

**RESOLUTION**

PLAINSBORO TOWNSHIP PLANNING BOARD  
Middlesex County, New Jersey

**P23-03 Princeton HealthCare System  
d/b/a Penn Medicine Princeton Health**  
Block 1701, Lots 3.01 and 4.04  
(1 Plainsboro Road)

Princeton HealthCare System Redevelopment Area

**~ PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL WITH  
REDEVELOPMENT PLAN DEVIATIONS, SITE PLAN EXCEPTIONS AND  
SUBMISSION WAIVERS ~**

(Parking Garage and Temporary Parking Lot)

WHEREAS, Princeton Healthcare System d/b/a Penn Medicine Princeton Health (“applicant”) is the owner and designated redeveloper of property located in the Princeton Healthcare System Redevelopment Area (“Redevelopment Area”), which property is located at 1 Plainsboro Road and designated on the Plainsboro Township tax maps as Block 1701, Lots 3.01 and 4.04 (“site,” “property” or “subject property”); and

WHEREAS, development in the Redevelopment Area is governed by the requirements of the redevelopment plan entitled “Amended Redevelopment Plan for the Princeton HealthCare System at Plainsboro Site” prepared for the Township of Plainsboro by Phillips Preiss Grygiel LLC and adopted March 13, 2013 (the “Redevelopment Plan”); and

WHEREAS, the applicant seeks preliminary and final major site plan approval with redevelopment plan deviations, site plan exceptions and submission waivers to (1) construct a parking garage on the north side of the existing hospital building located in the Redevelopment Area’s Hospital/Medical Office Complex (HMOC) District, and (2) construct a temporary parking

lot on an undeveloped portion of the Redevelopment Area's Office Residential Complex (ORC) District; and

WHEREAS, the details regarding the applicant's proposal are set forth in the Planning Board Review Memo dated August 7, 2023, attached hereto as Schedule "C" and made a part hereof, as well as in the following materials submitted by the applicant:

- Signed application form, checklists, and submission waiver requests
- Addenda #1 and #2 to application form, dated April 14, 2023, regarding deviation requests
- Addendum #3 to application form, dated April 14, 2023, regarding design waiver request
- Addendum #4 to application form, dated June 15, 2023, regarding deviation request
- Project narrative regarding parking garage, dated June 16, 2023
- Site plan entitled "Preliminary and Final Major Site Plan for Penn Medicine Princeton Health Cancer Center Garage, Block 1701, Lots 3.01 and 4.04, Township of Plainsboro, Middlesex County, New Jersey," prepared by French & Parrello Associates (Andrew L. French, PE) dated April 14, 2023, last revised July 25, 2023 (thirty-eight sheets)
- Boundary Survey, Penn Medicine Princeton Medical Center at Plainsboro, Lot 3.01, Block 1701 Situated in the Township of Plainsboro, Middlesex County, New Jersey, prepared by French & Parrello Associates (Thomas J. Ertle, PLS), dated August 4, 2022
- Topographic Survey, Penn Medicine Princeton Medical Center at Plainsboro, Lot 3.01, Block 1701 Situated in the Township of Plainsboro, Middlesex County, New Jersey, prepared by French & Parrello Associates (Thomas J. Ertle, PLS), dated August 4, 2022, last revised September 6, 2022
- Architectural plans for Penn Medicine Princeton Health Cancer Center Garage prepared by THA Consulting, dated July 25, 2023 (ten sheets)
- Site plan sheet C.1.02 (phasing plan) marked up to show parking space count per parking lot, dated April 10, 2023

- Site plan sheet L-01 marked up to vehicle and pedestrian flow during drop-off area construction, dated July 25, 2023
- Site plan sheet L-02 marked up to vehicle and pedestrian flow during garage construction, dated July 25, 2023
- Site plan sheet L-03 marked up to construction traffic flow, dated July 25, 2023
- Penn Medicine Princeton Health Cancer Center exterior wayfinding sign program dated April 14, 2023 (4 sheets)
- Technical Memorandum Parking Study Penn Medicine Princeton Health Campus, prepared by DTS Providing Design Engineering, LLP (Charles S. Holt, P.E.), dated April 14, 2023
- Technical Memorandum Addendum Parking Study Penn Medicine Princeton Health Campus, prepared by DTS Providing Design Engineering, LLP (Charles S. Holt, P.E.), dated June 16, 2023
- Planning report (letter) prepared by LRK (Chris S. Cosenza, AICP/PP/LEED AP and Jim Constantine, PP) dated June 15, 2023
- Supplemental Plans and Information for Penn Medicine Princeton Health Cancer Center Garage (Phase 1), prepared by French & Parrello Associates (Andrew L. French, PE) dated April 14, 2023
- Environmental Impact Assessment for Penn Medicine Princeton Health Cancer Center Garage, prepared by French & Parrello Associates (Andrew L. French, PE), dated July 25, 2023
- Stormwater Management Report for Penn Medicine Princeton Health Cancer Center Garage, prepared by French & Parrello Associates (Andrew L. French, PE), dated April 14, 2023, last revised July 25, 2023
- Stormwater Management Report for Penn Medicine Princeton Health Cancer Center Garage, prepared by French & Parrello Associates (Andrew L. French, PE), dated April 14, 2023, last revised July 25, 2023
- Stormwater Management Report for Punia Boulevard Parking Lot, prepared by French & Parrello Associates (Andrew L. French, PE), dated April 14, 2023, last revised July 25, 2023
- Operations and Maintenance Manual for Penn Medicine Princeton Health Cancer Center Parking Garage prepared by French & Parrello Associates, dated July 2023

- Operations and Maintenance Manual for Punia Boulevard Parking Lot prepared by French & Parrello Associates, dated July 2023
- Water report for Penn Medicine Princeton Health Parking Garage prepared by French & Parrello Associates, dated July 25, 2023
- Earthwork calculations for Parking Garage and Punia Boulevard Parking Lot prepared by French & Parrello Associates, dated April 14, 2023 (2 pages)
- Parking garage renderings and photoshopped views from roadways (seven pages)
- Site photos of Parking Garage on the Princeton Healthcare Campus prepared by French & Parrello Associates, dated April 14, 2023 (two pages)
- Garage finish board materials

and

WHEREAS, the Board reviewed the application at a public hearing held on August 21, 2023, during which the applicant was represented by Thomas M. Letizia, Esq. of Troutman Pepper Hamilton Sanders LLP; and

WHEREAS, the public hearing was duly noticed in accordance with the requirements of the Municipal Land Use Law and Plainsboro Township's development regulations; and

WHEREAS, during the hearing, the Board reviewed the exhibits set forth in Schedule "A" attached hereto and made a part hereof; and

WHEREAS, during the hearing, the Board heard testimony from the witnesses set forth in Schedule "B" attached hereto and made a part hereof; and

WHEREAS, the Board also considered the Planning Board Review Memo (Schedule C); and

and

WHEREAS, members of the public and interested parties were provided with the opportunity to ask questions, cross-examine witnesses, and offer comments during the hearing; and

WHEREAS, the Board's findings and conclusions set forth below are based on the plans, reports, and exhibits identified herein, the testimony provided during the hearing, and the Board members' knowledge and expertise; and

WHEREAS, after due deliberation, the Board makes the following findings:

**PREAMBLE**

1. The findings set forth in the preamble to this resolution are incorporated herein as if restated at length.

**SUBJECT PROPERTY**

2. The subject property consists of two lots, Block 1701, Lot 3.01 and Block 1701, Lot 4.04, located in the Princeton Healthcare System Redevelopment Area. Block 1701, Lot 3.01 comprises the Redevelopment Area's Hospital/Medical Office Complex (HMOC) district on Plainsboro Road. It is improved with the applicant's hospital building, medical arts building, and other improvements, including parking lots serving the hospital complex. Block 1701, Lot 4.04 is a vacant parcel located in the Redevelopment Area's Office Residential Complex (ORC) district, across Punia Boulevard from the hospital complex.

**ZONING**

3. Development in the Redevelopment Area is governed by the requirements of the redevelopment plan entitled "Amended Redevelopment Plan for the Princeton HealthCare System at Plainsboro Site" prepared for the Township of Plainsboro by Phillips Preiss Grygiel LLC and adopted March 13, 2013 (the "Redevelopment Plan" or "Plan"). The Redevelopment Area is divided into eight districts, each of which is subject to its own zoning regulations (permitted uses and bulk requirements) and building and design standards. The Redevelopment Plan also contains requirements that apply to the Redevelopment Area as a whole (e.g., circulation, open space, and affordable housing).

APPLICANT

4. The applicant is the owner of the subject property and the designated redeveloper of the Redevelopment Area.

BACKGROUND

5. Since the adoption of the Redevelopment Plan in March of 2013, all eight districts of the Redevelopment Area have been partially or fully developed. Only the southern portion of the ORC district located between the CHOP Specialty Care Facility and the Maplewood at Princeton facility, remains undeveloped.
6. The Redevelopment Area was approved to include three phases of development. With the exception of the undeveloped portion of the ORC District, along with the two additional phases associated with the CHOP facility, the only remaining phase of the Redevelopment Plan to be completed involves the 50± acre HMOC district. The final phase of the Plan, which is also recognized as phase two of the HMOC, includes expansion of the hospital (maximum 322,000 sq. ft.), a possible second medical office building (maximum 93,000 sq. ft.), and a parking garage.
7. The applicant has developed a plan for a new Cancer Center addition to the existing hospital, as well as for a parking garage to serve the HMOC site. The phase two medical office building is not proposed at this time. The applicant has decided to separate the Cancer Center addition and the parking garage into two site plan applications. The purpose of separating the two projects into two site plan applications is to allow the construction sequencing of the proposed garage first, to be followed by the Cancer Center, in order to minimize the impact on the existing hospital operations. This application seeks site plan approval for the parking garage, which is a permitted accessory use in the HMOC District, and for a temporary parking lot in the ORC district to address displaced parking resulting from the parking garage and the Cancer Center addition and its related improvements.

PARKING GARAGE

8. The applicant proposes to construct a 1,161-space, six-level structured parking garage on the north side of the hospital/medical arts building, within the area currently identified as parking area P6 plus a portion of parking area P5. The proposed location of the garage is substantially consistent with the current Redevelopment Plan and was chosen because this area of the HMOC campus experiences the highest demand for parking due to the close proximity to the existing medical office building (Medical Arts Pavilion or MAP) and to the secondary entrance to the hospital next to the MAP. The parking garage will be engineered and designed to accommodate an expansion to the

east should it be necessary to address future parking needs on the campus (e.g., possible future phase two medical office building).

9. Under the proposed plan, the existing site circulation on the north side of the hospital site will remain unchanged. To prevent the queuing of vehicles entering the garage from Hospital Drive, the primary vehicular entrance will be located at the southwestern corner of the garage. A second vehicular entrance will directly align with the exit of the expanded patient drop-off area. In addition, there will be an exit-only egress from the garage directly onto Hospital Drive, which will be aligned with the access drive into parking area P10 (Crescent Parking Lot).
10. The current drop-off area on the north side of the hospital, located at the entrance to the MAP, will be improved to accommodate additional patient drop-off and valet operations. The improvement to the drop-off area will include additional space for delivery trucks such as UPS, Federal Express or other single unit or van delivery vehicles. The proposed expansion of the drop-off area will greatly improve the site circulation on the north side of the hospital.
11. The outdoor seating area within the center island of the existing drop-off area will be reconstructed to allow improved turning movements into the expanded patient drop-off area. The stormwater runoff from this area will be directed to a new rain garden located in the center island.
12. The existing parking area P5 located on the east side of the proposed garage will be reconstructed with a pervious pavement to provide compliance with the Redevelopment Plan's green infrastructure standards. Handicap accessible and electrical vehicle (EV) and make-ready (future EV) parking spaces will be provided within and just south of the parking garage and in the reconstructed parking area P5. Pedestrian walkways and crossings will be installed on both sides of the parking garage with direct access to the MAP and hospital entrances.
13. The applicant's submission indicates that the exterior design of the proposed parking garage incorporates various design features referenced in Section 5.2.2 of the Redevelopment Plan, and that the level of articulation of each of the building's elevations has been carefully balanced based on public visibility to ensure the garage complements and enhances both the overall operation as well as the appearance of the healthcare campus as called for in the Redevelopment Plan. In addition, the applicant has provided the Board with section views (Sheets A3.2 and A3.3 of the applicant's plan drawings) that depict the extent to which cars parked on the top level of the garage will be visible from ground level. According to the plans, the upper roof portion of cars parked along the perimeter of the top level of the garage will not generally be visible from ground level when viewed by a pedestrian standing anywhere from 217 to 255 feet from the garage structure, depending on the viewers position (elevation) relative to the garage.

14. The landscaping for the parking garage has been designed to be complimentary with the overall campus landscaping and in accordance with the requirements of the Redevelopment Plan; it includes shade trees throughout the parking areas and along the access driveways, foundation plantings around the parking garage structure, and a variety of landscape plantings along the pedestrian walkways. The expanded patient drop-off area will be enhanced with ornamental trees and benches. In an effort to screen and enhance views of the parking garage as seen from Scudders Mill Road, the applicant proposes to replace the trees removed from the construction of the garage by planting new deciduous and evergreen trees in the vicinity of parking area P10 between Scudders Mill Road and Hospital Drive.
15. Accent lighting will illuminate the shade and ornamental trees located along the patient drop-off area, center island area, and along the south side of the parking garage to provide a sense of arrival at the main entrance on the north side of the hospital. The site lighting design includes a combination of pole mounted light fixtures, bollard lighting and recessed under canopy lighting. The site lighting shall be LED cut-off style fixtures that are Dark Sky compliant in accordance with the requirements of the Redevelopment Plan. The proposed light fixtures shall be the same style and color as the existing light fixtures on the campus.
16. The interior lighting in the garage will be selected and located to minimize its visibility from outside the garage. Additionally, the interior garage lighting is designed to operate at nighttime on motion sensors, such that, when no motion is detected from vehicles or pedestrians, the lighting will drop down to a lower (security) level of lighting.
17. Consistent with the Redevelopment Plan, the applicant notes that consideration will be given in the future to installing a solar energy canopy system over the top level of the garage. The applicant has acknowledged that if this option is pursued in the future, a site plan application will be submitted for its consideration by the Planning Board.
18. Section 5.2.2 of the Plan requires that bicycle racks and/or storage lockers be provided in a dedicated area within the garage near the pedestrian entrance/exit to the garage. The Plan also requires that bicycle storage be designed to be expandable in response to increased demand for such storage. The applicant has proposed to provide bicycle racks (vertically mounted storage) for sixteen bicycles at the northeast corner of the garage, which location is well suited to access to the existing bike route connections in the Redevelopment Area. If the demand for bike storage is greater than initially anticipated, additional bike storage will be added by eliminating an adjacent compact car parking space. This expansion will not require further approval from the Board and can instead be handled administratively through the Planning and Zoning Department.
19. According to Note 1 on sheet A1.1 of the parking garage architectural plans, the plans include over four percent (4%) Make-Ready (i.e., pre-wired for future charger

installation) Electrical Vehicle (EV) parking spaces as needed to meet the State and Township EV ordinances for nonresidential garage parking spaces. Electrical provisions will be provided for Level 2 EV chargers. The pavement markings and signage are designed for EV chargers to be supplied at spaces labeled as "ADA EV" and "EV" prior to the initial occupancy of the garage. While the applicant's plans indicate that the actual number of EV charger spaces will be based on demand, it shall be understood that, at all times, the applicant shall be responsible for being in full compliance with the State and Township ordinance requirements for the provision of ADA and non-ADA EV charger parking spaces. The applicant has agreed to comply.

20. The applicant has submitted an Environmental Impact Assessment prepared by French & Parrello Associates, dated July 25, 2023, for this application as required in §20-10 of the Township Code. As noted in the concluding section of the report, the parking garage site does not have any environmental constraints (e.g., wetlands, streams, riparian zone, flood plains). It is currently developed with an existing parking lot. The proposed garage is consistent with the Amended Redevelopment Plan and is required for the expansion of the hospital for the planned Cancer Center. Based on the review and consideration of site constraints and requirements of the Plan, it was concluded that the proposed garage is required and situated at the best location to support the hospital site.

#### PUNIA BOULEVARD TEMPORARY PARKING LOT

21. The construction of the parking garage and related improvements within the existing P6 and P5 parking areas will result in the temporary loss of up to 246 parking spaces. In addition, the construction of the Cancer Center and associated site improvements and utility work is anticipated to displace up to 272 additional parking spaces, for a total of 518 spaces. The applicant proposes to construct a temporary parking lot containing 628 spaces on the undeveloped portion (9± acres) of ORC district property to manage the parking during the construction of the Cancer Center and the parking garage. The Board notes that a portion of this same area was used in the past for unimproved temporary parking prior to the development of the Crescent staff parking area (parking area P10).
22. The applicant has prepared a parking study that analyzes the parking needs and inventory throughout the construction of the proposed parking garage and future Cancer Center. This study confirms that the proposed temporary parking lot, together with the construction of the expanded P10 Crescent parking lot, will adequately serve the parking needs of the hospital complex during the construction of the proposed parking garage and future Cancer Center.
23. Access to the temporary parking lot will be via an existing driveway aligned with the Punia Boulevard entrance to the hospital complex. The existing pedestrian crossing,

located near the existing bus stop on Punia Boulevard will be used for pedestrian access to the hospital site.

24. The temporary parking lot design includes site improvements such as sidewalks, landscaping, lighting, and stormwater management facilities, as depicted in detail in the applicant's submissions. Within the proposed temporary parking lot, the applicant proposes to construct two parking areas to minimize the impact on the existing trees on the property. The front or westside parking area is intended to be used by Penn Medicine staff and the rear or eastside parking area is intended to be used by the contractors working on the parking garage and the future Cancer Center.
25. The westside portion, which will contain 304 spaces, will be designed with a pervious pavement system to comply with the Township's stormwater management requirements, and will include stormwater quantity reductions and water quality treatment using Green Infrastructure (GI) elements. The eastside portion will utilize crushed stone and will contain 324 parking spaces. This portion of the temporary lot will only be in use for approximately six months while the previously approved expansion of parking area P10 is underway. Once the P10 expansion is completed, the eastside temporary lot will be closed off for use and later removed when the westside temporary lot is no longer needed.
26. While the proposed parking lot as a principal use is not specifically permitted in the ORC district of the Redevelopment Area, such use is being recognized as a temporary use, whereby upon completion of the proposed Cancer Center and parking garage, this temporary parking lot and related improvements will be removed and the affected area will be restored to its pre-existing condition. It is anticipated that this will occur sometime in early 2027.
27. Pursuant to Section 4.1.5(h) of the Redevelopment Plan, the applicant has agreed to complete the planned six feet wide bituminous pedestrian pathway along the east side of the Temporary Parking Lot parcel. This proposed pathway will complete the missing link between the existing pathways on the adjoining CHOP and Maplewood at Princeton properties. This pathway improvement shall remain in place after the removal of the Temporary Parking Lot in early 2027.

**SIGNAGE**

28. In October 2017, the applicant obtained minor site plan approval to install new monument signs, building mounted signs, and to reface the then-existing wayfinding (directional and informational) signs in response to the partnership of Penn Medicine and Princeton HealthCare System (see application P17-10). With the changes now proposed to the hospital campus as a result of the proposed parking garage and the temporary parking lot, the applicant seeks to update the existing wayfinding signs to improve the "readability" of these signs and to add new destination information related to the parking garage and the temporary parking lot. Additional details are also

provided to show the changes that will occur after the temporary parking lot is decommissioned. The applicant has agreed to subsequently submit details related to changes to the wayfinding signs once the planned Cancer Center becomes operational.

29. The applicant's plans indicate that all traffic signage shall comply with the MUTCD standards. All such signage for other than the temporary parking lot shall also comply with the Princeton Forrestal Center (PFC) sign details for such signage; including the use of the Type A PFC sign detail for all two-sided MUTCD signs and the Type B PFC sign detail for all other such signs. The applicant has agreed to comply with such sign standards.

#### PARKING

30. The applicant has submitted a parking study prepared by DTS Provident dated April 14, 2023, as well an addendum to the parking study dated June 16, 2023. According to those documents, the total required parking supply for the HMOC District is calculated as follows:

(1) Existing HMOC	1,540 spaces
(2) Repurposed Fitness Center	177 spaces
(3) Proposed Cancer Center Expansion	606 spaces
(4) Total	2,323 spaces

31. The applicant's engineer has provided the aforementioned Technical Memorandum Addendum detailing a total of eight phases of development and demonstrating the adequacy of the proposed parking supply during each phase.

#### OTHER

32. The applicant's engineer has confirmed there are no easement restrictions preventing the construction of the improvements.
33. The applicant has agreed to provide a blanket Drainage, Conservation, Maintenance, and Access Easement in favor of Plainsboro Township and the County of Middlesex for the stormwater management systems as a condition of approval, the deed for which shall be subject to the review and approval of the Township Attorney and Township Engineer.
34. In accordance with the NJDEP Stormwater Management BMP Manual – Chapter 8, an Operations & Maintenance Manual has been provided for all stormwater management measures proposed on-site. The applicant has agreed that the Maintenance Plan and any future revisions shall be recorded upon the deed of record for the property on which the maintenance described in the maintenance plan must be undertaken as a condition

of approval. The form of which shall be approved by the Township Attorney prior to recording the same with the Middlesex County Clerk's Office per Section 85-28 J.

35. The applicant indicates that no new solid waste facilities are proposed, noting that solid waste and recycling will be managed through the existing facilities and arrangements at the hospital.
36. The applicant has confirmed that Reduced Pressure Zone (RPZ) devices will be located within the proposed parking garage structure.
37. The applicant has submitted a Water Report including calculations of the anticipated water demands in accordance with N.J.A.C. 5:21-5.1 and N.J.A.C. 7:10-12.6. The fire flow demands have been approved by the Township Fire Official. In addition, test data and calculations demonstrating that the required water flows and pressures can be provided from the existing system have been provided in the Water Report.

CONFORMANCE TO REDEVELOPMENT PLAN REQUIREMENTS.

38. The applicant's proposal largely conforms to the requirements of the Redevelopment Plan. The applicant does, however, require certain deviations, as follows:
  - a. *Perimeter setback of parking garage*
    - i. Section 3.2.2 of the Redevelopment Plan provides the area, yard, and building requirements for the HMOC District, including a minimum building setback from perimeter lot lines of 75 feet. This setback requirement was principally intended to apply to the minimum setback of buildings in the HMOC district from adjoining streets and properties outside the HMOC district. The setback in this case relates to an interior lot line condition, which lot line separates the HMOC district from the adjoining district (HAD) that includes the existing Crescent parking lot. As a result, the proposed setback for the northeast portion of the proposed parking garage is 69.0 feet from the perimeter lot line, which requires a deviation of six feet. It should be noted that the northwest portion of the proposed garage is 83.9 feet; nearly nine feet more than the minimum setback required.
    - ii. The Board finds that the requested deviation can appropriately be granted. The Redevelopment Plan anticipated a future need for a parking structure. The location of the proposed parking garage is consistent with the location of a proposed parking structure depicted in the Redevelopment Plan. The proposed garage is situated directly north of an existing 25-foot-wide New Jersey American Water Easement. The location of this easement restricts the proposed garage from being located any further south of this perimeter lot line. Moreover, the parking garage has been designed based on U.S. industry standards for

structured parking, utilizing the extensive expertise of applicant's garage design consultant (THA Consulting, Inc.). According to the applicant, the proposed garage has been efficiently designed to minimize the footprint of the structure to the extent practical.

b. *Exterior design of parking garage*

- i. The Redevelopment Plan anticipates a future need for a parking garage and set forth design standards related to same in Section 5.5.2 of the Redevelopment Plan, including the following:
  - Freestanding parking garages shall be architecturally compatible with the primary buildings in each subarea.
  - Where a freestanding structured parking garage is proposed (HMOC District only), the garage shall be fully hidden or architecturally screened from view utilizing one or more of the following features:
    - The garage façade shall be articulated like a non-curtain wall office building, with regularly-spaced openings covered with grilles and/or translucent glazing, mechanically ventilated as necessary. The articulation should disguise the low ceilings and sloping ramps of the garage.
    - The garage façade shall be hidden behind a separate screen, mounted at a distance from the façade (so as to allow natural ventilation) that mimics a curtain wall building or a more traditional building with separate windows. The screen should extend above the roof level of the garage, so as to disguise any roof parking and mechanical equipment.
    - The garage façade shall be covered with metal architectural mesh or other creative covering that disguises the levels of parking and ramps, preferably creatively lit at night.
- ii. The design goal underlying the standards above is to ensure such structures are designed as an integral component of the buildings they serve, and that the architectural and functional elements of such structures, including the use of materials, fenestration (window/door openings), screening, and vehicular and pedestrian circulation/access, are handled in a manner that complements and enhances the overall operation and appearance of the healthcare campus.
- iii. The exterior design of the proposed parking garage utilizes various design features as specified in the Redevelopment Plan above, with the level of articulation and design elements of each building elevation carefully balanced based on public visibility, to ensure that the proposed garage complements and

enhances both the overall operation as well as the appearance of the healthcare campus.

- iv. Notwithstanding the above, the applicant understands that the overall design of the parking structure may be viewed as not fully complying with the specific requirements of the Redevelopment Plan. As a result, the applicant is requesting a deviation to allow the exterior design of the garage as proposed. The Board finds that to the extent a deviation is needed, it can appropriately be granted, for the reasons articulated above.
- c. *Landscaping of temporary parking lot*
  - i. Section 5.1.5 E of the Redevelopment Plan pertaining to parking lot landscaping in the ORC district indicates that in order to avoid expansive pavement areas in parking lots, specific requirements regarding the provision of landscape islands, landscape plantings, including trees, shall be provided.
  - ii. The applicant seeks relief from this requirement. The proposed temporary parking lot is intended to offset the parking displaced during construction of the parking garage and the future Cancer Center improvements. The applicant notes that, given the temporary nature of this parking lot, an effort was made to minimize the footprint of the parking lot by not providing otherwise required landscaping within the lot and by preserving all existing landscaping, including that which has been planted in the Green Corridor along Punia Boulevard. The applicant further notes that if it were required to install the landscaping called for in the Redevelopment Plan, the landscaping would just be getting established when the temporary lot is scheduled to be removed in early 2027.
  - iii. The Board takes note that upon completion of the future Cancer Center facility and the proposed parking garage, the temporary parking lot improvements will be removed, and the area restored to its pre-existing condition, which will eliminate the deviation. Therefore, the deviation itself is technical in nature and will be extinguished with the removal of the parking lot. The Board therefore finds that the deviation can appropriately be granted.
- 39. The Planning Board Review Memo indicates that the DRC and staff support the deviations referenced above as being substantially consistent with the purpose and intent of the Plan, and will not result in any adverse conditions to the adjoining properties or the proposed development. The Board agrees, and finds that the requested deviations can appropriately be granted.

**CONFORMANCE TO TOWNSHIP SITE PLAN REGULATIONS.**

40. Under Section 5.2.1 of the Redevelopment Plan, it notes that unless specifically

provided in the Plan, parking shall be provided according to the standards in Section 85-44 of the Township's site plan regulations. The applicant's proposal largely conforms to those regulations. The applicant does, however, require certain exceptions from the site plan regulations, as follows:

- a. *Parking space and drive aisle design standards*
  - i. Section 85-44B(1) of the Township Code requires that "parking spaces and access aisle dimensions be adequate to accommodate anticipated volumes, types of vehicles and vehicle turnover. Generally, off-street parking spaces and access aisles shall be dimensioned in accordance with the following schedule, with permitted waivers, as conditions warrant."

<b>Angle of Parking Space</b>	<b>Access Aisle Width With 9-foot Parking Space</b>
90°	24 ft.
60°	20 ft.
45°	15 ft.
30°	12 ft.
Parallel	18 ft.

- ii. The functional layout of the proposed Parking Garage is designed utilizing 90-degree parking spaces in certain bays and 75-degree spaces in the remaining bays. The access aisle width at the 90-degree parking spaces is 24 foot as shown on the proposed garage architectural floor plans. These spaces comply with the design standard in the regulations. The minimum access aisle width at the 75-degree parking spaces is proposed to be 20 feet 6 inches. Because the proposed 75-degree angled parking and the 20 feet 6-inch drive aisles do not correspond with the standards noted above, a design waiver from such standards is required to approve the proposed plan for the garage.
- iii. The DRC and staff support the granting of this parking design waiver for the reasons set forth by the applicant. The Board agrees, and finds that the site plan exception can appropriately be granted.

#### SUBMISSION WAIVERS

41. The applicant has submitted the required site plan review checklist (Form 14). A total of four submission checklist waivers have been requested, with a brief description and justification provided for each. Based on the recommendations of the DRC and Planning Board staff, the Board finds that the waivers are reasonable and can be

granted.

NOW, THEREFORE, BE IT RESOLVED by the Plainsboro Township Planning Board on this 21<sup>st</sup> day of August, 2023, that the application by Penn Medicine Princeton Health for preliminary and final major site plan approval with redevelopment plan deviations, site plan exceptions and submission waivers be and is hereby GRANTED, subject to the following conditions (to which the applicant has agreed):

1. All roof mounted HVAC units and other equipment, as well as all ground level service and equipment areas shall be effectively screened pursuant to the provisions in the Redevelopment Plan.
2. The applicant's proposed exterior light fixtures shall be the same style and color as the existing light fixtures on the campus.
3. All traffic signage shall comply with the MUTCD standards. All such signage for other than the temporary parking lot shall also comply with the Princeton Forrestal Center (PFC) sign details for such signage; including the use of the Type A PFC sign detail for all two-sided MUTCD signs and the Type B PFC sign detail for all other such signs. The applicant has agreed to comply with such sign standards.
4. Sight distance calculations provided on the plan correspond only to the Stopping Sight Distance and shall be revised to provide the Intersection Sight Distance. Sight triangle easements shall be provided as required as well as signage and/or signalization if deemed necessary along Hospital Drive.
5. The applicant's engineer has submitted a red-line mark-up of the proposed Phasing Plan, sheet C.1.02, detailing the total number of parking spaces. However, there appears to be a one-parking-space discrepancy between the provided plan, sheet C.1.02, and the Technical Memorandum Parking Study. The red-line mark-up and Technical Memorandum Parking Study shall be revised as required.
6. Pursuant to Section 4.1.5(h) of the Redevelopment Plan, the applicant has agreed to complete the planned six feet wide bituminous pedestrian pathway along the east side of the Temporary Parking Lot parcel. This proposed pathway will complete the missing link between the existing pathways on the adjoining CHOP and Maplewood at Princeton properties. This pathway improvement shall remain in place after the removal of the Temporary Parking Lot in early 2027.
7. The applicant has agreed to provide a blanket Drainage, Conservation, Maintenance,

and Access Easement in favor of Plainsboro Township and the County of Middlesex for the stormwater management systems as a condition of approval, the deed for which shall be subject to the review and approval of the Township Attorney and Township Engineer.

8. In accordance with the NJDEP Stormwater Management BMP Manual – Chapter 8, an Operations & Maintenance Manual has been provided for all stormwater management measures proposed on-site. The applicant has agreed that the Maintenance Plan and any future revisions shall be recorded upon the deed of record for the property on which the maintenance described in the maintenance plan must be undertaken as a condition of approval, the form of which shall be approved by the Township Attorney prior to recording the same with the Middlesex County Clerk's Office per Section 85-28 J of the Township Code.
9. The design and adequacy of fire suppression systems and the location of all fire lanes, Siamese connections, and hydrants are subject to review and approval of the Township Fire Official.
10. All water distribution system improvements shall be installed in accordance with the requirements of the water utility and the Plumbing Subcode Official.
11. The applicant shall comply with the State and Township ordinance requirements for the provision of ADA and non-ADA EV charger parking spaces.
12. The applicant shall comply with all applicable state and local affordable housing requirements, if any.
13. All easements and rights in favor of the Township shall be expressed in deeds and grants suitable for recording at the County Clerk's Office, the form of which shall be approved by the Planning Board Attorney and the description of which shall be approved by the Township Engineer.
14. The applicant shall provide detailed hauling and staging plans for the project, to be reviewed and approved by the Planning Board Engineer's office, and shall add the following notes to the construction plans:  
  
“A hauling plan shall be submitted to the Township for review and approval for the movement of any construction materials or demolition debris on roadways leading from the Township border and vice versa.”

“A detailed sequence of construction and contractor’s staging plan shall be provided to separate and manage construction traffic and public traffic. This will further establish contractor’s work and staging areas for each phase of construction, and shall include items such as the walkways, the pedestrian crosswalks, and the installation of underground utilities, road construction, and offsite improvements.”

15. Unless expressly modified herein, the applicant will comply with all recommended conditions and requirements, if any, set forth in the Planning Board Review Memo attached hereto as Schedule C (including the Technical Appendix thereto), even if omitted from this resolution.
16. The applicant shall comply with all representations made and conditions agreed to on the record, even if omitted from this resolution.
17. The applicant will obtain the approval of and/or waivers, exemptions, or letters of no interest from the following outside agencies as applicable:
  - a. Delaware and Raritan Canal Commission
  - b. Freehold Soil Conversation District
  - c. Middlesex County Planning Board
  - d. Any other agencies having jurisdiction over the applicant’s proposal
18. The applicant shall submit revised plans as called for in the foregoing conditions.
19. The applicant shall submit copies of all applications and approvals, certifications, waivers or letters of no concern as may be required by all agencies having jurisdiction, prior to the signing of the final plans and commencement of site disturbance and/or construction.
20. The applicant shall pay all outstanding real estate taxes and escrow fees, if any, within thirty days of the date of this approval.
21. The applicant shall post such engineering inspection fees, performance guarantees, temporary certificate of occupancy guarantees, maintenance guarantees, and other guarantees as may be required, and shall provide cost estimates to the Planning Board Engineer from which to calculate all such guarantees and inspections fees.
22. Unless otherwise specifically set forth herein and subject to the modification in the note below, all conditions of approval must be satisfied prior to the signing of the final plans and issuance of any construction or other permits.

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[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

DRAFT

**ROLL CALL ON THE APPLICATION AND RESOLUTION, August 21, 2023**

Yes:

No:

Absent:

Abstain/Not Voting:

S. Agarwal:		A. Lehrhaupt:	
P. Cantu:		S. Raturi:	
J. Doshi:		C. Spiegel:	
J. Greer:		E. Yates:	
R. Keevey:		R. Rajagopal (Alt. 1):	
		[vacant] (Alt. 2):	

I hereby certify that the foregoing is a true copy of a resolution adopted by the Plainsboro Township Planning Board on the 21<sup>st</sup> day of August, 2023.

Josi Easter, Planning Board Secretary

**SCHEDULE A****APPLICANT'S EXHIBITS**

<b>Exhibit #</b>	<b>Title</b>	<b>Prepared By</b>	<b>Date</b>
A-1	Campus Plan	Shepley Bulfinch (“SB”)	8-21-23
A-2	Rendered Landscaping Plan (Phase 1C – Parking Garage)	French & Parrello Associates (“FPA”)	7-25-23
A-3	Rendered Site Layout and Dimension Plan (Phase 1A-Temporary Parking Lots)	FPA	7-25-23
A-4	1st Tier Architectural Plan	THA Consulting, Inc. (“THA”)	7-25-23
A-5	2nd Tier Architectural Plan	THA	7-25-23
A-6	3rd Tier Architectural Plan	THA	7-25-23
A-7	4th Tier Architectural Plan	THA	7-25-23
A-8	5th Tier Architectural Plan	THA	7-25-23
A-9	6th Tier Architectural Plan	THA	7-25-23
A-10	Three-Dimensional Image Showing Lighting	Borealis Design	8-21-23
A-11	Garage Design Materials Palette	SB	8-21-23
A-12	Garage Design West Elevation	SB	8-21-23
A-13	Garage Design South Elevation	SB	8-21-23
A-14	Garage Design East Elevation	SB	8-21-23
A-15	Garage Design North Elevation	SB	8-21-23
A-16	Façade Treatment Daytime Rendering SW Corner	SB	8-21-23
A-17	Façade Treatment Daytime Rendering NE Corner	SB	8-21-23
A-18	View From Route 1 (September 2019)	SB	8-21-23
A-19	View From Route 1 (December 2021)	SB	8-21-23
A-20	View from Punia Blvd. (April 2023)	SB	8-21-23
A-21	Parking Supply Summary Tables	DTS Provident (“DTSP”)	8-21-23
A-22	Representative Cancer Center Parking Surveys	DTSP	8-21-23
A-23	Construction Parking Operations	DTSP	June 2023
A-24	Vehicle and Pedestrian Flow During Garage Construction (L-02)	L.F. Driscoll (“LFD”)	7-25-23
A-25	Vehicle and Pedestrian Flow During Drop Off Area Construction (L-01)	LFD	7-25-23
A-26	Traffic Flow During Construction (L-03)	LFD	8-21-23

**SCHEDULE B**

**WITNESSES**

***Applicant's Witnesses:***

- Larry Bell, Senior Project Manager, Penn Medicine Princeton Health
- Andrew L. French, PE, French & Parrello Associates
- Kevin Corrigan, PE/SE, THA Consulting
- Patricia DeLauri, AIA, Shepley Bulfinch
- Charles (Carlito) Holt, PE/PTOE, DTS Provident
- Stephen Ryan, L.F. Driscoll Co., LLC
- Christopher Cosenza, PP, LRK

***Planning Board Staff and Consultants:***

- Ronald Yake, AICP/PP, Township Planner/Zoning Officer
- Lou Ploskonka, PE (CME Associates), Planning Board Engineer
- Trishka Waterbury Cecil, Esq. (Mason, Griffin & Pierson, P.C.), Planning Board Attorney