, NJ 08540.
- Forrestal Campus General Development Plan Orientation Plan, dated July 17, 2019, prepared by Van Note-Harvey Associates, Inc., 103 College Road East, 3rd Floor, Princeton, NJ 08540.
- Forrestal Campus General Development Plan Reference Plan, dated July 17, 2019, prepared by Van Note-Harvey Associates, Inc., 103 College Road East, 3rd Floor, Princeton, NJ 08540.
- Forrestal Campus General Development Plan General Land Use Plan, dated July 17, 2019, prepared by Clarke Caton Hintz, 100 Barrack Street, Trenton, NJ 08601.
- Forrestal Campus General Development Plan Circulation Plan, dated July 17, 2019, prepared by Van Note-Harvey Associates, Inc., 103 College Road East, 3rd Floor, Princeton, NJ 08540.

- Forrestal Campus General Development Plan Open Space Plan, dated July 17, 2019, prepared by Clarke Caton Hintz, 100 Barrack Street, Trenton, NJ 08601.
- Forrestal Campus General Development Plan Utility Plan, dated July 17, 2019, prepared by Van Note-Harvey Associates, Inc., 103 College Road East, 3rd Floor, Princeton, NJ 08540.
- Forrestal Campus General Development Plan Stormwater Management Plan, dated July 17, 2019, prepared by Van Note-Harvey Associates, Inc., 103 College Road East, 3rd Floor, Princeton, NJ 08540.
- Forrestal Campus General Development Plan Environmental Inventory Plan, dated July 17, 2019, prepared by Clarke Caton Hintz, 100 Barrack Street, Trenton, NJ 08601.

- Attachment 2: 1999 Traffic Agreement and 2002 Amendment to the Traffic Agreement.
- Attachment 3: Utilities and Stormwater Management Technical Report, dated July 17, 2019, prepared by Van Note-Harvey Associates, Inc.
- Attachment 4: Environmental Inventory Report, dated July 17, 2019, prepared by Clarke Caton Hintz.
- Attachment 5: Fiscal Impact Analysis, dated, July 9, 2019, prepared by Richard Reading & Associates.
- Attachment 6: Timing Schedule, dated August 14, 2019, prepared by Clarke Caton Hintz.
- Attachment 7: Proposed Forrestal Campus GDP Developer's Agreement, dated July 17, 2019.
- Attachment 8: Application forms and related documents.

**ACREAGE ALLOCATION CHART
PRINCETON FORRESTAL CENTER
General Development Plan Application
(June 1, 1995, Last Revised July 17, 2019)
Summary PFC Standalone w/o PN**

Property Location	Total	DEVELOPABLE		Open Space	Units
		Non-Residential	Residential		
East of Route One	874.469	599.516		274.953	
Forrestal Campus	403.523	277.000	0.000	126.523	
West of Route One:					
W/Nurseries	0.000	0.000	0.000	0.000	0.000
W/Out Nurseries	330.961	61.061	144.578	125.322	923.000
Total Princeton Forrestal Center	1,608.953	937.577	144.578	526.798	923.000
Open Space Acres per PMUD Ordinance					
Office/Industrial/Commercial/Hotel (3 acres per 10 developable acres)	10 development/3 open space	281.273			
Residential (1 acre per 8 units; 600 PL, 221 PN, 102 WPF):	8 units/acre	<u>115.375</u>			
Barclay Square	221 units				
Princeton Landing	600 units				
Windrows Princeton Forrestal (Age-Restricted SFD)	102 units				
Total:		396.648			
Excess Acres		130.150			
Non-Residential/Residential Ratio		7.579			
			Non-Residential Acres	Residential Acres	
			937.577	144.578	
Less: Windrows			<u>(21.459)</u>	<u>(23.704)</u>	
Total			916.118	120.874	

Notes:

(1) The Princeton Nurseries will be the subject of a separate GDP Application to be in front of the Plainsboro Township Planning Board, and therefore, has been excluded from the Princeton Forrestal Center for this application in terms of identifying full Princeton Forrestal Center compliance with the PMUD Zone District standards.

ACREAGE ALLOCATION CHART: PFC STANDALONE w/o PN
PRINCETON FORRESTAL CENTER
 (June 1, 1995, Last Revised July 17, 2019)

West of Route One				
OLD BLOCK	OLD LOT	NEW BLOCK	NEW LOT	DESCRIPTION/OWNER/L ESSEE
Princeton Forrestal Village:				
3	1.59			Village South
		303	1	100 CRW
		303	2	150 CRW
3.02	3.03	104	4	PFV Island at Seminary Drive
3	3.09	104	2	PFV - Westin Hotel
3	3.10	104	1.02	Eden Institute
3	3.10	104	1.03	PFV - Residential
3	3.10	104	1.04	PFV - Residential
3	3.10	104	1.05	PFV - Commercial
				24.3980
Princeton Landing:				
3	1.04	302	7	Detention Pond
3	1.58	302	8	Between Rte. 1 and berm
3	1.60	302	5.01	At SMR and Rte. 1
3	1.24	502	10	Adjacent to Commons at Princeton Landing
3	1.55	401	638	Surrounding Princeton Landing
		101	1,2,8,9,10	DEP-West Mapleton/ canal pump station area
3	8	302	6	Pumping Station
3	3.01			Princeton Landing
				219.9920
Windrows at Princeton Forrestal:				
3	3.11, 3.12, 3.16, 3.18,3.19			
		201	1	WPF - Residential
		201	2	WPF - Residential
		201	3	WPF - Residential
		201	4	WPF - Residential
		201	6	WPF - Residential
3		105	3	WPF - Non-Residential (Skilled Nursing)
3		105	4.01	WPF - Non-Residential (Assisted Living)
3	3.14, 3.15			
		201	5	WPF - Non-Residential (Independent)
				11.834
				45.1630
Princeton Nurseries:				
2	6.01, 7, 8	101	3.011	State of NJ Green Acres
2		101	3.022	Joseph Du Four
2		101	4.01	
		101	5.02	
		101	6.01	Joseph Du Four
4	1.01, 2.01, 3.01, 3.03, 4.03, 5			
4		102	1	Barclay Square
4		102		Residental Acreage
2		102		Commercial Acreage
		102		Open Space/SW Basins/Pocket Parks
		102		DRCC and Area Bordering South Brunswick
4		106		Misc./Remainder
4				
				163.3690
Hotel Site:				
3	5.29	302	3	Courtyard by Marriott/Ruby Tuesday
3	1.60	302	5.02	Homewood Suites
3	7.16	302	1.01	3-5 Mapleton Road (Multiple Units)
3	7.22	302	2	Detention Basin
				0.804
				15.2040
TOTAL				468.13 330.96 198.23 61.0610 118.37 144.58 184.59 125.32 702.00 923.00

ACREAGE ALLOCATION CHART
PRINCETON FORRESTAL CENTER
General Development Plan Application
(June 1, 1995, Last Revised July 17, 2019)

East of US Route One

						DEVELOPABLE (Acres)			
OLD BLOCK	OLD LOT	NEW BLOCK	NEW LOT	DESCRIPTION/OWNER/LESSEE	ACRES	NON-RESIDENTIAL	RESIDENTIAL	OPEN SPACE (Acres)	UNITS
O/R/I- Developable:									
5	65.01	701	1	Robert Wood Johnson Foundation	70.137				
5	67.03	701	3	100 College Road East (The Forrestal at Princeton)	24.716				
5.02	70	702	3	101 College Road East	5.000				
5.02	71.05	702	2	103 College Road East	4.930				
5.02	71.03	702	4	105 College Road East	7.500				
5.02	71.04	702	6	107 College Road East	7.500				
5.02	72.08	702	8.02	201College Road East	6.185				
		702	8.01	211 College Road East	3.815				
5.02	72.09	702	9	301/303 College Road East	13.929				
5.02	72.06	702	10	305/307 College Road East	10.739				
		702	11.01	90 Schalks Crossing Road	14.130				
5	12.03	701	4	400 College Road East	7.500				
5	12.19	701	6	450 College Road East (Prodigy Childcare)	2.500				
5	12.17	701	8	500 College Road East	15.000				
5.03	12.23	703	1	555 College Road East (Munich Re)	22.003				
5	18.05	701	10	600 College Road East	21.358				
5	18.07	701	11	650 College Road East	12.789				
5.03	12.21	703	4	665 College Road East (Munich Re)	4.481				
5.03	12.22	703	6	675 College Road East (Munich Re)	5.797				
5.03	12.2	703	5	685 College Road East (Munich Re)	8.564				
5.03	18.05	703	8	695 College Road East (Munich Re)	10.487				
5	18.08	703	12	700 College Road East	17.673				
5.03	18.06	703	12	755 College Road East (Siemens)	13.009				
5.03	12.07	703	2	1 Research Way	5.839				
5.02	12.13	702	15	2 & 4 Research Way	23.621				
5	3.04,3.10	701		Bristol-Myers Squibb	106.078				
		701	16.01		4.62				
		701	16.011		7.413				
		701	16.02		2.574				
		701	16.021		5.699				
		701	16.03		9.651				
		701	16.04		8.642				
		701	16.05		8.23				
		701	16.06		3.711				
		701	16.061		4.172				
		701	16.07		3.963				
		701	16.081		2.17				
		701	16.082		13.29				
		701	16.083		3.903				
		701	16.084		28.04				
5.01	3.03,3.07,3.08			Merrill Lynch	141.130				
5.02	68			College Road East Overpass-Northeast Loop					
5	12.18	701	5	Lot next to 450 College Road East	5.000				
5.03	12.24	703	3	92 ROW area behind Munich Re along RW	8.313				
5	18.09	701	13	750 College Road East (Developable)	8.872				
						Sub-total		599.516	9.079
O/R/I- Open Space:									
		702	5&7	Land next to 105, 107, 211 CRE	2.958			2.958	
5	3.08	701	15	East of BMS along SMR	8.002	os		8.002	
5	3.11	701	17	West of BMS along SMR	5.833	os		5.833	
5	12.09	701	7	Squibb	6.559			6.559	
5	13.02	701	9	Behind 600 CRE	17.285			17.285	
5	27.01	701	14	Along Bee Brook North of SMR	5.642			5.642	
5	73.01	701	2	Behind the Princeton Marriott	44.226			44.226	
				Merrill Lynch	99.943			99.943	
5.02	12.14	702	14	Softball fields and volleyball courts	9.046			9.046	
5.02	12.15	702	13	Along Schalks Crossing, North of RW	11.087			11.087	
5.02	69.01	702	1	Adjacent to the 100 series	19.387			19.387	
5.03	12.24	703	3	Along Schalks Crossing, South of RW (Mun Re)	1.314			1.314	
5.03	18.04	703	14	NE corner of SMR and CRE	20.843			20.843	
5.03	19.01	703	15	Along Railroad North of SMR	3.951			3.951	
5.03	26.01	703	16	Along Devils Brook North of SMR	4.878			4.878	
5	18.09	701	13	750 CRE (Per D&RCC Conservation Easement)	4.920			4.920	
						Sub-total		0.000	265.874
						874.469		599.516	274.953

ACREAGE ALLOCATION CHART
PRINCETON FORRESTAL CENTER
General Development Plan Application
(June 1, 1995, Last Revised July 17, 2019)

Forrestal Campus				DEVELOPABLE			
				ACRES	NON-RESIDENTIAL	NON-RESIDENTIAL	RESIDENTIAL
NEW BLOCK	NEW LOT	DESCRIPTION/OWNER/LESSEE					Acreage
701	34	DOT Wetland Mitigation Area		15.570			NR
701	32.02	Forrestal Road South		1.601	1.601	1.601	NR
701	32.03	Beacon Lot "A" (10 Forrestal Road South)		5.673	5.673	5.673	NR
701	32.04	Land Bordering Lot "A" and Campus Road		1.912	1.912	1.912	NR
701	33.02	Beacon Lot "B" (8 Forrestal Road South)		4.253	4.253	4.253	NR
701	33.04	The "Horn"		0.624			
701	33.05	Berm Site		2.478			
701	33.06	Beacon Lot "C" (1 Forrestal Road South)		8.541	8.541	8.541	NR
701	33.07	Life Time Fitness (7 Forrestal Road South)		12.845	12.845	12.845	NR
701	29	Forrestal Campus (Remaining B-Site)		65.222	65.222	65.222	NR
701	29	Conservation and Maintenance Easement Area		6.550			
701	30	Research Collectons & Preservation (ReCap Expansion)		2.946	2.946	2.946	NR
701	31	Research Collectons & Preservation (ReCap)		6.527	6.527	6.527	NR
		Campus North (Total)		71.626	71.626	71.626	NR
							0.00
701	25	Phase III (Patrinely)	10.001				
701	26	1100 Campus Road (Black Creek Property)	11.753				
701	27	Phase II (Patrinely)	10.170				
701	28	Phases IV and V (Patrinely)	39.702				
701	24	Campus Road ROW		9.886	9.886	9.886	NR
701	23	PPPL		160.736			
		Leased Premises	72.478		72.478	72.478	NR
		General Open Space	66.026				
							66.026
		Reconciled Balance (Necessary to Reach 277 Total Acres)	3.880		3.880	3.880	NR
		Open Space (Adj. Property)	16.457				
							16.457
		Open Space (Licensed Area and Security Buffer)	1.895				
							1.895
701	22	Soccer Field		9.610	9.610	9.610	NR
701	18	Basin G-2 (Partial) and Basin G (Partial)		5.693			
701	19	Basin G (Partial) and Open Space		8.342			
701	20	Basin G-2 (Partial)		2.888			
							5.693
							8.342
							2.888
		SMR Detention - Crescent		Removed in 2009			
		Between existing and former SMR - Crescent		Removed in 2009			
		Total:		403.52	277.00	277.00	0.00
							126.52

PRINCETON FORRESTAL CENTER
FLOOR-AREA RATIO ALLOCATION

Exhibit B
1 of 1

(East Side of US Route 1)

COLLEGE ROAD EAST/SCUDDERS MILL ROAD			
Block	Lot	Description/Owner/Lessee	Maximum SQ. FT. Per Agreement
Office/Research			
701	1	Robert Wood Johnson Foundation	759,458
701	3	100 College Road East (Princeton Marriott)	269,157
702	3	101 College Road East	56,118
702	2	103 College Road East	57,096
702	4	105 College Road East	79,419
702	6	107 College Road East	79,419
702	8	201 College Road East	56,855
702	8	211 College Road East	38,988
702	9	301 College Road East	54,724
702	9	303 College Road East	62,081
702	10	305/307 College Road East	113,842
702	11.01	90 Schalks Crossing Road	150,000
701	4	400 College Road East	72,200
701	6	450 College Road East	12,500
701	8	500 College Road East	163,350
703	1	555 College Road East (Munich Re)	239,613
701	10	600 College Road East	232,589
701	11	650 College Road East	169,000
703	4	665 College Road East (Munich Re)	40,700
703	6	675 College Road East (Munich Re)	41,863
703	5	685 College Road East (Munich Re)	94,545
703	8	695 College Road East (Munich Re)	155,818
701	12	700 College Road East	192,459
701	13	750 College Road East	100,000
703	12	755 College Road East (Siemens)	100,047
703	2	1 Research Way	51,340
702	15	2 & 4 Research Way	257,233
701	16	Bristol-Myers Squibb	1,156,964
1601	2,3,4	(1) Merrill Lynch	1,538,931

Total Leased/Sold/Incorporated into PMUD

6,396,309

Original PMUD/GDP Approval 582.6 acres @ 0.25

6,344,514

Incorporation of Block 702, Lot 11.01 14.13 acres @ 0.25

153,876

Total Permitted

596.730

6,498,390

CRE/SMR Unallocated/ Remaining Buildable Square Footage

102,081

FORRESTAL CAMPUS			
Block	Lot	Description/Owner/Lessee	Maximum SQ. FT. Per Agreement
Office/Research			
701	26	1100 Campus Road	167,000
701	25, 27, 28	North Campus	633,000
Medical Office			
701	32.011	Beacon MAB	40,192
701	33.02	Beacon MAB II	40,380
701	33.06	(2) Beacon Office III	93,000
Wellness Center			
701	33.07	LifeTime Fitness	120,000
Academic			
701	23	Princeton Plasma Physics Lab (PPPL)	902,600
701	31	(3) ReCap	170,588
701	30	ReCap Option Parcel	102,582
701	29	B-Site	280,438

Other B-site
200 Forrestal Road
High-Performance Computing Research Center (HPCRC)
Art Museum Storage Facility II

Forrestal Campus - Square Footage

2,549,780

Original PMUD/GDP Approval 277. acres @ 0.25

3,016,530

Forrestal Campus - Unallocated/ Remaining Square Footage

466,750

Total Unallocated/Unallocated Building Square Footage

568,831

(Original PMUD Approval CRE/SMR and Forrestal Campus)

Total Committed (Total Leased/Sold Office/Research/Academic)

8,946,089

Total Permitted Square Footage on the East Side of US Route One

9,514,920

- Notes:
- (1) The Merrill Lynch figure represents the portion of the 1,781,778 Buildable Square Feet allowed by the Sales Agreement which is attributable to the portion of the original Merrill Lynch site which is within the 582.6 acre Office/Research portion of Princeton Forrestal Center.
 - (2) Preliminary Site and Subdivision Approval on 1/20/2015
 - (3) The ReCap figure contains square footage for both the Gas Dynamics Building (2008 configuration – 18,432 square feet) and the Machine Shops Building (2008 configuration – 23,250 square feet). Both buildings are also counted in "Other B-Site". At the time that these buildings are demolished, the square footage in "Other B-Site" will be reduced accordingly.



GENERAL DEVELOPMENT PLAN

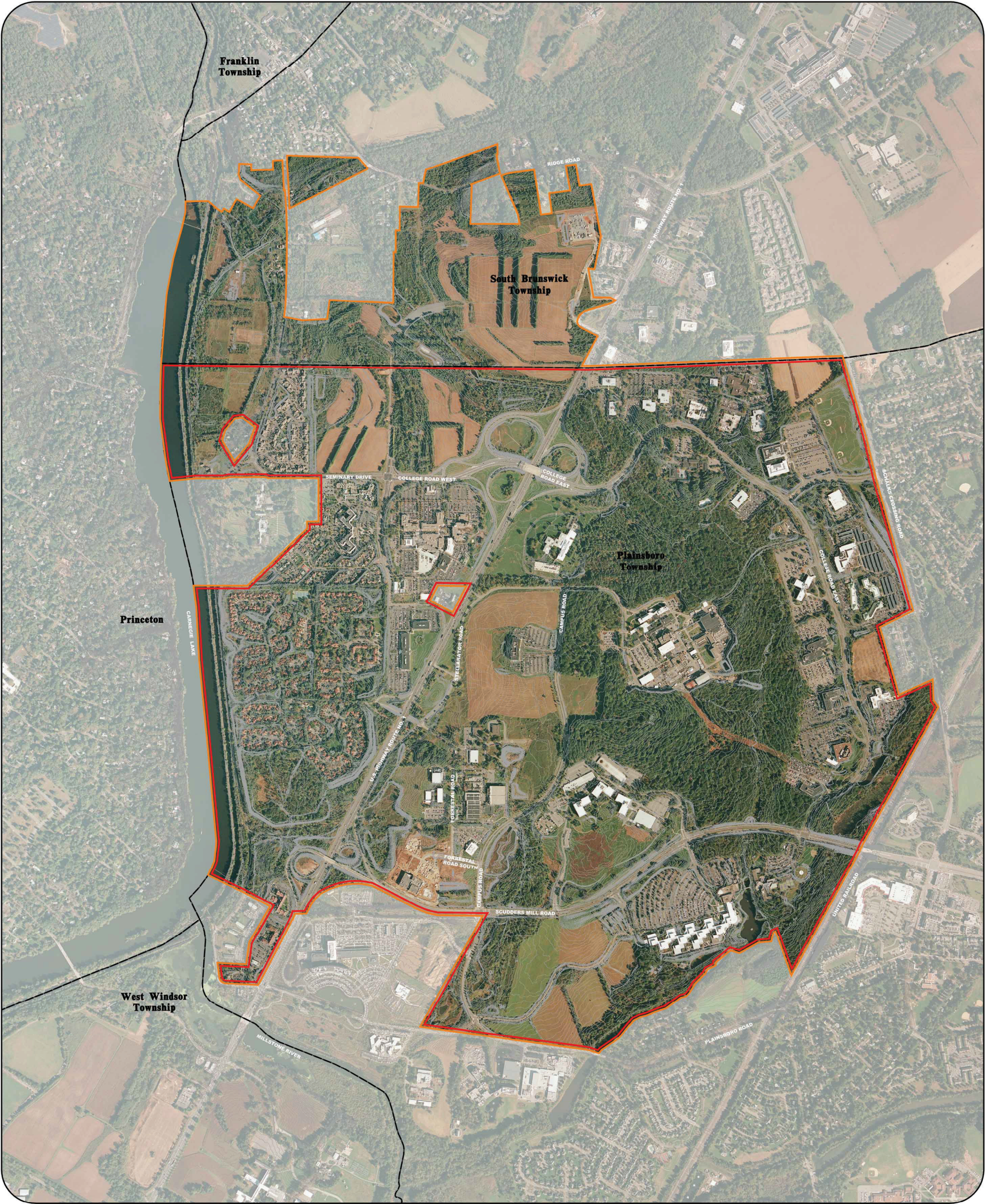


Attachment 1: General Development Plans

July 17, 2019

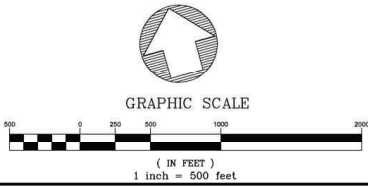


Applicant	The Trustees of Princeton University
Project Manager	Princeton Forrestal Center c/o Picus Associates, Inc.
Attorney	Drinker Biddle & Reath, LLP
Planners	Clarke Caton Hintz
Civil Engineers	Van Note-Harvey Associates, Inc.
Traffic Consultants	BFJ Planning
Fiscal Impact Planner	Richard Reading & Associates



- LEGEND**
- PRINCETON FORRESTAL CENTER BOUNDARY
 - PMUD ZONE BOUNDARY
 - MUNICIPAL BOUNDARIES

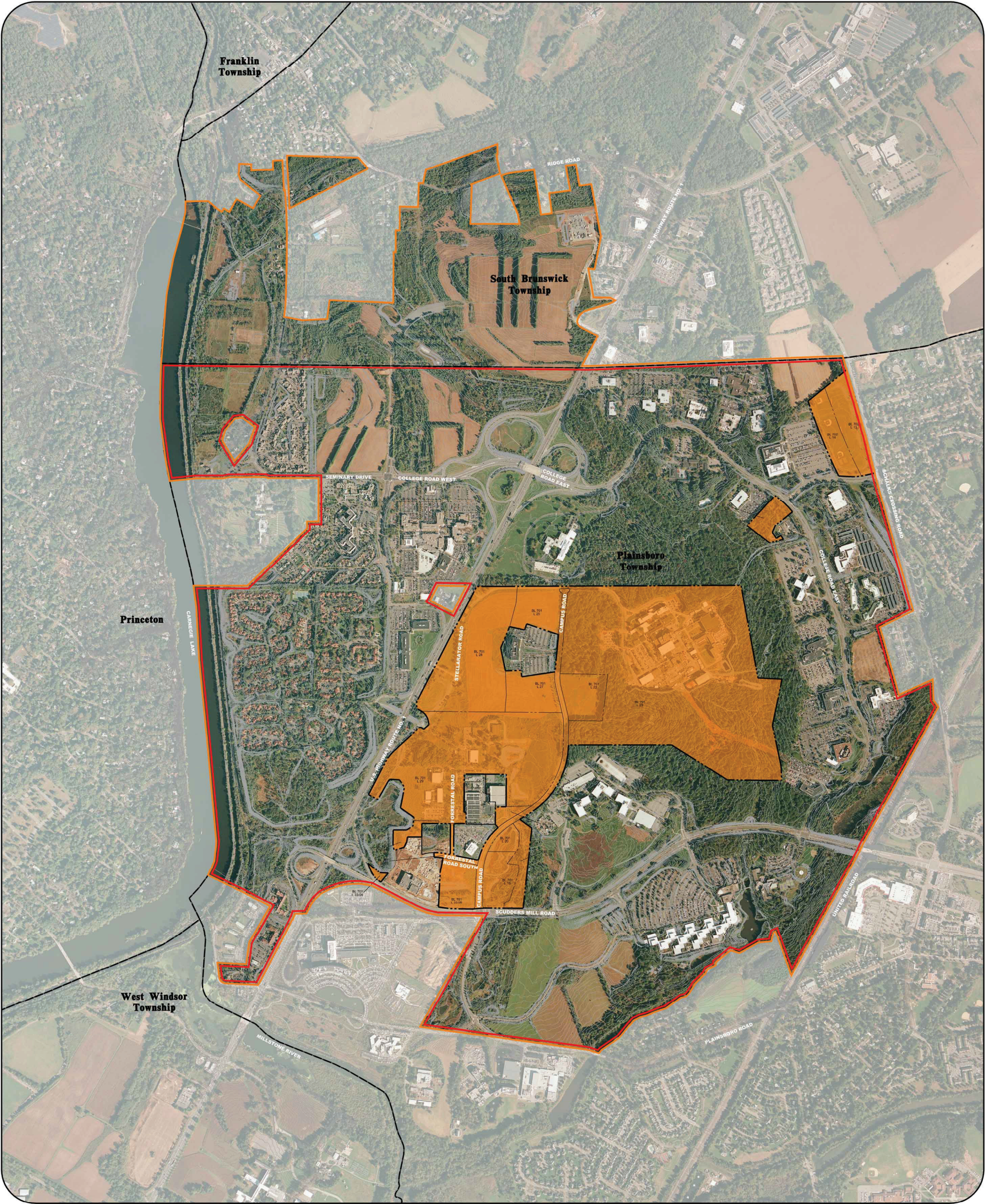
APPLICANT: THE TRUSTEES OF PRINCETON UNIVERSITY
PROJECT MANAGER: PRINCETON FORRESTAL CENTER
ATTORNEY: DRINKER BIDDLE & REATH, LLP
PLANNER: CLARKE CATON HINTZ
CIVIL ENGINEER: VAN NOTE-HARVEY ASSOCIATES, INC.
TRAFFIC ENGINEER: BFJ PLANNING
DATE: JULY 17, 2019



Forrestal Campus

General Development Plan

PMUD Zone District and Princeton Forrestal Center Plan

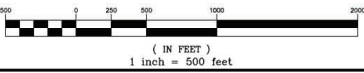


- LEGEND**
- GENERAL DEVELOPMENT PLAN BOUNDARY
 - PRINCETON FORRESTAL CENTER BOUNDARY
 - PMUD ZONE BOUNDARY
 - MUNICIPAL BOUNDARIES

APPLICANT: THE TRUSTEES OF PRINCETON UNIVERSITY
PROJECT MANAGER: PRINCETON FORRESTAL CENTER
ATTORNEY: DRINKER BIDDLE & REATH, LLP
PLANNER: CLARKE CATON HINTZ
CIVIL ENGINEER: VAN NOTE-HARVEY ASSOCIATES, INC.
TRAFFIC ENGINEER: BFJ PLANNING
DATE: JULY 17, 2019



GRAPHIC SCALE



Forrestal Campus General Development Plan Orientation Plan

Forrestal Campus
General
Development Plan
Reference Plan

LEGEND

GENERAL DEVELOPMENT PLAN BOUNDARY

AREA EXCLUDED FROM
FORRESTAL CAMPUS GDP

MUNICIPAL BOUNDARY

APPLICANT: THE TRUSTEES OF PRINCETON UNIVERSITY
PROJECT MANAGER: PRINCETON FORRESTAL CENTER
ATTORNEY: DRINKER BIDDLE & REATH, LLP
PLANNER: CLARKE GATON HINTZ
CIVIL ENGINEER: VAN NOTT-HARVEY ASSOCIATES, INC.
TRAFFIC PLANNER: BFL PLANNING
DATE: JULY 17, 2019

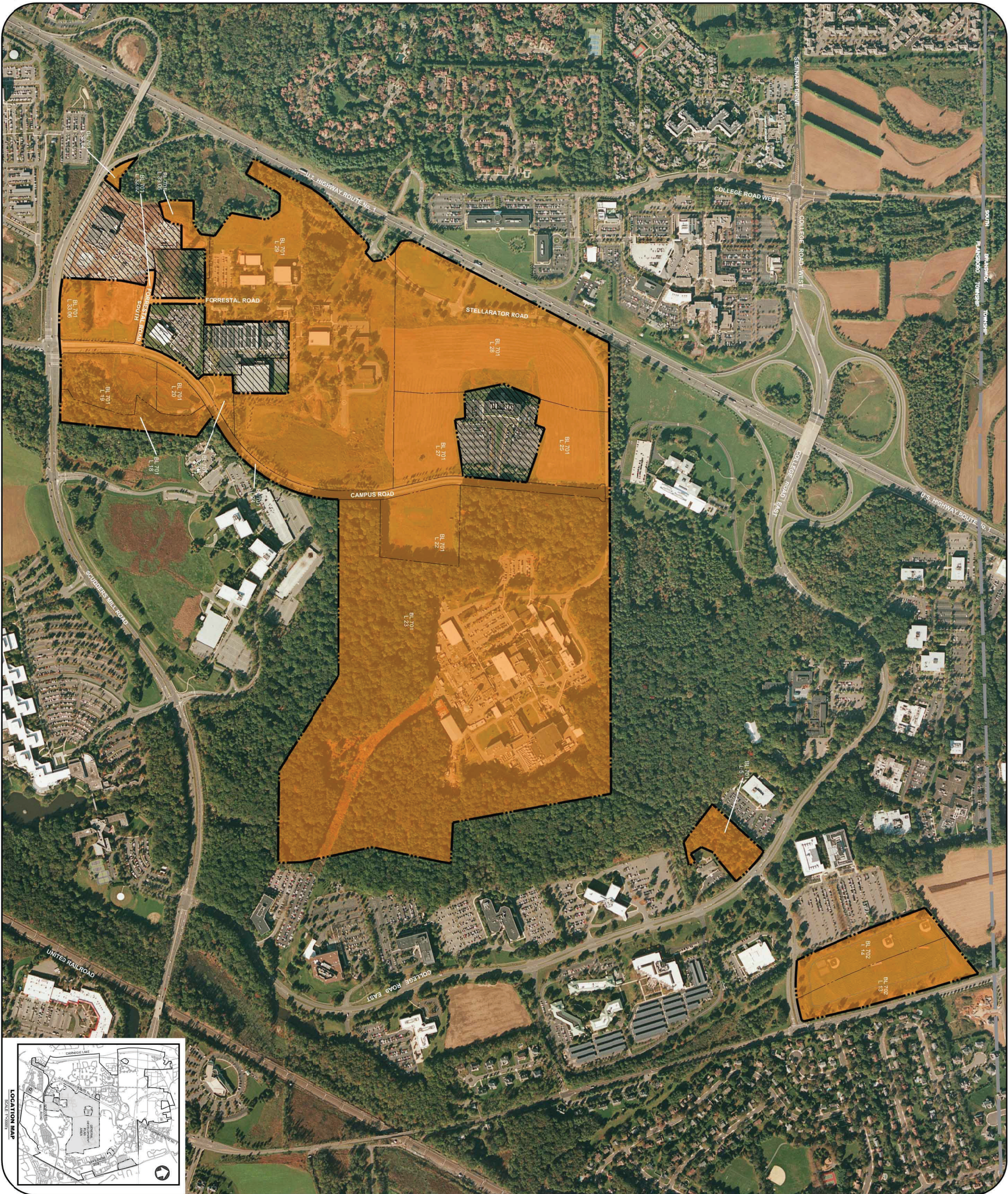
GRAPHIC SCALE

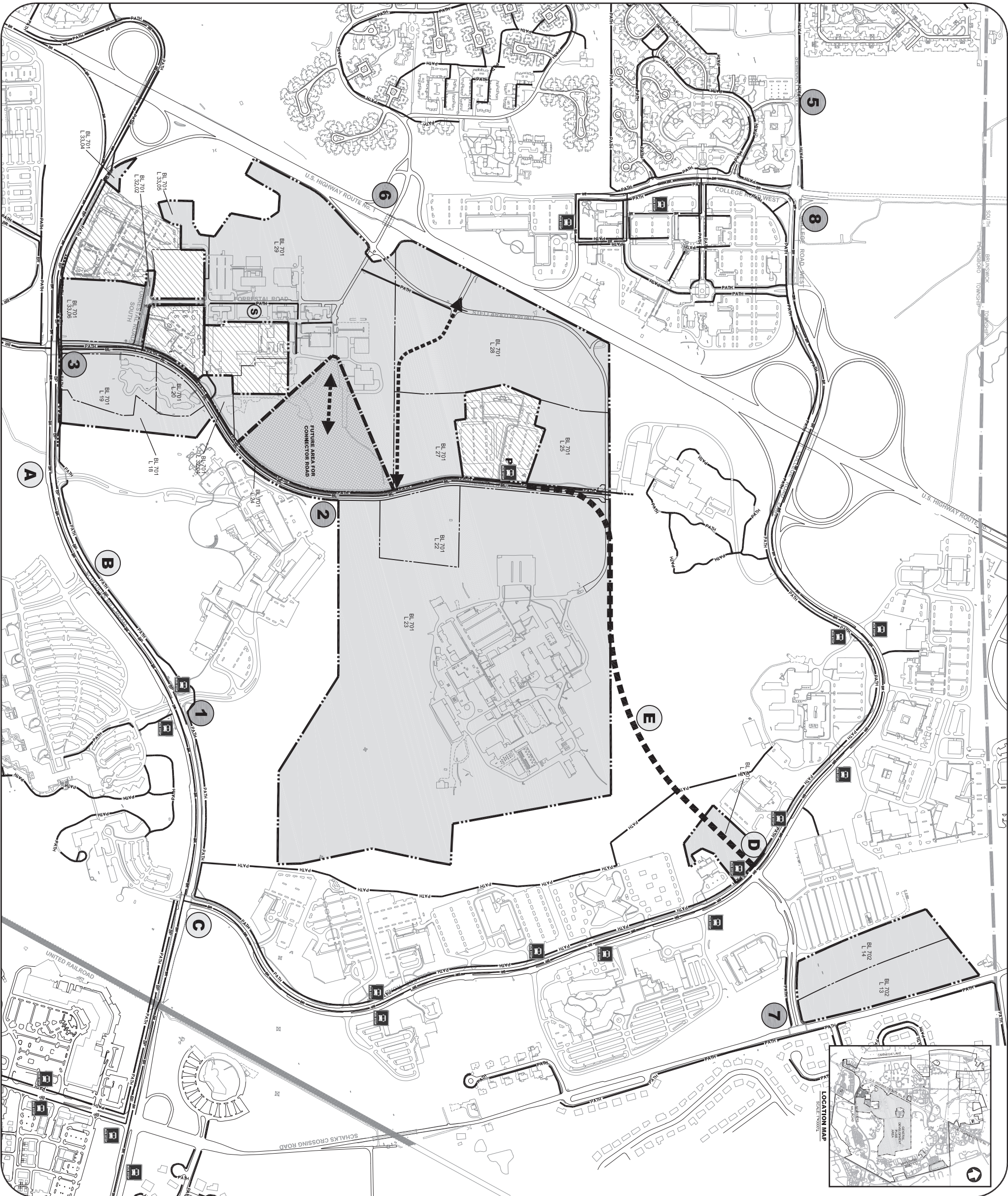
1 inch = 500 feet

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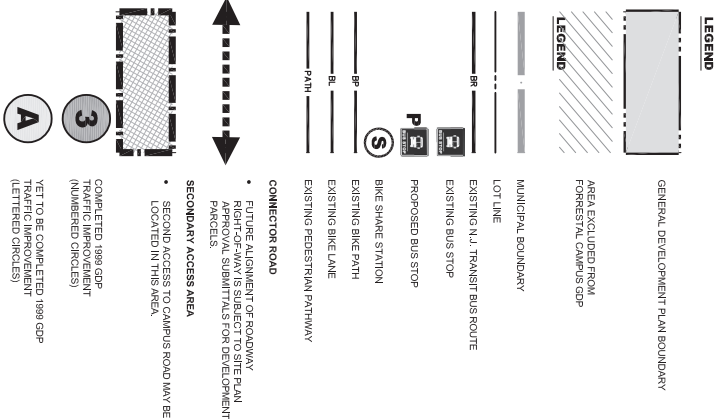
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Princeton University's Corporate
Office and Research Complex

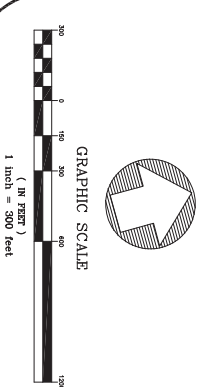
**Forrestal Campus
General
Development Plan
Circulation Plan**

Circulation Plan

[illegible]

NOTE: REFER TO DESIGN MANUAL FOR ROADWAY CROSS SECTIONS.

APPLICANT:	THE TRUSTEES OF PRINCETON UNIVERSITY
PROJECT MANAGER	PRINCETON FORESTRAL CENTER
ATTORNEY	BRINKER BIDDLE & REATH, LLP
PLANNER	CLARKE CATION HINTZ
CIVIL ENGINEER:	VAN NORTENHUYE ASSOCIATES, INC.
TRAFFIC PLANNER	BJJ PLANNING
DATE:	JULY 17, 2019





Forrestal Campus General Development Plan Open Space Plan

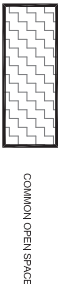
LEGEND



GENERAL DEVELOPMENT PLAN AREA



AREAS EXCLUDED FROM FORRESTAL
CAMPUS GSP



COMMON OPEN SPACE



MUNICIPAL BOUNDARY

LOT LINES

- NOTES:
1. CONSENT WITH THE 1999 GSP APPROVAL, COMMON OPEN SPACE WITHIN
BASS, WITHIN THE PAVILION DISTRICT, RATHER THAN AN INDIVIDUAL LOT BASIS.
ON REGULATION REVIEW AND CAN BE ADJUSTED OR RELOCATED PROVIDED
THAT THE OVERALL REQUIRED RATIO OF OPEN SPACE IN THE PAVILION DISTRICT IS
MAINTAINED.
 2. OPEN SPACE BOUNDARIES ARE SUBJECT TO VARIATION DURING SITE PLAN
ON REGULATION REVIEW AND CAN BE ADJUSTED OR RELOCATED PROVIDED
THAT THE OVERALL REQUIRED RATIO OF OPEN SPACE IN THE PAVILION DISTRICT IS
MAINTAINED.

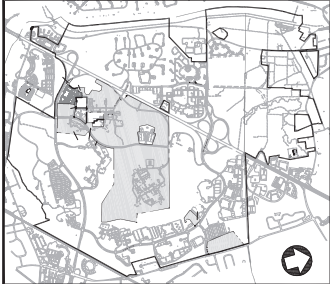
APPLICANT: THE TRUSTEES OF PRINCETON UNIVERSITY
PROJECT MANAGER: PRINCETON FORESTAL CENTER
ATTORNEY: DRINKER BIDDLE & REATH, LLP
PLANNER: CLARKE CATION HINTZ
CIVIL ENGINEER: VAN NOTEN-HARVEY ASSOCIATES, INC.
TRAFFIC PLANNER: BFI PLANNING
DATE: JULY 17, 2019



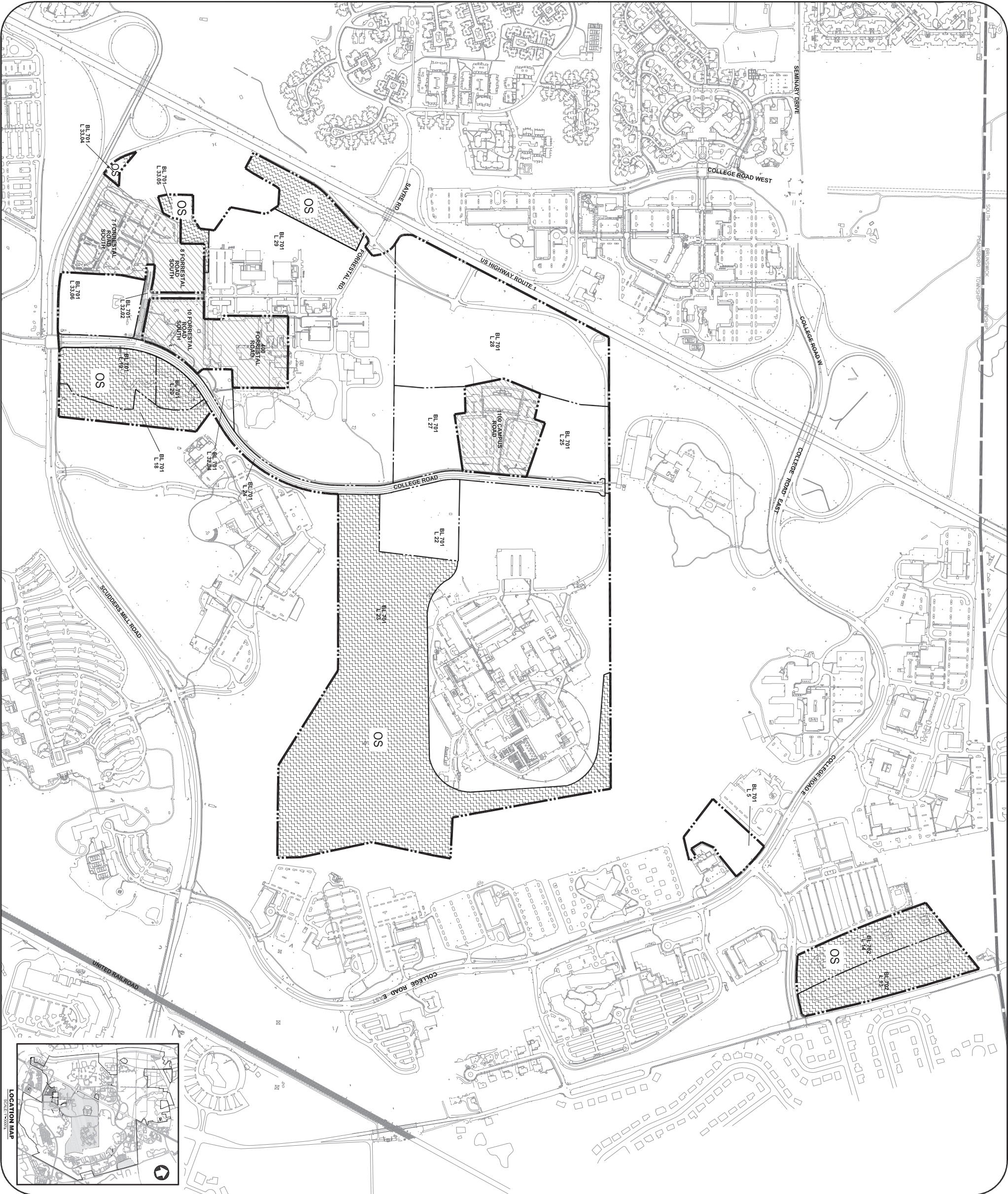
GRAPHIC SCALE



1 inch = 400 feet



LOCATION MAP
SCALE: 1"=500'

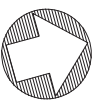


Forestral Campus
General
Development Plan
Utility Plan
(Existing Infrastructure)

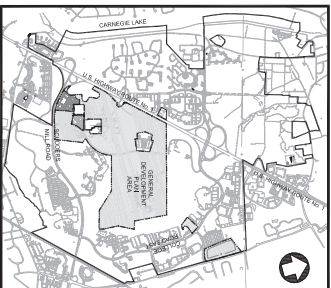
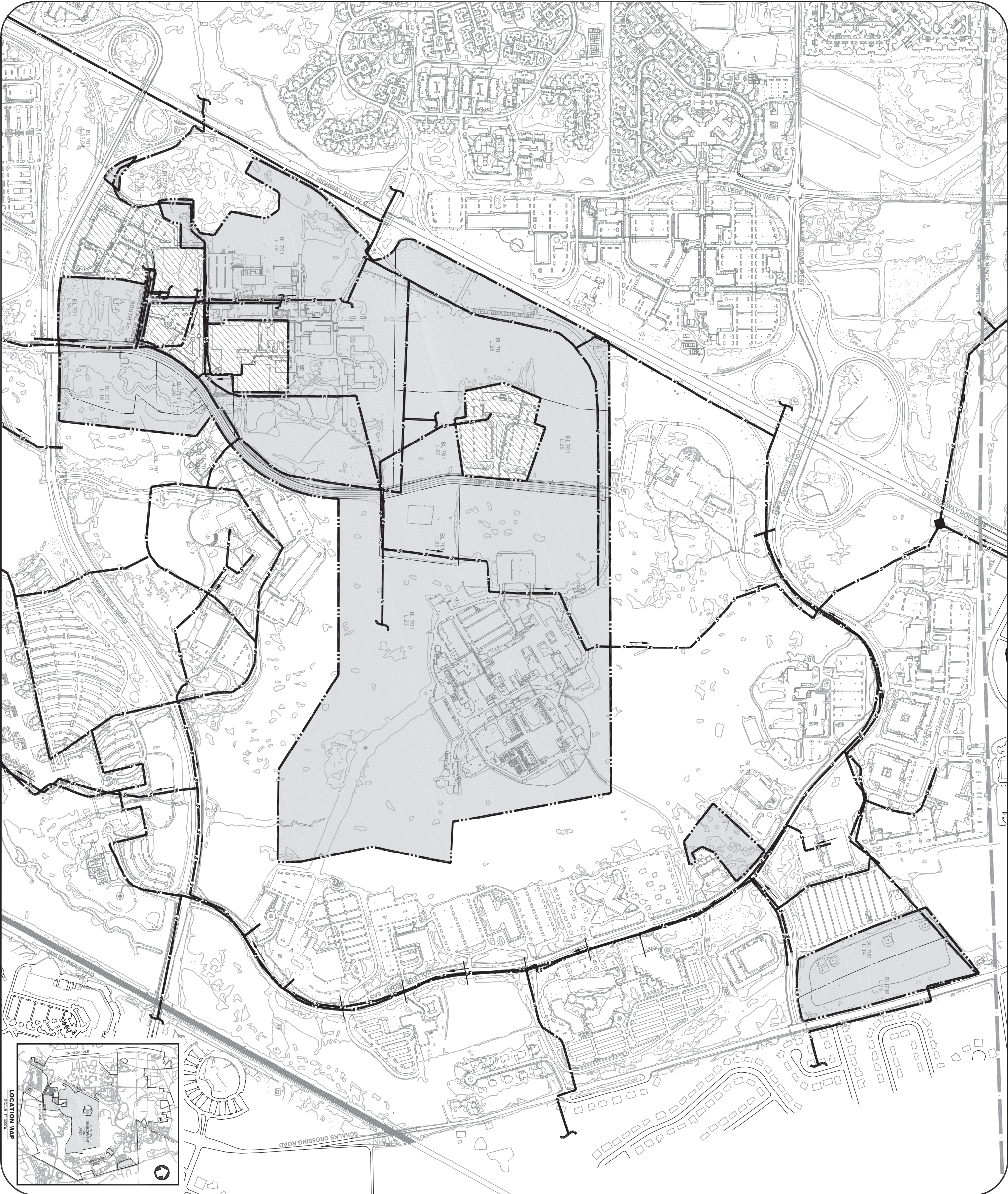
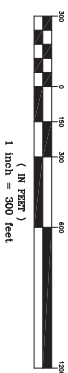
- LEGEND
- GENERAL DEVELOPMENT PLAN BOUNDARY
 - AREA EXCLUDED FROM FORESTRAL CAMPUS GDP
 - MUNICIPAL BOUNDARY
 - LOT LINE
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER
 - EXISTING SANITARY PUMP STATION
 - CONTINUATION OF UTILITY

APPLICANT:
PROJECT MANAGER:
ATTORNEY:
PLANNER:
CIVIL ENGINEER:
TRAFFIC PLANNER:
DATE:

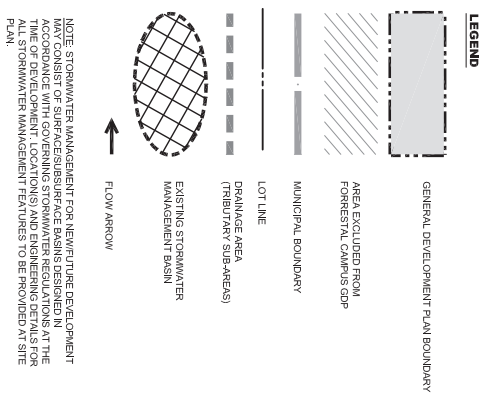
THE TRUSTEES OF PRINCETON UNIVERSITY
PRINCETON FORESTRAL CENTER
DRINKER BIDDLE & REATH, LLP
CLAIKE CATON NITZ
VAN NOTEN HARVEY ASSOCIATES, INC.
BFL PLANNING
JULY 17, 2019



GRAPHIC SCALE

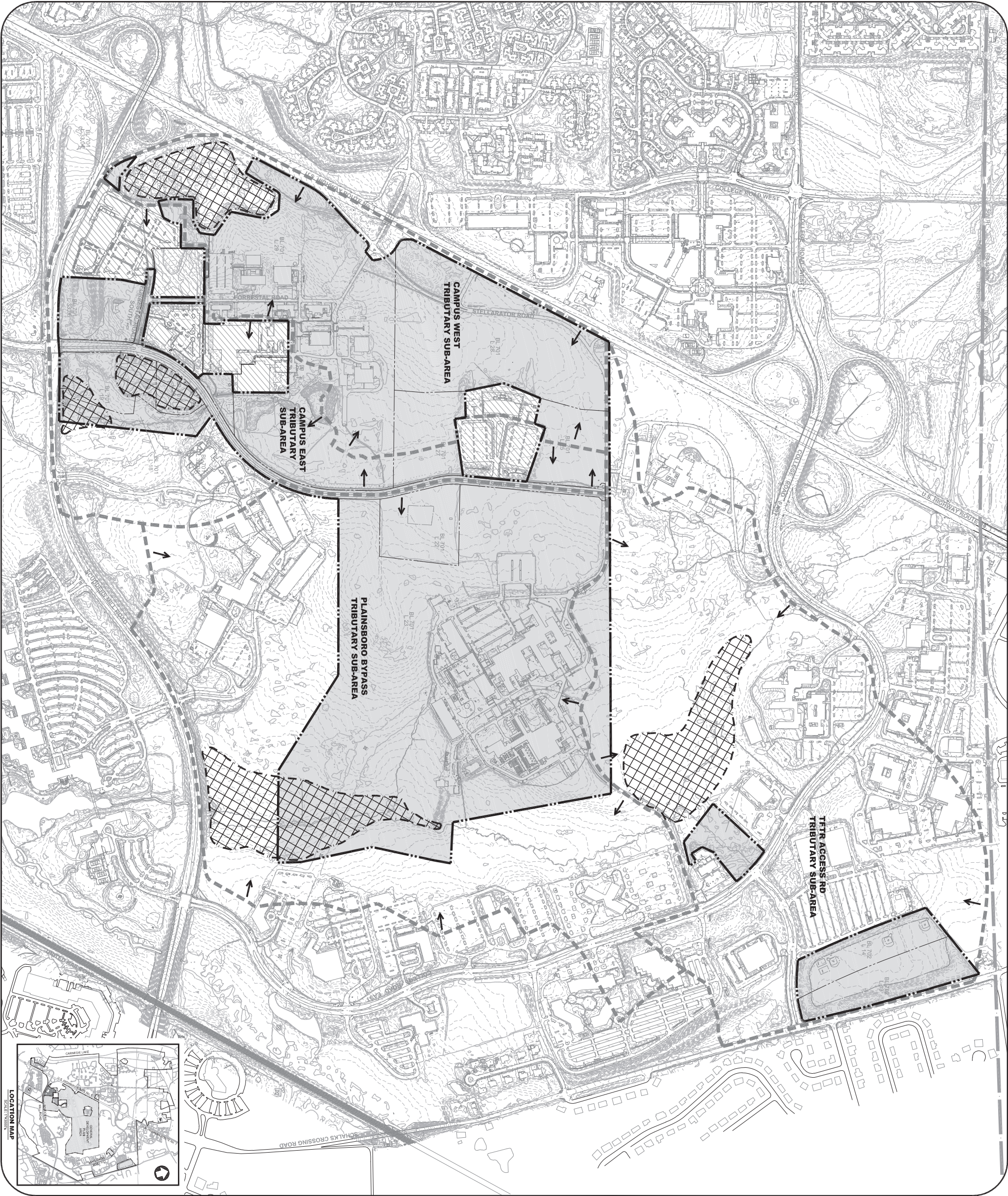
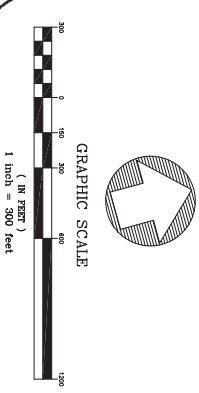


Forestal Campus
General
Development Plan
Stormwater
Management
Plan



APPLICANT:
PROJECT MANAGER:
ATTORNEY:
PLANNER:
CIVIL ENGINEER:
TRAFFIC PLANNER:
DATE:

THE TRUSTEES OF PRINCETON UNIVERSITY
PRINCETON FORESTAL CENTER
DRINKER BIDDLE & REATH, LLP
CLARKE KATON NITZ
VAN NOTEN HARVEY ASSOCIATES, INC.
BFL PLANNING
JULY 17, 2019





**Forrestal Campus
General
Development Plan
Environmental
Inventory Plan**

GENERAL DEVELOPMENT PLAN AREA

AREA EXCLUDED FROM FORESTAL CAMPUS GDP

AREA EXCLUDED FROM FORESTAL
CAMPUS GDP

ENVIRONMENTAL CONSTRAINTS BOUNDARY
(SEE NOTE 1)ENVIRONMENTAL CONSTRAINTS BOUNDARY
OUTSIDE GDP APPLICATION BOUNDARY
(SEE NOTE 1)

LOT LINES

FavAr	SOIL TYPE
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100	100

<u>SYMBOL</u>	<u>TYPE</u>
---------------	-------------

1008	Overly sandy loam, 2 to 5 percent slopes, Northern Coastal Plain
1009	Fillingstone loam, 0 to 2 percent slopes, Northern Coastal Plain
1010	Fillingstone bedrock-sandstone variant loam, 0 to 2 percent slopes, rarely flooded
1011	Nelson loam, 0 to 2 percent slopes
1012	Nelson loam, 2 to 5 percent slopes
1013	Nelson loam, 0 to 5 percent slopes
1014	Nelson-Udon hard complex, 0 to 5 percent slopes
1015	Nelson moderately well drained variant loam, 0 to 2 percent slopes
1016	Nelson moderately well drained variant loam, 2 to 5 percent slopes
1017	Udial land

1. ENVIRONMENTAL CONSTRAINTS BOUNDARY, INCLUSIVE OF FRESHWATER WETLANDS, WETLAND TRANSITION AREAS, RIPARIAN ZONE, FEMAL FLOOD HAZARD AREAS AND FLOODWAYS AND BAR CANAL COMMISSION STREAM CORRIDOR BOUNDARIES.
2. ENVIRONMENTAL CONSTRAINTS BOUNDARIES ARE SUBJECT TO VERIFICATION DURING SITE PLAN OR REGULATORY REVIEW

APPLICANT:	THE TRUSTEES OF PRINCETON UNIVERSITY
PROJECT MANAGER:	PRINCETON FORENSTAL CENTER
PROPERTY ATTORNEY:	DRINKER BIDDLE & REATH, LLP
PLANNER:	CLARKE CAYTON HINTZ
CIVIL ENGINEER:	VAN NOTE-HAREY ASSOCIATES, INC.
TRAFFIC PLANNER:	BEJ PLANNING
DATE:	JULY 17, 2019



(IN FEET)

1 inch = 400 feet



GENERAL DEVELOPMENT PLAN



**Princeton
Forrestal
Center**



Princeton University's Corporate
Office and Research Complex

Attachment 2: 1999 Traffic Agreement and 2002 First Amendment

July 17, 2019

Applicant	The Trustees of Princeton University
Project Manager	Princeton Forrestal Center c/o Picus Associates, Inc.
Attorney	Drinker Biddle & Reath, LLP
Planners	Clarke Caton Hintz
Civil Engineers	Van Note-Harvey Associates, Inc.
Traffic Consultants	BFJ Planning
Fiscal Impact Planner	Richard Reading & Associates

PRINCETON FORRESTAL CENTER
TRAFFIC AGREEMENT BY AND AMONG
THE TRUSTEES OF PRINCETON UNIVERSITY;
THE TOWNSHIP OF PLAINSBORO;
THE PLANNING BOARD OF THE TOWNSHIP OF PLAINSBORO;
THE COUNTY OF MIDDLESEX;
COUNTY PLANNING BOARD OF THE COUNTY OF MIDDLESEX;
MIDDLESEX COUNTY SUBDIVISION AND SITE PLAN REVIEW COMMITTEE

DATED AS OF *December 8*, 1999

TRAFFIC AGREEMENT

AGREEMENT made this 8th day of December, 1999, by and among:
THE TRUSTEES OF PRINCETON UNIVERSITY, a nonprofit educational corporation, having its principal office at 318 Nassau Hall, Princeton, New Jersey 08544 (hereinafter referred to as "Princeton University"); THE TOWNSHIP OF PLAINSBORO, a municipal corporation, having its municipal office at 641 Plainsboro Road, Plainsboro, New Jersey 08536 (hereinafter referred to as "Plainsboro Township"); THE PLANNING BOARD OF THE TOWNSHIP OF PLAINSBORO, a municipal agency having its municipal office at 641 Plainsboro Road, Plainsboro, New Jersey 08540 (hereinafter referred to as "Plainsboro Township Planning Board"); THE COUNTY OF MIDDLESEX, a municipal corporation of the State of New Jersey, having its office at Administration Building, 1 Kennedy Square, New Brunswick, New Jersey 08901 (hereinafter referred to as "Middlesex County"); COUNTY PLANNING BOARD OF THE COUNTY OF MIDDLESEX, a county agency, having its office at 40 Livingston Avenue, New Brunswick, New Jersey 08901 (hereinafter referred to

as "Middlesex County Planning Board"); and MIDDLESEX COUNTY SUBDIVISION AND SITE PLAN REVIEW COMMITTEE, a county agency, having its office at 40 Livingston Avenue, New Brunswick, New Jersey 08901 (hereinafter referred to as "Middlesex County Committee")

W I T N E S S E T H :

WHEREAS, one of the most important initial goals envisioned by Princeton University for Princeton Forrestal Center was to coordinate the planning and development of sufficient acreage in the area of growth along U.S. Route 1 to influence positively the pattern and quality of development in the area; and

WHEREAS, Princeton University, believes it is important to work with Plainsboro Township and Middlesex County to obtain long-term solutions to traffic problems - problems that are not created by one development alone and that will not be solved without the cooperation of public agencies and property owners working together; and

WHEREAS, at the mutual initiative of Plainsboro Township, Middlesex County and Princeton Forrestal Center, a regional traffic study entitled "Updated Comprehensive Traffic Study - Princeton

Forrestal Center and Kingston Area", dated August 1990, prepared by Orth-Rodgers & Associates, Inc., attached hereto and made a part hereof as Schedule A (hereinafter referred to as "Task Force Traffic Study") has been undertaken and completed; and

WHEREAS, the Task Force Traffic Study made certain findings and recommendations concerning proposed transportation projects in the region, which proposed transportation projects are listed and described in Schedule B, attached hereto and made a part hereof (such Traffic Study and List of Proposed Transportation Projects being hereinafter referred to as the "Task Force Report"); and

WHEREAS, the Task Force Report has been most recently updated by a traffic study dated December 1998, prepared by Orth-Rodgers & Associates, Inc., attached hereto and made a part hereof as Schedule C (hereinafter referred to as the "1998 Updated Comprehensive Traffic Study");

WHEREAS, the 1998 Updated Comprehensive Traffic Study makes certain revised findings and recommendations concerning proposed transportation projects in the region; and

WHEREAS, the Middlesex County Planning Board accepted on November 13, 1990 the findings and recommendations of the Task Force Report;

WHEREAS, the Middlesex County Planning Board accepted on _____
_____ the revised findings and recommendations of the 1998
Updated Comprehensive Traffic Study;

WHEREAS, the parties hereto desire to establish their
respective responsibilities for such proposed transportation
projects;

NOW, THEREFORE, the parties hereto agree as follows:

1. Scope of Agreement. The property covered and governed by
this Agreement shall include all property within the Princeton
Forrestal Center, whether owned by Princeton University or others,
which property is shown on Schedule D, attached hereto and made a
part hereof, with the sole exceptions of the property of The Robert
Wood Johnson Foundation (Lot 65.01, in Block 5, on the Plainsboro
Township Tax Map) and the property of Princeton Forrestal
Associates located in South Brunswick Township, Lot 10.02, in Block
98, Lots 3.021, 8.04, 9.01, 10.021, 10.05, 12.03, and 13, in Block
99, Lots 2, 3, 4 and 6.01, in Block 100, Lots 1.01, 2.031, 4, and
5.01, in Block 102, Lots 2 and 3.01 in Block 103, and Lot 2.011, in
Block 261, as designated on the South Brunswick Township Tax Maps).
The property covered and governed by this Agreement shall

hereinafter be referred to as "Princeton Forrestal Center Property".

2. Term of Agreement. The Agreement shall remain in full force and effect until such time as the Princeton Forrestal Center Property is fully developed in accordance with the approvals referred to in Paragraph 11 of the Agreement and any approvals hereafter granted by the Plainsboro Township Planning Board pursuant to the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) (hereinafter referred to as the "MLUL"), including but not limited to general development plan approval, or by the Middlesex County Planning Board (or Middlesex County Committee) pursuant to the County Planning Act (N.J.S.A. 40:27-1.1 et seq.).

3. Transportation Projects of Forrestal Center Corporation.

Princeton University shall design and construct, or cause to be designed and constructed, at no cost to the governmental parties to this Agreement, or, as the case may be, pay its pro rata share of, the improvements specified below in accordance with the following schedule:

Project Location

Project Description/Phasing Schedule

A. Scudders Mill Road

1. Potential Western Merrill
Lynch/Existing BMS
Driveway
(Driveway #1)

Pursuant to the Task Force Report, a new westbound right-turn deceleration lane has been constructed and the existing eastbound left-turn stacking lane has been lengthened in connection with the first building (containing approximately 200,000 square feet of office space) of the development by Bristol-Myers Squibb (hereinafter referred to as "BMS"), which development was approved by the Plainsboro Township Planning Board by Resolution adopted on April 1, 1991 (hereinafter called "BMS Development"). A traffic signal shall be installed at some point in the future. After generally accepted NJDOT warrants for signalization are met, an appropriate official of Plainsboro Township, as designated by the Plainsboro Township Committee, shall reasonably determine when such signal shall be installed, based on traffic and safety considerations.

2. Middle Merrill Lynch
Driveway
(Driveway #2)

It is doubtful that a traffic signal will be warranted at this intersection, given the projected level of traffic from all phases of the Merrill

Lynch Corporate Campus, and inasmuch as there will be no permanent access at this location for the BMS Development. However, if generally accepted NJDOT warrants for signalization are met in the future, an appropriate official of Plainsboro Township, as designated by the Plainsboro Township Committee, shall reasonably determine when such signal shall be installed, based on traffic and safety considerations.

Upon completion of the entire BMS Development, the existing eastbound left-turn stacking lane in the median of Scudders Mill Road shall be eliminated through median reconstruction.

3. Eastern Merrill/
BMS Driveway
(Driveway #3)

Pursuant to the Task Force Report, a traffic signal has been installed in connection with the second building (the two buildings containing in the aggregate approximately 400,000 square feet of office space) of the BMS Development. The improvements which have been constructed on Scudders Mill Road at the intersection with the site access drive for the BMS Development include a new westbound right-turn deceleration lane, a westbound bus layby lane (just west of the site access drive), and

lengthening of both existing eastbound and westbound left-turn stacking lanes.

4. College Road East/
Scudders Mill Road/
Merrill Lynch Driveway
(Driveway #4)

A westbound free flow right-turn lane to northbound College Road East shall be constructed, and the stacking lane for the left-hand turn to College Road East from eastbound Scudders Mill Road shall be increased, by the time of the completion of the improvements to the intersection of Scudders Mill Road and Schalks Crossing Road being undertaken by Middlesex County, which improvements are referred to in the Cost Sharing Agreement dated October 17, 1996 between the County of Middlesex and the Township of Plainsboro, which Agreement is attached hereto and made a part hereof as Schedule E (hereinafter referred to as the "Middlesex-Plainsboro Cost Sharing Agreement No. 1").

- B. Interconnecting Road from
Scudders Mill Road to
Plasma Physics Drive
(hereinafter referred to as
"Campus Road")

Campus Road shall be constructed no later than the first certificate of occupancy for the first office building on the James Forrestal Campus, in accordance with the Resolution of the Planning Board dated October 19, 1998 approving Campus Road.

C. Scudders Mill Road and Campus Road/Plainsboro Connector Road (the latter being the connector road between Plainsboro Road and Scudders Mill Road constructed by the New Jersey Department of Transportation as part of the Scudders Mill Road/Route 1 overpass project)

The following improvements shall be constructed by the time of the completion of Campus Road: (1) provide right-turn lane and an additional through lane on the Scudders Mill Road westbound approach; (2) provide a separate left-turn lane, a shared left-turn/through lane, and a separate right-turn lane for the southbound Campus Road approach; (3) modify existing traffic signal to accommodate fourth leg of intersection (i.e. Campus Road).

An additional lane on southbound Campus Road for right-turn movements shall be constructed if and when the connector road from the James Forrestal Campus through to College Road East is constructed in accordance with Paragraph 6 hereof.

D. College Road East and Research Way

Princeton University shall submit a Traffic Signal Warrant Analysis for this intersection upon the earlier of (1) application for a building permit for new office space of 50,000 square feet or more for any property along College Road East; (2) submission of the first preliminary site plan application for nonresidential development in Princeton Nurseries; or (3) construction

of the extension of Campus Road to College Road East opposite Research Way, which Analysis shall be reviewed by the Plainsboro Township Engineer in a timely manner. If generally accepted NJDOT warrants for signalization are met, a traffic signal shall be installed at this intersection within six (6) months of the date on which Plainsboro Township requests in writing that such traffic signal be installed. If the warrants are not met at that time, then a traffic signal shall be installed at this intersection within six (6) months of the date on which generally accepted NJDOT warrants for signalization are met.

E. Research Way and
Schalks Crossing Road

In the event that there has been a final decision made by the applicable governmental authority to construct Route 92 on the basis of its current design, then the intersection of Research Way and Schalks Crossing Road will be eliminated as part of the Route 92 project, and consequently, no improvements to such intersection shall be required.

Provided that there has not been a final decision made by the applicable governmental authority to construct Route 92 on the basis of its current

design, then Princeton University shall submit a Traffic Signal Warrant Analysis for this intersection upon the earlier of (1) application for a building permit for new office space of 50,000 square feet or more for any property along College Road East; (2) submission of the first preliminary site plan application for nonresidential development in Princeton Nurseries; or (3) construction of the extension of Campus Road to College Road East opposite Research Way, which Analysis shall be reviewed by the Plainsboro Township Engineer in a timely manner. If generally accepted NJDOT warrants for signalization are met, then a traffic signal and other necessary intersection improvements shall be installed within six (6) months of the date on which Plainsboro Township requests such installation. If the warrants are not met at that time, then such improvements shall be installed within 6 months of the date on which such warrants are met.

F. Seminary Drive and
Mapleton Road

The following improvements will be needed, with such adjustments thereto as may be necessary under the circumstances, when Princeton Nurseries is developed: (1)

realign Seminary Drive at its intersection with Mapleton Road, making northbound Mapleton Road the minor street approach; (2) provide one lane on northbound Mapleton Road; (3) provide separate left-turn lane and a shared right-turn/through lane on westbound Seminary Drive; (4) provide separate left-turn deceleration lane and a shared right-turn/through lane on southbound Mapleton Road; and (5) install traffic signal.

These improvements shall be installed prior to the issuance of the initial certificate of occupancy for the residential development of Princeton Nurseries.

G. College Road West,
Seminary Drive, and the
Proposed Nursery
"Loop Road"

The roadway shall be realigned so as to create an east-west roadway comprised of Seminary Drive as the west leg and College Road West as the east leg intersecting a north-south road comprised of a new Nurseries "Loop Road" as the north leg and the remainder of College Road West as the south leg. In addition, the following improvements shall be made: (1) provide a "free flow" right-turn lane, a through lane, and a double left-turn lane on the westbound College Road West approach; (2) provide a separate left-turn lane, a

through lane, and a shared through/right-turn lane on the eastbound Seminary Drive approach; (3) provide a separate left-turn lane, a through lane, and a separate channelized right-turn lane on the northbound College Road approach; (4) provide a shared through/right-turn lane, a shared through/left-turn lane, and a separate left-turn lane on the southbound Nursery "Loop Road" approach; and (5) install a traffic signal at the realigned intersection.

Engineering plans for the above-mentioned improvements will be submitted at the time of the first preliminary site plan application for nonresidential development of Princeton Nurseries, together with a timetable for the construction of such improvements and the connection of the Nursery Loop Road to Independence Way. The phasing of these improvements, as well as the connection of the Nursery Loop Road to Independence Way, shall be reasonably determined by the Plainsboro Township Planning Board at the time of the first preliminary site plan approval for nonresidential development of Princeton Nurseries.

Notwithstanding the above, a temporary traffic signal shall

be installed at the existing intersection of College Road West and Seminary Drive prior to the issuance of the initial certificate of occupancy for the development of the South Campus (renamed Village South, containing approximately 225,000 square feet of office space), provided that generally accepted NJDOT warrants for such signalization are met in time to permit the installation of the traffic signal by such date. Princeton University shall submit a Traffic Signal Warrant Analysis for this intersection as soon as possible, which Analysis will be reviewed by the Plainsboro Township Engineer in a timely manner. There shall not be any road widening or turning lanes required in connection with the installation of this temporary traffic signal.

In the event such warrants are not met in time to permit the installation of the traffic signal prior to the initial certificate of occupancy for the development of Village South, then, in that event, the traffic signal shall be installed within six (6) months of the date on which such warrants are met.

H. Seminary Drive

Seminary Drive has been widened in connection with the

development of a full service retirement community known as The Windrows at Princeton Forrestal, in accordance with the Resolution of the Planning Board dated July 17, 1995. Princeton University shall submit a study as a part of the engineering plans for College Road West, Seminary Drive and the proposed Nursery Loop Road (Paragraph 3G infra) of the need for additional widening of Seminary Drive.

I. College Road West/
Princeton Forrestal
Village
Main Street

The required improvements to this intersection have been completed in connection with the development of the full service retirement community known as The Windrows at Princeton Forrestal, in accordance with the Resolutions of the Planning Board dated June 3, 1991 and July 17, 1995: No further improvements to this intersection are anticipated.

Princeton University's obligation to construct the above-mentioned improvements, or as the case may be, pay its pro rata share of the cost thereof, in accordance with the above-mentioned phasing schedule is contingent upon and subject to the receipt of all necessary permits and approvals from governmental authorities having jurisdiction over the particular improvement and an agreement by the appropriate governmental authority to accept the

particular improvement, and the phasing schedule set forth above shall be reasonably adjusted by the parties hereto to take into account any delay in the receipt of such approvals or permits or in the execution of such agreements. Princeton University's obligation to construct any traffic signal referred to in this paragraph shall continue after the term of this Agreement if and only if generally accepted NJDOT warrants for signalization are met during the term of this Agreement.

The improvements described in subparagraphs C (second paragraph thereof), and G of this Paragraph 3 shall not be deemed necessary so long as the projected peak hour level of service is D or better (as such levels of service are defined in the Highway Capacity Manual, 1997, published by the Transportation Research Board, Washington, D.C., as amended from time to time).

In the event at the time that the first preliminary site plan for nonresidential development in Princeton Nurseries is made, there has been a final decision made by the applicable governmental authority not to construct Route 92 or a final decision has not been made with respect to Route 92 by the applicable governmental authority, then Princeton University shall submit at the time of such preliminary site plan application a revised traffic study

which takes into account the absence of Route 92, and Princeton University and the Planning Board agree to consider in good faith and accept reasonable modifications to the road improvement obligations described in this Paragraph 3 (provided such modifications shall not include any overpass or underpass or any entirely new intersection) with respect to the following intersections: (a) College Road East and Scudders Mill Road; and (b) College Road East and Research Way, based upon such revised traffic study; and in addition the provisions of the last subparagraph of Paragraph 3E of this Agreement with respect to the intersection of Research Way and Schalks Crossing Road shall apply; no other road improvement obligations of the Princeton Forrestal Center Property shall be changed or modified in any way as a result of such revised traffic study or for any other reason.

4. Responsibilities of Middlesex County and Plainsboro Township for Proposed Transportation Projects. The respective responsibilities of Middlesex County and Plainsboro Township for proposed transportation projects are set forth in Schedule B, attached hereto and made a part hereof, as the same may have been modified by the Middlesex-Plainsboro Cost Sharing Agreement No. 1, with respect to the intersection of Scudders Mill Road and Schalks

Crossing Road and the Cost Sharing Agreement dated May 20, 1999, between the County of Middlesex and the Township of Plainsboro, with respect to the intersection of Seminary Drive and Mapleton Road, which is attached hereto and made a part hereof as Schedule F (hereinafter referred to as the Middlesex-Plainsboro Cost Sharing Agreement No. 2") (the Middlesex-Plainsboro Cost Sharing Agreement No. 1 and the Middlesex-Plainsboro Cost Sharing Agreement No. 2 being hereinafter collectively referred to as the "Middlesex-Plainsboro Cost Sharing Agreements"). Middlesex County and Plainsboro Township agree to take all appropriate steps to discharge those responsibilities, including but not limited to the following:

A. The inclusion in the Middlesex County Capital Improvement Program of the proposed transportation projects to be undertaken by Middlesex County in accordance with a phasing schedule that is consistent with the findings and recommendations of the Task Force Report, as the same may have been modified by the Middlesex-Plainsboro Cost Sharing Agreements; and

B. Adoption by the Plainsboro Township Planning Board of an amendment to the Plainsboro Township Master Plan that reflects the findings and recommendations of the Task Force Report, as updated

and supplemented by the 1998 Comprehensive Traffic Study, and as the same may have been modified by the Middlesex-Plainsboro Cost Sharing Agreements; and

C. Acquisition by Plainsboro Township of the necessary right-of-way for the improvements to the intersection of Scudders Mill Road and Schalks Crossing Road, in accordance with the Middlesex-Plainsboro Cost Sharing Agreement No. 1; and

D. Carrying out all other responsibilities of Middlesex County and Plainsboro Township, and their respective boards, agencies and officials, as set forth in the Task Force Report, as updated and supplemented by the 1998 Comprehensive Traffic Study, and as the same may have been modified by the Middlesex-Plainsboro Cost Sharing Agreements.

5. Effect of Agreement. Except as otherwise specifically provided herein, each of the governmental parties to this Agreement agrees that whenever it shall review a preliminary or final subdivision and/or site plan for the development of any portion of the Princeton Forrestal Center Property, it shall not require a traffic study to be conducted by the developer of such portion of the Princeton Forrestal Center Property (except as provided for in Paragraph 6 of this Agreement), nor shall any road improvement

other than those specified in Paragraph 3 of this Agreement be required by such governmental party, nor shall any improvement specified in Paragraph 3 of the Agreement be required to be commenced or completed except in accordance with the phasing schedule set forth in Paragraph 3 of this Agreement.

Nothing herein shall be construed to limit the Plainsboro Township Planning Board's review of on-site traffic circulation issues and issues of safety concerning ingress and egress with respect to access to the public roadway and the Board may reasonably require a study or studies of such issues in connection with individual subdivisions or site plans when warranted.

6. Forrestal Campus Connector Road. The Task Force Traffic Report included a connector road from the James Forrestal Campus through to College Road East. Two potential routes were identified by the Task Force. Princeton University agrees to undertake a traffic study to determine the need and timetable for the construction of the connector road and the appropriate funding mechanism. This traffic study shall be undertaken only at such time that two conditions have been met.

The first condition involves Route 92. The portion of this roadway between the New Jersey Turnpike and Route One shall

either have been constructed or be so far along with planning and approvals that the construction appears to be a certainty. As well, the Route 92 plans shall include an interchange at Perrine Road.

The second condition is that new development in the Forrestal Campus generates 1,300 peak hour trips or more in either the AM or PM.

If this traffic study determines that the connection to College Road East is needed, then Princeton University shall dedicate to the Township any land owned by them necessary for the chosen alignment. In connection with this Traffic Study, the Plainsboro Township Planning Board shall determine the respective fair share contributions of all parties benefitted by the proposed connection. However, it shall be the responsibility of Princeton University to construct or cause the construction of the connector road in accordance with the approved timetable, at its own cost and expense, subject to reimbursement as hereinafter provided. In consideration thereof and as a means of providing reimbursement to the Developer, the Plainsboro Township Planning Board shall adopt an amendment to the Circulation Plan Element of the Plainsboro Township Master Plan and Plainsboro Township shall adopt an

amendment to its Land Use Ordinances pursuant to N.J.S.A. 40:55D-42 or other applicable legislation to require all property owners, other than owners of the Princeton Forrestal Center Property as defined herein, who benefit from the connector road to pay their pro rata share of the cost thereof, or in lieu thereof, the Plainsboro Township Planning Board and Plainsboro Township shall enter into an agreement with the benefitted property owners, requiring them to pay their respective pro rata share of the cost of such connector road, provided, however, nothing herein shall be construed to require Plainsboro Township to contribute public funds as a local share towards the cost of construction of the connector road.

7. Relationship to Princeton Forrestal Center Traffic Management Plan. A Traffic Management Plan ("TMP") for the Princeton Forrestal Center, dated August 11, 1980, revised August 18, 1980 and September 15, 1980, was approved by the Plainsboro Township Planning Board by Resolution dated September 15, 1980. The Third Checkpoint Proposed Upgrading Work was approved by the Plainsboro Township Planning Board by Resolution dated May, 1985. The TMP was subsequently amended as set forth in a letter dated June 17, 1985, from Robert J. Wolfe, General Manager of Princeton

Forrestal Center, to the Plainsboro Township Planning Board, in connection with the approval of Princeton Forrestal Village, and as set forth in a letter dated May 26, 1989, from Robert J. Wolfe to the Plainsboro Township Planning Board, in connection with the approval of the Squibb Corporation development, and as further amended by Resolution dated April 1, 1991, in connection with the modified Bristol-Myers Squibb Company development. The Task Force Traffic Study constitutes the "Fourth Checkpoint" traffic study required by the original TMP and the updated traffic study required by the aforementioned June 17, 1985 letter from Robert J. Wolfe to the Plainsboro Township Planning Board. This Agreement supersedes and replaces in its entirety the TMP as amended.

8. Relationship to Existing Agreements. This Agreement supersedes and replaces in all respects all prior agreements between Princeton University, Forrestal Center Corporation or Princeton Forrestal Associates with any of the other parties to this Agreement insofar as the same require any road improvements to be constructed or paid for by Princeton University or others relating to the Princeton Forrestal Center Property.

9. Relationship to Potential Transportation Development Districts. Middlesex County agrees not to establish any

transportation development district pursuant to the New Jersey Transportation Development District Act of 1989, N.J.S.A. 27:1C-1 et seq., that includes any part of the Princeton Forrestal Center Property. Plainsboro Township agrees not to establish any transportation development district pursuant to the New Jersey Transportation Development District Act that includes any part of the Princeton Forrestal Center Property. Middlesex County and Plainsboro Township agree that in the event that the New Jersey Department of Transportation initiates any steps to establish a transportation improvement district for the Route 1 Corridor that includes any part of the Princeton Forrestal Center Property, both the County of Middlesex and Plainsboro Township shall take all available steps under the New Jersey Transportation Development District Act to provide for a full credit for Princeton University, and/or its successors in interest for all the improvements constructed or to be constructed by Princeton University pursuant to this Agreement (or for which Princeton University has paid or is to pay a pro- rata contribution pursuant to this Agreement), as well as all other roadway improvements heretofore constructed within or adjacent to Princeton Forrestal Center by Forrestal Center Corporation or Princeton University (or for which Forrestal

Center Corporation or Princeton University has paid a contribution), including but not limited to the Route 1/College Road grade separation, widening of Route 1, Scudders Mill Road, College Road East, College Road West, Seminary Drive, Research Way and Schalks Crossing Road.

10. Relationship to Other Developer's Agreements. The Task Force Traffic Report, as updated and supplemented by the 1998 Comprehensive Traffic Study, includes a comprehensive traffic study of projected new development in the region of Princeton Forrestal Center and the Kingston, New Jersey area. The governmental parties hereto agree that the findings and recommendations of the Task Force Traffic Report, as updated and supplemented by the 1998 Comprehensive Traffic Study, shall constitute the basis for such future agreements with other developers in the region covered by the Task Force Traffic Report, as updated and supplemented by the 1998 Comprehensive Traffic Study.

11. Effect of Rezoning. The parties hereto acknowledge that Princeton University and others have vested rights in the development of the Princeton Forrestal Center Property by virtue of the approval granted by the Plainsboro Township Planning Board by Resolution dated May 27, 1975 to Princeton University and others of

the PMUD development plan of Princeton Forrestal Center, and by virtue of its approval of several amendments to the PMUD development plan by Resolutions adopted on June 20, 1977, November 20, 1978, September 4, 1980, October 19, 1981, August 16, 1982, May 16, 1983, June 18, 1984, February 16, 1987 and March 6, 1995 (hereinafter referred to as "Princeton Forrestal Center PMUD Approval"). The foregoing vested rights conferred by the Princeton Forrestal Center PMUD Approval remain in effect until December 31, 1999. By Resolution dated June 21, 1999, the Planning Board has granted General Development Plan Approval (hereinafter referred to as "GDP Approval") for Princeton Forrestal Center, which approval shall remain in effect for a period of twenty (20) years commencing with the date of the first final approval. In addition, various portions of the Princeton Forrestal Center Property, namely, Princeton Forrestal Village, the South Campus of Princeton Forrestal Village, the Windrows at Princeton Forrestal, the Merrill Lynch Corporate Campus, and the BMS Development, have received preliminary site plan approvals that confer extended vested rights under the Municipal Land Use Law that are independent of and separate from the vested rights conferred by Princeton Forrestal Center PMUD Approval and the GDP Approval. Each of the

governmental parties hereto agrees to refrain from taking action, direct or indirect, that would modify, revoke or otherwise impair the development rights granted by the aforementioned approvals without the consent of the owner of the affected portion of the Princeton Forrestal Center Property. Anything to the contrary herein notwithstanding, in the event the existing PMUD provisions of the Plainsboro Township Code are modified in any substantive manner during the term of this Agreement (specifically Sections 85-36C, 85-56.1, 85-56.2, 85-57, 85-62C and D, 85-63, 85-63.1 through 85-63.3, and 101-135 through 101-144), Princeton University shall have the right to terminate this Agreement on thirty (30) days advance written notice to the other parties to this Agreement.

12. Miscellaneous Provisions.

A. Captions and Headings. The captions and headings of the Paragraphs hereof are for convenience only and shall not control or affect the meaning or construction of any of the terms or provisions of this Agreement.

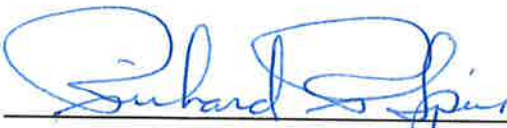
B. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the respective parties hereto.

C. Governing Law. This Agreement shall be construed according to the laws of the State of New Jersey.

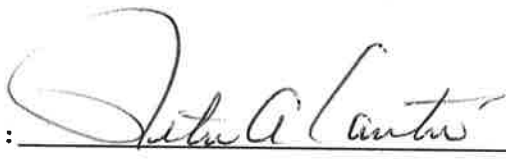
13. Effective Date. Plainsboro Township, the Plainsboro Township Planning Board, and Princeton University have agreed to execute this Agreement and use their best efforts to obtain the approval and execution of this Agreement by Middlesex County, Middlesex County Planning Board and Middlesex County Committee. However, this Agreement shall become effective, and binding and enforceable in accordance with its terms by and among Plainsboro Township, the Plainsboro Township Planning Board, and Princeton University upon execution by those parties, notwithstanding the absence of execution by Middlesex County, the Middlesex County Planning Board and the Middlesex County Committee.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the day and year first above written.

THE TRUSTEES OF PRINCETON
UNIVERSITY

By: 
Richard R. Spies,
Vice President for Finance
and Administration

THE TOWNSHIP OF PLAINSBORO

By: 
Peter A. Cantu, Mayor

THE PLANNING BOARD OF THE
TOWNSHIP OF PLAINSBORO

By: 
Arthur Lehrhaupt, Chairman

THE COUNTY OF MIDDLESEX

By: _____

THE PLANNING BOARD OF THE
COUNTY OF MIDDLESEX

By: _____

MIDDLESEX COUNTY SUBDIVISION
AND SITE PLAN REVIEW COMMITTEE

By: _____

FIRST AMENDMENT TO
PRINCETON FORRESTAL CENTER TRAFFIC AGREEMENT
BY AND AMONG THE TRUSTEES OF PRINCETON UNIVERSITY, THE
TOWNSHIP OF PLAINSBORO, AND THE PLANNING BOARD OF THE
TOWNSHIP OF PLAINSBORO

FIRST AMENDMENT TO TRAFFIC AGREEMENT

THIS FIRST AMENDMENT to the Traffic Agreement dated December 8, 1999, by and among: **THE TRUSTEES OF PRINCETON UNIVERSITY**, a nonprofit educational corporation, having its principal office at 318 Nassau Hall, Princeton, New Jersey, 08544 (hereinafter referred to as "Princeton University"), the **TOWNSHIP OF PLAINSBORO**, a municipal corporation, having its principal office 641 Plainsboro Road, Plainsboro, New Jersey, 08536 (hereinafter referred to as "Township"), and the **PLANNING BOARD OF THE TOWNSHIP OF PLAINSBORO**, a municipal agency, having its principal office at 641 Plainsboro Road, Plainsboro, New Jersey, 08536 (hereinafter referred to as the "Planning Board"), is made this 2nd day of *January*, 200~~7~~².

WITNESSETH:

WHEREAS, pursuant to the General Development Plan Approval ("GDP Approval") for Princeton Forrestal Center granted by the Planning Board by Resolution dated June 21, 1999, Princeton University, the Township and the Planning Board entered in a Traffic Agreement dated December 8, 1999 (hereinafter referred to as the "1999 Traffic Agreement"); and

WHEREAS, , Princeton University submitted an application to the Planning Board for approval of amendments to the GDP Approval for Princeton Forrestal Center concerning the GDP Circulation Plan and the 1999 Traffic Agreement (hereinafter referred to as the "Amendment to General Development Plan"); and

WHEREAS, the Planning Board approved the Amendment to General Development Plan by Resolution dated October 15, 2001 (hereinafter referred to as the "Resolution") and

WHEREAS, the Resolution requires the Applicant to enter into this Amendment to the 1999 Traffic Agreement; and

NOW, THEREFORE, the parties agree as follows:

1. All capitalized terms used herein shall have the same meaning ascribed to them in the 1999 Traffic Agreement unless otherwise revised herein.
2. The following new paragraph, to be designated as Paragraph 3.1, is added to the 1999 Traffic Agreement:

3.1 Amendment to Circulation Plan - Forrestal Campus. By Resolution adopted on October 15, 2001, the Planning Board approved the following amendments to the GDP Circulation Plan:

(a) The reconfiguration of the Route 1 access at the Sayre Drive underpass on the east and west sides of Route 1 and slip ramps to and from Route 1 North.

(b) The reconfiguration of the intersection of Forrestal Road with Stellerator Road, whereby Stellerator Road becomes a one-way road from such intersection to the first driveway on the North Campus, allowing only northbound traffic to the Plasma Physics Laboratory and future buildings on the North Campus.

Further details concerning the improvements described in subparagraphs (a) and (b) above are shown on a plan entitled "Route 1 and Sayre Drive, Princeton Forrestal Ctr., Plainsboro Township," dated April 5, 2001, prepared by Orth-Rodgers & Associates, which accompanies this application ("Sayre Drive Traffic Plan"). The engineering plans implementing the Sayre Drive Traffic Plan shall be submitted to the Township no later than March 1, 2002. Princeton

University shall promptly apply to the New Jersey Department of Transportation ("NJDOT") for all necessary approvals and permits to implement the Sayre Drive Traffic Plan within ten (10) days after the approval by the Township Engineer of the engineering plans implementing the Sayre Drive Traffic Plan, and shall diligently pursue and make all reasonable efforts to obtain such approvals and permits as quickly as possible. Princeton University shall also report to the Community Development Director on its efforts and progress in obtaining such approvals and permits. The Township shall be responsible for the costs of its review of the engineering plans implementing the Sayre Drive Traffic Plan. Such improvements as the NJDOT may approve shall be completed within six (6) months after the date on which all necessary approvals and permits have been received therefor, weather permitting.

(c) As an interim measure, upon (i) the opening of Campus Road, (ii) the approval of the Sayre Drive Traffic Plan by the Township, and (iii) final site plan approval by the Planning Board for the first office building on the North Campus, the existing Stellerator Road will be signed for one-way traffic from Forrestal Road to the southern most point of the existing right-turn in and right-turn out ramps on Route 1 to Stellerator Road, such conversion of Stellerator Road to one-way traffic to be accomplished prior to the issuance of the building permit for the first building on the North Campus. No interim improvements to the existing slip ramps will be made other than minor modifications thereof that do not require NJDOT's approval; such modifications shall be subject to review and approval by the Township Engineer.

(d) In the event that NJDOT does not approve the improvements proposed to the east side of Route 1 at the Sayre Drive underpass, then Princeton University shall maintain Stellerator Road as a one-way road from its intersection at Forrestal Road to the first driveway of the North Campus, allowing only northbound traffic to the Plasma Physics Laboratory and future buildings on the North Campus. In addition, Princeton University agrees to accept reasonable modifications to the existing right-turn in and right-turn out ramps on Route 1 to Stellerator Road, and shall promptly

apply for, diligently pursue and make all reasonable efforts to obtain all necessary approvals and permits therefor from NJDOT as quickly as possible; provided, however, Princeton University's obligation to construct such roadway modifications is contingent upon and subject to the receipt of such approvals and permits. Such modifications as NJDOT may approve shall be completed within six (6) months after the date on which all necessary approvals and permits have been received therefor, weather permitting. No other improvement to or modification of the Sayre Drive underpass or Stellerator Road and no improvement to or other modification of any other road or intersection shall be required other than the improvements or other modifications specified in the existing 1999 Traffic Agreement and the this Amendment thereto.

(e) A connection to the portion of Forrestal Campus known as "B-Site" through the portion of Forrestal Campus known as "A-Site" utilizing the existing curb cut on Campus Road.

(f) A second connection to B-Site on Campus Road. The existing connection of B-Site to the Sayre Drive underpass via Forrestal Road would remain.

The roadway connections referred to in subparagraphs (e) and (f) above shall be made in an indirect manner, giving consideration to turns, stop signs and other methods of creating an indirect route.

(g) Upon (i) the opening of Campus Road, (ii) the approval of the Sayre Drive Traffic Plan by the Township, and (iii) final site plan approval by the Planning Board for the first office building on the North Campus, and subject to the receipt of all necessary permits and approvals from NJDOT, Princeton University will install certain improvements to the Sayre Drive underpass, limited to guard-rails at abutments, lighting and painting, as may be approved by the Township. Such limited improvements specified above in this subparagraph (g) as NJDOT may approve shall be completed within six (6) months after the date on which all necessary approvals and permits therefor have been received, weather permitting, which Princeton University shall promptly apply for, diligently

pursue and make all reasonable efforts to obtain as quickly as possible. Plans for such guard-rails, lighting and painting shall be submitted to the Township within thirty (30) days after the date of approval by the Planning Board of the Amendment to General Development Plan, and Princeton University shall apply to NJDOT for whatever approvals and permits may be necessary to implement such plans within ten (10) days after the approval of such plans by the Township Engineer. Princeton University further agrees to support the Township's efforts to obtain future ultimate NJDOT improvements of the Sayre Drive underpass, such as a widening of the underpass; provided, however, Princeton University shall not be obligated to contribute financially to the design and/or construction of any improvements to the Sayre Drive underpass other than those described in this subparagraph (g).

3. Paragraph 6 of the 1999 Traffic Agreement is hereby deleted in its entirety and replaced by the following new Paragraph 6:

6. Forrestal Campus Connector Road. The Task Force Traffic Report included a Connector Road from the James Forrestal Campus through to College Road East.

Princeton University shall prepare "scope development engineering plans" for the Forrestal Campus Connector Road. The plans shall include general property parcel maps; typical sections; roadway plans and profiles; survey layout alignment and grading plans; striping, signage and signalization plans; storm drainage and utility plans; cross sections; construction details; and all other plans necessary and suitable to determine the necessary approvals and permits for the Connector Road. The plans shall be suitable for submission for the regulatory agencies having jurisdiction over the construction of the proposed road extension and should also be of sufficient detail to determine the extent of property needed to be acquired for the Connector Road. Such plans shall be prepared and submitted to the Township within one (1) year of the date of approval by the Planning Board of the Amendment to General Development Plan.

Princeton University shall dedicate to the Township any land owned by it necessary for the chosen alignment.

Princeton University agrees to commence construction of the Connector Road as soon as feasible after new development in the Forrestal Campus generates 1,300 trips or more in either the a.m. or p.m. peak hour or upon issuance of the building permit for the fifth office building on the North Campus, whichever event first occurs; provided, however, Princeton University's obligation to construct the Forrestal Campus Connector Road is contingent upon and subject to the receipt of all necessary approvals and permits from governmental authorities having jurisdiction over this particular improvement.

Campus Road, including the Connector Road, is intended to be a public road once the roadway extension to College Road East shall be made. Princeton University shall be responsible for preparing the necessary applications and plans for the approvals and permits for the Connector Road; however, the application shall be made by the Township, since Campus Road is intended to be a public road. Princeton University shall fully cooperate in the application process by providing necessary staff and consulting professionals, attending meetings and hearings, and by revising and supplementing plans as the Township may reasonably require in order to comply with and obtain the necessary approvals and permits. Princeton University and the Township shall make all reasonable efforts to obtain all necessary permits and approvals for the Connector Road in time to commence construction by the above-scheduled date.

In connection with the construction of the Forrestal Campus Connector Road, Princeton University will install trailblazers on Route 1, contingent upon and subject to the receipt of all necessary permits and approvals from governmental authorities having jurisdiction over such signage, directing Route 1 southbound traffic destined for Forrestal Campus to College Road East and northbound Route 1 traffic destined for Forrestal Campus to the relocated

site entrance north of Sayre Drive provided for in the Sayre Drive Traffic Plan.

It shall be the responsibility of Princeton University to construct or cause the construction of the Connector Road, at its own cost and expense, subject to reimbursement as hereinafter provided. In consideration thereof and as a means of providing reimbursement to Princeton University, the Plainsboro Township Planning Board shall adopt an amendment to the Circulation Plan Element of the Plainsboro Township Master Plan and Plainsboro Township shall adopt an amendment to its Land Use Ordinances pursuant to N.J.S.A. 40:55D-42 or other applicable legislation to require all property owners, other than owners of the Princeton Forrestal Center Property as defined in the 1999 Traffic Agreement, who benefit from the Connector Road to pay their pro rata share of the cost thereof, or in lieu thereof, the Plainsboro Township Planning Board and Plainsboro Township shall enter into agreements with the benefitted property owners, requiring them to pay their respective pro rata share of the cost of such Connector Road, provided, however, nothing herein shall be construed to require Plainsboro Township to contribute public funds as a local share toward the cost of the construction of the Connector Road. In the event the benefitted property owners themselves do not determine their respective pro rata share contributions, then the Plainsboro Township Planning Board shall reasonably determine the respective pro rata share contributions of all parties benefitted by the proposed Connector Road, and Princeton University shall prepare and submit to the Board a traffic study to assist the Board in its determination.

The Township agrees to accept the dedication of Campus Road, including the Connector Road, as a public road upon completion of its construction in accordance with the approved plans therefor.

4. Princeton University's willingness to undertake the improvements shown on the amended Circulation Plan is contingent upon the following:

(1) The approval and execution by the Planning Board and the Township Committee of this Amendment to the 1999 Traffic Agreement.

(2) The proposed improvements on the west side of Route 1 at the Sayre Drive underpass shall be considered separate from and may proceed independently of the proposed improvements to the east side of Route 1 at the Sayre Drive underpass. In the event that the NJDOT approves the improvements on the east side, but does not approve the improvements on the west side, then only the improvements on the east side of Route 1 shall be required. In the event NJDOT approves the improvements on the west side, but does not approve the improvements on the east side, then only the improvements to the west side of Route 1 shall be required.

(3) Princeton University shall not be required to undertake the improvements on either the east side or west side of Route 1 at the Sayre Drive underpass in the event that NJDOT requires improvements other than those shown on the amended Circulation Plan or otherwise requires contributions to Route 1.

(4) Reducing the amount of traffic from the Forrestal Campus utilizing the Sayre Drive/Route 1 underpass will increase the traffic at the intersection of Campus Road and Scudders Mill Road. Notwithstanding the increased traffic impact on the intersection of Campus Road and Scudders Mill Road and the resulting effects on the levels of service at such intersection, the Planning Board and the Township Committee shall not require of Princeton University any improvements to that intersection other than those set forth in the 1999 Traffic Agreement.

5. Paragraph 5 of the 1999 Traffic Agreement is hereby revised as follows:

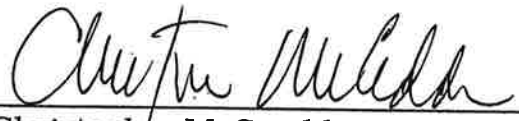
5. Effect of Agreement. Except for the traffic signal warrant analyses required by Paragraph 3 hereof, the traffic study potentially required by Paragraph 6 hereof, and except as otherwise specifically provided in this Paragraph 5, and notwithstanding any change in circumstances, each of the

governmental parties to this Agreement agrees that whenever it shall review a preliminary or final subdivision and/or site plan for the development of any portion of the Princeton Forrestal Center Property, it shall not require a traffic study to be conducted by the developer of such portion of the Princeton Forrestal Center Property, nor, notwithstanding any change in circumstances, shall any road improvement other than those specified in Paragraphs 3, 3.1 and 6 of this Agreement be required by such governmental party, nor, notwithstanding any change in circumstances, shall any improvement specified in Paragraphs 3, 3.1. and 6 of the Agreement be required to be commenced or completed except in accordance with the phasing schedule set forth in Paragraphs 3, 3.1 and 6 of this Agreement. The failure to receive the necessary approvals and permits for the improvements comprising the Sayre Drive Traffic Plan and/or the Forrestal Campus Connector Road shall not affect in any way the right of Princeton University or other applicants to develop the Princeton Forrestal Center Property in accordance with the GDP Approval, as amended, so long as Princeton University shall have applied for, diligently pursued and made all reasonable efforts to obtain such approvals and permits.


Nothing herein shall be construed to limit the Plainsboro Township Planning Board's review of on-site traffic circulation issues and issues of safety concerning ingress and egress with respect to access to the roadway immediately contiguous to the site in question and the Board may reasonably require a study or studies of such issues in connection with individual subdivisions or site plans when warranted. The Board may also request, not more frequently than once a year, a traffic report concerning one or more intersections covered by this Agreement, for information purposes only; such traffic report shall be submitted by Princeton University to the Board within 60 days of its receipt of such request.

6. Unless expressly modified herein, all other terms, conditions and provisions of the 1999 Traffic Agreement shall remain in full force and effect.

THE TRUSTEES OF PRINCETON
UNIVERSITY

By: 
Christopher McCrudden,
Treasurer

THE TOWNSHIP OF PLAINSBORO

By: 
Peter A. Cantu, Mayor

THE PLANNING BOARD OF THE
TOWNSHIP OF PLAINSBORO

By: 
Arthur Lehrhaupt, Chairman



GENERAL DEVELOPMENT PLAN



**Princeton
Forrestal
Center**



Princeton University's Corporate
Office and Research Complex

Attachment 3: Utilities & Stormwater Management Technical Report

July 17, 2019

Applicant	The Trustees of Princeton University
Project Manager	Princeton Forrestal Center c/o Picus Associates, Inc.
Attorney	Drinker Biddle & Reath, LLP
Planners	Clarke Caton Hintz
Civil Engineers	Van Note-Harvey Associates, Inc.
Traffic Consultants	BFJ Planning
Fiscal Impact Planner	Richard Reading & Associates



- Since 1894 -

van note - harvey
associates

GENERAL DEVELOPMENT PLAN

Utility and Stormwater Technical Report Forrestal Campus Plainsboro Township Middlesex County, New Jersey

Prepared For:
The Trustees of Princeton University
c/o Princeton Forrestal Center
105 College Road East
Princeton, New Jersey 08540

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I. INTRODUCTION

Princeton Forrestal Center (“PFC”) is a master planned, mixed-use community of about 2,200 acres including offices, hotels, residential developments, retail and restaurant centers, research institutions, open spaces and recreational uses located on both sides of U.S. Route 1. The Trustees of Princeton University (hereinafter, “Princeton University”) is looking to continue its four-decade long relationship with Plainsboro Township for an additional twenty years through this General Development Plan Application (“GDP Application”). In this application Princeton University seeks extended vesting rights for a portion of the lands previously approved under the 1999 GDP approval for the Princeton Forrestal Center.

Forrestal Campus is located on the east side of U.S. Route 1, in Princeton Forrestal Center, and consists of over 400 acres of which 277 are developable acres. Princeton University also owns three undevelopable lots, approximately 25 total acres, located on College Road East and Research Way. The Forrestal Campus and the three undeveloped lots are hereinafter collectively referred to as “the Site”. The Site is located within Plainsboro Township.

As part of this GDP Application to Plainsboro Township, this Utility and Stormwater Technical Report has been prepared to provide a broad overview of the infrastructure, which is available in the area immediately surrounding and adjacent to the Site. In addition, the report outlines potential future infrastructure improvements that may be required to support the build-out of the proposed GDP Application. Although the focus of this GDP Application is for the Forrestal Campus and other undeveloped lands along College Road East and Research Way, because of its geographic location, the scope of the information within this report has been expanded in some instances to reflect the interconnected nature of the infrastructure within PFC and to provide greater context to the existing built conditions.

Detailed designs, including exact locations, capacity requirements and sizing of all infrastructure, will be reviewed during the site plan process as each portion of the General Development Plan is developed.

II. WATER SYSTEM

EXISTING

The Forrestal Campus development and other undeveloped lands along College Road East and Research Way, located on the easterly side of U.S. Route 1 in Plainsboro Township is currently provided water service by New Jersey American Water (“NJAW”). The Site contains water mains owned by NJAW and privately-owned by Princeton University.

Currently, 16” and 30” water mains run in the southerly direction along the east side of U.S. Route 1. The 16” main branches off into a 12” main that serves the southwest quadrant of the Forrestal Campus which then feeds into water mains, ranging from 2”- 6”, within Forrestal Road on the Forrestal Campus that are privately owned by Princeton University. Both the 16” and 30” mains interconnect into a 24” water main that serves the northwest quadrant of the Forrestal Campus via an 8” branch. The 24” main continues down Campus Road and serves the former Bristol-Myers Squibb campus at 777 Scudders Mill Road (outside of the General Development Plan area) located to the east of Campus Road. A 12” main then branches off of the 24” water main and runs down the rest of Campus Road until its intersection with Forrestal Road South, which then loops back under Forrestal Road and into the Forrestal Campus.

The Princeton Plasma Physics Lab (“PPPL”) at 100 Stellarator Road is served by a 12” main that branches out of the 16” main within U.S. Route 1. PPPL also runs non-potable water from the Delaware & Raritan Canal to its site using its owned and maintained 12” water main.

In the vicinity of the properties along College Road East and Research Way there is a 12” water main which runs north along Schalks Crossing Road which then connects to the 12” water main that runs along College Road East. There is currently an 8” water main which branches off from the 12” main on College Road East and runs east for approximately half of the length of Research Way.

FUTURE

The existing water main configuration surrounding the undeveloped areas of Forrestal Campus and the other undeveloped lands along College Road East and Research Way possesses the potential for future connection points to the existing water distribution system. As each parcel is developed, NJAW will be requested to provide adequate potable water and fire protection service in conformance with applicable regulatory requirements. Water service to future development is subject to water main extension requirements at the time of application by the water company.

The exact location, network, capacity and sizing of future water lines will be determined at the time of individual site plan applications for each site. Per current NJAW rules, all future water main extensions will be constructed by NJAW, with costs paid by Princeton University and/or individual site developers; there will be no cost to the current water customers/residents of Plainsboro Township. Based on our understanding, adequate capacity is currently available in the NJAW system to support the additional domestic and fire demands, but may be subject to further analysis and/or water modeling to verify at the time of site plan application for a major development.

III. SANITARY SEWER

EXISTING PRINCETON FORRESTAL CENTER (OVERALL)

Sanitary sewer service is provided through a franchise agreement between Plainsboro Township and the Township of South Brunswick dated December 23, 1974. This agreement was supplemented on December 19, 1975 and amended by two separate agreements dated September 21, 1982 and September 1, 1987. South Brunswick Township is a member municipality of the Stony Brook Regional Sewerage Authority (SBRSA), whose sewer service area within Plainsboro Township is delineated to include most of the lands in Plainsboro Township situated to the west of the Amtrak right-of-way, including all of PFC. In accordance with these agreements, South Brunswick is responsible for the conveyance of the wastewater generated by PFC to the Authority's River Road Wastewater Treatment Plant in Princeton Township for final treatment and disposal. Wastewater within the PFC area is presently conveyed by gravity to the north via the Harry's Brook Trunk Sewer. To the south, wastewater is presently conveyed by gravity via the Mapleton Road Trunk Sewer or the 24" Plainsboro Road Trunk Sewer, both of which discharge into the SBRSA system, to a metering chamber located northeast of the intersection of the Millstone River and U.S. Route 1.

The wastewater generated from the Robert Wood Johnson Foundation to the 300 series of buildings on College Road East, along with the wastewater flows from the Princeton Plasma Physics Laboratory (PPPL) and Princeton Forrestal Village, are conveyed to the Harry's Brook Trunk Sewer. Constructed in 1996 by Princeton University, this trunk sewer eliminated the then existing South Brunswick Pumping Station No. 6 which was in the vicinity of the intersection of U.S. Route 1 and College Road East. The Harry's Brook Trunk, a 24" and 30" gravity sewer line, traverses the Princeton Nursery property and discharges into existing South Brunswick Township sanitary sewer facilities along Ridge Road. This trunk line was sized to handle the wastewater flows from Pumping Station No. 6 as well as from the undeveloped northern portion of the Forrestal Campus. In addition, the US Homes Residential development (Princeton Collection) was later redirected to the Harry's Brook Trunk with flows conveyed to the trunk line via gravity sewer lines that also serve the buildings on College Road East, after initially flowing through the residential area's pumping station.

Southerly wastewater flows are conveyed via two major systems. The first system comprises the remainder of College Road East, Research Way, the former Bristol-Myers Squibb (BMS) site (777 Scudders Mill Road), and the former Merrill Lynch campus (700, 800 and 900 Scudders Mill Road). These areas are serviced via an 18" gravity line which runs through the former Merrill Lynch campus to Plainsboro Road and into a 24" gravity sewer line which runs along Plainsboro Road and then through the Princeton Healthcare Redevelopment Area property (former FMC property) along the Millstone River. There is also a gravity sewer line which runs from the former BMS site down to the 24" gravity sewer along Plainsboro Road. This sewer was constructed in order to accommodate the anticipated wastewater flows of the three remaining buildings to be built on that site. The second subsystem of the southern sewer system serves most of the lands to the west of U.S. Route 1 and the Forrestal Campus. The Marillac Campus (formerly St. Joseph's Seminary) and Princeton Landing are serviced via gravity lines which convey flow to the Mapleton Road Trunk Sewer which crosses under U.S. Route 1 and discharges to the trunk serving the Princeton Healthcare Redevelopment Area. Constructed in approximately 2010, in conjunction with the Princeton Healthcare Redevelopment Area and U.S. Route 1 improvements, the Mapleton Road Trunk Sewer permitted the abandonment of the Mapleton Road Pump Station. The remaining buildings on the Forrestal Campus, along Campus Road but excluding PPPL and 1100 Campus

Road, are serviced via an 8" gravity line which eventually discharges into a 15" gravity sewer, draining south along Campus Road.

While detailed sewer service for individual sites is not shown on the GDP Utility Plan, these services have previously been delineated on the appropriate site plan applications.

FUTURE PRINCETON FORRESTAL CENTER (OVERALL)

With respect to the southern portions of PFC, the existing sanitary sewer lines along College Road East and along Plainsboro Road and through the Princeton Healthcare Redevelopment Area property, have sufficient capacity to accommodate the expected future development on College Road East and Research Way. These properties will be serviced by the existing 8" sanitary sewer. With respect to the Forrestal Campus, the 15" gravity sewer line will provide service to the southern portion of the Forrestal Campus. This area includes a portion of Princeton Corporate Campus to the north and Forrestal Campus and Campus Road area to the south. With respect to the northern portion of the Forrestal Campus, gravity wastewater conveyance lines have been extended to serve these parcels. This area includes a portion of Princeton Corporate Campus and the north portion of Campus Road. With respect to the lands to the west of U.S. Route 1, sewer lines were extended in 1988 to the West and South Campuses of Princeton Forrestal Village. The Princeton Windrows at Village South (100 and 150 College Road West) is now connected to these lines. These lines convey the wastewater flow from these sites through the existing facilities within Princeton Landing to the Mapleton Road Trunk Sewer. The southwest portion of the site was previously serviced by a pumping station but is now serviced by gravity sewer. Any future improvements within this area will also be serviced by gravity sewer.

The SBRSA provides wastewater treatment and disposal for the project area via its River Road treatment facility. The plant has a current constructed capacity of 13.060 million gallons per day ("MGD"). The SBRSA River Road facility has been approved to expand up to 18.294 MGD based on the 2013 Mercer County Wastewater Management Plan ("WMP") and approved by the NJDEP. Current fiscal year flows, for 12 months, (Dec. 2017 through Nov. 2018) averaged 10.465 MGD. The authority has committed approximately 1.0 MGD of its remaining capacity to projects that have received site plan approvals but are not yet operational. The remaining capacity of 1.6 MGD is allocated on a first come, first served basis ("FCFS").

At the present time, sufficient capacity exists for the proposed developments. Based on other development pressures, existing in-place capacity may continue to be absorbed by continuing demand and should be monitored.

IV. ELECTRIC POWER, GAS, TELECOMMUNICATIONS AND DATA

Public Service Electric and Gas Company (“PSE&G”) currently provides electrical power and gas services to the Princeton Forrestal Center. As individual sites develop within the Site, PSE&G will extend their services to provide sufficient capacity for each site. The cost of these extensions to be installed by PSE&G, will be borne by Princeton University or the individual site developers.

Telephone, data and fiber optic communication service to the Forrestal Campus is currently provided, in part, by Verizon Communications, Comcast Corporation and major fiber optic providers. As each site develops, telephone, data and fiber optic communication services will be provided by the appropriate utility company, and in the capacity contracted between parties.

V. SOLID WASTE DISPOSAL

In general, the existing buildings at Princeton Forrestal Center operate under separate contracts with providers of solid waste disposal services. Similarly, future buildings within the Site will be served in the same manner. Details of the solid waste disposal services will be explained in further detail as appropriate for each individual site plan application.

VI. STORMWATER MANAGEMENT

BACKGROUND

Princeton University, for its Princeton Forrestal Center, planned mixed-use development project, received approval of its earlier General Development Plan and associated Stormwater Management Plan (“SWMP”) in 1980. The original SWMP outlined the master development plan, stream protection corridor concept, and overall stormwater management strategies for the development of PFC. The master development plan permitted a full build-out composite site impervious coverage of 60% over the developable land area. This developable area excluded any existing natural systems at the time, including streams and their associated floodplains, wetlands zones, and unique natural forested areas. The design of the SWMP was based on the fact that over 30% of the PFC area is comprised of open space and mature trees. The preservation and maintenance of the stream systems and the stream protection corridor was progressive for its time and remains a key element in the flood and stormwater management program for PFC today. The original stormwater management design criteria were equally progressive for its time and focused on flood control and water quality through temporary detention of stormwater runoff using centralized stormwater management facilities and overland flow of stormwater runoff from impervious surfaces. The SWMP was specifically designed to meet the applicable criteria of the Delaware and Raritan Canal Commission (“DRCC”), Plainsboro Township, and Middlesex County at that time.

Under the approved SWMP, PFC developed its land relying on the prescribed regional stormwater management facilities for flood control and water quality. Since the time that the original SWMP was implemented, stormwater management design criteria have evolved and in 2004 the State of New Jersey adopted new Stormwater Management Rules (N.J.A.C. 7:8). Those Stormwater Management Rules set forth enhanced stormwater design criteria that are required to be enforced by all municipalities in New Jersey. The enhanced stormwater design criteria generally requires flood control by peak rate reduction of pre-development flow, improved water quality by prescribed methods of removing 80% of the total suspended solids (“TSS”) from post-development runoff, and recharge of groundwater to pre-development conditions. To permit continued development of PFC in accordance with the approved full build-out scenario (60% impervious coverage), the current PFC SWMP is proposed to be upgraded in compliance with the current Stormwater Management Rules.

Further development of the Princeton Forrestal Center, and more specifically, of the Forrestal Campus or the other undeveloped lands along College Road East and Research Way, would result in an increase of impervious surfaces associated with new buildings, parking areas, roadways and pedestrian circulation elements. Since the subject of this GDP application includes sites that are currently undeveloped, it will be necessary to install, as an integral part of the project(s), a comprehensive stormwater management plan to mitigate the impacts of development on stormwater runoff. Portions of the Forrestal Campus are already served by regional stormwater management facilities that comprise a stormwater management plan designed and approved in conformance with NJDEP, Plainsboro Township and the DRCC regulatory requirements

EXISTING

The Site currently contains multiple drainage sub-areas. Over 30% of the Site is comprised of open space with wooded areas. Various centralized stormwater management facilities have been

installed in conformance with approvals dating back to 1980. These stormwater management facilities are still functioning today as designed, but will need to be further analyzed in order to confirm capacity for additional infrastructure on the PFC property with consideration to current stormwater management rules and, as mentioned below, during each site plan application.

There is an existing stormwater conveyance system upslope of the New Jersey Department of Transportation (“NJDOT”) basin which can support the full build-out of North Campus.

Currently, constructed wetland Basin G-2 handles approximately half of the stormwater runoff generated from the Forrestal Campus. Basin G-2 was constructed in 2013 in conformance with current stormwater management rules and regulations. The basin was constructed to account for 60% impervious coverage with capacity available for future development on the Forrestal Campus. Basin G-2 discharges into Basin G, which is one of the centralized basins previously described.

FUTURE

While existing stormwater management infrastructure is available for future development, the Forrestal Campus may need to implement additional stormwater management features to minimize the effects of development or new construction on the natural hydrologic characteristics of the site. New stormwater management BMPs may play an important role in addressing current stormwater management rules by mitigating impacts to groundwater recharge, water quality, and flood control. Smaller-scale stormwater BMPs may serve to address groundwater recharge and water quality impacts, while larger-scale stormwater BMPs may be utilized to address larger stormwater runoff volume impacts. Examples of smaller-scale Best Management Practices (BMPs) include rain gardens, vegetated swales, dry wells, sand filters and infiltration trenches. Examples of larger-scale BMPs include bio-retention/infiltration basins, constructed wetlands, wet ponds and pervious pavement with subsurface detention.

Implementation of stormwater BMPs on an individual basis or in combination will effectively achieve regulatory goals of reducing stormwater runoff volume, reducing erosion, encouraging infiltration and groundwater recharge, and of reproducing, as closely as possible, the natural hydrologic cycle and minimizing the discharge of stormwater-related pollutants, such as TSS. Stormwater management measures will ultimately be designed in accordance with applicable regulatory requirements and may include surface stormwater BMPs, subsurface stormwater BMPs or a combination of both, as may be required.

It is important to note that the stormwater management goals for future development are and will continue to be consistent with the PFC SWMP. Final design and details of site-specific stormwater management systems will be verified with each site plan application for a major development.

VII. SUMMARY

The utility and regional stormwater management facilities, which have been planned, designed and constructed to support the full build-out of PFC over the past 40+ years, have proven to be more than adequate and appropriate for this long-term phased project. Flexibility in planning these facilities has allowed development to be responsive to the constantly changing marketplace conditions. It is therefore intended that the Site within this GDP Application be further developed and constructed in a similar fashion. While the GDP Application exhibits and this technical report confirm the ability of the various utility infrastructure to accommodate the anticipated demands of future development on Site, responsiveness to evolving demands have been maintained in order to ensure the future success of the balance of Princeton Forrestal Center. Specific designs and capacity requirements for the various planned facilities will be prepared and submitted as part of the individual site plan applications.



GENERAL DEVELOPMENT PLAN



**Princeton
Forrestal
Center**



Princeton University's Corporate
Office and Research Complex

Attachment 4: Environmental Inventory

July 17, 2019

Applicant	The Trustees of Princeton University
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Attorney	Drinker Biddle & Reath, LLP
Planners	Clarke Caton Hintz
Civil Engineers	Van Note-Harvey Associates, Inc.
Traffic Consultants	BFJ Planning
Fiscal Impact Planner	Richard Reading & Associates

Environmental Inventory

General Development Plan

Forrestal Campus

Block 701, Lots 5, 18, 19, 20, 22, 23, 24, 25, 27, 28, 29, 32.02, 32.04, 33.04,
33.05, and 33.06

Block 702, Lots 13 and 14

Township of Plainsboro

Middlesex County, New Jersey

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EXECUTIVE SUMMARY

The Environmental Inventory is a required component of a submission for a General Development Plan (“GDP”) to the Plainsboro Planning Board. The Environmental Inventory is an assessment of the natural characteristics of the GDP area and of the built environment within this setting. In addition to the Environmental Inventory, this report further substantiates the environmental suitability of the proposed development. The applicant is seeking only GDP approval in this application. Future Preliminary and Final Site Plan Applications will be required for any construction within the GDP area.

The proposed project will occupy the undeveloped land within the Forrestal Campus that is located on Block 701, Lots 18, 19, 20, 22, 23, 24, 25, 27, 28, 29, 32.02, 32.04, 33.04, 33.05, and 33.06 (hereafter “Forrestal Campus”) and the additional undeveloped parcels east of U.S. Route 1 located on Block 701, Lot 5 and Block 702, Lots 13 and 14 (hereafter “other undeveloped lands along College Road East and Research Way”) in the Township of Plainsboro, Middlesex County, New Jersey (see the “Forrestal Campus GDP Orientation Plan” and the “Forrestal Campus GDP Reference Plan” in Attachment 1).

ENVIRONMENTAL INVENTORY

Location

The Forrestal Campus is located in the northwesterly quadrant of Plainsboro Township (hereafter “Plainsboro”). It is bordered on the west by U.S. Route 1, to the north by the Robert Wood Johnson Foundation property and woodlands, to the east by the Bee Brook, woodlands and various offices along College Road East, and to the south by Scudder’s Mill Road and the former Bristol Myers Squibb facility (see the “Forrestal Campus GDP Reference Plan” in Attachment 1).

The other undeveloped lands along College Road East and Research Way are also located in the northwesterly quadrant of the Township. Block 701, Lot 5 is bounded by office uses to the north, office uses and College Road East to the east, office uses to the south, and woodlands and the Bee Brook to the west. Block 702, Lots 13 and 14 are bordered by vacant land to the north, Schalks Crossing Road and residential uses to the east, Research Way and office uses to the south, and office uses to the west (see the “Forrestal Campus GDP Reference Plan” in Attachment 1).

Vegetation and Wildlife

While the entire Forrestal Campus is approximately 277 developable acres; for the purposes of vesting approximately 233 developable acres of the Forrestal Campus is the subject of this GDP application along with approximately 25 acres of other undeveloped land along College Road East and Research Way for a total of approximately 258 acres. Over half of the Forrestal

Campus GDP area had been cleared of trees over 100 years ago for agricultural farming activities. Today these portions remain open or developed with the existing Princeton Plasma Physics Laboratory, academic buildings, Campus Road, and Forrestal Road. These cleared or developed areas include lawn, meadows, agricultural fields, and stormwater management basins. The remaining portion of the site is characterized as deciduous forest and deciduous wooded wetlands. Block 701 Lot 5 is characterized as deciduous forest and deciduous wooded wetlands and Block 702, Lots 13 and 14 are currently used for recreational purposes, with three softball fields, two volleyball courts, two cricket pitches and lawn areas.

According to the New Jersey Department of Environmental Protection “NJDEP” Landscape Project (version 3.3), Great Blue Heron foraging habitat exists along the stream corridors of the Bee Brook and the Millstone River Tributary. The grasslands, agricultural fields, woodlands, and wetlands provide habitat for a variety of wildlife, including: meadow voles, meadow jumping mice, white-tailed deer, red fox, cottontail rabbits, several species of sparrow, meadowlarks, turkeys, bobwhite quail, bats, butterflies, and a wide array of amphibians and reptiles.

Soils

The U.S Department of Agriculture, SSURGO Soil Database has completed a Soil Survey Map for Middlesex County. The soils are identified on the plan entitled, “Forrestal Campus GDP Environmental Inventory Plan”, dated July 17, 2019 (see Attachment 1). The following soils are identified as occurring on the site:

- DoeB, Downer sandy loam, 2 to 5 percent slopes, Northern Coastal Plain. This soil profile is comprised of sandy loam, loamy sand, and sand. It is well drained with a depth to seasonal high water of more than 80 inches. The DoeB soils are considered prime farmland. It is not a hydric soil.
- FapA, Fallsington loams, 0 to 2 percent slopes, Northern Coastal Plain. This soil profile is comprised of mucky peat, loam, sandy clay loam, loamy sand, and sand. It is poorly drained with a depth to seasonal high water of about 0 to 10 inches. The FapA soils are considered farmland of statewide importance, if drained. It is a hydric soil.
- FavAr, Fallsington bedrock substratum variant loam, 0 to 2 percent slopes, rarely flooded. This soil profile is comprised of loam, silty clay loam, sandy clay loam, and sandy loam. It is poorly drained with a depth to seasonal high water of about 0 to 12 inches. The FavAr soils are not prime farmland. It is a hydric soil.
- NknA, Nixon loam, 0 to 2 percent slopes. This soil profile is comprised of loam, sandy loam, and stratified loamy sand to gravelly sandy loam to sandy clay loam. It is well drained with a depth to seasonal high water of more than 80 inches. The NknA soils are considered prime farmland. It is not a hydric soil.
- NknB, Nixon loam, 2 to 5 percent slopes. This soil profile is comprised of loam, sandy loam, and stratified loamy sand to gravelly sandy loam to sandy clay loam. It is well

drained with a depth to seasonal high water of more than 80 inches. The NknB soils are considered prime farmland. It is not a hydric soil.

- NkpB, Nixon-Urban land complex, 0 to 5 percent slopes. This soil profile is comprised of loam, sandy loam, and stratified loamy sand to gravelly sandy loam to sandy clay loam. It is well drained with a depth to seasonal high water of more than 80 inches. The NkpB soils are not prime farmland. It is not a hydric soil.
- NkrA, Nixon moderately well drained variant loam, 0 to 2 percent slopes. This soil profile is comprised of loam and sandy loam. It is moderately well drained with a depth to seasonal high water of about 12 to 48 inches. The NkrA soils are considered prime farmland. It is not a hydric soil.
- UR, Urban Land. Urban land is described as surface covered by pavement, concrete, buildings, and other structures underlain by disturbed and natural soil material.

Based on the U.S. Department of Agriculture Soil Survey Map, the majority of these soils are suitable for development with the exception of the Fallsington (Fa) series, which are associated with the Bee Brook and Millstone River tributary. It is not anticipated for any proposed development to encroach upon the Fallsington (Fa) series.

Currently within Forrestal Campus there are areas encumbered with NJDEP Deed Notices for soil contamination due to past research activities. These areas are located on Block 701, Lots 19, 28, 32.02, 32.03, 33.02, 33.05, 33.06, and 33.07. Additionally, these areas have been remediated and contain either engineering controls and/or institutional controls and received either a No Further Action (“NFA”) or Remedial Action Outcome (“RAO”) from the NJDEP. Any future development within Forrestal Campus will comply with the NJDEP Site Remediation regulations, if necessary.

Depth to Seasonally High Groundwater

Areas having a seasonally high groundwater table typically present a constraint to development. The site is identified as having typically deep (> 6 feet) depth to seasonal high groundwater with some areas being shallower. As part of the site plan approval process, depth to ground water will be verified and where necessary, appropriate methods of groundwater control will be incorporated into the design and construction of structures and hardscaped areas.

Forrestal Campus contains two NJDEP regulated Groundwater Contamination Areas (“CEAs”). One CEA is associated with Princeton Plasma Physics Lab and the other CEA includes portions of Forrestal Campus along Forrestal Road extending southwesterly towards the Scudders Mill Road grade-separated intersection with U.S. Route 1. Both CEAs are also classified as Well Restriction Area. Any future development within these areas will comply with the NJDEP Site Remediation regulations.

Erosion Hazard

The Freehold Soil Conservation District evaluates soil in terms of their relative potential for erosion. The areas of the proposed development have a low to moderate erosion hazard potential, as mapped in the Soil Survey for Middlesex County. Once construction commences, all Freehold Soil Erosion and Sediment Control Standards will be implemented and adhered to, as necessary.

Topography and Steep Slopes

Campus Road generally is the highest land on the Forrestal Campus at an elevation of approximately 110 feet above sea level. Forrestal Campus gently slopes to the east towards the Bee Brook that has a top of bank elevation of approximately 75 feet above sea level. Forrestal Campus is relatively flat as it extends from Campus Road to the west towards U.S. Route 1; however, it does gradually slope towards the Scudders Mill Road off-ramp and State-owned land.

There are no steep slopes within Forrestal Campus or the other undeveloped lands along College Road East or Research Way.

Drainage and Flood Hazard Areas

Forrestal Campus is located within the Millstone River (Heathcote Brook to Harrison Street), Millstone River (Route 1 to Cranbury Brook) and the Devils Brook Drainage Basins. Forrestal Campus is also located within three tributary sub-area drainage basins – Campus West tributary sub-area, Plainsboro Bypass tributary sub-area, and Campus East tributary sub-area – as identified on the “Forrestal Campus GDP Stormwater Management Plan” in Attachment 1. Block 701, Lot 5 and Block 702, Lots 13 and 14 are also located within the Devils Brook Drainage Basin and the TFTR Access Road tributary sub-area drainage basin as illustrated on the “Forrestal Campus GDP Stormwater Management Plan” (see Attachment 1).

The Bee Brook is located within the southeasterly corner of Block 701, Lot 23 and flows in a southerly direction towards the Millstone River. A tributary to the Millstone River is located within the southerly portion of Block 701, Lot 18. A flood hazard area exists along both waterways as shown on the “Forrestal Campus GDP Environmental Inventory Plan” (see Attachment 1).

Given the nature of the proposed development of the remaining lands within the GDP area, Forrestal Campus and the other undeveloped lands along College Road East and Research Way will be designed in accordance with all applicable Federal, State, County and Township ordinances relevant to stormwater management and flood hazard areas.

Wetlands

Forrestal Campus and Block 701, Lot 5 are encumbered by wetlands associated with the Bee Brook and the Millstone River tributary as shown on the “Forrestal Campus GDP Environmental Inventory Plan” (see Attachment 1). The Trustees of Princeton University have

obtained the following Freshwater Wetland Letters of Interpretation (LOI) from the New Jersey Department of Environmental Protection (NJDEP):

NJDEP Approval Type	NJDEP File Number	Approval Date	Blocks / Lots
LOI Line Verification	1218-08-0003.1 FWW080001	March 10, 2009	701 / 18, 19 and 20
Presence/Absence Determination	1218-06-0002.6 FWW130001	August 15, 2013	701 / 25, 27 and 28
LOI Extension	1218-10-0001.1 FWW160001	August 1, 2016	701 / 29
Footprint of Disturbance Determination	1218-06-0002.4 FWW160001	September 7, 2016	701 / 23 and 24
Footprint of Disturbance Determination	1218-06-0002.9 FWW160001	September 7, 2016	701 / 24 and 25
LOI Line Verification	1218-06-0002.8 FWW160001	November 22, 2016	701 / 32.02, 32.04 and 33.01
LOI Line Verification	1218-0002.5 FWW160001	May 23, 2017	701 / 1, 2, 5, and 7

The NJDEP determined that ordinary resource value, intermediate resource value, and State open waters are present on Forrestal Campus and Block 701, Lot 5. An ordinary resource value wetland does not have an associated wetland transition area; an intermediate resource value wetland has a fifty-foot associated wetland transition area; and, a State open water does not have an associated wetland transition area.

It is not anticipated that these wetland areas will be disturbed; however, any minor disturbance will be approved through an application to the NJDEP.

Geology

Forrestal Campus is within the Piedmont physiographic province. The bedrock geology of the Forrestal Campus is the Stockton Formation. The Forrestal Campus and other undeveloped lands along College Road East and Research Way are located within the following three surficial geology formations:

- Pensauken Formation
- Weathered Shale, Mudstone, and Sandstone Formation
- Alluvium Formation

The Pensauken Formation is from the Pliocene age. It is found in erosional remnants of former river plain that occupied the broad valley between South Amboy and the Salem area. It is classified as sand, clayey sand, pebble gravel, minor silt, clay and cobble gravel; yellow, reddish yellow, white. Sand typically includes weathered fieldspar. Locally iron-cemented. It is as much as one hundred forty-feet thick.

The Weathered Shale, Mudstone, and Sandstone Formation is from the Pleistocene age. It is classified as silty sand to silty clay with shale, mudstone, or sandstone fragments; reddish brown, yellow, light gray. As much as ten-feet thick on shale and mudstone, thirty-feet thick on sandstone.

The Alluvium Formation is from the Holocene and late Pleistocene age. It contains variable amounts of organic matter and is deposited in modern floodplains and channels. It is classified as sand, gravel, silt, minor clay and pearl; reddish brown, yellowish brown, brown, gray and as much as twenty-feet thick. This formation is generally found along the Bee Brook and the Millstone River tributary.

Neither the bedrock geology nor the surficial geology affect the ability to develop the GDP area.

Aquifer Recharge Potential

The Forrestal Campus and the other undeveloped lands along College Road East are situated above the Northwest New Jersey sole-source aquifer. A majority of Forrestal Campus and Block 702, Lots 13 and 14 are located within a “high groundwater recharge” area, identified groundwater recharge rank B, with a recharge rate of 11 to 15 inches per year. The southwesterly corner of Forrestal Campus is located within groundwater recharged rank C with a recharge rate of 8 to 10 inches per year. A small portion of Forrestal Campus, in the vicinity of The Research Collections and Preservation Consortium (ReCAP) property, has a groundwater recharge rank D with a recharge rate of 1 to 7 inches per year. The improved portion of the Princeton Plasma Physics Laboratory is within a groundwater recharge rank E area with a recharge rate of 0 inches per year. The remaining portions of Forrestal Campus and Block 701 Lot 5 are wetlands and open water and have a groundwater recharge rank W with a recharge rate of 0 inches per year.

Aquifer recharge may be impacted in those areas with CEAs and any future development within these areas will comply with the NJDEP Site Remediation regulations.

Historic and Archaeological Sites

There are no known historic properties within the Forrestal Campus or the other undeveloped lands along College Road East. Additionally, neither the Forrestal Campus nor the other undeveloped lands along College Road East and Research Way are located within a historic district.

Existing Development Features

The Forrestal Campus is currently improved with a roadway system, stormwater basins, utility systems (water, sewer, electric, etc.), the Princeton Plasma Physics Laboratory, academic buildings along Forrestal Road, and a helicopter pad. Block 701, Lot 5 is undeveloped and Block 702, Lots 13 and 14 are currently used for recreational purposes, with three softball fields, two volleyball courts, two cricket pitches and lawn areas.

SITE SUITABILITY FOR DEVELOPMENT

The majority of the site is suitable for development. Areas that are deemed “unsuitable” are associated with wetlands and floodplains and are not proposed for development.

MITIGATION MEASURES

In order to minimize the potential for adverse environmental impacts resulting from the proposed development, the project will be designed in a way which is sensitive to the environment. Certain mitigating measures will be implemented in order to minimize the potential for adverse environmental impacts during and after construction.

During Construction

During construction, strict adherence to the Soil Erosion & Sediment Control standards will be required. In order to prevent erosion and sedimentation beyond the development limits during construction, the following practices will be instituted:

1. Temporary coarse road filters will be placed at construction entrances.
2. Inlets will be protected with hay bale filter rings or similarly effective measures.
3. Temporary road filters shall be placed along interior roads.
4. Hay bale sediment filters or similarly effective measures for protection of drainage ways and sensitive areas will be installed.
5. Temporary and permanent mulching and seeding will be undertaken as required.

Noise levels during construction will be within State and Township maximum limits.

Construction Completion

After construction is completed, the stormwater management system will reduce peak runoff from the site in accordance with NJDEP regulation. Vegetative buffers will be retained in their natural condition which will, reduce the impact to the surrounding ecosystem and upon wildlife. Retention of these natural features where feasible as a buffer will provide a more aesthetically pleasing landscape in the GDP area.

Open space areas are generous and exceed municipal requirements. Any future plantings, buffers and screening, as necessary, will be identified in any future site plan applications for development for review and approval by the Township.

PROBABLE IMPACTS TO THE ENVIRONMENT

Short-term environmental impacts are those which occur over a relatively short duration (i.e. the length of time each part of the GDP area is being constructed). Short-term environmental impacts are generally limited to the temporary disruptions created by the construction itself. Other short term environmental impacts include increased noise and air pollution due to the construction of buildings and parking areas.

Long-term environmental impacts are those which involve a permanent disturbance of resources and are generally considered to be irreversible within one or more lifetimes. The loss of wildlife habitat or potential agricultural land is considered to be a long-term environmental impact. These long-term environmental impacts must be made in order to meet the objectives of the zoning ordinance.

Other long-term environmental impacts involve an increased demand for public services, increased water consumption, sewage discharge and an increase in solid waste generation. These consequences are symptomatic of a growing society and must be dealt with on a regional level.

LIST OF PERMITS AND APPROVALS

This application is for a General Development Plan and requires no additional permits. However, the following anticipated permits and approvals will be obtained as the site is developed:

Permit/Approval

Status

Plainsboro Township

General Development Plan

This Application

Site Plan

To be Submitted

Subdivision

To be Submitted, as necessary

Middlesex County

Site Plan

To be Submitted

Subdivision

To be Submitted, as necessary

Freehold Soil Conservation District

Soil Erosion Sediment Control Permit

To be Submitted

State of New Jersey – Dept. of Environmental Protection

NJPDES RFA Stormwater Discharge Permit

To be Submitted

State of New Jersey – Dept. of Transportation

Major Access Permit

To be Submitted, as necessary

Delaware and Raritan Canal Commission

Certificate of Approval

To be Submitted, as necessary

NATURAL RESOURCE INVENTORY MAPS

The Natural Resource Inventory Map information is included on the following plans included within Attachment 1:

- Forrestal Campus GDP Stormwater Management Plan, dated July 17, 2019, prepared by Van Note-Harvey Associates, Inc., 103 College Road East, 3rd Floor, Princeton, NJ 08540.
- Forrestal Campus GDP Environmental Inventory Plan, dated July 17, 2019, prepared by Clarke Caton Hintz, 100 Barrack Street, Trenton, NJ 08601.



GENERAL DEVELOPMENT PLAN



**Princeton
Forrestal
Center**



Princeton University's Corporate
Office and Research Complex

Attachment 5: Fiscal Impact Report

July 9, 2019

Applicant	The Trustees of Princeton University
Project Manager	Princeton Forrestal Center c/o Picus Associates, Inc.
Attorney	Drinker Biddle & Reath, LLP
Planners	Clarke Caton Hintz
Civil Engineers	Van Note-Harvey Associates, Inc.
Traffic Consultants	BFJ Planning
Fiscal Impact Planner	Richard Reading & Associates

FISCAL IMPACT ANALYSIS

FORRESTAL CAMPUS GDP
CURRENTLY PERMITTED BUT UNDEVELOPED
NON-RESIDENTIAL SPACE

PLAINSBORO TOWNSHIP
MIDDLESEX COUNTY, NEW JERSEY

FISCAL IMPACT ANALYSIS

FORRESTAL CAMPUS GDP
CURRENTLY PERMITTED BUT UNDEVELOPED
NON-RESIDENTIAL SPACE

IN

PLAINSBORO TOWNSHIP
MIDDLESEX COUNTY, NEW JERSEY

Richard B. Reading Associates
Princeton, New Jersey

January 11, 2019
Revised July 9, 2019

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SUMMARY OF FISCAL FINDINGS
FORRESTAL CAMPUS PERMITTED BUT UNBUILT NON-RESIDENTIAL DEVELOPMENT

- The development that is examined in this Fiscal Impact Analysis involves the remaining development that is permitted by the current General Development Plan (GDP) for the portion of the Forrestal Campus located on the east side of U. S. 1 in Plainsboro Township. The remaining, but undeveloped space, consists of development rights on scattered sites that permits non-residential development for Office/Research and Education/Research (Academic) uses.
- Based upon the updated General Development Plan that has been prepared to illustrate the developed and undeveloped space within the context of the GDP, the remaining space consists of the square footage of the permitted building area that has been allocated and/or reallocated to undeveloped or partially developed properties located on the Forrestal Campus on the east side of U. S. Route 1. The remaining development represents the total building area permitted by the GDP, less the development that has already been completed or approved. This residual, uncomplete space includes 828,081 square feet of Office/Research space located within the Forrestal Campus and Forrestal Center and 635,767 square feet of Academic space on lands owned by Princeton University.
- The permitted, but unbuilt, Office/Research space is situated on seven parcels located on the northern portions of the Forrestal Campus and would permit the construction of 828,081 square feet of office and research space. This additional Office/Research space has an estimated (completed) value of \$157,335,390. The remaining Academic space that is permitted by the GDP would provide for the construction of 635,767 square feet of additional education, research and academic space that would have an estimated value of \$77,900,531 based upon the types of Academic uses currently developed on the Forrestal Campus. Based upon the types of non-residential space that is permitted and remaining to be developed on the Forrestal Campus, the additional development would have a total estimated value of \$235,235,921, of which \$157,335,390 would represent a taxable assessed value.
- The remaining but unbuilt Office/Research and Academic space would be expected to generate a total of 3,318 employees and would have allocated, tax-supported, municipal service costs of \$577,330 had it been completed and occupied during 2018. The annual tax revenues resulting from the completion of the remaining but unbuilt space would amount to \$657,660 at the current tax rate, and would fully offset the allocated municipal service costs, to yield a municipal revenue surplus of \$80,330.
- The remaining development that is permitted, but undeveloped, is entirely non-residential and would not directly generate any public school children or school district costs for the West Windsor-Plainsboro Regional School District. Additional school district tax revenues of \$2,325,420 would, however, be derived through school district property taxes and, absent any school district costs, represents a surplus of \$2,325,420. The surplus revenues generated for the school district would be sufficient to pay the tax-supported costs for 141 students or, alternatively, to reduce Plainsboro's school district tax rate by approximately 3.4 percent.
- Overall, the completion of the remaining, permitted but undeveloped, space is estimated to generate annual tax revenues of \$3,598,260 that would fully offset the total allocated tax-supported costs of \$992,080 to yield an annual revenue surplus of \$2,606,180. This annual surplus is comprised of a surplus of \$80,330 for the Township, a surplus of \$2,325,420 for school purposes and a surplus of \$200,430 for County operations. Additionally, the completed development would be estimated to generate non-recurring Farmland roll-back payments amounting to \$1,180,015 and Affordable Housing fees of \$3,933,380.

INTRODUCTION

The ensuing evaluation has been undertaken at the request of Princeton University c/o Princeton Forrestal Center in order to provide an examination of the anticipated fiscal implications that could be expected to result from the completion and occupancy of the permitted, but unbuilt non-residential space located within the portion of the Forrestal Campus on the east side of U. S. Route 1 in Plainsboro Township. The initial section of this evaluation presents a historical profile of the Township's residential and non-residential growth trends and documents the manner in which the Township generates and distributes municipal revenues and school district revenues. The findings of the fiscal profile are reviewed from a historical as well as a present perspective.

The second phase of the research undertaken involves a statistical analysis of the economic, demographic and fiscal implications that would be expected to result from the construction and occupancy of 1,463,848 square feet of, remaining but unbuilt, non-residential (Office/Research and Academic) space within the Forrestal Campus located on easterly side of U. S. Route 1 in the northwestern portion of the Township. The data and evaluations contained on the following pages describe the nature and magnitude of the remaining development, considers the available infrastructure of the community and calculates the need for services resulting from this development.

The research and analysis undertaken herein is intended to provide information whereby changes in services and facilities necessitated by the completion of the remaining development can be accomplished smoothly, with foresight, and without interruption of existing operations. Of particular concern in the following evaluation is detailed information pertaining to:

- a) the economic and demographic composition of the Plainsboro Township, including historic and current levels of housing, population, employment and school enrollments;
- b) the residential and non-residential ratable bases of Plainsboro Township, the changes occurring in each during recent years and the effective tax rate of the Township;
- c) the nature, scope and magnitude of the remaining development; and
- d) the fiscal impact of the development upon municipal, school district and county operations, to include changes in tax revenues and budgetary appropriations, as well as the impact upon the existing tax structure.

ECONOMIC BASE AND FISCAL PROFILE

An examination of the current and historic characteristics of Plainsboro Township and the manner by which the Township derives its revenues and manages its appropriations is a precursor to a fiscal impact analysis of the remaining non-residential development. This initial examination will furnish a useful insight into the nature of local fiscal operations and a benchmark by which changes may be measured and anticipated.

General Characteristics

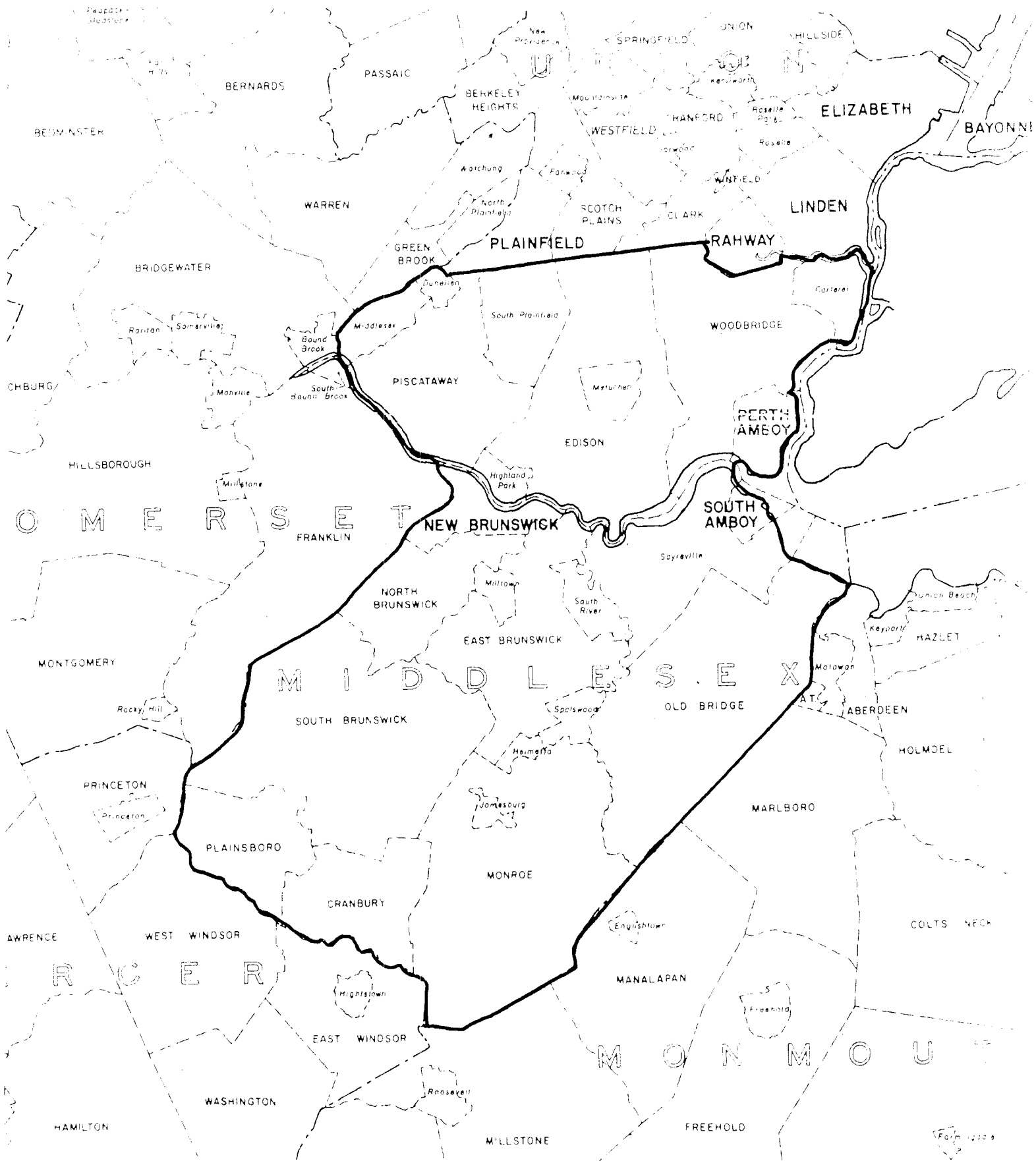
Plainsboro Township is a suburban community located in the southeast corner of Middlesex County along the County's boundaries with Mercer County. The Township, as illustrated on Figure 1, is bounded by Cranbury Township and South Brunswick Township in Middlesex County and by the municipality of Princeton and West Windsor Township in Mercer County. Plainsboro Township, itself, includes a land area of 11.78 square miles, or approximately 3.81 percent of Middlesex County's total land area of 308.91 square miles.

Population - At the time of the 1960 Census, Plainsboro Township contained a total population of 1,171 persons and represented 0.27 percent of Middlesex County's total population of 433,856 persons. During the next ten years, the Township's population increased by 40.7 percent to a total of 1,648 persons as of the 1970 Census. Continued population gains were recorded during the 1970's with an increase of 240.1 percent (3,957 persons) to a total population of 5,605 persons as of the 1980 Census. The Township's total population increased by 8,608 persons during the 1980's to yield a total population of 14,213 persons at the time of the 1990 Census.

Between 1990 and 2000, the population of Plainsboro Township increased by 42.2 percent (6,002 persons) to yield a total population of 20,215 persons at the time of the 2000 Census of Population. In 2000, the population of Plainsboro Township (20,215 persons) represented 2.69 percent of Middlesex County's total population of 750,162 persons at that time. The Township's population continued to grow between the 2000 and 2010 Census, with an increase of 2,784 persons

FIGURE 1

LOCATION MAP



(13.8 percent) indicated by the population of 22,999 persons indicated in the reports of the 2010 Census. According to the most recent estimates of the Bureau of the Census, the Township's total population had increased to 23,504 persons as of mid-year 2017:

Population Trends
Plainsboro Township

	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2017</u>
Population	1,171	1,648	5,605	14,213	20,215	22,999	23,504
Change	-----	477	3,957	8,608	6,002	2,784	505
Percent Change	-----	40.7	240.1	153.6	42.2	13.8	2.2

Plainsboro Township accounted for an increasing proportion of the County's total population between 1960 and 2010 and, according to published reports of the Bureau of the Census, the Township represented 2.84 percent of the total population of Middlesex County at the time of the 2010 Census. This information is tabulated below, and the 1990, 2000 and 2010 Census population base of Plainsboro Township is profiled in Table 1, while the age characteristics of Plainsboro Township's residents are presented in Table 2.

Population Trends
Plainsboro Township as a Share of Middlesex County

	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2017</u>
Plainsboro Twp.	1,171	1,648	5,605	14,213	20,215	22,999	23,504
Middlesex Co.	433,856	583,813	595,893	671,780	750,162	809,858	842,798
Twp / Co. - %	0.27	0.28	0.94	2.12	2.69	2.84	2.79

The Township's population base reflects a continued maturing of its residents with increases in the median age of the Township's residents from 28.7 years in 1980, to 30.3 years in 1990, to 32.9 years in 2000 and to 35.5 years in 2010. Between 1980 and 2010, the proportion of the Township's residents between 5 and 19 years of age increased from 17.0 percent to 26.2 percent. .

TABLE 1

**PLAINSBORO TOWNSHIP POPULATION BASE
1990, 2000 AND 2010 CENSUS**

	<u>1990</u>	<u>2000</u>	<u>2010</u>
TOTAL POPULATION	14,213	20,215	22,999
Male	7,137	10,229	11,432
Female	7,076	9,986	11,567
 AGE			
Under 5 years	986	1,428	1,421
5 to 17 years	1,898	3,548	4,256
18 to 20 years	267	366	472
21 to 24 years	1,104	946	900
25 to 44 years	7,648	9,144	8,200
45 to 54 years	1,375	2,786	3,880
55 to 59 years	311	758	1,260
60 to 64 years	222	386	889
65 to 74 years	213	484	902
75 to 84 years	168	286	550
85 years and over	21	83	269
Median age	30.3	32.9	35.5
Under 18 years	2,853	4,976	5,677
Percent of total population	20.1	24.6	24.7
65 years and over	394	853	1,721
Percent of total population	2.8	4.2	7.5
 HOUSEHOLDS BY TYPE			
Total households	6,823	8,742	9,402
Family households (families)	3,496	5,123	5,890
Married-couple families	2,973	4,402	5,024
Percent of total households	43.6	50.4	53.4
Other family, male householder	128	159	205
Other family, female householder	385	562	661
Non family households	3,327	3,619	3,512
Percent of total households	48.8	41.3	37.4
Householder living alone	2,669	2,966	2,935
Householder 65 years and over	76	67	356
Persons living in households	14,213	20,148	22,805
Persons per household	2.08	2.30	2.43
Persons living in group quarters	0	67	194
Institutionalized persons	0	0	187
Other persons in group quarters	0	67	7

TABLE 2

AGE COHORTS
PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY
1980, 1990, 2000 AND 2010 CENSUS

Age Cohorts	1980 Census		1990 Census		2000 Census		2010 Census	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0-4	283	5.1	1,027	7.2	1,428	7.1	1,421	6.2
5 - 9	215	3.8	768	5.4	1,536	7.6	1,534	6.7
10 - 14	247	4.4	668	4.7	1,357	6.7	1,671	7.3
15 - 19	205	3.7	582	4.1	898	4.4	1,387	6.0
20 - 24	817	14.6	1,201	8.5	1,069	5.3	1,036	4.5
25 - 29	1,402	25.0	2,726	19.2	2,394	11.8	2,140	9.3
30 - 34	994	17.7	2,270	16.0	2,381	11.8	2,112	9.2
35 - 54	1,037	18.5	4,038	28.4	7,155	35.4	7,828	34.0
55- 59	129	2.3	320	2.3	758	3.8	1,260	5.5
60 - 64	113	2.0	219	1.5	386	1.9	889	3.9
65 - 74	109	1.9	291	2.0	484	2.4	902	3.9
75+	54	1.0	103	0.7	369	1.8	819	3.6
Total	5,606	100.0	14,213	100.0	20,215	100.0	22,999	100.0
Median Age	28.7		30.3		32.9		35.5	

Housing Trends - Consistent with the population growth previously examined, Plainsboro Township has experienced a significant increase in its housing inventory since 1960. During the 1960's, Plainsboro Township issued building permits authorizing the construction of 530 new residences within the Township. An additional 3,531 residential dwellings were authorized during the 1970's.

By 1980, Plainsboro Township contained a total of 3,380 year-round housing units of which 3,080 units (91.1 percent) were reported to be occupied. In 1980, 2,580 of the 3,080 occupied housing units within Plainsboro Township, or 83.8 percent, were reported to be renter-occupied. The 3,380 year round housing units consisted of 1,298 units in one-unit structures, 416 units in structures containing 2 to 9 units and 1,663 units in structures containing 10 or more units and 3 housing units classified as mobile homes.

During the 1980's, housing construction in Plainsboro Township increased from the rates observed during the 1960's (53 units/year) and 1970's (353 units/year). As indicated in Table 3, during the period from January 1980 through December 1989, Plainsboro Township issued building permits authorizing the construction of 4,393 residential units, or approximately 439 units/year. Since 1990, the pace of residential construction in Plainsboro has decreased significantly, with building permits authorizing the construction of 1,343 additional housing units, or an average of 134 new homes annually between 1990 and 1999. Between 2000 through 2009), the rate of housing construction decreased further, when the Township issued building permits authorizing the construction of 822 new housing units, or an average of 82 new housing units annually. During the past eight years (2010 through 2017), new housing authorizations were reported for a total of 18 units, or 1.8 units annually. The Township's building permit trends for the period from 1960 through 2017 are further detailed on Table 4.

The 1990 housing stock of Plainsboro Township was dominated by attached housing units, which represented 6,546, or 84.4 percent of the 7,752 total housing units in the Township at that time. An additional 1,107 units were located within single-family detached structures while 99 housing units were classified as mobile homes or other.

Between the 1990 and 2000 Census, the total number of housing units within Plainsboro Township increased from 7,752 housing units to 9,133 housing units, an increase of 1,381 housing

TABLE 3

**PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY
RESIDENTIAL CONSTRUCTION
AUTHORIZED BY BUILDING PERMITS**

<u>Year</u>	<u>Residential Units</u>	<u>Year</u>	<u>Residential Units</u>	<u>Year</u>	<u>Residential Units</u>	<u>Year</u>	<u>Residential Units</u>	<u>Year</u>	<u>Residential Units</u>
1960	6	1970	3	1980	85	1990	12	2000	144
1961	4	1971	3	1981	772	1991	67	2001	31
1962	134	1972	485	1982	145	1992	202	2002	103
1963	339	1973	587	1983	1,008	1993	360	2003	369
1964	8	1974	1	1984	1,101	1994	82	2004	47
1965	6	1975	573	1985	143	1995	29	2005	56
1966	9	1976	355	1986	644	1996	6	2006	35
1967	6	1977	611	1987	295	1997	69	2007	11
1968	9	1978	120	1988	112	1998	317	2008	18
1969	<u>9</u>	1979	<u>523</u>	1989	<u>88</u>	1999	<u>199</u>	2009	<u>8</u>
Sub- Total 1960-69	530	Sub- Total 1970-79	3,531	Sub- Total 1980-89	4,393	Sub- Total 1990-99	1,343	Sub- Total 2000-09	822

Source: New Jersey Department of Labor, Division of Planning and Research, Office of Demographic and Economic Analysis, Residential Building Permits, Annual Summaries 1960-2009.

units, or 17.8 percent, while the number of occupied households increased by 27.9 percent, from 6,833 households to 8,742 households. The differential in the increases between total housing units and occupied households reflects a sizeable reduction in the number of vacant households, from 929 vacant units in 1990 to 391 vacant units in 2000, with a corresponding decrease in the overall vacancy rate from 12.0 percent in 1990 to 4.3 percent in 2000. Renter-occupied households in Plainsboro which accounted for 60.6 percent of the Township's occupied households in 1990, represented 5,066, or 58.0 percent, of the 8,742 occupied households in 2000.

At the time of the 2010 Census, Plainsboro Township was reported to have 22,999 residents of which 22,805 persons, or 99.2 percent, occupied 9,402 of the Township's 10,089 total housing units. The 2010 Census information indicates an increase of 956 total housing units and 660 occupied households since the time of the 2000 Census. At the time of the 2010 Census, the Township's 9,402 occupied housing units were comprised of 4,602 owner-occupied housing units (49.0 percent) and 4,792 renter-occupied housing units (51.0 percent). Plainsboro's owner-occupied households contained an average of 2.81 persons in 2010 compared to an average of 2.84 persons in 2000 while the renter occupied households contained an average of 2.06 residents in 2010 compared to an average of 1.92 persons in 2000. The proportion of owner-occupied households in Plainsboro has increased from 16.2 percent in 1980, to 39.3 percent in 1990, to 42.0 percent in 2000 and to 49.0 percent in 2010. The 1990, 2000 and 2010 housing base of Plainsboro Township is further detailed in Table 4.

School System - Plainsboro Township is a member, along with West Windsor Township (Mercer County) in the West Windsor-Plainsboro Regional School District which provides educational services for Plainsboro Township and West Windsor Township students in grades K through 12. The number of students "on roll" in the regional school district increased from 2,530 students in 1975 to 3,153 students in 1985, for a gain of 623 students (62 students/year). During the subsequent ten year period from 1985 to 1995, enrollments in the regional school district increased from 3,153 to 6,858 students for a gain of 3,705 students (371 students/year). Since 1995, enrollments in the regional schools have continued to increase with 9,224 students enrolled during the 2004-05 school year, to 9,712 students in the 2014-15 school year and to 9,843 students anticipated during the 2018-19 school year.

TABLE 4

**PLAINSBORO TOWNSHIP HOUSING PROFILE
1990, 2000 AND 2010 CENSUS**

	<u>1990</u>	<u>2000</u>	<u>2010</u>
TOTAL HOUSING UNITS	7,752	9,133	10,089
Occupied housing units	6,833	8,742	9,402
Owner occupied	2,684	3,676	4,610
Percent owner occupied	39.3	42.0	49.0
Renter occupied	4,139	5,066	4,792
Vacant housing units	929	391	687
For seasonal, recreational, or occasional use	19	70	78
Homeowner vacancy rate (percent)	3.5	2.6	3.9
Rental vacancy rate (percent)	14.7	2.4	6.5
Persons per owner-occupied unit	2.53	2.84	2.81
Persons per renter-occupied unit	1.79	1.92	2.06
 UNITS IN STRUCTURE			
1-unit, detached	1,107	2,099	*
1-unit, attached	1,262	1,433	*
2 to 4 units	434	780	*
5 to 9 units	1,454	1,515	*
10 or more units	3,396	3,306	*
Mobile home, trailer, other	99	0	*
 VALUE			
Specified owner-occupied units	1,805	3,005	*
Less than \$50,000	19	68	*
\$50,000 to \$99,000	91	69	*
\$100,000 to \$149,000	262	312	*
\$150,000 to \$199,000	451	494	*
\$200,000 to \$299,000	759	1,030	*
\$300,000 or more	223	1,032	*
Median (dollars)	211,100	257,100	*
 CONTRACT RENT			
Specified renter-occupied units	4,115	5,065	*
Less than \$250	7	21	*
\$250 to \$499	104	32	*
\$500 to \$749	3,208	305	*
\$750 to \$999	603	2,778	*
\$1,000 or more	193	1,896	*
Median (dollars)	647	942	*

* Detailed housing characteristics from the 2010 Census are not available.

The number of students from Plainsboro enrolled in the regional schools increased from 345 students in 1975 to 1,121 students in 1985 while the share of the district's total enrollment represented by Plainsboro students increased from 13.6 percent (1975) to 35.6 percent (1985). During the subsequent ten year period from 1985 to 1995, enrollment of Plainsboro students within the regional school district increased from 1,121 students to 2,590 students and accounted for 37.8 percent of the district's total enrollment of 6,858 students in 1995. Since 1995, enrollments of Plainsboro students in the regional schools has continued to increase with 3,078 Plainsboro students enrolled during the 1999-00 school year and 4,160 Plainsboro students enrolled during the 2009-10 school year. Since 2010, enrollment of Plainsboro students has ranged from 4,037 students (2015-16 school year) to 4,160 students (2011-12 school year) with 4,135 students reported for the current 2018-19 school year. During the past ten years, Plainsboro's share of the total school district enrollment has increased from 41.2 percent (2008-09) to 42.0 percent (2018-19). Enrollment trends for Plainsboro Township's public school students are detailed in Table 5.

The trend of Plainsboro Township's student enrollment reflects underlying and ongoing changes in the Township's housing base, with the increases in both owner-occupied and single-family detached homes contributing to the increases in school age children in the Township. The changes in the Township's housing inventory have, unlike other municipalities, resulted in increases in the number of persons per housing unit since 1980. At the time of the 1980 Census, there were an average of 1.81 persons per occupied household in Plainsboro Township. By 1990, the number of persons per household in Plainsboro Township had increased to 2.08 persons/household with a further increases to 2.30 persons/household in 2000 and 2.43 persons per household in 2010.

Commercial Development - According to reports of the New Jersey Department of Labor, there were 891 persons covered by New Jersey Unemployment Compensation (covered jobs) employed within Plainsboro Township during 1975. By 1985, commercial activities in Plainsboro Township, as measured by employment covered by unemployment compensation, had increased by 256.7 percent to a total of 3,178 covered jobs. During this ten-year interval (1975-1985), employment in Plainsboro Township increased by an average of 229 jobs each year. Employment gains were also recorded during the next ten year interval (1985-1995), with 12,865 jobs reported in 1995, indicating an increase of 9,687 jobs between 1985 and 1995.

TABLE 5
WEST WINDSOR-PLAINSBORO REGIONAL SCHOOL DISTRICT
PUBLIC SCHOOL ENROLLMENT

<u>Year</u>	<u>Students Enrolled</u>		<u>Total Enrolled</u>	<u>Net School Cost/Student</u>
	<u>Plainsboro</u>	<u>West Windsor</u>		
1975-76	345	2,185	2,530	1,721
1976-77	330	2,274	2,604	2,060
1977-78	346	2,259	2,605	2,191
1978-79	382	2,194	2,576	2,454
1979-80	455	2,122	2,577	2,628
1980-81	532	2,016	2,547	2,867
1981-82	606	1,927	2,533	3,120
1982-83	638	1,939	2,476	3,444
1983-84	608	2,046	2,654	3,712
1984-85	865	2,039	2,905	3,809
1985-86	1,121	2,032	3,153	3,906
1986-87	1,804	2,243	3,561	4,469
1987-88	1,588	2,419	4,010	5,847
1988-89	1,650	2,785	4,438	6,729
1989-90	1,691	3,099	4,789	7,451
1990-91	1,340	3,327	5,131	7,747
1991-92	1,905	3,286	5,491	7,603
1992-93	2,111	3,666	5,777	7,957
1993-94	2,264	3,891	6,155	7,981
1994-95	2,445	4,033	6,480	8,161
1995-96	2,590	4,268	6,858	8,680
1996-97	2,676	4,490	7,186	8,656
1997-98	2,808	4,576	7,403	9,342
1998-99	2,867	4,828	7,711	9,731
1999-00	3,078	4,991	8,081	10,425
2000-01	3,325	5,108	8,442	10,777
2001-02	3,566	5,124	8,700	11,483
2002-03	3,755	5,148	8,913	11,822
2003-04	3,839	5,296	9,140	12,229
2004-05	3,898	5,323	9,224	12,667
2005-06	3,993	5,411	9,413	13,007
2006-07	4,013	5,638	9,654	13,275
2007-08	4,081	5,712	9,793	13,950
2008-09	4,037	5,767	9,804	13,400
2009-10	4,106	5,840	9,946	14,360
2010-11	4,098	5,796	9,893	14,157
2011-12	4,160	5,761	9,893	14,157
2012-13	4,061	5,759	9,819	15,235
2013-14	4,106	5,656	9,763	15,610
2014-15	4,080	5,656	9,721	15,697
2015-16	4,037	5,583	9,620	16,069
2016-17	4,115	5,636	9,666	18,341
2017-18	4,097	5,657	9,754	20,816
2018-19	4,135	5,708	9,843	21,687

Source: Rutgers University, New Jersey Legislative District Data Book (1975-2015); NJ Dept of Education (2016-2018). The net cost per pupil is the general fund budget per pupil, as implemented under CEIFA, and is equal to the sum of general fund tax levy, budgeted general fund balance, miscellaneous revenue, and most forms of state formula aid. The per pupil cost calculated of the 2016-17, 2017-18 and 2018-19 school years reflect total operating expenditures.

Between 1995 and 2005, employment in Plainsboro Township decreased from 12,865 jobs to 12,717 jobs in 2005, indicating a ten-year decrease of 148 jobs. Since 2005, employment in Plainsboro Township has increased significantly, with 14,090 jobs reported in 2013 and 15,500 jobs reported in 2017, the most recent year for which municipal employment data is available. The Township's share of the County's employment base, which amounted to 1.18 percent in 1985 increased to 3.74 percent in 2005 and amounted to 4.16 percent in 2017. Currently, Plainsboro accounts for 2.79 percent of the County's total population but 4.16 percent of the County's total employment. This employment information is further detailed in Table 6.

Overview - The preceding review of the population trends, housing base, school system, and employment characteristics of Plainsboro Township has disclosed an established and growing community that is experiencing continued residential development, as well as a sizeable employment base. Plainsboro Township encompasses 3.81 percent of the County's total land area and accounted for 2.79 percent of the County's 2017 total population base and 4.16 percent of the County's total (2017) employment. In 1980, 2,580 housing units, or 83.8 percent of the Township's total housing units were renter occupied. Since 1990, housing construction in Plainsboro Township has been dominated by new owner-occupied homes which increased by 1,926 units, compared to an increase of only 653 renter-occupied housing units. These changes in the Township's housing base, which include increased proportions of 4/5 bedroom single-family homes on larger lots, have resulted in increases in household size and the number of school children generated.

Employment in Plainsboro increased by an average of 599 jobs per year between 1975 and 1995, but his rate of employment growth has decreased to 138 jobs per year during the ensuing twenty year (1995-2015) interval.

TABLE 6
PRIVATE SECTOR EMPLOYMENT
PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY
(Covered by New Jersey Unemployment Compensation)

<u>Year</u>	<u>Plainsboro Township</u>	<u>Middlesex County</u>	<u>Township/ County (%)</u>
1975	891	197,382	0.45
1980	1,713	236,560	0.72
1981	2,092	243,547	0.86
1982	2,941	240,832	1.22
1983	3,618	251,148	1.44
1984	3,622	265,032	1.37
1985	3,178	270,069	1.18
1986	4,209	280,867	1.50
1987	5,446	294,710	1.85
1988	6,883	305,612	2.25
1989	8,347	304,306	2.74
1990	8,033	299,530	2.68
1991	9,232	290,467	3.18
1992	9,789	288,737	3.39
1993	10,459	293,567	3.56
1994	12,091	302,732	3.99
1995	12,865	313,810	4.10
1996	14,056	321,459	4.37
1997	13,928	332,322	4.19
1998	14,565	332,148	4.39
1999	13,778	345,636	3.99
2003	11,778	340,568	3.46
2004	12,498	339,391	3.68
2005	12,717	339,763	3.74
2006	12,184	343,072	3.55
2007	14,341	357,033	4.01
2008	13,557	344,432	3.94
2009	11,960	323,989	3.69
2010	11,494	322,919	3.56
2011	12,942	326,513	4.00
2012	13,473	334,706	4.03
2013	14,090	337,658	4.17
2014	13,906	346,964	4.00
2015	15,654	345,608	4.53
2016	15,602	366,494	4.26
2017	15,500	372,195	4.16

Source: New Jersey Department of Labor, Division of Planning and Research, Office of Demographic and Economic Analysis, New Jersey Covered Employment Trends. Employment is as of September 30th.

RATABLE BASE AND TAX RATE

The economic and demographic characteristics of Plainsboro Township are reflected in the Township's ratable base, and changes in the Township's household base and commercial development since 2010 may be examined in terms of the per parcel and total valuations (assessments) of the taxable properties in the Township.

Ratable Base

Plainsboro Township has undertaken periodic property revaluations in an effort to maintain assessments that approximate current market values. The ratio of assessed value to market value is expressed in the State equalization ratio which amounted to 97.06 percent in 2010 and is reported to be 101.96 percent in 2018. These assessment trends are further detailed in Table 7.

During 2010, the total equalized property valuation in Plainsboro Township amounted to \$3,831.0 million. This equalized valuation increased substantially by 2018, when it reached \$4,474.5 million. The total equalized assessments increased by 16.8 percent between 2010 and 2017, with an equalized assessed valuation of \$4,474.5 million reported for 2018.

During the period from 2000 to 2018, when the Township's equalized valuation increased by 16.8 percent, the cost of municipal operations reflected in the local use budget increased from \$23,552,356 to \$28,821,992---an increase of \$5,269,636, or 22.3 percent. Between 2000 and 2018, the growth of municipal costs (22.3 percent) was above the increase in the equalized taxable base (16.8 percent).

Between 2000 and 2018, residential properties (Class 2) decreased as a share of the Township's total ratables from 56.23 percent to 54.17 percent, a relative decrease of 3.8 percent. Non-residential (commercial/industrial) amounted to 33.20 percent of valuation in 2010 and 30.34 percent in 2018. Apartments (Class 4c) accounted for 9.12 percent of total ratables in 2010 and 13.83 percent in 2018. These percentage levels and the changes that have occurred since 2010 indicate decreases in the share of the ratable base represented by commercial and industrial properties with these types of properties now comprising 30.34 percent of total ratables compared to a 33.20 percent share in 2010.

TABLE 7

**PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY
RATABLE BASE COMPOSITION
LOCAL USE REVENUES AND TAXES**

<u>Year</u>	<u>Valuation</u> <u>Assessed</u>	<u>Equalized</u>	<u>Percent</u> <u>Comm/Ind</u>	<u>State</u> <u>Eq. Ratio</u>	<u>Local Use</u> <u>Budget</u>	<u>Average</u> <u>Residential</u> <u>Tax</u>
2010	\$3,718,402.786	\$3,831,035.222	33.20	97.06	\$23,522,357	\$8,664
2018	\$4,562,254,100	\$4,474,552.864	30.34	101.96	\$28,821,992	\$10,101
Source:	New Jersey Department of Community Affairs, Division of Local Government Services. <u>Annual Report, 2010.</u> Middlesex County Board of Taxation. 2018.					

Since 2010, the average equalized value of residential properties in Plainsboro Township has increased substantially. During 2010, the average equalized residential (Class 2) property assessment amounted to \$403,000 per parcel and this per parcel average had increased to \$441,093 during 2018. This assessment and tax information is further detailed in Table 8.

Effective Tax Rates

The local or general tax rates levied in Plainsboro Township reflect the ratio of assessed to true (market) value of the assessments in the Township. In 2010, the local (general) tax rate in Plainsboro Township was \$2.215 per \$100 of assessed value. By 2018, this general tax rate had increased to \$2.246 per \$100 of assessed value. On an “equalized valuation” basis, the tax rate relative to current values actually increased from \$2.150 / \$100 in 2010 to \$2.290 per / \$100 in 2018. During 2018, the general tax rate in Plainsboro Township is \$2.246 per \$100 of valuation, with an equalized tax rate of \$2.290.

Plainsboro Township Local and Equalized Tax Rates			
<u>Year</u>	<u>General Rate¹</u>	<u>Assessment Ratio</u>	<u>Equalized Rate</u>
2010	2.215	97.06	2.150
2013	2.246	101.96	2.290

Overview

The preceding review of the economic, demographic, fiscal and financial characteristics of Plainsboro Township has disclosed the Township to be an established and growing community in the context of Middlesex County. As noted previously, Plainsboro Township contains 3.81 percent of the County’s total land area, 2.84 percent of the County’s 2010 Census population base and 3.56 percent of the County’s 2010 total employment. Although residential development has continued

¹ Excludes Fire District Tax

TABLE 8

**PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY
AVERAGE RESIDENTIAL ASSESSMENTS AND TAXES²**

<u>Year</u>	<u>Average Residential Assessment</u>	<u>Average Equalized Residential Assessment</u>	<u>PROPERTY TAXES³</u>			
			<u>Total Tax⁴</u>	<u>Local Use</u>	<u>Local School</u>	<u>County</u>
2010	\$391,151	\$403,000	\$8,664	\$1,385	\$6,059	\$1,220
2018	\$449,739	\$441,093	\$10,101	\$1,696	\$6,647	\$1,758

Source: New Jersey Department of Community Affairs, Division of Local Government Services, Annual Report, 2010, Middlesex County Board of Taxation, 2018.

²Class 2 Residential Properties.

⁴ Excludes Fire District Taxes

at a reduced pace in the Township between 1990 and 2010, the Township has increased its relative share of the County's total population and employment.

Between 2010 and 2018, the equalized valuation (assessments) in Plainsboro Township increased from \$3,831.0 million to \$4,474.5 million. In 2010, the average residential property in Plainsboro Township had an equalized assessed value of \$403,000 and paid total taxes of \$8.664 per year. By 2018, the average equalized residential assessment amounted to \$441,093, and the average residential tax had increased to \$10,101. From 2010 to 2018, the average residential tax paid in Plainsboro Township increased at an average annual rate of 1.94 percent.

The review of enrollment trends in the West Windsor-Plainsboro Regional School District disclosed an increasing enrollment trend since the mid-1970's. Plainsboro's share of the school district's total enrollment has also increased significantly, from 13.6 percent of the total enrollment in 1975, to 33.4 percent in 1985, to 43.3 percent in 2005 and to 42.0 percent in 2018. During the past ten years (2008-09 to 2018-19), the enrollment in the regional school district has increased from 9,804 students to 9,843 students, indicating an average annual increase of 4 students/year.

A significant portion of the Township's total ratable base has historically been represented by Class 4, income-producing (commercial, industrial and apartment) properties. The current (2018) assessments reveal that the Class 4, income-producing properties, account for 44.17 percent of the Township's total ratables, compared to a 42.32 percent share in 2010, with the 2010-2018 increase totally attributable to increases in the assessment of Class 4c (apartment) properties..

PROJECT DESCRIPTION AND FISCAL IMPACTS

On the preceding pages, the economic base and fiscal infrastructure of Plainsboro Township has been examined and quantified. With the information and insight gained in the foregoing examination, it is now possible to evaluate the economic, demographic, and fiscal implications of the development of the currently permitted, but undeveloped portions of the Forrestal Center General Development Plan (GDP) located in Plainsboro Township.

Project Description

The development of the Princeton Forrestal Center began in 1975 and, by 1995 encompassed nearly five million square feet and 600 housing units. In recognition of the extended period of time anticipated complete the remaining development within Forrestal Center, a General Development Plan was submitted, and approval was granted in 1999 that vested the development rights of the GDP for a period of 20 years. Currently, the 2,200 acre Princeton Forrestal Center contains over six million square feet of commercial development and 1,420 residential units, approximately 40 percent of which are age-restricted. Notwithstanding the continued and ongoing development that has occurred since 1999 in accordance with the terms of the General Development Plan, significant portions of the currently permitted development has not been completed. This evaluation considers and evaluates the economic and financial implications of the portions of the GDP yet to be constructed and occupied. This analysis assumes that the remaining build-out encompasses the maximum allowable development under the terms of the GDP, less the development that has already been completed. The remaining development addressed herein is located on the eastern side of U.S. Route 1 insofar as the remaining development on the western side of U.S. Route 1, including the Princeton Nurseries property are addressed in a separate fiscal evaluation. There is also a portion of the Princeton Forrestal Center that is located in the Township of South Brunswick that is not included in this evaluation.

Remaining East Side Development

The remaining development that is permitted on the east side of U.S. Route 1 is not concentrated on a particular lot but are scattered development rights distributed to the undeveloped

properties along College Road East and on the Forrestal Campus and includes a mixture of permitted uses. The primary uses that are permitted under the current GDP include Office/Research (O/R) and Academic uses associated with Princeton University's Forrestal Campus Research and Princeton Plasma Physics Lab (PPPL). The total remaining development permitted in Princeton Forrestal Center on the east side of U.S. Route, including the three subsequent amendments to the 1999 GDP and the reallocations resulting from the distribution of the existing and committed development, amounts to a total of 1,436,848 square feet of nonresidential space. This remaining space (development rights) is comprised of Office/Research space located on the Forrestal Campus and in Forrestal Center and Academic space located at Forrestal Campus and PPPL.

Based upon the distribution of the remaining space that is permitted but not yet developed, the 1,436,848 square feet of currently permitted and but undeveloped non-residential space is comprised of 828,031 square feet of Office/Research space located on the Princeton Forrestal Center and the Forrestal Campus and 635,767 square feet of Academic space on other lands owned by Princeton University and associated with the Plasma Physics Laboratory and university related operations: This information is further detailed in the following tabulation:

**Forrestal Campus
Remaining East Side Non-Residential Development**

Office/Research

<u>Forrestal Campus</u>	<u>Block</u>	<u>Lot</u>	<u>Permitted Building Area (sf)</u>
North Campus	701	25,27,28	633,000
1 Forrestal Road South	701	33.06	93,000
Undeveloped Lot	701	5	54,450
Balance of Forrestal Center			<u>47,631</u>
Office/Research Subtotal			828,081

Academic

	<u>Block</u>	<u>Lot</u>	<u>Permitted Building Area (sf)</u>
Princeton Plasma Physics Lab	701	23	135,427
151 Forrestal Rd (HPCRC-Phase II)	701	29	33,590
Unassigned Development Rights			<u>466,750</u>
Academic Subtotal			635,767
			=====
<u>Total Permitted/Undeveloped</u>			1,463,848

The completion and occupancy of the permitted, but currently undeveloped non-residential space is estimated to represent a total (completed) value of \$235,235,921 with the taxable portions thereof amounting to \$157,335,390 which, at a full market value assessment (100.0) percent⁵, would yield an estimated assessed value of \$157,335,390:

**Estimated Value and Assessment
Remaining East Side Non-Residential Development**

	<u>Building Area (sf)</u>	<u>Value / sf</u>	<u>Estimated Value</u>
<u>Office/Research</u>			
Forrestal Campus	828,081	\$190.00 ⁶	\$157,335,390
<u>Academic</u>			
PPPL/ Unassigned Rights	635,767	\$122.53 ⁷	\$ 77,900,531 ⁸
	=====	=====	=====
<u>Total Permitted/Undeveloped</u>	1,463,848	<i>\$160.70 (Average)</i>	\$235,235,921
Estimated Assessment (100.00 percent)			\$157,335,390

Population Determinants

In examining the services that are provided by a municipality and, hence affected by new development, it is apparent that the overwhelming proportion of the municipal services furnished, the facilities utilized and the personnel required, are involved in serving the needs of the community's "resident" population. Accordingly, and in recognition of the fact that the resident population is ultimately the predominant user and beneficiary of municipal and school services, the determination of the population anticipated to be generated by a new development is typically an

⁵ Although Plainsboro Township's assessment ratio is reported to be 101.96 percent, this evaluation assumes a market-based assessment of 100.00 percent.

⁶ Maximum office valuation, Plainsboro Tax Assessor, bbpc, September 30, 2018, p5

⁷ Current (2018-19) assessment of Academic uses, \$143,257,200/1,169,152 sf = \$122.53 sf

⁸ Academic uses are tax exempt

extremely important element and determinant in impact analyses. The remaining development for the portion of the Forrestal Campus located on the east side of U.S. Route 1 that is permitted but not yet developed is Office/Research and Academic space that is entirely non-residential in nature and will not directly result in any additional residential population or public school children in Plainsboro Township.

Estimated Employment

The number of employees that could be expected to be generated by permitted but undeveloped non-residential space in Princeton Forrestal Center on the east side of U.S.1 may be based upon space (facilities) planning of the actual occupants of the new space. Alternatively, and prior to the actual occupancy of the new space, employment ratios (employees per 1,000 square feet of commercial space) may be utilized to estimate employment. These ratios, which are based upon the size and type of facility that is constructed, include estimates from the Institute of Transportation Engineers (ITE) of 2.47 employees per 1,000 square feet in research and development centers to 4.83 employees per 1,000 square feet in medical office buildings with an average of 3.50 employees per 1,000 square feet in general office buildings, which is the ratio that has been used of the undeveloped Research/Office space. Employment for the undeveloped Academic space can vary significantly based upon the type of academic facilities that ultimately constructed. For the purpose of this analysis, the actual employment ratios of the existing Academic facilities within the Forrestal Campus, which amounts to 0.66 employees⁹ per 1,000 square feet of Academic space have been utilized. Applying these ratios to the 828,081 square feet of remaining Office/Research Space and to the 635,767 square feet of Academic space would yield an estimate of 3,318 full-time equivalent (FTE) employees:

Estimated Employment Remaining East Side Non-Residential Development

<u>Use Type</u>	<u>Use Group</u>	<u>Building Area (sf)</u>	<u>Jobs Per 1000/ sf</u>	<u>Estimated Employment</u>
Office/Research	B	828,081 sf	3.50	2,898
Academic	E	635,676 sf	0.66	420
Total		1,463,848 sf	2.25	3,318

⁹ 772 employees in 1,169,152 sf of existing Academic space = 0.66 employees /1,000 sf

Added Services

The development and addition of new residences, new businesses, or a combination thereof to a community will generate direct and indirect needs for new or added services from the community and other governmental jurisdictions. The services to be provided to a new development generally include education (public school), police and fire protection, public works, administration, etc. The type and extent of services furnished by a municipality often reflect community size and developmental densities.

In examining the services which will be provided by Plainsboro Township and, hence affected by the new development, it is apparent that the overwhelming proportion of the municipal services furnished, the facilities utilized, and the personnel required, are involved in serving the needs of the community's resident population. Accordingly, and in recognition of the fact that the resident population is ultimately the predominant user and beneficiary of municipal and school services, the determination of the number of new residents and public school children is typically an important element and determinant in impact analyses.

IMPACT ANALYSIS

Fiscal Impact

The fiscal impact resulting from the permitted but undeveloped non-residential development in the Forrestal Campus on the east side of U. S. 1, including the construction and occupancy of the 1,463,848 square feet of Office/Research and Academic space with 3,318 estimated employees, may now be examined in terms of the costs incurred by the municipality, the school district, and the County in providing the various services to the Township's residential and non-residential properties. The determination of the fiscal impact of the proposed development involved the use of an econometric model which is a composite of two techniques generally referred to as the "proportional valuation method" and the "per capita multiplier method". The "proportional valuation method" is utilized first to assign a portion of total municipal expenditures to the non-residential (as opposed to residential) valuation in the Township. Municipal expenditure levels proportionately allocated to the residential and non-residential valuation are then expressed in terms of per capita and per employee expenditures for the existing population. School appropriations are expressed on a per pupil basis. Once these per capita, per employee and per pupil expense ratios are determined, the "per capita multiplier method" anticipates added costs from the proposed development by applying increased population, employment and student enrollment to the current expense ratios.

Assumptions, Conditions and Qualifications

The preparation of a cost/revenue analysis which measures the overall and specific impacts resulting from the completion and occupancy of the permitted but undeveloped non-residential space necessarily requires that certain empirical assumptions be made:

- 1) All dollars are 2018 dollars--the fiscal impact shown reflects the estimated impact as if the development were occupied and assessed during the most recent complete calendar year;
- 2) Other growth or changes (demographic/economic) occurring in Plainsboro Township during the development phases of the project may well have their own impact on fiscal matters, but are not included within the scope of this study in order to empirically assess the direct impact of the planned development;

- 3) The “per capita multiplier method” assumes that, over the long run, current average operating costs per capita and per employee furnish a reasonable estimate of future operating costs occasioned by growth, and that current levels of service, relative to current population and employment, are reasonably accurate indicators of future service levels continued at the same relative scale; and
- 4) The current distribution of expenditures among the various sectors of municipal service will remain constant in the short term and will serve as the primary indicator of the way in which additional expenditures will be subsequently allocated.

Utilizing the aforescribed methodology and assumptions, the ultimate impact of the completion and occupancy of the proposed residential development can be determined through a cost/revenue analysis of the major sources of the services and taxing bodies affected by the new development. The primary sources of the services provided and the revenues received are: a) the municipality; b) the school district; and c) the County.

MUNICIPAL IMPACT

The fiscal effects anticipated to result from the development of the permitted but currently undeveloped non-residential space within the Forrestal Campus located on the east side of U.S.1 in Plainsboro Township, including the addition of 1,463,848 square feet of Office/Research and Academic space with 3,318 estimated employees is evaluated in this section in terms of the municipal service costs allocated to the remaining development for the various services provided to non-residential facilities.

Municipal Costs

Insofar as the costs of the services now being provided by the community serve as the statistical foundation for the costs to be generated by the remaining development, an analysis of existing service/cost relationships has been undertaken. A summary of Plainsboro Township's current (2018) revenues and expenditures as presented in Table 9, provides a useful profile for the determination of the fiscal impact attributable to the remaining Forrestal Campus development.

Before the data and relationships indicated in Table 9 may be utilized, certain adjustments must be made to separate its residential and non-residential components. As may be seen in Table 9, commercial and industrial properties in Plainsboro Township, which include 116 Class 4a Commercial and 2 Class 4b Industrial properties represent 2.01 percent of all properties and 30.34 percent of the Township's total assessed valuation. Given these distributions, 16.17 percent of the total tax-supported municipal expenditures would be assigned, in terms of cost/benefit (or cost generation), to the 118 existing commercial/industrial properties in Plainsboro Township with an assessed valuation of \$1,384,296,900. Of the Township's current tax-supported appropriations of \$16,820,526, approximately 16.17 percent, or \$2,719,879 would be assigned to the Township's 118 non-residential (commercial/industrial) properties.

The Township's residential properties, which include Class 2 Residential, Class 3 Farm and Class 4c Apartment properties, represent 95.03 percent of Plainsboro Township's total properties, account for 68.31 percent of the Township's total valuation, and would be assigned 81.70 percent of the Township's total tax-supported costs. In this regard, \$13,742,370 of the Township's total tax-supported local use appropriations of \$16,820,526 would be attributed to Plainsboro Township's residential properties.

TABLE 9

MUNICIPAL DATA - 2018

PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY

A. Current Assessments:

<u>Category</u>	<u>Assessment</u>	<u>Percent</u>	<u>Parcels</u>
1 Vacant Land	\$ 61,605,100	1.35	171
2 Residential	\$2,471,314,000	54.17	5,495
3 Farm	\$ 14,253,000	0.31	78
4a Commercial	\$1,381,625,300	30.28	116
4b Industrial	\$ 2,671,600	0.06	2
4c Apartments	\$ 630,784,700	13.83	11
<u>Summary</u>			
Residential (Class 2, 3, 4c)	\$3,116,352,100	68.31	5,584
Commercial/Industrial	\$1,384,296,900	30.34	118
Vacant, Farm-Q	<u>\$ 61,605,100</u>	<u>1.35</u>	<u>171</u>
Total	\$4,562,254,100	100.00	5.873

B. Current Tax Structure:

<u>Rate Per \$100</u>	<u>Percent</u>	<u>Tax Rate</u>
Municipal Purpose*	18.28	\$0.418
Local School District	64.62	\$1.478
County	<u>17.10</u>	<u>\$0.391</u>
Total	100.00	\$2.287

C. Local Use Appropriations:

<u>Percent</u>	<u>Amount</u>
Municipal Purposes within CAPS	67.13 \$19,348,915
Total Operations Excluded from CAPS	10.95 \$ 3,156,494
Capital Improvements	0.47 \$ 135,000
Municipal Debt Service	<u>19.14</u> <u>\$ 5,517,583</u>
Sub-total	97.70 \$28,157,992
Reserve for Uncollected Taxes	<u>2.30</u> <u>\$ 664,000</u>
Total General Revenues	100.00 \$28,821,992

D. General Revenues - Local Use:

<u>Percent</u>	<u>Amount</u>
Revenue from Property Taxes	58.36 \$16,820,526
Miscellaneous Revenues	30.09 \$ 8,672,466
Surplus Revenues	10.84 \$ 3,124,000
Receipt of Delinquent Taxes	<u>0.71</u> <u>\$ 205,000</u>
Total General Revenues	100.00 \$28,821,992

* Includes Fire District # 1 tax (\$0.041/\$100), municipal Open Space tax (\$0.010) and Library tax (\$0.032/\$100)

Note: Assessment Ratio is 101.96 percent.

Residential Costs - When the resident-based, tax-supported municipal appropriations of \$10,371,943 are allocated among Plainsboro Township's estimated year-end 2018 residential population of 23,610 residents, an average per capita, tax-supported cost appropriation of \$582 is derived. The remaining Office/Research and Academic development that is permitted on the Forrestal Campus on the east side of U. S. 1 is entirely non-residential in nature and would not directly generate any additional residents within Plainsboro Township.

Non-Residential Costs - The permitted but undeveloped non-residential development that remains within the Forrestal Campus on the east side of U. S. Route 1 is expected to result in the construction and occupancy of 1,463,848 square feet of Office/Research and Academic space with 3,318 estimated employees. These non-residential uses can be expected to generate local use costs that may be allocated on an employment basis. The Township's 118 existing commercial and industrial properties are the location of the current (2018) estimated employment base of 15,670 private sector jobs. These employment activities were previously allocated \$2,719,879 of the Township total, tax-supported, local use costs of \$16,820,526, or \$174 per employee. Applying the allocated municipal service cost per employee of \$174 to the 3,318 employees estimated to be generated by the completion of the remaining permitted, but undeveloped non-residential space yields a total local use (municipal) service cost of \$577,330 ($3,318 \times \$174 = \$577,330$).

An alternative, value-based municipal service cost can be structured between the allocated non-residential costs and the value (assessment) of the Township's commercial and industrial properties. The Township's commercial and industrial properties, which have a current assessed valuation of \$1,384,296,900 were previously calculated to generate \$2,719,879 in allocated, tax-supported, local use costs, or \$0.196 per \$100 of non-residential valuation ($\$2,719,879 / \$1,384,296,900 / \$100 = \0.196 per \$100). Applying this non-residential cost factor of \$0.196 per \$100 of commercial/industrial valuation to the \$157,335,390 of assessed valuation estimated represented by the remaining undeveloped space yields an allocated, local use cost of \$308,380 ($\$157,335,390 / \$100 \times \$0.196 = \$308,380$). The assessment-based allocation, due to the tax exempt¹⁰ nature of 43.4 percent of the remaining non-residential space, yields a lower allocated cost

¹⁰ Approximately 43.4 percent of the 1,463,848 sf of remaining, undeveloped space consists of tax exempt Academic uses. The remaining development, with an estimated assessment of \$157,335,600 and 3,318 total employees, yields an average per employee assessment of \$47,419 that is 53.7 percent of the Township's average commercial and industrial assessment of \$88,341 ($\$1,384,296,900 / 15,670 = \$88,341$).

than the employment-based allocation. For the purposes of the fiscal (cost/revenue) comparisons, the higher employment-based cost allocation of \$577,330, which includes the employees of the tax exempt Academic space, shall be utilized.

Cost Allocations - The actual experience and distribution of the municipality's expenditures among its various budgetary components provides a basis for the allocation of the municipal service costs estimated for the proposed development. For example, if salaries and wages are appropriated 35 percent of the municipality's expenditures prior to the development, then 35 percent of the allocated costs and 35 percent of the resulting municipal service costs may be attributed to this category. Plainsboro Township's current municipal budget appropriations, which furnish the statistical foundation for cost and revenue allocations, are tabulated in Table 9.

Utilizing the proportional appropriations observed in Plainsboro Township, the service costs allocated to the remaining development could be distributed to the pertinent cost categories. The allocation of added costs would reflect an annual allotment of estimated appropriations predicated upon Plainsboro Township's existing levels of service and appropriations. The allocated tax-supported costs of \$577,330, which amount to 3.43 percent of the current tax-supported appropriations that would be allocated to maintain the same level and quality of municipal services to the Township's existing residential and non-residential properties. The forecasted proportionate allocation does not take into account factors associated with the lower costs attributable to the compact and self-contained nature of remaining development of the Forrestal Campus or any economies of scale or the efficiencies inherent in the addition of 3,318 employees to an estimated employment base of approximately 15,670 employees.

Municipal Revenues

The existing and added costs of municipal services are fully covered by the various sources of revenues received by the Township. Plainsboro's revenue sources may be grouped into four major categories as shown on Table 9. As was the case in estimating tax-supported added costs, the added tax revenues generated by the remaining non-residential development may be calculated on the basis of the Township's actual experience in generating municipal revenues.

Local Use Tax Revenues - Local use tax revenues may be determined from the current proportion of the tax rate allocated to local municipal uses. Of Plainsboro Township's 2018-19 tax rate of \$2.287 per \$100 of assessed valuation, \$0.418 per \$100 is appropriated for local municipal uses. The local use (municipal) tax rate may be utilized to determine the added local use tax revenues to be derived from the added valuation (assessment) of the proposed non-residential redevelopment.

<u>Assessed Valuation</u> \$100	X	Local Use Tax Rate	=	Added Local Use <u>Tax Revenues</u>
<u>\$157,335,390</u> \$100	X	\$0.418	=	\$657,660 ¹¹

Municipal Summary - The local use tax revenues which Plainsboro Township would have received had the remaining non-residential development been completed and occupied during 2018 are estimated to amount to \$657,660 and represent a 3.91 percent increase in the Township's current (2018) municipal tax revenues of \$16,820,526. The anticipated tax revenues resulting from the remaining non-residential development are 1.14 times the estimated tax-supported costs of \$577,330 and result in an annual revenue surplus of \$85,900. The anticipated tax revenues and tax-supported costs are set forth below:

Local Use Tax-Supported Costs and Revenues
Remaining East Side Non-Residential Development

Annual Tax Revenues	\$657,660
Allocated Tax-Supported Costs	<u>577,330</u>
Net Impact	\$ 80,330

¹¹ Includes tax revenues of \$64,510 for Fire District #1, \$15,710 for Open Space and \$50,730 for Library. Non-recurring Farmland rollback payments, estimated to amount to \$1,180,105 are not included in the annual revenues.

SCHOOL SYSTEM IMPACT

The number of public school students expected to be generated by a new development furnishes the statistical basis for this element of the anticipated fiscal impact of the remaining non-residential development. As previously discussed, educational services for Plainsboro Township students are provided by the West Windsor-Plainsboro Regional School District which furnishes primary and secondary education for students from Plainsboro Township in grades K through 12. The remaining Office/Research and Academic development on the Forrestal Campus located on the east side of U. S. Route 1 is entirely non-residential in nature and will not directly generate any public school children or costs for the Regional School District.

School District Costs

During the 2018-19 school year, the West Windsor-Plainsboro Regional School District anticipates a total operating budget of \$213,464,173, of which \$161,896,285, or 75.84 percent, is to be funded by property taxes revenues. Relative to the 9,843 students currently “on roll” in the District’s schools, these expenditures amount to \$21,687 per student, with \$16,448 per student funded by local property tax revenues. The regional school district’s costs are allocated on a unique enrollment-based formula wherein the number of students from each of the member communities determines the allocation of the tax-supported costs to be raised through property taxes within the member communities. The most recent enrollment data indicates that Plainsboro students comprise 42.01 percent of the total enrollment and, therefore Plainsboro would be allocated a corresponding proportion of the total school district costs to be supported by property tax revenues. Under the current funding formula, Plainsboro Township would be allocated approximately 42.01 percent of the \$161,896,285 of tax-supported school district costs, or \$68,012,629. Relative to the 4,135 Plainsboro students anticipated during the 2018-19 school year, these tax-supported costs would amount to \$16,448 per student. The remaining non-residential development on the Forrestal Campus will not directly generate any students or costs for the School District.

School District Revenues

Although school revenues are received from several sources, the revenues derived as a result of regional school district taxes remain a major source of all regional school district revenues. The

revenues received from school district taxes are expected to account for 75.84 percent of all school district revenues, while the remaining sources of school district revenues can be generally grouped into three categories: balance, governmental aid and other revenues.

School District Tax Revenues - The remaining non-residential development that is permitted, but not yet constructed within the east side of the Forrestal Campus is expected to represent \$157,335,390 of assessed valuation for Plainsboro Township and for the School District. The application of Plainsboro Township's current school district tax rate of \$1.478 per \$100 of valuation results in \$2,325,420 in added school revenues from school district taxes ($\$157,335,390 \times \$1.478 / \$100 = \$2,325,420$).

School District Summary - The school district property tax revenues that would be expected to be received from the completion and occupancy of the remaining non-residential development amount to \$2,325,420 and, absent the generation of any public school children or costs, would represent a net surplus of \$2,325,420 for school district purposes.

Allocated Costs and Added Revenues
Remaining East Side Non-Residential Development
West Windsor-Plainsboro Regional School District

Annual Tax Revenues	\$2,325,420
Allocated Tax-supported Costs	<u>\$ 0</u>
Net Impact	\$2,325,420

School District Impact - The construction and occupancy of the remaining non-residential development that is permitted for the Forrestal Campus on the east side of U. S. Route 1 would be expected to yield an annual revenue surplus for school district purposes amounting to \$2,325,420. This surplus would be sufficient to pay the tax supported costs for 141 new public school students at the current tax-supported cost of \$16,448 per student ($\$2,325,420 / \$16,448 = 141$ students) or, alternatively, to reduce Plainsboro's school district tax rate by approximately 3.4 percent as a result of the increased school tax revenues with no increase in enrollment.

COUNTY SERVICES IMPACT

A broad range of services are furnished by the County government, its agencies, offices and departments. These services, which are provided and available to all County residents without respect to municipality of residence, include the services of County Courts; Sheriff's office; various health, safety and welfare programs; maintenance of County roads; County education services; County parks; recreational facilities; etc. The nature of the services provided by the County are such that its services, facilities and operations are generally of countywide use and benefit, and the costs thereof are not allotted and cannot be segregated on a municipality-by-municipality basis. It is, therefore, difficult, to specifically separate and determine the actual measure of benefit, and the costs attendant thereto, that is received by Plainsboro Township from Middlesex County's operations.

The absence of a direct cost/benefit relationship in the services supplied by the County does not preclude its analysis, but rather focuses the correlations upon the actual manner in which County services are furnished and financed. Although County services are provided to the general public and, therefore, generate costs as a function of population (per capita), these services are not financed by the population, but through the assessment of a County Tax upon property valuations. A calculation of the estimated County costs and estimated County revenues resulting from the completion and occupancy of the remaining non-residential development within the portion of the Forrestal Campus that is located on the east side of U. S. Route 1 in Plainsboro Township may also be derived from this bifurcated relationship between allocated costs and direct revenues.

County Costs

County services are provided primarily, and in some instances exclusively, for the benefit of County residents with only a limited amount of services rendered to non-residential properties and non-resident employees. Because the vast majority of Middlesex County's services and associated costs are furnished to and for the benefit of County residents, only a nominal and indirect relationship exists relative to non-residential properties and the employees thereof. Of the total County appropriations, only those activities involved with general government, public safety, public works and judiciary could reasonably be perceived as providing a service/benefit to non-residential properties and their employees. These types of County services, which are provided for the joint

benefit of residents and non-residents, account for approximately 39 percent of the total County expenditures while the remaining 61 percent of Middlesex County's expenditures are furnished exclusively for the County's residential population.

Residential Costs - During 2018, \$331.4 million of Middlesex County's total tax-supported expenditures of \$389.9 million would be allocated to the County's resident population. With an estimated year-end 2018 resident population of 849,610 persons, the tax-supported residential expenditures amount to \$390 for each of the County's residents at this time. The remaining Office/Research and Academic development on the Princeton Forrestal Center and Forrestal Campus in Plainsboro Township is entirely non-residential in nature and would not directly generate any additional residents, or any resident-based County service costs, for Middlesex County.

Non-Residential Costs - Although the majority of the County's tax-supported costs are provided for the benefit of the County's residents, a portion of the total tax-supported appropriations are attributable to non-residential properties. During 2018, approximately \$46.7 million of the County's total tax-supported appropriations of \$389.9 million would be allocated to the County's commercial and industrial properties with 373,700 estimated employees, yielding a non-residential (commercial/industrial) cost factor of \$125 per commercial/industrial employee.

Applying this non-residential cost factor of \$125 per employee to the 3,318 new employees generated by the remaining non-residential space within the Forrestal Campus yields an allocated County service cost of \$414,750 ($3,318 \times \$125 = \$414,750$). Given the magnitude of Middlesex County operations and the nominal (0.89 percent) increase in the County's private sector employment base, it is unlikely that County costs would increase proportionately. To the contrary, it is probable that the remaining non-residential development could substantially be accommodated and serviced by existing County facilities, equipment and personnel.

County Revenues

The costs of the services and facilities provided by the County are financed by a variety of revenue sources. One important revenue source which accounts for 74.7 percent of the total County revenues, and which is directly derived from the County's constituent municipalities, is generated

through the imposition of the County tax rate upon the real property valuations in each municipality within the County. In Plainsboro Township, the current County tax rate of \$0.391 per \$100 of valuation, when applied to Plainsboro Township's current valuation of \$4,562,254,100, results in County tax revenues of \$17,838,414.

The remaining non-residential development that is permitted within the Forrestal Campus on the east side of U. S. Route 1, representing \$157,335,390 of valuation for both the municipal and County tax rolls, would directly generate additional County tax revenues of \$615,180 at the current tax rate of \$0.391 per \$100 of valuation. Therefore, the remaining non-residential development on the Forrestal Campus would be expected to generate sufficient County tax revenues to fully offset the calculated allocation of County costs:

County Services Impact
Remaining East Side Non-Residential Development

Added County Tax Revenues	\$615,180
Allocated Tax-Supported Costs	<u>\$414,750</u>
Net Impact	\$200,430

FISCAL IMPACT OVERVIEW

In the preceding sections, the nature and magnitude of the remaining non-residential development permitted for the portion of the Forrestal Campus on the east side of U. S. Route 1 in Plainsboro Township relative to the existing community have been defined and quantified, and the prospective impact thereof upon the various services furnished by the municipality, school system and County have been examined. The provision of a variety of services, and the costs thereof as a result of the remaining non-residential development were subsequently refined to illustrate the overall impact through cost/revenue analysis.

The results of these analyses, as set forth in Table 10, indicate that the remaining non-residential development containing 1,463,848 square feet of Office/Research and Academic space would, in the present fiscal structure generate annual tax revenues totaling \$3,598,260, while the tax-supported costs allocated to this remaining non-residential development amount to \$992,080 and yield an annual revenue surplus of \$2,606,180. This revenue surplus is comprised of a surplus of \$80,330 for municipal operations, a surplus of \$2,325,420 for school district operations and a surplus of \$200,430 for Middlesex County.

Impact Summary

The estimated effects of the proposed non-residential redevelopment, which result in tax revenues which exceed the allocated tax-supported costs for municipal, school district and County operations, results from differences in the estimated levels of cost and revenues allocated to the proposed redevelopment. An examination of the relationships that exist between population, enrollment and valuation within the Township and the corresponding fiscal characteristics of the proposed redevelopment will disclose the underlying reason for the existence of a revenues surplus vis-a-vis tax-supported costs.

When a given budget is in balance, the measures of per capita and per pupil valuation express the amount of property tax base supportive of each service user (resident, student) in the local municipality. These measures can be used to indicate whether or not a new development will normally generate surplus revenues or cost deficits. Generally speaking, if the per capita and per

TABLE 10

**Summary of Added Tax Revenues
And Allocated Tax-Supported Costs**

**Forrestal Campus Remaining Non-Residential Development
in Plainsboro Township**

	<u>Municipal</u>	<u>School District</u>	<u>County</u>	<u>Total</u>
Annual Revenues	\$657,660 ¹²	\$2,325,420	\$615,180	\$3,598,260
Allocated Costs	<u>\$577,330</u>	<u>\$ 0</u>	<u>\$414,750</u>	<u>\$ 992,080</u>
Net Impact	\$ 80,330	\$2,325,420	\$200,430	\$2,606,180

¹² The annual municipal revenues include municipal Open Space, Library and Fire District # 1 taxes, but exclude non-recurring Farmland roll-back payments, estimated to amount to \$1,180,015 and the affordable housing fees applicable to the O/R development, estimated to amount to \$3,933,380.

student valuations after the new development are greater than those which exist in the municipality, then a surplus situation would be anticipated by such development. This indicator holds true in fiscal situations where property tax revenues contribute the major portion of total revenues. As the importance of property tax revenues diminishes, the reliability of this indicator also declines. Conversely, when a new development is found to contain per capita and per pupil valuations below that which are found in the municipality prior to the introduction of such new development, then a deficit situation will usually result.

A review of the per capita and per pupil valuations generated before and after the completion of the remaining Princeton Forrestal Center and Forrestal Campus non-residential development yields comparisons that would anticipate the forecasted results. During 2018, the Township's total assessed valuation of \$4,562,254,100 amounts to \$193,234 per person and \$1,103,326 per student. The completion of the remaining Forrestal Campus development, with an estimated valuation of \$157,335,390, would result in an increase in total valuation to \$4,719,589,490. With the remaining Forrestal Campus development, the Township's per capita valuation would increase by \$6,664 per capita, to \$199,898, while per student valuation would increase by \$38,050 per student to \$1,141,376:

Ratable Base and Per Capita Comparisons

	<u>Plainsboro Township</u>	<u>Remaining Campus Development</u>	<u>Combined</u>
Total Valuation	\$4,562,254,100	\$157,335,390	\$4,719,589,490
Estimated Population	23,610	0	23,610
Public School Children	4,135	0	4,135
Per Capita Valuation	\$193,234	---	\$199,898
Per Student Valuation	\$1,103,326	---	\$1,141,376

The completion of the remaining Office/Research and Academic development that is permitted for the Forrestal Campus on the east side of U. S. Route 1 would increase the Township's ratable base by \$157.3 million as indicated in the preceding comparison, with no increase in the Township's resident population or school enrollment.

The foregoing analysis has demonstrated that, if the remaining Forrestal Campus development had been in existence during 2018, the annual tax revenues expected to be generated by the additional Office/Research and Academic development would have offset the allocated tax-supported costs and resulted in an overall revenue surplus of \$2,606,180. The existing cost allocations for municipal operation provide one possible distribution of the estimated overall costs, but it is the overall cost estimate, and not the specific distribution of this cost, that is the most reliable product of this analysis. The actual and final determination of specific services, equipment, and manpower needs most appropriately rests with the various municipal and school authorities responsible for the provision of these services. Similarly, the allocation and/or reallocation of newly realized revenue sources should necessarily be reserved for this charged with the responsibility of managing these fiscal resources.



GENERAL DEVELOPMENT PLAN



**Princeton
Forrestal
Center**



Princeton University's Corporate
Office and Research Complex

Attachment 6: Timing Schedule

August 14, 2019

Applicant	The Trustees of Princeton University
Project Manager	Princeton Forrestal Center c/o Picus Associates, Inc.
Attorney	Drinker Biddle & Reath, LLP
Planners	Clarke Caton Hintz
Civil Engineers	Van Note-Harvey Associates, Inc.
Traffic Consultants	BFJ Planning
Fiscal Impact Planner	Richard Reading & Associates

Forrestal Campus
General Development Plan
Timing Schedule

Consistent with the 1999 GDP Approval, the applicant requests approval of a timing schedule allowing for completion of all sections of the planned development by the end of the term of the GDP Approval with no requirement for earlier completion dates or specific phasing of development. Economic and market conditions are such that it is not feasible to make any practical prediction with respect to either the sequence or the timetable for the development of the remainder of Forrestal Campus or the other undeveloped land along College Road East and Research Way.

In accordance with Section 85-70.9(c), the Developer may apply for preliminary approval after the initial 5-year period of the GDP term.



GENERAL DEVELOPMENT PLAN



**Princeton
Forrestal
Center**



Princeton University's Corporate
Office and Research Complex

Attachment 7: Proposed Developer's Agreement

July 17, 2019

Applicant	The Trustees of Princeton University
Project Manager	Princeton Forrestal Center c/o Picus Associates, Inc.
Attorney	Drinker Biddle & Reath, LLP
Planners	Clarke Caton Hintz
Civil Engineers	Van Note-Harvey Associates, Inc.
Traffic Consultants	BFJ Planning
Fiscal Impact Planner	Richard Reading & Associates

2019 DEVELOPER'S AGREEMENT

Princeton Forrestal Campus

THIS AGREEMENT dated the _____ day of _____, 2019 between:

THE TOWNSHIP OF PLAINSBORO, in Middlesex County, a Municipal Corporation of the State of New Jersey, with offices located at 641 Plainsboro Road, Plainsboro, New Jersey 08536 (hereinafter referred to as "Township");

And

THE TRUSTEES OF PRINCETON UNIVERSITY, a New Jersey Corporation, with offices located at 1 Nassau Hall, Princeton, New Jersey 08540 (hereinafter referred to as "University").

For the Project known as:

FORRESTAL CAMPUS GENERAL DEVELOPMENT PLAN

RECITALS

WHEREAS, on May 27, 1975, the Planning Board granted to Princeton University and others what was then known as "tentative approval" (and which is now known as general development plan approval) for a "Planned Multi-Use Development" ("PMUD") of a site then consisting of approximately 1,600 acres of land of Princeton Forrestal Center, which tentative approval was granted pursuant to the then existing PMUD Multi-Use Development Ordinance ("PMUD Ordinance") which was enacted by the Township pursuant to the former Municipal Planned Unit Development Act (1967) (former N.J.S.A. 40:55D-54 et seq.) and extended until December 31, 1999; and

WHEREAS, the University and the Township entered into the Princeton Forrestal Center Agreement dated December 21, 1994 (the "1994 Agreement") which was subsequently amended by the Amendment to Princeton Forrestal Center ("PFC") Agreement dated May 11, 1999 (the "1999 Amendment")(together, the "Developer's Agreement") and a Developer's Agreement dated April 13, 2016 for Intersection Improvements at College Road West Seminary Drive and Nursery Road, which was amended by the Amended Developer's Agreement, dated February 14, 2018 (together the "Intersection Developer's Agreement"); and

WHEREAS, the University and the Township entered into the 1999 Traffic Agreement dated December 8, 1999 (the "1999 Traffic Agreement") which was subsequently amended by the First Amendment to Princeton Forrestal Center Traffic Agreement dated January 2, 2002 (the "2002 Traffic Agreement Amendment")(together the "Traffic Agreement"). The Traffic Agreement remains binding, in full force and effect; and

WHEREAS, by Resolution Number P99-12, the Plainsboro Planning Board granted General Development Plan (“GDP”) Approval to the University for the undeveloped sites in PFC owned by the University (the “1999 GDP”). Subsequently, two (2) amendments were granted by: (i) Resolution P01-11, dated October 15, 2001; and (ii) Resolution P01-16, dated March 18, 2002, as well as a Variation granted by Resolution P16-08, dated July 18, 2016 (together the “GDP Approval”). The Development Plan, as amended, granted the University a vesting of zoning rights for a period of 20 years, including use and density standards within the zoning standards set forth in the PMUD Zone; and

WHEREAS, most of the GDP Approval sites have been approved and built, including the Hotel Site, a residential component in the Princeton Nurseries, offices at 750 College Road East, and offices at the South Campus. The other remaining undeveloped or partially developed tracts owned by the University, including the Princeton Nurseries, Princeton Forrestal Campus and three (3) undeveloped lots along College Road East and Research Way, have the following vested development rights under the PMUD Ordinance and 1999 GDP Approval:

a. Princeton Nurseries. Up to 2,000,000 square feet of nonresidential uses, of which 100,000 square feet may be commercial with the balance devoted to office/research uses. By agreement, the combined maximum development between Plainsboro and South Brunswick Township is limited to 2,900,000 square feet. These vested development rights and limitations within Plainsboro Township expire upon the termination of the GDP Approval in August of 2019.

b. Forrestal Campus. 3,016,530 square feet of mixed office/research and educational research can occur in Forrestal Campus (the “Forrestal Campus”). It is determined from 277 developable acres @ .25 Floor Area Ratio (“FAR”) = 3,016,530 sq. ft. By virtue of current land use allocation rules, the educational research (“E/R”) component must be no more than 1,927,530 square feet and no less than 1,150,815 square feet, leaving no less than 1,089,000 square feet and no more than 1,865,715 square feet respectively, of O/R development remaining. The balance of the undeveloped and unallocated Forrestal Campus has remaining vested rights by virtue of the GDP for 1,361,767 square feet plus 102,081 square feet of undeveloped and/or unallocated space from the College Road Lots (defined below), all as provided for in the 1999 GDP (and subsequent amendments) and the “1999 Traffic Agreement” as amended, by agreement, in 2002.

c. Undeveloped Lots Along College Road East and Research Way. Undeveloped lots along College Road East and Research Way equal a total of 25.14 +/- acres. These lots could be developed for the allowable O/R uses under the GDP Approval within the required overall 0.25 FAR within the PMUD Ordinance zoning district east of U.S. Route 1; or, the FAR attributable to this acreage can be allocated to the Forrestal Campus in accordance with the GDP Approval so long as the 0.25 FAR overall average is maintained east of U.S. Route 1.

WHEREAS, the GDP Approval will expire on August 15, 2019; and

WHEREAS, the Township and the University seek to continue the development structure and regulations embodied in the PMUD Ordinance and the prior GDP Approval, and, accordingly, the University applied for a new General Development Plan approval for the undeveloped lands

and remaining Floor Area in the Forrestal Campus and the College Road Lots (together, the “Forrestal Campus GDP”), as specified in Exhibit A, annexed hereto; and

WHEREAS, the Planning Board granted Forrestal Campus GDP Approval by Resolution dated September __, 2019, which is intended to and does confirm and continue the PMUD regulations, the allocation of permitted uses to designated areas within the PMUD and the long standing framework to maintain a 0.25 FAR average within the PMUD District in the land areas east of Route 1.

WHEREAS, the Princeton Nurseries is the subject of a separate General Development Plan application and will be governed by a separate Developer’s Agreement between the University and the Township; and

WHEREAS, the Township and the University wish to ensure that any requirements from the Developer’s Agreement and the Traffic Agreement that are to remain in effect are incorporated into this Developer’s Agreement.

NOW, THEREFORE, the parties hereto agree as follows:

1. **GDP Allocation of Uses.** Land use allocations (allowable uses) have been specified and included in the Forrestal Campus GDP General Land Use Plan and will not be changed absent request from the University and approval of the Township Planning Board (either by amendment or variation as applicable). The University shall not modify the approved minimum ratios of the mix of uses or the designated areas of allowed uses thereof, minimum and/or maximum densities and/or bulk standards of the PMUD Ordinance and the 2019 Forrestal Campus GDP Approval, including, for example, O/R and E/R ratios and open space requirements without the approval of the Township Planning Board. Properties within the Forrestal Campus GDP area shall be developed in accordance with the Forrestal Campus GDP Approval, unless otherwise permitted by the Township.
2. **Density.** Applying the previously approved Princeton Forrestal Center FAR permitting an average density of 0.25 east of Route 1 for office/research (“O/R”) lands and educational/research (“E/R”) lands to the 277 (excluding the Nurseries) total developable acres in Forrestal Campus plus the available FAR from the undeveloped lots and unallocated floor area along College Road East and Research way yields a total of 3,118,611 square feet of floor area east of Route 1.. The Forrestal Campus GDP Approval approved the same average floor area calculation and allocation of land uses that previously received approval in the current 1999 GDP Approval. The square footage of the Forrestal Campus GDP may be distributed among various sites within both the Forrestal Campus and the larger Princeton Forrestal Center on the east side of U.S. Route 1. Consistent with the prior 1999 GDP Approval, the University was granted the right to transfer the 102,081 square feet of unallocated FAR from the other undeveloped O/R lands along College Road East and Research Way into the Forrestal Campus to be developed as part of the O/R component if it elects to do so, while maintaining the overall average 0.25 FAR within the PMUD District east of Route 1. The Forrestal Campus GDP Approval continues and confirms the existing provisions of the 1999 GDP average FAR of 0.25 for the O/R component, considered as a whole, and for the E/R component, considered as a whole, of Princeton Forrestal Center east of U.S. Route 1. Where feasible, the University agrees to maintain the current levels

of PMUD bulk standards including the allowable areas for the permitted uses set forth in the 1999 GDP Land Use Plan, the residential/nonresidential ratios, the open space ratios and overall average 0.25 FAR for O/R and E/R uses east of U.S. Route 1 through the existing University Declaration of Covenants and Restrictions imposed upon Princeton Forrestal Center parcels.

3. **Prior Agreements Merged.** A. All prior Developer's Agreements regarding Princeton Forrestal Center shall be replaced and supplanted by this Agreement such that, going forward, only this Agreement and the 1999 Traffic Agreement, as amended shall control; provided that a separate Princeton Nurseries Developer's Agreement shall control as to the Princeton Nurseries development.

B. The University has constructed or caused to be constructed most of the roadway improvements identified in the GDP Approval and the prior Traffic Agreements intended to satisfy the demands anticipated from full build-out of Princeton Forrestal Center, including the U.S. Route 1 overpass along with College Road East and West and adjacent intersections. The Parties have identified the following obligations that have not yet been met:

- i. Campus Road Connector.
- ii. Merrill Lynch Western Driveway #1.
- iii. Merrill Lynch Driveway #2.
- iv. Scudders Mill Road Free Flow Right Turn Lane to College Road East Northbound.
- v. College Road East and Research Way.

The following obligations have been allocated to and shall be the exclusive obligation of the Forrestal Campus GDP:

(i) **Campus Road Connector.**

Since the last Traffic Agreement, it has been confirmed that Route 92 will not be constructed. Route 92 was one of the significant considerations in the decision to require the Campus Road Connector. The University shall undertake a study to evaluate the impact of the Forrestal Campus GDP on circulation and the relative benefits of the Campus Road Connector as compared to other potential road and/or intersection improvements within Princeton Forrestal Center for consideration by the Township. If the Township concludes that the Campus Road Connector is necessary, the University agrees to commence construction of the Campus Road Connector as soon as feasible after new development in the Forrestal Campus generates 1,300 trips or more in either the a.m. or p.m. peak hour or upon issuance of the building permit for the fifth office building on the North Campus, whichever event first occurs; provided, however, Princeton University's obligation to construct the Campus Road Connector is contingent upon and subject to the receipt of all necessary approvals and permits from governmental authorities having jurisdiction over this particular improvement.

Campus Road, including the Campus Road Connector, is intended to be a public road once the roadway extension to College Road East shall be made. Princeton

University shall be responsible for preparing the necessary applications and plans for the approvals and permits for the Campus Road Connector; however, the application shall be made by the Township, since Campus Road is intended to be a public road. Princeton University shall fully cooperate in the application process by providing necessary staff and consulting professionals, attending meetings and hearings, and by revising and supplementing plans as the Township may reasonably require in order to comply with and obtain the necessary approvals and permits. Princeton University and the Township shall make all reasonable efforts to obtain all necessary permits and approvals for the Campus Road Connector in time to commence construction by the above-scheduled date.

In connection with the construction of the Campus Road Connector, Princeton University will install trailblazers on Route 1, contingent upon and subject to the receipt of all necessary permits and approvals from governmental authorities having jurisdiction over such signage, directing Route 1 southbound traffic destined for Forrestal Campus to College Road East and northbound Route 1 traffic destined for Forrestal Campus to the relocated site entrance north of Sayre Drive provided for in the Sayre Drive Traffic Plan.

It shall be the responsibility of Princeton University, or a successor developer of the Forrestal Campus GDP ("Developer"), to construct or cause the construction of the Campus Road Connector, at its own cost and expense, subject to reimbursement as hereinafter provided. In consideration thereof and as a means of providing reimbursement to Princeton University, the Plainsboro Township Planning Board shall adopt an amendment to the Circulation Plan Element of the Plainsboro Township Master Plan and Plainsboro Township shall adopt an amendment to its Land Use Ordinances pursuant to N.J.S.A. 40:55D-42 or other applicable legislation to require all property owners, other than owners of the Princeton Forrestal Center Property as defined in the 1999 Traffic Agreement, who benefit from the Campus Road Connector to pay their pro rata share of the cost thereof, or in lieu thereof, the Plainsboro Township Planning Board and Plainsboro Township shall enter into agreements with the benefitted property owners, requiring them to pay their respective pro rata share of the cost of such Campus Road Connector, provided, however, nothing herein shall be construed to require Plainsboro Township to contribute public funds as a local share toward the cost of the construction of the Campus Road Connector. In the event the benefitted property owners themselves do not determine their respective pro rata share contributions, then the Plainsboro Township Planning Board shall reasonably determine the respective pro rata share contributions of all parties benefitted by the proposed Campus Road Connector, and Princeton University shall prepare and submit to the Board a traffic study to assist the Board in its determination.

Princeton University shall dedicate to the Township any land owned by it necessary for the chosen alignment. The Township agrees to accept the dedication of Campus Road, including the Campus Road Connector, as a public

road upon completion of its construction in accordance with the approved plans therefor.

Princeton University shall undertake a traffic study to evaluate the relative need and benefits of the Campus Road Connector as compared to alternative road and intersection improvements. If the Township determines that the Campus Road Connector is not necessary to meet the circulation needs of Princeton Forrestal Center, the University and the Township shall develop a plan for alternative road and intersection improvements of similar cost that would provide better benefits to the circulation requirements for Princeton Forrestal Center. These alternative improvements will be confirmed in an amendment to this Developer's Agreement.

(ii) Merrill Lynch Western Driveway #1.

A new westbound right-turn deceleration lane has been constructed and the existing eastbound left-turn stacking lane has been lengthened in connection with the first building (containing approximately 200,000 square feet of office space) of the development by Bristol-Myers Squibb (hereinafter referred to as "BMS"), which development was approved by the Plainsboro Township Planning Board by Resolution adopted on April 1, 1991 (hereinafter called "BMS Development"). A traffic signal shall be installed at some point in the future. After generally accepted NJDOT warrants for signalization are met, an appropriate official of Plainsboro Township, as designated by the Plainsboro Township Committee, shall reasonably determine when such signal shall be installed, based on traffic and safety considerations.

(iii) Merrill Lynch Driveway #2.

It is not anticipated that a traffic signal will be warranted at this intersection, given the projected level of traffic from all phases of the Merrill Lynch Corporate Campus, and inasmuch as there will be no permanent access at this location for the BMS Development. However, if generally accepted NJDOT warrants for signalization are met in the future, an appropriate official of Plainsboro Township, as designated by the Plainsboro Township Committee, shall reasonably determine when such signal shall be installed, based on traffic and safety considerations.

Upon completion of the entire BMS Development, the existing eastbound left-turn stacking lane in the median of Scudders Mill Road shall be eliminated through median reconstruction.

(iv) Scudders Mill Road Free Flow Right Turn Lane.

A westbound free flow right turn lane to northbound College Road East shall be constructed, and the stacking lane for the left-hand turn to College Road East from eastbound Scudders Mill Road shall be increased, by the time of

The following item has been allocated to the Princeton Nurseries GDP and shall be the exclusive obligation of the Princeton Nurseries GDP pursuant to a separate Developers' Agreement for that project:

(v) College Road East and Research Way.

The University shall submit a Traffic Signal Warrant Analysis for this intersection upon the earlier of (1) application for a building permit for new office space of 50,000 square feet or more for any property along College Road East; (2) submission of the first preliminary site plan application for nonresidential development in Princeton Nurseries; or (3) construction of the extension of Campus Road to College Road East opposite Research Way, which Analysis shall be reviewed by the Plainsboro Township Engineer in a timely manner. If generally accepted NJDOT warrants for signalization are met, a traffic signal shall be installed at this intersection within six (6) months of the date on which Plainsboro Township requests in writing that such traffic signal be installed. If the warrants are not met at that time, then a traffic signal shall be installed at this intersection within six (6) months of the date on which generally accepted NJDOT warrants for signalization are met.

The Developer's obligation to construct the improvements, or, as the case may be, pay it's pro rata fair share of the costs thereof, set forth in this Paragraph 3 are contingent upon and subject to the receipt of all applicable permits, warrants, approvals, and/or licenses from governmental authorities having jurisdiction over the particular improvements as may be as may be required to undertake the improvements and an agreement by the appropriate governmental authority to accept the particular improvement. The timing of the construction of any such improvement shall be adjusted to take into account any delay in the receipt of such approvals or permits or in the execution of such agreements.

4. **Affordable Housing.** The Developer of nonresidential development and mixed-use buildings shall pay the nonresidential affordable housing fee as applicable and as required by state law.

5. **Site Plans Required.** Individual projects within the Forrestal Campus GDP will require site plan approvals with review of the actual site (but excluding offsite considerations) for traffic, drainage and open space which are addressed in the Forrestal Campus GDP and this 2019 Developer's Agreement. The offsite impacts of such individual projects have been included in the PFC project-wide infrastructure previously constructed under the GDP Approval or to be constructed pursuant to the Forrestal Campus GDP Approval, including, for example, the U.S. Route 1 Overpass and nearby intersections; regional storm water drainage and detention basins; and common open space areas. The Township may require individual developer's agreements for individual projects for requirements specific to the individual project and site, other than the off site impacts described in this paragraph.

6. **Land Use Allocations and Phasing.** (i) Land use allocations (allowable uses) are specified and included in the Forrestal Campus GDP General Land Use Plan and will not be changed absent request from the University and approval of the Township Planning Board (either by

amendment or variation as applicable). Exhibit B, annexed hereto, sets out the approved allocation of uses

(ii) Consistent with the 1999 GDP Approval, the applicant requests approval of a timing schedule allowing for completion of all sections of the planned development by the end of the term of the GDP Approval with no requirement for earlier completion dates or specific phasing of development. Economic and market conditions are such that it is not feasible to make any useful prediction with respect to either the sequence or the timetable for the development of the remainder of Forrestal Campus or the other undeveloped land along College Road East and Research Way.

In accordance with Section 85-70.9(c), the Developer may apply for preliminary approval after the initial 5-year period of the GDP term.

7. **Notices.** All notices hereunder shall be in writing given by personal delivery or by certified mail, return receipt requested postage prepaid addressed as follows:

(1) As to the University, addressed to:

Curt Emmich, General Manager
Princeton Forrestal Center
105 College Road East
Princeton, New Jersey 08542

With a copy to:
Kristin Muenzen, Esq.
Office of the General Counsel
New South Building, Fourth Floor
Princeton, New Jersey 08544

With a copy to:
Richard Goldman, Esq.
Drinker, Biddle & Reath, LLP
105 College Road East, Suite 300
Princeton, New Jersey 08542

(2) As to the Township, addressed to:

Township Clerk:
Carol Torres
Municipal Building
641 Plainsboro Road Plainsboro,
New Jersey 08536

Township Attorney:
Michael W. Herbert, Esq.
Herbert, VanNess, Cayci & Goodell

3131 Princeton Pike, Bldg. 4, Suite 114
Lawrenceville, NJ 08648

Township Planning Board Attorney:
Trishka W. Cecil, Esq.
Mason, Griffin & Pierson, P.C.
101 Poor Farm Road
Princeton, New Jersey 08540

With a copy to:

Township Director of Planning & Zoning:
Lester Varga, AICP/PP
Township of Plainsboro
641 Plainsboro Road
Plainsboro, New Jersey 08534

Township Planning Board Engineer:
Louis Ploskonka, PE,
CME Associates
3141 Bordentown Avenue
Parlin, New Jersey 08859

Or such other addresses and to the attention of such persons may be designated from time to time.

8. **Notice of Non-Compliance.**

i. Township shall issue a Notice of Non-Compliance upon any violation of this Agreement, which Notice shall specify the nature of the violation and the action required to eliminate said violation.

ii. Weather permitting, Developer agrees to eliminate any violation within seven (7) days of receipt of this Notice, or, such longer period as is reasonably required to eliminate such violation. If corrective measures to abate such violation are not taken within this time period, or within such time period as may be determined reasonable by the Township Planning Board Engineer's office, Developer may be subject to receipt of a Stop Work Order.

9. **Remedies.**

i. Township shall issue a Stop Work Order for all or a portion of the construction activities associated with this Project if Developer does not timely cure the violation set forth in the Notice of Non-Compliance. Developer agrees not to resume any construction activity on the Project, until written notice to proceed is received from an official Township representative. Developer may perform any construction activity necessary to cure any noticed violation.

ii. The parties also acknowledge that any dispute or breach of the terms of this Agreement may be resolved in the Superior Court, Chancery Division, Middlesex County. The parties submit to the jurisdiction of said Court and agree that any aggrieved party shall, in addition to all other available remedies, be entitled to injunctive relief on short notice. The parties also waive any right for a jury trial. In addition, the parties specifically agree that the Township does not waive and specifically reserves its right to file any appropriate Complaints in the Municipal Court of Township in order to enforce its ordinance and the compliance thereof by Developer, its agents, contractors, subcontractors, or employees.

10. **Noise**. All noise generated by construction activities shall comply with applicable ordinances of Township and/or the rules and prevailing policies of the New Jersey Department of Environmental Protection.

11. **Site Access**. Township, its official representatives, consultants, authorized employees and agents, shall be given free access to observe construction of the improvements and all roads, sanitary sewers, water mains, storm sewers, buildings, landscaping, and appurtenances as shown on the approved plans or as required by Township ordinances.

12. **Entire Agreement**. This Agreement sets forth all of the promises, agreements, conditions and understandings between the parties hereto relative to the subject matter thereof. Except as herein otherwise specifically provided, no subsequent alterations, amendments, changes or additions to this Agreement shall be binding upon either party unless reduced to writing and signed by each party.

13. **No Waivers**. Nothing herein shall be construed as a waiver by Township of the requirements of the ordinances of Township, or any requirements or conditions of any memorializing resolution of the Planning Board relative to this Project, unless such waiver is specifically stated.

14. **Successors and Assigns Bound**. The University may assign this Agreement and the obligations herein, in whole or in part, to a Developer, which such assignment shall be in writing and specify the obligations assumed by such Developer. Upon acceptance and execution of such assignment by the Developer, the University shall notify the Township of the assignment providing the name and contact information of the assignee/Developer, whereupon the University shall be relieved of any and all of the Agreement or portion thereof and the obligations assigned to the Developer. The terms, covenants and conditions herein contained shall be for and shall inure to the benefit of and shall be binding upon the respective parties hereto and their successors and assigns.

15. **Governing Law**. This Agreement shall be construed according to the laws of the State of New Jersey.

16. **Term of Agreement**. This Agreement shall be effective upon the date of the Forrester Campus GDP Approval (and expiration of any appeal period or appeals) and shall continue in full force and effect until the earlier of: (i) Forrester Campus has been fully developed pursuant to the Forrester Campus GDP Approval and any future amendments or approvals granted pursuant thereto; or (ii) the expiration of the Forrester Campus GDP Approval.

17. **Cooperation.** The Township and the Township Planning Board agree to cooperate with the applicable owner or Developer with respect to any applications to other governmental agencies in order to implement the development of the lands referred to in this Agreement. In addition, the parties hereto agree to cooperate with each other to uphold the validity and enforceability of this Agreement. This means that all parties will defend any action instituted by a third party or governmental entity or official that challenges the validity or enforceability of any provision of this Agreement. By execution of this Agreement, each party acknowledges its validity and enforceability and agrees to take no action which would directly or indirectly challenge or otherwise call in question its validity or enforceability.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed as of the day and year first written above.

ATTEST:

THE TRUSTEES OF PRINCETON UNIVERSITY

By: _____

By:-----

ATTEST:

THE TOWNSHIP OF PLAINSBORO

By:-----

EXHIBIT A

List of properties included in Forrestal Campus GDP

Block, Lot, Address, and Year Acquired

Block	Lot	Address	Year Acquired	Date filed with County Recorder
701	5	College Road East	10/15/76	10/21/76
701	18	801 Campus Road	3/30/51	4/3/51
701	19	601 Campus Road	3/30/51	4/3/51
701	20	701 Campus Road	3/30/51	4/3/51
701	22	901 Campus Road	3/30/51	4/3/51
701	23	1201 Campus Road; 100 Stellarator Road	3/30/51	4/3/51
701	24	Campus Road	3/30/51	4/3/51
701	25	1200 Campus Road	3/30/51	4/3/51
701	27	1000 Campus Road	3/30/51	4/3/51
701	28	U.S. Route 1	3/30/51	4/3/51
701	29	100-200 Forrestal Road; 151-801 Forrestal Road	3/30/51	4/3/51
701	32.02	Forrestal Road South	3/30/51	4/3/51
701	32.04	Campus Road	3/30/51	4/3/51
701	33.04	Scudders Mill Road	3/30/51	4/3/51
701	33.05	Forrestal Road South (rear)	3/30/51	4/3/51
701	33.06	1 Forrestal Road South	3/30/51	4/3/51
702	13	Research Way	10/15/76	10/21/76
702	14	Research Way	10/15/76	10/21/76

EXHIBIT B

Permitted Uses Table

[attached]

DRAFT



GENERAL DEVELOPMENT PLAN



**Princeton
Forrestal
Center**



Princeton University's Corporate
Office and Research Complex

Attachment 8: Application forms and related documents

July 17, 2019

Applicant	The Trustees of Princeton University
Project Manager	Princeton Forrestal Center c/o Picus Associates, Inc.
Attorney	Drinker Biddle & Reath, LLP
Planners	Clarke Caton Hintz
Civil Engineers	Van Note-Harvey Associates, Inc.
Traffic Consultants	BFJ Planning
Fiscal Impact Planner	Richard Reading & Associates



TOWNSHIP OF PLAINSBORO
Department of Planning and Zoning
641 Plainsboro Road
Plainsboro, NJ 08536
609-799-0909 ext. 1502

Form No. 1

PLANNING/ZONING APPLICATION**I. SCHEDULE**

Pursuant to the Township of Plainsboro Municipal Code and applicable New Jersey State Law, application is made to the Township of Plainsboro for the following:

Type of Application (Please Check)	Fee \$	Forms Needed
<input type="checkbox"/> 1. Concept Plan	_____	1, 6, 7, 11, 14, & W9
<input type="checkbox"/> 2. Minor Site Plan	_____	1, 6, 7, 8, 13, 14 & W9
<input type="checkbox"/> 3. Preliminary/Final Major Site Plan	_____	1, 6, 7, 8, 9, 13, 14 & W9
<input type="checkbox"/> 4. Minor Subdivision	_____	1, 6, 7, 8, 11, 14 & W9
<input type="checkbox"/> 5. Preliminary/Final Major Subdivision	_____	1, 6, 7, 8, 9, 11, 12, 14 & W9
<input type="checkbox"/> 6. Variance		
a. Bulk	_____	1, 4, 6, 7, 8, 9, 10, 14 & W9
b. Use	_____	1, 5, 6, 7, 8, 9, 10, 14 & W9
<input type="checkbox"/> 7. Appeal of Administrative Decision	_____	1, 2, 14 & W9
<input type="checkbox"/> 8. Interpretation	_____	1, 3, 14 & W9
<input checked="" type="checkbox"/> 9. General Development Plan	\$500	1, 6, 7, 8, 9, 14, 15 & W9

II. CONTACT AND PROPERTY INFORMATION (Provide information as applicable):

Name of Applicant: Trustees of Princeton University c/o Princeton Forrestal Center

Address: 105 College Road East City: Princeton State: NJ Zip: 08540

Email: cemmich@picusassociates.com Phone: 609-452-7720

Applicant's Attorney: Drinker Biddle & Reath, LLP c/o Richard Goldman, Esq.

Address: 105 College Road East City: Princeton State: NJ Zip: 08540

Email: richard.goldman@dbr.com Phone: 609-716-6550

Contact Person: Curt Emmich

Address: 105 College Road East City: Princeton State: NJ Zip: 08540

Email: cemmich@picusassociates.com Phone: 609-452-7720

Engineer/Surveyor: Van Note-Harvey Associates, Inc. c/o Brian Perry, P.E.

Address: 103 College Road East, 3rd Floor City: Princeton State: NJ Zip: 08540

Email: bperry@vannoteharvey.com Phone: 609-987-2323

Planner: Clarke Caton Hintz c/o Brian Slaugh, PP, AICP

Address: 100 Barrack Street City: Trenton State: NJ Zip: 08601

Email: bslaugh@cchnj.com Phone: 609-883-8383

Owner's Name: Trustees of Princeton University c/o KyuJung Whang

Address: E.A. MacMillan Building City: Princeton State: NJ Zip: 08544

Email: _____ Phone: _____

General Development Plan

Address of Property: See attached Form 1 Supplement

Applicant Interest in property (owner, lessee, etc.) Property Owner

When acquired * _____ * See attached Form 1 Supplement

Tax Map Sheet 7 Block * _____ Lot * _____ Date filed with County Recorder * _____

- Is the property served by a public sewer system? Yes x No _____
- Is the property served by a public water system? Yes x No _____
- Is applicant willing to dedicate land for the widening of roads in compliance with the Township and/or County Master Plan? Yes N/A No _____

Is the proposed use on a Municipal x, County x, or State x road?

Area of property 258.136 acres or _____ sq. ft. Frontage on an improved street _____ ft. No. of proposed lots _____

Present Zoning: Planned Multi-Use Development Present Use of Property: E/R and O/R

Proposed Use of Property: Educational/Research (E/R) and Office/Research (O/R)

Description of all present structures: academic buildings, PPPL, roadway system, and stormwater management basins

Number of proposed Buildings _____ Floor area of all structures see Form 1 Supplement sq. ft.

Percentage of coverage by buildings N/A Impervious coverage N/A

Has a subdivision previously been granted? Yes Date _____

Has a variance previously been granted? No Date _____

Are there any existing or proposed covenants or deed restrictions on the property? Yes

Explain NJDEP deed restrictions, utility and drainage easements

- Is a variance requested? No
- Describe in detail section of zoning ordinance from which applicant seeks relief: N/A

III. PLANS

Attach list of plans and exhibits submitted, indicating names, address, license #, and phone numbers of preparer. See attached Form 1 Supplement

IV. CERTIFICATION

I hereby certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the signatories of the above authorization. I further authorize Township Officials to inspect the site noted above.

Signature of Owner [Signature] Date 7/12/19 Signature of Applicant [Signature] Date 7/12/19
Sworn to and subscribed before me this 12th day of July 2019.

Laura I. Darrell
Notary
LAURA I. DARRELL
NOTARY PUBLIC OF NEW JERSEY
ID # 50018350
My Commission Expires 6/26/2020

AGREEMENT TO PAY FOR PROFESSIONAL REVIEW Plainsboro Township

The undersigned, hereby agrees to pay for any professional review necessary for proposed application

KyuTung Whang Date 7/12/19
Applicant Name (Print) Applicant Signature

Forrestal Campus GDP
Application Form 1 Supplement

Block, Lot, Address, and Year Acquired

Block	Lot	Address	Year Acquired	Date filed with County Recorder
701	5	College Road East	10/15/76	10/21/76
701	18	801 Campus Road	3/30/51	4/3/51
701	19	601 Campus Road	3/30/51	4/3/51
701	20	701 Campus Road	3/30/51	4/3/51
701	22	901 Campus Road	3/30/51	4/3/51
701	23	1201 Campus Road; 100 Stellarator Road	3/30/51	4/3/51
701	24	Campus Road	3/30/51	4/3/51
701	25	1200 Campus Road	3/30/51	4/3/51
701	27	1000 Campus Road	3/30/51	4/3/51
701	28	U.S. Route 1	3/30/51	4/3/51
701	29	100-200 Forrestal Road; 151-801 Forrestal Road	3/30/51	4/3/51
701	32.02	Forrestal Road South	3/30/51	4/3/51
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701	33.05	Forrestal Road South (rear)	3/30/51	4/3/51
701	33.06	1 Forrestal Road South	3/30/51	4/3/51
702	13	Research Way	10/15/76	10/21/76
702	14	Research Way	10/15/76	10/21/76

Floor Area of All Structures

The Forrestal Campus, pursuant to the 1999 GDP Approval, is permitted a maximum yield of 3,016,530 square feet. The other remaining lands east of U.S. Route 1 (College Road/Scudders Mill Road), pursuant to the 1999 GDP Approval, is permitted a maximum yield of 6,344,514 square feet. Subsequently, the Township incorporated Block 702, Lot 11.01 into the PMUD Zone District, which added an additional 153,786 square feet to the maximum permitted yield, resulting in a maximum yield of 6,498,390 square feet.

As part of this GDP application, the applicant seeks GDP approval to maintain the 3,016,530 square foot development yield for the Forrestal Campus and the 6,498,390 square foot development yield for the other remaining lands east of U.S. Route 1 (College Road/Scudders Mill Road). The following table summarizes the permitted maximum development yield, the built square footage, and the remaining unbuilt square footage:

Princeton Forrestal Center east of U.S. Route 1			
	Maximum Yield	Built	Remaining
James Forrestal Campus	3,016,530 sf	1,338,213 sf	1,678,317 sf
College Road East / Scudders Mill Road	6,498,390 sf	4,542,127 sf	1,956,263 sf
Total	9,514,920 sf	5,880,340 sf	3,634,580 sf

List of Plans

- PMUD Zone District and Princeton Forrestal Center Plan, dated July 17, 2019, prepared by Van Note-Harvey Associates, Inc., 103 College Road East, 3rd Floor, Princeton, NJ 08540.
- Areas included within the 1999 PFC GDP Land Use Plan and the 2019 Forrestal Campus GDP, dated July 17, 2019, prepared by Van Note-Harvey Associates, Inc., 103 College Road East, 3rd Floor, Princeton, NJ 08540.
- Forrestal Campus General Development Plan Orientation Plan, dated July 17, 2019, prepared by Van Note-Harvey Associates, Inc., 103 College Road East, 3rd Floor, Princeton, NJ 08540.
- Forrestal Campus General Development Plan Reference Plan, dated July 17, 2019, prepared by Van Note-Harvey Associates, Inc., 103 College Road East, 3rd Floor, Princeton, NJ 08540.
- Forrestal Campus General Development Plan General Land Use Plan, dated July 17, 2019, prepared by Clarke Caton Hintz, 100 Barrack Street, Trenton, NJ 08601.
- Forrestal Campus General Development Plan Circulation Plan, dated July 17, 2019, prepared by Van Note-Harvey Associates, Inc., 103 College Road East, 3rd Floor, Princeton, NJ 08540.
- Forrestal Campus General Development Plan Open Space Plan, dated July 17, 2019, prepared by Clarke Caton Hintz, 100 Barrack Street, Trenton, NJ 08601.
- Forrestal Campus General Development Plan Utility Plan, dated July 17, 2019, prepared by Van Note-Harvey Associates, Inc., 103 College Road East, 3rd Floor, Princeton, NJ 08540.
- Forrestal Campus General Development Plan Stormwater Management Plan, dated July 17, 2019, prepared by Van Note-Harvey Associates, Inc., 103 College Road East, 3rd Floor, Princeton, NJ 08540.
- Forrestal Campus General Development Plan Environmental Inventory Plan, dated July 17, 2019, prepared by Clarke Caton Hintz, 100 Barrack Street, Trenton, NJ 08601.

609-799-0909 ext. 1502

(Please Print Response)

Name	Address
Not Applicable - Non-profit organization	

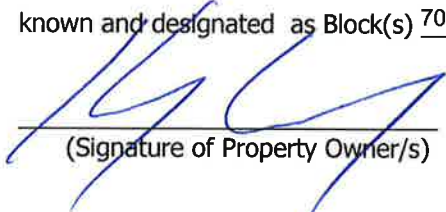


TOWNSHIP OF PLAINSBORO
Department of Planning and Zoning
641 Plainsboro Road
Plainsboro, NJ 08536
609-799-0909 ext. 1502


Form No. 7

AFFIDAVIT OF OWNERSHIP

KyuJung Whang, VP for Facilities, attest that I work at Princeton University
(Property Owner/s)
in the Municipality of Princeton in the County of Mercer, and State
of NJ that Trustees of Princeton University are the owners in fee of all that certain lot,
(Property Owner/s)
piece or parcel of land situated, lying and being in the Township of Plainsboro, New Jersey, and
known and designated as Block(s) 701 / 702, Lot(s) 5, 18, 19, 20, 22, 23, 24, 25, 27, 28, 29, 32.02,
32.04, 33.04, 33.05 and 33.06 / 13 and 14


(Signature of Property Owner/s)

Notary Seal

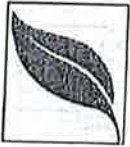
Sworn and subscribed before me this 12th day of July, 2019.

(Signature of Notary)
LAURA I. DARRELL
NOTARY PUBLIC OF NEW JERSEY
ID # 50018350
My Commission Expires 6/26/2020

AUTHORIZATION

(If anyone other than above owner is making this application, the following authorization must be executed).

_____ is hereby authorized to
make the within application.

Dated: _____, 20_____.
(Owners/s to sign here)



TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning
641 Plainsboro Road
Plainsboro, NJ 08536
609-799-0909 ext. 1502

Form No. 8

TAXES COLLECTED

Re: Property Tax Status

On: Block 701 Lot 18 *O Farm*

Current as of: 3/14/19

Delinquent as of: _____

Signed  Date 3/14/19
Municipal Tax Collector

Tax Account Maintenance									
<input type="button" value="Add"/> <input type="button" value="Edit"/> <input type="button" value="Close"/> <input type="button" value="Delete"/> <input type="button" value="Previous"/> <input type="button" value="Next"/> <input type="button" value="Detail"/> <input type="button" value="Letter"/>									
Block: 701									
Lot: 18									
Qualifier: QFAR14									
Owner: TRUSTEES OF PR UNIV/REAL EST FIN									
Prop Loc: 801 CAMPUS ROAD		Account Id: 00003963							
		<input type="button" value="Tax Bill"/> <input type="button" value="PTR Form"/> <input type="button" value="Restricted Edit"/>							
General		Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance			
2019	2		4.57	4.57	.00	4.57			
2019	1		4.58	.00	.00	.00			
2019		Total	9.15	4.57	.00	4.57			
2018	4		4.70	.00	.00	.00			
2018	3		4.71	.00	.00	.00			
2018	2		4.44	.00	.00	.00			
Other Delinquent Balances:				.00	Interest Date: 03/14/19			<input type="button" value="Interest Detail"/>	
Other APR2 Threshold Amt:				.00	Per Diem:	.0000	Last Payment Date:	02/06/2019	
TOTAL TAX BALANCE DUE									
Principal:				.00	Penalty:			.00	
Misc. Charges:				.00	Interest:			.00	
Total:				.00	Total:			.00	

* Indicates Adjusted Billing in a Tax Quarter.



TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning
641 Plainsboro Road
Plainsboro, NJ 08536
609-799-0909 ext. 1502

Form No. 8

TAXES COLLECTED

Re: Property Tax Status

On: Block 701 Lot 19 *Q Form*

Current as of: 3/14/19

Delinquent as of: _____

Signed _____

Municipal Tax Collector

Date _____

3/14/19

Tax Account Maintenance

Block: 701 Lot: 19

Qualifier: QFARM -

Owner: TRUSTEES OF PR UNIV/REAL EST FIN

Prop Loc: 601 CAMPUS ROAD

Account Id: 00000964

Year	Qtr	Type	Billed	Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes
2019	2		6.86					6.86	.00	6.86	
2019	1		6.86					.00	.00	.00	
2019		Total	13.72					6.86	.00	6.86	
2018	4		7.05					.00	.00	.00	
2018	3		7.05					.00	.00	.00	
2018	2		6.86					.00	.00	.00	
2018	1							.00	.00	.00	
2018		Total						.00	.00	.00	

Other Delinquent Balances: .00

Other APR2 Threshold Amt: .00

TOTAL TAX BALANCE DUE

Interest Date: 03/14/19

Per Diem: .0000

Last Payment Date: 02/06/2019

Principal: .00

Misc. Charges: .00

Penalty: .00

Interest: .00

Total: .00

* Indicates Adjusted Billing in a Tax Quarter.



TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning
641 Plainsboro Road
Plainsboro, NJ 08536
609-799-0909 ext. 1502

Form No. 8

TAXES COLLECTED

Re: Property Tax Status

On: Block 701 Lot 20

Current as of: 3/14/19

Delinquent as of: _____

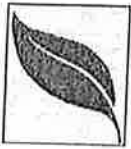
Signed _____

Municipal Tax Collector

Date 3/14/19

Tax Account Maintenance									
<input type="button" value="Add"/> <input type="button" value="Edit"/> <input type="button" value="Close"/> <input type="button" value="Delete"/>		<input type="button" value="Previous"/> <input type="button" value="Next"/> <input type="button" value="Detail"/> <input type="button" value="Letter"/>							
Block:	701								
Lot:	20								
Qualifier:									
Owner:	TRUSTEES OF PR UNIV/REAL EST FIN								
Prop Loc:	701 CAMPUS ROAD	Account Id:	00000965						
General		Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance			
2019	2		297.31	297.31	.00	297.31			
2019	1		297.31	.00	.00	.00			
2019		Total	594.62	297.31	.00	297.31			
2018	4		305.76	.00	.00	.00			
2018	3		305.76	.00	.00	.00			
2018	2		288.86	.00	.00	.00			
Other Delinquent Balances: .00 Interest Date: 03/14/19 <input type="button" value="Interest Detail"/>									
Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 02/06/2019 <input type="button" value="Interest Detail"/>									
TOTAL TAX BALANCE DUE									
Principal:		.00		Penalty:		.00			
Misc. Charges:		.00		Interest:		.00		Total: .00	

* Indicates Adjusted Billing in a Tax Quarter.



TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning
641 Plainsboro Road
Plainsboro, NJ 08536
609-799-0909 ext. 1502

Form No. 8

TAXES COLLECTED

Re: Property Tax Status

On: Block 701 Lot 22

Current as of: 3/14/19

Delinquent as of: _____

Signed


Municipal Tax Collector

Date

3/14/19



TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning
641 Plainsboro Road
Plainsboro, NJ 08536
609-799-0909 ext. 1502

Form No. 8

TAXES COLLECTED

Re: Property Tax Status

On: Block 701 Lot 23 *2* 701/23 Q Form

Current as of: 3/14/19

Delinquent as of: _____

Signed _____

Municipal Tax Collector

Date _____

3/14/19

Tax Account Maintenance																	
<input type="button" value="Add"/> <input type="button" value="Edit"/> <input type="button" value="Close"/> <input type="button" value="Delete"/>		<input type="button" value="Previous"/> <input type="button" value="Next"/>		<input type="button" value="Detail"/> <input type="button" value="Letter"/>													
Block: 701		...															
Lot: 23																	
Qualifier: QFARM- -																	
Owner: TRUSTEES OF PR UNIV/REAL EST FIN		...															
Prop Loc: 1201 CAMPUS ROAD		...		Account Id: 000003968				<input type="button" value="Tax Bill"/> <input type="button" value="PTR Form"/> <input type="button" value="Restricted Edit"/>									
General		Assessed Value		Additional		Billing		Deductions		Balance		All Charges		Add/Omit		Notes	
Year	Qtr	Type	Billed	Principal	Balance	Interest	Total	Balance									
2019	2		60.61	60.61	.00	.00	60.61										
2019	1		60.61	.00	.00	.00	.00										
2019		Total	121.22	60.61	.00	.00	60.61										
2018	4		62.33	.00	.00	.00	.00										
2018	3		62.33	.00	.00	.00	.00										
2018	2		58.88	.00	.00	.00	.00										
Other Delinquent Balances: .00 Interest Date: 03/14/19 <input type="button" value="Interest Detail"/>																	
Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 02/06/2019																	
TOTAL TAX BALANCE DUE																	
Principal: .00 Penalty: .00																	
Misc. Charges: .00 Interest: .00 Total: .00																	

* Indicates Adjusted Billing in a Tax Quarter.



TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning
641 Plainsboro Road
Plainsboro, NJ 08536
609-799-0909 ext. 1502

Form No. 8

TAXES COLLECTED

Re: Property Tax Status

On: Block 701 Lot 24 X

Current as of: 3/14/19

Delinquent as of: _____

Signed


Municipal Tax Collector

Date

3/14/19

Tax Account Maintenance

Block: 701
 Lot: 24
 Qualifier: -X-
 Owner: TRUSTEES OF PR UNIV/REAL EST FIN
 Prop Loc: CAMPUS ROAD
 Account Id: 00000969

General	Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance		
		Total	.00		.00	.00		.00

Other Delinquent Balances: .00
 Interest Date: 03/14/19

Other APR2 Threshold Amt: .00
 Per Diem: .0000
 Last Payment Date:

TOTAL TAX BALANCE DUE

Principal:	.00	Penalty:	.00
Misc. Charges:	.00	Interest:	.00
Total:		.00	

* Indicates Adjusted Billing in a Tax Quarter.



TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning
641 Plainsboro Road
Plainsboro, NJ 08536
609-799-0909 ext. 1502

Form No. 8

TAXES COLLECTED

Re: Property Tax Status

On: Block 701 Lot 25 Q Farm

Current as of: 3/14/19

Delinquent as of: _____

Signed

Municipal Tax Collector

Date

3/14/19

Tax Account Maintenance

Block: 781
Lot: 25
Qualifier: QFARM -

Owner: TRUSTEES OF PR UNIV/REAL EST FIM

Prop Loc: 1200 CAMPUS ROAD

Account Id: 00000970

Buttons: Add, Edit, Close, Delete, Previous, Next, Detail, Letter, Tax Bill, PTR Form, Restricted Edit

General	Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance		
2019	2		52.03	52.03	.00	52.03		
2019	1		52.03	.00	.00	.00		
2019		Total	104.06	52.03	.00	52.03		
2018	4		53.51	.00	.00	.00		
2018	3		53.51	.00	.00	.00		
2018	2		50.55	.00	.00	.00		

Other Delinquent Balances: .00

Other APR2 Threshold Amt: .00

Interest Date: 03/14/19

Per Diem: .0000

Interest Date: 02/06/2019

Last Payment Date: .0000

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter.



TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning
641 Plainsboro Road
Plainsboro, NJ 08536
609-799-0909 ext. 1502

Form No. 8

TAXES COLLECTED

Re: Property Tax Status

On: Block 701 Lot 27 *Q Farm*

Current as of: 3/14/19

Delinquent as of: _____

Signed _____

Municipal Tax Collector

Date 3/14/19

Tax Account Maintenance

Block: 701

Lot: 27

Qualifier: QFARM-

Owner: TRUSTEES OF PR UNIV/REAL EST FIN

Prop Loc: 1000 CAMPUS ROAD

Account Id: 000000372

General		Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes
Year	Qtr	Type	Billed	Principal Balance	Interest	Total	Balance		
2019	2		53.17	53.17	.00	53.17			
2019	1		53.18	.00	.00	.00			
2019		Total	106.35	53.17	.00	53.17			
2018	4		54.68	.00	.00	.00			
2018	3		54.69	.00	.00	.00			
2018	2		51.68	.00	.00	.00			

Other Delinquent Balances: .00

Interest Date: 03/14/19

Other APR2 Threshold Amt: .00

Per Diem: .0000

Last Payment Date: 02/06/2019

Interest Detail

TOTAL TAX BALANCE DUE

Principal: .00

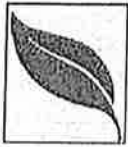
Misc Charges: .00

Interest: .00

Penalty: .00

Total: .00

* Indicates Adjusted Billing in a Tax Quarter.



TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning
641 Plainsboro Road
Plainsboro, NJ 08536
609-799-0909 ext. 1502

Form No. 8

TAXES COLLECTED

Re: Property Tax Status

On: Block 701 Lot 28 *8 701/28 Q Form*

Current as of: 3/14/19

Delinquent as of: _____

Signed _____

Municipal Tax Collector

Date 3/14/19

Tax Account Maintenance									
<input type="button" value="Add"/> <input type="button" value="Edit"/> <input type="button" value="Close"/> <input type="button" value="Delete"/> <input type="button" value="Previous"/> <input type="button" value="Next"/> <input type="button" value="Detail"/> <input type="button" value="Letter"/>									
Block: 701									
Lot: 28									
Qualifier:									
Owner: TRUSTEES OF PR UNIV/REAL EST FIN									
Prop Loc: U S ROUTE 1		Account Id: 00000973							
		<input type="button" value="Tax Bill"/>		<input type="button" value="PTR Form"/>		<input type="button" value="Restricted Edit"/>			

General	Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance		
2019	2		682.10		682.10	.00	682.10	
2019	1		682.10		.00	.00	.00	
2019		Total	1,364.20		682.10	.00	682.10	
2018	4		701.48		.00	.00	.00	
2018	3		701.49		.00	.00	.00	
2018	2		662.71		.00	.00	.00	

Other Delinquent Balances:		.00	Interest Date: 03/14/19	<input type="button" value="Interest Date"/>
Other APR2 Threshold Amt:		.00	Per Diem: .0000	Last Payment Date: 02/06/2019

TOTAL TAX BALANCE DUE			
Principal:	.00	Penalty:	.00
Misc. Charges:	.00	Interest:	.00
		Total:	.00

* Indicates Adjusted Billing in a Tax Quarter.

Block: 701

Lot: 28

Qualifier: QFARM -

Owner: TRUSTEES OF PR UNIV/REAL EST FIN

Prop Loc: U S ROUTE 1

Account Id: 00000974

Restricted Edit

PTR Form

Tax Bill

Add

Edit

Delete

Close

Next

Previous

Detail

Letter

General		Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance			
2019	2		172.67			172.67	.00	172.67	
2019	1		172.67			.00	.00	.00	
2019		Total	345.34			172.67	.00	172.67	
2018	4		177.57			.00	.00	.00	
2018	3		177.58			.00	.00	.00	
2018	2		167.76			.00	.00	.00	

Other Delinquent Balances: .00 Interest Date: 03/14/19

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 02/06/2019

TOTAL TAX BALANCE DUE

Principal:	.00	Penalty:	.00
Misc. Charges:	.00	Interest:	.00
Total:		.00	

* Indicates Adjusted Billing in a Tax Quarter.



TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning
641 Plainsboro Road
Plainsboro, NJ 08536
609-799-0909 ext. 1502

Form No. 8

TAXES COLLECTED

Re: Property Tax Status

On: Block 701 Lot 29

Current as of: 3/14/19

Delinquent as of: _____

Signed

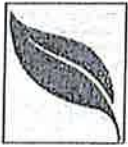

Municipal Tax Collector

Date

3/14/19

Tax Account Maintenance																		
<input type="button" value="Add"/> <input type="button" value="Edit"/> <input type="button" value="Close"/> <input type="button" value="Delete"/> <input type="button" value="Previous"/> <input type="button" value="Next"/> <input type="button" value="Detail"/> <input type="button" value="Letter"/>																		
Block:	701																	
Lot:	29																	
Qualifier:																		
Owner:	TRUSTEES OF PR UNIV/REAL EST FIN																	
Prop Loc:	100-200 FORRESTAL ROAD	Account Id:	00000375															
								<input type="button" value="Tax Bill"/> <input type="button" value="PTR Form"/> <input type="button" value="Restricted Edit"/>										
General		Assessed Value		Additional		Billing		Deductions		Balance		All Charges		Add/Omit		Notes		
Year	Qtr	Type	Billed	Principal	Balance	Interest	Total	Balance										
2019	2		22,229.64		22,229.64	.00	22,229.64											
2019	1		22,229.64		.00	.00	.00											
2019		Total	44,459.28		22,229.64	.00	22,229.64											
2018	4		22,861.44		.00	.00	.00											
2018	3		22,861.44		.00	.00	.00											
2018	2		21,507.84		.00	.00	.00											
Other Delinquent Balances:				.00		Interest Date: 03/14/19		<input type="button" value="Interest Date"/> <input type="button" value="Interest Detail"/>										
Other APR2 Threshold Amt:				.00		Per Diem: .0000		Last Payment Date: 02/06/2019										
TOTAL TAX BALANCE DUE																		
Principal:				.00		Penalty:												
Misc. Charges:				.00		Interest:				Total:								
				.00		Total:												

* Indicates Adjusted Billing in a Tax Quarter.



TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning
641 Plainsboro Road
Plainsboro, NJ 08536
609-799-0909 ext. 1502

Form No. 8

TAXES COLLECTED

Re: Property Tax Status

On: Block 701 Lot 32.02

Current as of: 3/14/19

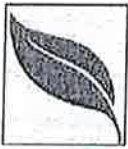
Delinquent as of: _____

Signed

Municipal Tax Collector

Date

3/14/19



TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning
641 Plainsboro Road
Plainsboro, NJ 08536
609-799-0909 ext. 1502

Form No. 8

TAXES COLLECTED

Re: Property Tax Status

On: Block 701 Lot 32.04

Current as of: _____

Delinquent as of: _____

N/A
No Record in our
System.

Signed _____ Date _____
Municipal Tax Collector

32.04 \$
see attached
email



TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning

641 Plainsboro Road

Plainsboro, NJ 08536

609-799-0909 ext. 1502

Form No. 8

TAXES COLLECTED

Re: Property Tax Status

On: Block(s) 701 Lot(s) 29 Qual. X

Current as of: 3/29/19

Delinquent as of: _____

Signed  Date 3-29-19
Municipal Tax Collector

1218 BLOCK 701 LOT 29

QUAL. X

UPDATED ON 092817

-----OWNER INFORMATION-----

TRUSTEES OF PR UNIV/REAL EST FIN
MACMILLAN BLDG-BUS OFFICE
PRINCETON, NJ 08544

-----PROPERTY INFORMATION-----

PROP LOC: 201-801 FORRESTAL ROAD
PROPERTY CLASS 15F ACCOUNT#
BLDG DESC CAMPUS
LAND/ACRE 72.572 AC / 72.57
ADDITIONL LOTS 32.04

DED AMT #OWN 01
BANK# MORT# SS# 000000000

ZONE PMUD MAP 7 USER#1 #2
BULT 0000 UNITS 01 BCLASS 10

-----SALES INFORMATION-----

DATE BOOK PAGE PRICE PCD NU 4TYPE

CUR:

-1:

-2:

---VALUES---

LAND 26435800

IMPR 18585100

EXM1

EXM2

EXM3

EXM4

NET 45020900

OLDID: 5

VCS EXPT SFLA 0

-----TENANT REBATE-----

BASE YR TAXES FLAG
18 .00 N

-----EXEMPT PROPERTY DATA-----

EPL CD 2403350 STAT. 54:04-03.06

FACILITY COLLEGE

INIT FILE FUR FILE 110106

ASMT CODE

-----TAXES-----

18 TOTAL .00

19 HALF1 .00

19 TOTAL .00

20 HALF1 .00

SPTAX CDS: F01

3.35 X

NEXT ACCESS: BLK

LOT

QUAL

EN=CHANGE F1=NO ACTION F3=ASSMT HISTORY F5=RECORD CARD F7=MORE

Snook, Carol A.

From: Faasen, Jesse <jfaasen@plainsboronj.com>
Sent: Friday, March 29, 2019 10:06 AM
To: Snook, Carol A.
Subject: RE: administrator@plainsboronj.com_20190314_032646.pdf
Attachments: 701-29 X current status covering 701-32.04 additional lot.pdf

Good morning Carol,

I check with our Assessor Thomas and he informed me it is an additional lot under 701/29 qual X. Please find the attached to cover your request.

Thanks,

Jesse Faasen, CTC
Plainsboro Township
641 Plainsboro Road
Plainsboro, NJ 08536
P-609-799-0909 x1408
F-609-799-3247
Jfaasen@plainsboronj.com

From: Snook, Carol A. [mailto:Carol.Snook@dbr.com]
Sent: Thursday, March 28, 2019 4:43 PM
To: Faasen, Jesse <jfaasen@plainsboronj.com>
Subject: RE: administrator@plainsboronj.com_20190314_032646.pdf

Jesse,

I reviewed the certifications you provided to me earlier today and saw that you indicated that there was no record in your system of Lot 32.04 in Block 701.

Attached is a copy of a portion of the tax map with Lot 32.04 circled. Please provide me with an updated certification of paid taxes for that lot.

Thank you.

Carol Ann Snook
Legal Assistant
Drinker Biddle & Reath LLP
105 College Road East, P.O. Box 627
Princeton, NJ 08542-0627
(609) 716-6624 office
Carol.Snook@dbr.com

From: Faasen, Jesse <jfaasen@plainsboronj.com>
Sent: Thursday, March 28, 2019 2:18 PM
To: Snook, Carol A. <Carol.Snook@dbr.com>
Subject: FW: [administrator@plainsboronj.com 20190314 032646.pdf](#)

From: Faasen, Jesse
Sent: Thursday, March 14, 2019 3:56 PM
To: 'Carol.Snook@dbr.com' <Carol.Snook@dbr.com>
Subject: [administrator@plainsboronj.com 20190314 032646.pdf](#)

Good afternoon Carol,

Please find the attached. I also attached an updated form which includes a space for qualifiers. Also if you could send these to me directly in the future it will ensure a prompt response.

Thanks,

Jesse Faasen, CTC
Plainsboro Township
641 Plainsboro Road
Plainsboro, NJ 08536
P-609-799-0909 x1408
F-609-799-3247
jfaasen@plainsboronj.com

Drinker Biddle & Reath LLP is a Delaware limited liability partnership. The partner responsible for the firm's Princeton office is Dorothy Bolinsky, and the partner responsible for the firm's Florham Park office is Andrew B. Joseph.

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TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning
641 Plainsboro Road
Plainsboro, NJ 08536
609-799-0909 ext. 1502

Form No. 8

TAXES COLLECTED

Re: Property Tax Status

On: Block 701 Lot 33.04

Current as of: 3/14/19

Delinquent as of: _____

Signed

Municipal Tax Collector

Date

3/14/19

Tax Account Maintenance									
Block: 701		Lot: 33.04		Qualifier:		Owner: TRUSTEES OF PR UNIV/REAL EST FIN		Prop Loc: SCUDDERS MILL ROAD	
Account Id: 00006003		Tax Bill		PTR Form		Restricted Edit			
General	Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes	
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance			
2019	2		857.62	857.62	.00	857.62			
2019	1		857.63	.00	.00	.00			
2019		Total	1,715.25	857.62	.00	857.62			
2018	4		882.00	.00	.00	.00			
2018	3		882.00	.00	.00	.00			
2018	2		833.25	.00	.00	.00			
Other Delinquent Balances: .00 Interest Date: 03/14/19									
Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 02/06/2019									
TOTAL TAX BALANCE DUE									
Principal: .00 Penalty: .00									
Misc. Charges: .00 Interest: .00 Total: .00									



TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning
641 Plainsboro Road
Plainsboro, NJ 08536
609-799-0909 ext. 1502

Form No. 8

TAXES COLLECTED

Re: Property Tax Status

On: Block 701 Lot 33.05 & 701/33.05 Q Form

Current as of: 3/14/19

Delinquent as of: _____

Signed _____

Municipal Tax Collector

Date 3/14/19

Tax Account Maintenance

Block: 701
 Lot: 33.05
 Qualifier:

Owner: TRUSTEES OF PR UNIV/REAL EST FIN
 Prop Loc: FORRESTAL RD SOUTH (REAR)

Account Id: 00006018

General	Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance		
		Total	.00		.00	.00		.00

Other Delinquent Balances: .00 Interest Date: 03/14/19

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date:

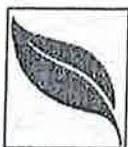
TOTAL TAX BALANCE DUE

Principal:	.00	Penalty:	.00
Misc. Charges:	.00	Interest:	.00
Total:		.00	

* Indicates Adjusted Billing in a Tax Quarter.

Tax Account Maintenance									
Add	Edit	Close	Delete	Previous	Next	Detail	Letter		
Block:	701								
Lot:	33.05								
Qualifier:	QFARM- -								
Owner:	TRUSTEES OF PR UNIV/REAL EST FIN								
Prop Loc:	FORRESTAL RD SOUTH (REAR)	Account Id:	00006004						
Notes Exist									
		Tax Bill		PTR Form		Restricted Edit			
General	Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes	
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance			
2019	2		12.58		12.58	.00	12.58		
2019	1		12.58		.00	.00	.00		
2019		Total	25.16		12.58	.00	12.58		
2018	4		12.93		.00	.00	.00		
2018	3		12.94		.00	.00	.00		
2018	2		12.27		.00	.00	.00		
Other Delinquent Balances: .00 Interest Date: 03/14/19 Interest Date: 02/06/2019									
Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 02/06/2019									
TOTAL TAX BALANCE DUE									
Principal:		.00		Penalty:		.00			
Misc. Charges:		.00		Interest:		.00		Total: .00	

* Indicates Adjusted Billing in a Tax Quarter.



TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning
641 Plainsboro Road
Plainsboro, NJ 08536
609-799-0909 ext. 1502

Form No. 8

TAXES COLLECTED

Re: Property Tax Status

On: Block 701 Lot 33.06

Current as of: 3/14/19

Delinquent as of: _____

Signed

Municipal Tax Collector

Date

3/14/19

Tax Account Maintenance																	
Add		Edit		Close		Delete		Previous		Next		Detail		Letter			
Block: 701		...															
Lot: 33.06																	
Qualifier: QFARM -																	
Owner: TRUSTEES OF PR UNIV/REAL EST FIN		...															
Prop Loc: 1 FORRESTAL ROAD SOUTH		...		Account id: 00006005		...								Tax Bill			
														PTR Form			
														Restricted Edit			
General		Assessed Value		Additional		Billing		Deductions		Balance		All Charges		Add/Omit		Notes	
Year	Qtr	Type	Billed	Principal	Balance	Interest	Total	Balance									
2019	2		43.45	43.45	.00	43.45											
2019	1		43.46	.00	.00												
2019		Total	86.91	43.45	.00	43.45											
2018	4		44.69	.00	.00												
2018	3		44.69	.00	.00												
2018	2		42.22	.00	.00												
Other Delinquent Balances:				.00		Interest Date: 03/14/19											
Other APR2 Threshold Amt:				.00		Per Diem:		.0000		Last Payment Date:		02/06/2019					
TOTAL TAX BALANCE DUE																	
Principal:		.00		Penalty:		.00											
Misc. Charges:		.00		Interest:		.00		Total:									

* Indicates Adjusted Billing in a Tax Quarter.



TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning
641 Plainsboro Road
Plainsboro, NJ 08536
609-799-0909 ext. 1502

Form No. 8

TAXES COLLECTED

Re: Property Tax Status

On: Block 702 Lot 13

Current as of: 3/14/19

Delinquent as of: _____

Signed _____


Municipal Tax Collector

Date 3/14/19

Tax Account Maintenance									
<input type="button" value="Add"/> <input type="button" value="Edit"/> <input type="button" value="Close"/> <input type="button" value="Delete"/> <input type="button" value="Previous"/> <input type="button" value="Next"/> <input type="button" value="Detail"/> <input type="button" value="Letter"/>									
Block:	702								
Lot:	13								
Qualifier:									
Owner:	TRUSTEES OF PR UNIV/REAL EST FID								
Prop Loc:	RESEARCH WAY		Account Id:	00000997					
			<input type="button" value="Tax Bill"/>		<input type="button" value="PTR Form"/>		<input type="button" value="Restricted Edit"/>		
General		Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes
Year	Qtr	Type	Billed	Principal	Balance	Interest	Total	Balance	
2019	2		1,141.21		1,141.21	.00	1,141.21		
2019	1		1,141.22		.00	.00	.00		
2019		Total	2,282.43		1,141.21	.00	1,141.21		
2018	4		1,173.65		.00	.00	.00		
2018	3		1,173.65		.00	.00	.00		
2018	2		1,141.78		.00	.00	.00		
Other Delinquent Balances: .00 Interest Date: 03/14/19 <input type="button" value="Interest Detail"/>									
Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 02/05/2019									
TOTAL TAX BALANCE DUE									
Principal:			.00		Penalty:		.00		
Misc. Charges:			.00		Interest:		.00		
					Total:		.00		

* Indicates Adjusted Billing in a Tax Quarter.



TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning
641 Plainsboro Road
Plainsboro, NJ 08536
609-799-0909 ext. 1502

Form No. 8

TAXES COLLECTED

Re: Property Tax Status

On: Block 702 Lot 14

Current as of: 3/14/19

Delinquent as of: _____

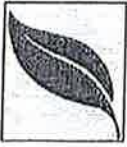
Signed _____

Municipal Tax Collector

Date 3/14/19

Tax Account Maintenance									
Add		Edit	Close	Delete	Previous	Next	Detail	Letter	
Block:	702	...							
Lot:	14	...							
Qualifier:									
Owner:	TRUSTEES OF PR UNIV/REAL EST FIN								
Prop Loc:	RESEARCH WAY	...	Account Id:	00000998	...			Tax Bill	Restricted Edit
General		Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance			
2019	2		930.81	930.81	.00	930.81			
2019	1		930.81	.00	.00	.00			
2019		Total	1,861.62	930.81	.00	930.81			
2018	4		957.26	.00	.00	.00			
2018	3		957.27	.00	.00	.00			
2018	2		904.35	.00	.00	.00			
Other Delinquent Balances:				.00	Interest Date: 03/14/19			Interest Detail	
Other APR2 Threshold Amt:				.00	Per Diem: .0000	Last Payment Date: 02/06/2019			
TOTAL TAX BALANCE DUE									
Principal:				.00	Penalty:			.00	
Misc. Charges:				.00	Interest:			.00	
				.00	Total:			.00	

* Indicates Adjusted Billing in a Tax Quarter.



TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning
641 Plainsboro Road
Plainsboro, NJ 08536
609-799-0909 ext. 1502

Form No. 8

TAXES COLLECTED

Re: Property Tax Status

On: Block 701 Lot 5 *Q Farm*

Current as of: 3/14/19

Delinquent as of: _____

Signed _____

Municipal Tax Collector

Date _____

3/14/19

Tax Account Maintenance

Block: 701 Lot: 5

Qualifier: QF4PM -

Owner: TRUSTEES OF PR UNIV/REAL EST FIN

Prop Loc: COLLEGE ROAD EAST

Account id: 00000947

Add Edit Close Delete Previous Next Detail Letter

Tax Bill PTR Form Restricted Edit

Year	Qtr	Type	Billed	Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes
2019	2		4.00					4.00	.00	4.00	
2019	1		4.01					.00	.00	.00	
2019		Total	8.01					4.00	.00	4.00	
2018	4		4.11					.00	.00	.00	
2018	3		4.12					.00	.00	.00	
2018	2		3.80					.00	.00	.00	
2018	1							.00	.00	.00	
2018		Total						4.00	.00	4.00	

Other Delinquent Balances: .00

Other APR2 Threshold Amt: .00

TOTAL TAX BALANCE DUE

Principal: .00

Misc. Charges: .00

Interest Date: 03/14/19

Per Diem: .0000

Interest Detail: 02/06/2019

Last Payment Date:

* Indicates Adjusted Billing in a Tax Quarter.