



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 checked="" type="checkbox"/> 2. Minor Site Plan	\$400	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, 13, 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 type="checkbox"/> 9. General Development Plan		1, 6, 7, 8, 9, 14, 15 & W9

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

Name of Applicant: Safari Energy LLC

Address: 1407 Broadway, 24th Floor City: New York State: NY Zip: 10018

Email: sfeldman@safarienergy.com Phone: 203-915-0830

Applicant's Attorney: Ryan P. Kennedy, Esq. Stevens & Lee, PC

Address: 100 Lenox Drive, Suite 200 City: Lawrenceville State: NJ Zip: 08648

Email: ryan.kennedy@stevenslee.com Phone: 609-243-6424

Contact Person: c/o attorney Ryan P. Kennedy, Esq.

Address: City: State: Zip:

Email: Phone:

Engineer/Surveyor: Van Note-Harvey Associates Ralph Petrella

Address: 103 College Road East City: Princeton State: NJ Zip: 08540

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

Architect:

Address: City: State: Zip:

Email: Phone:

Owner's Name: TGA 600 College Road LLC (ground lessee for lot 10, owner of lot 11)

Address: c/o 650 College Road East, Suite 1100 City: Princeton State: NJ Zip: 08450

Email: Phone:

Minor Site Plan

Address of Property: 600 and 650 College Road East

Applicant Interest in property (owner, lessee, etc.) lessee/solar provider

When acquired Lot 11 - November 1, 2016

Tax Map Sheet 7 Block 701 Lot 10 & 11 Date filed with County Recorder Lot 11 1/13/2017

- 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 No

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

Area of property Lot 10 21.358 acres or Lot 11 12.78 sq. ft. Frontage on an improved street +/- 1600 ft. No. of proposed lots N/A

Present Zoning: PMUD Present Use of Property: Commercial Office Buildings

Proposed Use of Property: same as current use, with solar canopy

Description of all present structures: Each lot contains an existing commercial office building with related improvements

Number of proposed Buildings N/A Floor area of all structures Lot 10 footprint +/- 60,300 sq. ft. Lot 11 footprint +/- 48,700

Percentage of coverage by buildings Lot 10 +/- 6.5% Impervious coverage Lot 10 +104.5 SF of coverage
Lot 11 +/- 8.7% Lot 11 + 120.2 SF of coverage

Has a subdivision previously been granted? X Date

Has a variance previously been granted? Date

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

Explain property is part of existing developed office part subject to Princeton University declaration of restrictions

- Is a variance requested?
- Describe in detail section of zoning ordinance from which applicant seeks relief:

III. PLANS

Attach list of plans and exhibits submitted, indicating names, address, license #, and phone numbers of preparer. see attached

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.

Safari Energy, LLC by Aspen Power Partners, authorized member

Signature of Owner Date Signature of Applicant Date 12/13/22
TGA 600 College Road LLC c/o Cushman & Wakefield (owner/ground lessee)
Sworn to and subscribed before me this day of , 20 .

Notary

GLORIA DELORES BISSESSAR
Notary Public, State of New York
Registration #01B16252627
Qualified In Kings County
Commission Expires Dec. 12, 2024

**AGREEMENT TO PAY FOR PROFESSIONAL REVIEW
Plainsboro Township**

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

Safari Energy, LLC

Applicant Name (Print)

Date

By: Aspen Power Partners, authorized member

By:

Applicant Signature

Scott Delaney, COO

Date

Form No. 1

File No. _____

PLANNING/ZONING BOARDS
(continued)

Safari Energy LLC
Minor Site Plan

List of included plans, reports, exhibits and preparers:

Van Note-Harvey Associates, Inc.

Engineers Planners Land Surveyors Environmental Consultants

103 College Road East, 3rd Floor

Princeton, NJ 08540

Phone 609-987-2323

PurePower Engineering

111 River Street, Suite 1110

Hoboken, NJ 07030

Phone 201-687-9975

Sheet	Description
CVR	Cover sheet
VIC	Vicinity Plan & Key Map
CE-1	Overall Site Plan
CE-2	Site Engineering Plan 600 College Road
CE-3	Site Engineering Plan 650 College Road
CE-4	Site Circulation Plan 600 College Road
CE-5	Site Circulation Plan 650 College Road
CE-6	Soil Erosion and Sediment Control Plan 600 College Road
CE-7	Soil Erosion and Sediment Control Plan 650 College Road
CE-8	Soil Erosion and Sediment Control Notes
CE-9	Soil Erosion and Sediment Control Details
CE-10	Construction Details
LS-1	Site Landscape Plan
1	Existing Conditions Plan 600 College Road
1	Existing Conditions Plan 650 College Road
G100	Site Plan
E151	Photometrics Plan

Engineering Report

Address of Property: 600 and 650 College Road East

Applicant Interest in property (owner, lessee, etc.) lessee/solar provider

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Tax Map Sheet 7 Block 701 Lot 10 & 11 Date filed with County Recorder Lot 11 1/13/2017

- 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 _____ No _____

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

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

Present Zoning: PMUD Present Use of Property: Commercial Office Buildings

Proposed Use of Property: same as current use, with solar canopy

Description of all present structures: _____

Number of proposed Buildings N/A Floor area of all structures _____ sq. ft.

Percentage of coverage by buildings _____ Impervious coverage _____

Has a subdivision previously been granted? X Date _____

Has a variance previously been granted? _____ Date _____

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

Explain property is part of existing developed office part subject to Princeton University declaration of restrictions

- Is a variance requested? _____
- Describe in detail section of zoning ordinance from which applicant seeks relief: _____

III. PLANS

Attach list of plans and exhibits submitted, indicating names, address, license #, and phone numbers of preparer. see attached

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 _____ Signature of Applicant _____ Date _____
 TGA 600 College Road LLC (owner/ground lessee)
 Sworn to and subscribed before me this 01ST day of NOVEMBER 2022.

[Signature]
 Notary

JOSEPH V WEBER
 Notary Public, State of New York
 Registration No. 01WE6375325
 Qualified in Kings County
 Commission Expires May 14, 2026

AGREEMENT TO PAY FOR PROFESSIONAL REVIEW Plainsboro Township

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

Applicant Name (Print) _____ Date _____ Applicant Signature _____ Date _____



TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning

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Form No. 7

AFFIDAVIT OF OWNERSHIP

_____, attest that I/we reside at c/o Cushman & Wakefield 650 College Road, Suite 1100
 (Property Owner/s)
 in the township of Princeton in the County of Mercer, and State
 of New Jersey that TGA 600 College Road LLC is/are the owners in fee of all that certain lot,
 (Property Owner/s) and/or ground lessee
 piece or parcel of land situated, lying and being in the Township of Plainsboro, New Jersey, and
 known and designated as Block(s) 701, Lot(s) 11/10.

(Signature of Property Owner/s)

Notary Seal

Sworn and subscribed before me this 19 day of December, 2022.

(Signature of Notary)

AUTHORIZATION

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

Safari Energy LLC is hereby authorized to
 make the within application.

TGA 600 College Road LLC

Dated: 12/19, 2022. By:

(Owners/s to sign here)

JOSEPH V WEBER
 Notary Public, State of New York
 Registration No. 01WE6375325
 Qualified in Kings County
 Commission Expires May 14, 2026



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**APPLICANT'S DISCLOSURE STATEMENT
(CORPORATION OR PARTNERSHIP)
(Please Print Response)**

- A. Subdivisions with six (6) or more lots
- B. Site Plan for Commercial Purpose
- C. Variance to construct multi-dwelling units or twenty-five or more family units
- D. General Development Plan approval

[illegible]

Form No. 6

File No. _____

APPLICANT'S DISCLOSURE STATEMENT

Safari Energy LLC

Minor Site Plan

SAFARI ENERGY CONSTRUCTION, LLC (1407 Broadway 24th Fl, New York, NY 10018).

PPL Safari Holdings, LLC (1407 Broadway 24th Fl, New York, NY 10018).

Aspen Power Services, LLC (100 Crescent Ct., Suite 700, Dallas, TX 75201)



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TGA 600 COLLEGE ROAD LLC
(GROUND LESSEE FOR LOT 10, OWNER
OF LOT 11) attests that I/we reside at c/o Cushman & Wakefield 650 College Road, Suite 1100

(Property Owner/s)
in the township _____ of Princeton in the County of Mercer, and State

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(Property Owner/s) and/or ground lessee
piece or parcel of land situated, lying and being in the Township of Plainsboro, New Jersey, and

known and designated as Block(s) 701, Lot(s) 11/10.

(Signature of Property Owner/s)

Notary Seal

Sworn and subscribed before me this 1st day of NOVEMBER 2022.

(Signature of Notary)

JOSEPH V. WEBER
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Form No. 13

SITE PLAN CHECKLIST

Mark each item below with an (X) Information is provided on site plan or
(W) Waiver is requested for this item (attach a list identifying,
briefly explaining and justifying each requested waiver)

- | | |
|---|---|
| <u>X</u> plans on proper size sheets | <u>X</u> building elevations, each side |
| <u>X</u> scale of plat | <u>X</u> building material to be used |
| <u>X</u> key map in relation to remainder of municipality & land owner | <u>X</u> indicate buildings to remain |
| <u>X</u> plan certified by licensed architect or engineer | <u>X</u> driveways |
| <u>X</u> boundaries of tract, dimensions and bearings | <u>X</u> proposed circulation plan |
| <u>X</u> north arrow | <u>X</u> curbs |
| <u>X</u> date | <u>X</u> aisles & lanes |
| <u>X</u> zone district | <u>X</u> fire lanes |
| <u>X</u> existing & proposed streets | <u>X</u> loading areas |
| <u>X</u> street names | <u>X</u> loading berths & docks |
| <u>X</u> existing contours at proper intervals | <u>X</u> pedestrian walks |
| <u>X</u> proposed contours | <u>X</u> facilities for movement and storage of goods |
| <u>W1</u> existing & proposed streams | <u>X</u> location of exterior lighting |
| <u>X</u> existing & proposed easements | <u>X</u> location of exterior light standards, direction, reflection, intensity of lighting on the tract and within 100' of tract |
| <u>W2</u> existing flood hazard elevations | <u>W5</u> cross sections of ___ streets ___ aisles ___ lanes ___ driveways |
| <u>X</u> location of proposed buildings | <u>X</u> existing & proposed wooded areas |
| <u>X</u> location of existing building | <u>X</u> buffer areas |
| <u>X</u> location of proposed & existing signs | <u>X</u> landscape plan ___ species, caliper & location planting ___ seeded areas ___ sodded areas ___ grading |
| <u>X</u> total building coverage in acres | <u>W6</u> retaining walls |
| <u>X</u> total building coverage in square feet | <u>W7</u> fencing |
| <u>X</u> percentage of lot covered by buildings | <u>W8</u> recreation areas |
| <u>X</u> parking layout | <u>X</u> man-made improvements |
| <u>X</u> total number of parking spaces | <u>W9</u> location & grades & size of proposed ___ drain ___ sewer ___ water |
| <u>X</u> dimensions of parking spaces | <u>W10</u> type material for drainage water & sewer |
| <u>X</u> dimensions of all building setbacks and yards | <u>W11</u> method of sewer disposal |
| <u>X</u> size and height of proposed and existing buildings or structures | <u>W12</u> method of waste disposal and incineration |
| <u>X</u> building dimensions | <u>W13</u> percolation test & soil log, if applicable |
| <u>W3</u> size location, rendering of existing and proposed signs on the tract and within 100' of tract | <u>X</u> location, height direction of illumination, power & type of proposed outdoor lighting with photometric diagram on plan |
| <u>X</u> written descriptions, see ordinance §85-36B.5 | |
| <u>W4</u> floor plan | |

over →

W14 architectural or historic significance of any existing building to remain or to be removed

X earthwork balance (surplus/shortage)

X soil type(s)

W scale model of proposed development

W15 traffic study, including but not limited to:

___ anticipated traffic volumes

___ capacity of existing and proposed roadway

___ traffic volume impact from other developments

___ roadway network problems e.g. unsafe intersections, turns, grades

___ need for traffic signals and other improvements

W16 photographs of any unusual topographic, environmental, historic or physical aspect

X location of all structures with all setbacks, heights, yards, and floor area ratios, and finished floor evaluations

X sketches, plans and photographs of other known similar developments

W17 common open space including acreage calculations and proposed recreation facilities

W18 section or staging plan

X conformance to preliminary plan

X detailed soil erosion and sediment control plan

X detailed architectural and engineering data

W19 architect's ground floor or other floor plans

X illustrations of any signs visible to the public

X all taxes paid

W20 environmental impact assessment per §20-10 of the Township Code

X 200 foot property search list – obtain from Tax Assessor's Office

Form No. 13

File No. _____

**PLANNING/ZONING BOARDS
SITE PLAN REVIEW CHECK LIST
(continued)**

**Safari Energy LLC
Minor Site Plan**

Listed below are the checklist items for which a waiver is requested:

Waivers Request List

- W1 – There are no streams on site.
 - W2 – There are no Flood Hazard areas on site.
 - W3 – There are no proposed signs for the project
 - W4 – N/A no new building proposed
 - W5 – There are no proposed drives, aisles, or lanes nor are there any proposed modifications to existing drives, aisles, and lanes.
 - W6 – N/A, retaining walls are not proposed.
 - W7 – N/A, fencing is not proposed.
 - W8 – N/A, recreation areas are not proposed
 - W9 – N/A, no new drains, sewer, water are proposed
 - W10 – N/A, no new drainage water & sewer proposed
 - W11 – N/A, no new sewer disposal proposed
 - W12 – N/A no new waste disposal proposed.
 - W13 – N/A No septic system proposed
 - W14 – N/A No Historic or Architectural significance of existing buildings.
 - W15 – N/A, This is an existing developed site that will not generate additional traffic.
 - W16 – N/A, no unusual topographic, environmental, historical, or physical aspects occur on the project site
 - W17 – N/A, no commons space or recreation areas are proposed on-site.
 - W18 – A deferral is requested, a hauling/staging plan will be provided at the time of construction by the contractor.
 - W19 – N/A, no new building proposed.
 - W20 – N/A, This is a developed site and there will be no negative environmental impacts.
- Installation of Solar Panels has been deemed a benefit to the environment

Safari Energy
Solar Canopy Project Design Narrative

As detailed at the Applicant's recent pre-application meetings, applicant solar canopy developer Safari Energy, provides this narrative and supplemental information packet to address some of the proposed details for the planned solar canopy installation at 600 and 650 College Road. In accordance with the Section 85-34 of the Township's Subdivision and Site Plan Review – Improvements and Design Standards, all columns and beams will be constructed with high quality companies, and consist of powder coat painted "boxed" beams with matching edge details. As currently contemplated, the system will have 2484 modules + 6 dummy modules. 1341.36Kw DC (1.341MW DC) at 600 College Road and 2844 modules. 1535.76 Kw DC(1.535 MW DC) at 650 College Road.

The solar canopy systems will be constructed using Seraphim Energy Group bi-facial solar modules and SMA America solar technology inverters. Seraphim and SMA are two of the largest solar panel and inverter manufacturing companies in the world who have found success thanks to their focus on equipment efficiency, durability, and most importantly safety. The canopy structure will be designed by United Structural using a cantilever tee-shaped design, an industry standard for large commercial solar systems nationwide. While difficult to see in some of the renderings, the panels are designed and installed with gaps to allow water to reach the ground surface, rather than fully channel or alter the current stormwater flows.

The following components are included in the proposed design:

1. 6P high – Tee design solar carport system as shown on renderings with a 3 deg tilt

The proposed design includes boxed vertical and horizontal structural elements, with a white powder coated paint finish. Renderings of the design are attached as Exhibit A to show the 3 degree pitch "tee" design and the aesthetic of the bi-facial panel installation. Due to the limitations of the rendering software platform, it may appear that the vertical and/or horizontal beams are painted "i-beams", however these elements will indeed be boxed as shown in several example photos provided.

2. Boxed Columns and Horizontal beams as per ordinance

Exhibit C shows a rendering of the proposed "boxed" vertical column, and the proposed foundation detail. The photos attached as Exhibit C also show examples of the boxed horizontal beams and edge detail proposed from a similar installation (however, that installation has non-boxed i-beam vertical columns and bird control spikes, which will *not* be included in this project – the example photo is only to show the horizontal beams and edge detail, and the underside of the bi-facial solar panels).

3. Bi-facial solar panels

As shown in Exhibit C from an example installation, the bi-facial panels are able to collect energy on both sides of the installation and while not covered to allow for sun exposure on both

sides, do have a “finished” and clean look. There will be gaps between the individual panels to allow for water to flow through and not to interfere with the existing storm water patterns and treatment of the site. Exhibits B1 and B2 show a rendering of the panel ascetics from the top and the installation schematics for the planned gaps.

4. Column mounted inverters

Solar inverters will be mounted to the boxed vertical columns as shown in the rendering attached as Exhibit A5.

5. Under-canopy lighting

The applicant proposes under canopy lighting to comply with the Township’s requirements, as shown in the render on Exhibit A7. The fixtures are mounted to the horizontal beams and would following timing procedures as directed by the Township’s ordinance and the existing approved procedures at the site.

6. Finished Paint

The proposed finished white paint treatment can be seen in the example photos attached as Exhibits D, as well as in the renderings in Exhibits A and B. This is a factory applied powder coat finish that is expected to last the life of the system.