

Plainsboro Township
Minor Site Plan
Application: P24-05
Memo Date: 9/5/2024
Meeting Date: 9/17/2024

DRC Project Review Memo

Name of Applicant: Research Collections & Preservation Consortium, Inc. (ReCAP)

Property Owner: Same

Type of Application: Minor Site Plan

Name of Project: Additional Parking for ReCAP

Project Location: Block 701, Lot 31
400 Forrestal Road

Zone: PMUD, Planned Unit Development Zone District

Present Use of Property: Book storage facility

Adjacent Land Uses: North: Forrestal Campus land owned by Princeton University
South: Office Building (10 Forrestal Road South)
East: Campus Road
West: Office Buildings

Project Description

The applicant is seeking minor site plan approval to add six parking spaces to their existing 26 space parking lot serving the processing center at ReCAP (also known as the "Library Consortium"). Two of the six spaces proposed will be equipped with electric vehicle (EV) charging equipment subject to the Township EV parking requirements, as applicable. One of the proposed spaces and an existing parking space will be made "Make-Ready" spaces, in that they will be wired for future installation of EV equipment. The remaining three proposed spaces will be standard parking spaces.

Staff Comments & Recommendations

A. WAIVER OF SITE PLAN CHECK LIST SUBMISSION ITEMS

The applicant has submitted the required site plan checklist (Form 14). A total of thirty-four site plan checklist waivers have been requested, with a brief description and justification provided for each. Staff has reviewed the requested waivers and is of the opinion that such waivers are reasonable and recommend that they be granted.

B. PLANNING AND ZONING

1. Section 101-137.B. of the PMUD zone permits the ReCAP facility. This section allows general educational and research activities conducted exclusively by a nonprofit educational institution or a nonprofit organization and which may include a wide variety of buildings.
2. The development is in the PMUD zone district just west of Campus Road. The PMUD Zone Use Location Map designates the ReCAP facility as O/R ER (Office/Research Educational Research).

C. SITE PLAN ISSUES

1. The addition of the six new parking spaces will necessitate the relocation of an existing crosswalk, which will include ADA compliant access ramps.
2. The area where the proposed parking spaces are to be added is basically flat. One tree (3"-3½", Japanese Zelkova) is proposed to be relocated in the vicinity of the parking area, which shall be subject to Planning Board staff approval. If the relocated tree does not survive, an appropriate replacement tree shall be provided subject to Planning Board staff approval.
3. The ten inch caliper Red Maple tree shown on the plan less than ten feet from the sidewalk proposed near the ReCAP building is not expected to be affected by the proposed work. However, in the event this tree is adversely affected, causing it to die back during the next few to several years, it shall be replaced by a minimum of two 2½ to 3 inch caliper deciduous trees approved by Township Planning Board staff.
4. In addition to the relocated tree, eight deciduous shrubs (Forsythia) are proposed to be planted just north of the parking area at the corner of ReCAP building. The applicant shall correct the plan which graphically shows nine shrub plantings and not the eight proposed. In addition, the Applicant shall provide an alternative to the proposed Forsythia as it is commonly browsed by deer and is considered an invasive species with minimal ecological benefits. Staff recommends utilizing large native grasses for this area.
5. The Applicant shall depict and note tree protection fencing for all existing trees within the limit of disturbance in accordance with Township Ordinance Section 85-30.2B.

6. The Applicant's Engineer shall demonstrate that the existing light fixtures provide ample light levels per Illuminating Engineering Society (IES) standards or provide new light poles and fixtures to adequately light the proposed parking area. If applicable or upgraded, a Lighting Plan, details, catalogue cuts, ordering information and quantities for purchase within the 'Luminaire Schedule', and isolux pattern details with a scale and graph for any proposed light fixtures
7. Soil erosion and sediment control measures shall be provided in accordance with The Standards for Soil Erosion and Sediment Control in New Jersey, last revised July 2017. Additionally, the limit of disturbance, inlet filters, details, and notes shall be provided on the proposed plans.
8. The Applicant's Engineer shall design the proposed curb ramps, crosswalks, and sidewalks to meet the latest ADA requirements. The Applicant's Engineer shall provide turning spaces before and after the proposed ramps as necessary at the required slopes and the locations of detectable warning surfaces shall be clearly indicated on the plans.
9. Based on the engineering report submitted with the application, we note that under Plainsboro Application No. P10-09 and DRCC Certificate of Approval No. 10-3969, Basin G-2 was designed to handle approximately 39.60+/- acres of impervious coverage. With the proposed improvements, including those over recent years, Basin G-2 has approximately 11.76+/- acres of impervious coverage credits remaining. Therefore, additional stormwater management improvements are not required.
10. We offer the following comments on the Site Grading and Drainage Plan:
 - a. The northwestern most parking space near the ADA ramp depicts a flat slope through the middle of the parking space. The Applicant's Engineer shall revise the grading to provide a minimum slope of 0.5%.
 - b. The grading along the northern parking spaces within the middle parking space at the drive aisle shall be revised to provide a minimum slope of 0.5%.
 - c. The proposed plan depicts a proposed 8-inch PVC stormwater conveyance pipe entering the existing Type 'B' inlet within the parking area. However, there is an existing 15-inch RCP entering the same side of the inlet as the proposed 8-inch PVC. The Applicant's Engineer shall revise this discrepancy accordingly to remove the pipe conflict. Additionally, the proposed stormwater conveyance pipe shall be a minimum diameter of 15-inches.
11. We offer the following comments on the Construction Details:
 - a. The Concrete Sidewalk Detail shall be revised to provide 4,500 psi Class B concrete and dense graded aggregate subbase.
 - b. The Type 'B' Inlet Detail shall be revised to provide NJDOT Class "B" Concrete.
 - c. The PVC/DIP Trench Detail shall be revised to provide dense graded aggregate for final backfill within paved areas.

- d. The Crosswalk Striping Detail shall be revised to provide a note referencing compliance with the MUTCD, latest edition.
 - e. The Traffic Control & EVSE Sign Detail shall be revised to provide a 3"x3" dark bronze #313 anodized aluminum square post, and NJDOT Class "B" concrete footing.
 - f. The Car Charging Pedestal Detail shall be revised to provide a NJDOT Class "B" concrete base.
12. We offer the following comments within the Engineering Report:
 - a. Per Ordinance Section 85:28.C, the Applicant's Engineer shall design the proposed stormwater conveyance pipe to the 25-year design storm.
 - b. The existing and proposed drainage area maps depict coefficients of 98 across the impervious area of the parking lot. However, runoff coefficients for impervious area shall be 0.99 and NRCS curve numbers for same shall be 98. The Applicant's Engineer shall revise the runoff coefficients for consistency.

K. OTHER AGENCY APPROVAL ISSUES

1. The applicant shall provide approvals by all other agencies having jurisdiction, including the following:
 - a. Delaware and Raritan Canal Commission
 - b. Freehold Soil Conservation District
 - c. Middlesex County Planning Board
 - d. Princeton University Real Estate Office
2. Copies of applications and approvals or certifications as may be required shall be provided as a condition of final approval and prior to the site disturbance.
3. Township offices and staff that may have review jurisdiction involving this application or improvements related thereto, include:
 - Dept. of Planning and Zoning:
Contact Ron Yake, Planner and Zoning Officer at 799-0909, ext. 1503.
 - Planning Board Engineer's Office:
Contact Louis Ploskonka, CME Associates at 732-727-8000.
 - Dept. of Code Enforcement/Building Division:
Contact Brian Miller, Construction Official at 799-0909, ext. 1203.

Any approval shall be conditioned on the submission of revised plan in accordance with the above comments; proof of approval or waivers from all other agencies having jurisdiction; the construction of offsite improvements, if deemed necessary by the Township Committee; the payment of any outstanding escrow fees; the applicant complying with all applicable State and local affordable housing requirements; and the applicant's engineer providing an

estimate for the cost of improvements to the Township in order that performance guarantees and inspection fees can be calculated.

MLUL Clock:

Application Completeness: September 30, 2024

Planning Board Action: November 14, 2024