



**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:

| <b>Type of Application (Please Check)</b>                                | <b>Fee \$</b> | <b>Forms Needed</b>            |
|--|---------------|--------------------------------|
| <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 checked="" type="checkbox"/> 3. Preliminary/Final Major Site Plan | \$1,000       | 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:** Princeton HealthCare System a New Jersey nonprofit Corporation d/b/a Penn Medicine Princeton Health

Address: 1 Plainsboro Road      City: Plainsboro      State: NJ      Zip: 08536  
 Email: larry.bell@Pennmedicine.upenn.edu      Phone: 215-301-6702

**Applicant's Attorney:** Troutman Pepper Hamilton Sanders LLP - Thomas M. Letizia, Esq.

Address: 301 Carnegie Center, Suite 400      City: Princeton      State: NJ      Zip: 08540  
 Email: thomas.letizia@troutman.com      Phone: 609-951-4136

**Contact Person:** Thomas M. Letizia, Esq.      Troutman Pepper Hamilton Sanders LLP

Address: 301 Carnegie center, Suite 400      City: Princeton      State: NJ      Zip: 08540  
 Email: thomas.letizia@troutman.com      Phone: 609-951-4136

**Engineer/Surveyor:** French & Parrello Associates - Andrew French, PE

Address: 1800 Route 34, Suite 101      City: Wall      State: NJ      Zip: 07719  
 Email: andrew.french@fpaengineers.com      Phone: 732-312-9800

**Architect:** Shepley Bulfinch - Luke A. Voiland, AIA, LEED, AP

Address: 99 Chauncy St., 4th Floor      City: Boston      State: MA      Zip: 02111  
 Email: lvoiland@shepleybulfinch.com      Phone: 857-383-4148

**Owner's Name:** Penn Medicine Princeton Health

Address: 1 Plainsboro Road      City: Plainsboro      State: NJ      Zip: 08536  
 Email: larry.bell@Pennmedicine.upenn.edu      Phone: 215-301-6702

1 Plainsboro Road

**Address of Property:**Applicant Interest in property (owner, lessee, etc.) OwnerWhen acquired 2012Tax Map Sheet 17 Block 1701 Lot 3.01 Date filed with County Recorder \_\_\_\_\_

- Is the property served by a public sewer system? Yes  No \_\_\_\_\_
- Is the property served by a public water system? Yes  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  County  or State  road?Area of property 49.42 acres or \_\_\_\_\_ sq. ft. Frontage on an improved street 2,570 ft. No. of proposed lots NAPresent Zoning: PHCS Redevelopment Plan - HMOC Zone Present Use of Property: Hospital/Medical OfficeProposed Use of Property: Proposed Cancer Center and Imaging Center (CCIC) AdditionDescription of all present structures: Hospital Building, Medical Office Building, Education Building, Parking Garage (approved)Number of proposed Buildings 1 Floor area of all structures 989,211 sq. ft.Percentage of coverage by buildings 15.46% Impervious coverage 57.36%Has a subdivision previously been granted? Yes \_\_\_\_\_ Date 2008Has a variance previously been granted? Yes \_\_\_\_\_ Date 2023 (parking garage application)

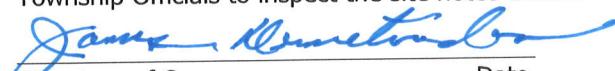
Are there any existing or proposed covenants or deed restrictions on the property? Yes \_\_\_\_\_

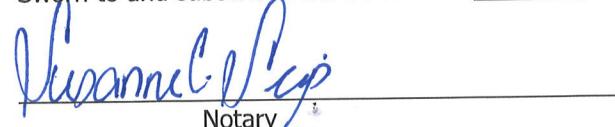
The property is subject to a Declaration outlining use restrictions, easements and maintenance obligations.  
Explain \_\_\_\_\_

- Is a variance requested? No \_\_\_\_\_
- Describe in detail section of zoning ordinance from which applicant seeks relief: NA

**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 \_\_\_\_\_ Date \_\_\_\_\_

  
 Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_
Sworn to and subscribed before me this 30 day of July 2024.
  
 Notary \_\_\_\_\_
By: James Demetriades, CEO  
Penn Medicine Princeton Health

|                                    |
|------------------------------------|
| SUSANNE C. SEIP                    |
| Notary Public, State of New Jersey |
| Comm. # 50204304                   |
| My Commission Expires 4/2029       |

**AGREEMENT TO PAY FOR PROFESSIONAL REVIEW**  
**Plainsboro Township**My Company Princeton Health agrees to pay for any professional review necessary for proposed application

Penn Medicine Princeton Health

Applicant Name (Print)

Date

  
 Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_  
 By: James Demetriades, CEO  
Penn Medicine Princeton Health

## **PROJECT NARRATIVE**

### **PENN MEDICINE PRINCETON HEALTH CANCER CENTER AND IMAGING CENTER**

#### **A. Introduction**

Penn Medicine Princeton Health (PMPH) is committed to improving patient satisfaction and the wellness of the community it serves. To advance this commitment PMPH proposes to transform the delivery of community-based cancer care by offering compassionate care enhanced by the highest level of clinical and research advancements. A new Cancer Center and Imaging Center (CCIC) building, located on the PMPH hospital campus, consolidates all primary cancer treatment into one building. Diagnostic Imaging is a critical element in cancer care, but it is also a significant aspect of general medical diagnostics. Accordingly, PMPH proposes to include an Imaging Center, with a distinct identity, within the new building. To aid in patient wayfinding, both treatment centers have apparent, unique entries that are conveniently located adjacent to patient parking lots. Patients visiting the Cancer Center will enter the new Cancer Center on the South side of the building while patients visiting the Imaging Center will enter on the North side. Within the building, corridors with clear wayfinding signage link the two entries with the Lab, Appearance Center, and Cafe facilitating patient care on the main level.

The new CCIC will require additional parking on the healthcare campus. The initial phase of the CCIC project is the 1,161-space parking garage which received site plan approval in 2023 and is currently under construction. In addition, the staff parking lot north of Hospital Drive (identified as P-10) was recently expanded.

#### **B. Building Description**

The CCIC contains four floors for patient care, a subgrade level and a mechanical level. The floor elevation of Level 1 aligns with the adjacent Education Building and remaining hospital facility to provide universal access throughout all campus buildings. To provide adequate clearances for the building infrastructure and modality equipment, the floor-to-floor height of Levels 1 and 2 are 16'-0" while other levels have a 15'-0" floor-to-floor height. There are direct pedestrian connections to the existing campus buildings on Levels 1 and 2. There is also a tunnel connecting the Education Building to the new building for the transport of materials and infrastructure in and refuse out of the building on the lower level of the CCIC. Because there is a 5'-0" elevation differential, the tunnel will have an extended sloped walkway (slope = 1:20) for the ease of material movement.

Both the Cancer and Imaging Centers have recognizable front entries marked by distinctive canopies and signage over the vehicular drop-off as well as a glass vestibule equipped with weapons detection for general safety. Additionally, at each entry, there is extensive clear glazing to allow arriving patients visibility to activity within and departing patients may see when their ride or the Valet arrives with their car. In response to the natural grade change across the site, the Imaging Entry is at elevation 87' and slopes down to meet the building's Level 1 and the Cancer Center Entry at elevation 86'.

To complement the existing campus palette, the CCIC is clad with a high-performance envelope composed of terracotta rainscreen, metal panel and glass curtain-wall systems. A dark stone base encircles the building, grounding it into the landscape. The glass panels in the curtain wall are triple glazed; there are

both clear vision panels allowing for views from inside and spandrel panels at the vertical interstitial zones between the treatment floors. Terracotta was selected to blend with the brick of the adjacent existing Education Building. Two textures are used to provide visual interest on the most visible sides of the CCIC. On the west side, which abuts the Education Building and is less visible, metal panel is used, and the same metal panel system wraps the Mechanical Level, where the air handlers that provide the building with fresh air are located. To reduce the building's mass, the Mechanical Level steps back one structural bay along the south and east sides. Metal louvers for fresh air intake and used air exhaust accent the metal panel system. The color of metal panels will be selected to closely match the color of the Atkinson Building hospital bed tower.

LEED (Leadership in Energy and Environmental Design) certification provides a framework for the design of healthy, highly efficient, and cost-saving green buildings; it is the world's most widely used green building rating system. In response to PMPH's sustainability goal, this project will be using the LEED guidelines and is currently tracking LEED Gold. Pursuing the most conservative sustainable design guidelines wherever possible, the CCIC is being designed with high-performing mechanical, electrical, and plumbing systems that will work in concert with the high-performing exterior envelope. While the high roofs will be light in color, green roofs are strategically used over each entry canopy and on the linear accelerator vaults on Level 1. Not only do the green roofs assist in mitigating the heat island effect and meet the requirements of the Amended Redevelopment Plan, but they also provide visual interest for patient and staff looking down on to those roofs.

#### C. The Cancer Center

The Cancer Center has been organized with one primary clinical department per floor with straightforward, clear wayfinding signage for a patient population preoccupied with getting care. Reception and Central Registration are directly visible and accessible from the entry where wheelchairs are stored to assist patients with impaired mobility. Vertical patient circulation is located centrally on Level 1 within the Lobby or "Living Room," providing direct access to each of the individual treatment clinics. Upon arrival at these clinics on Levels 3 and 4, patients enter into waiting areas from which they can easily see departmental Reception and Check-in. From Waiting, located along the southern exterior wall, there are views across the campus offering patients access to daylight and views across the bucolic campus setting.

Circulation within each clinic is uncomplicated and clearly signed. Patients are escorted by staff and most corridors end with a view to the outdoors. Staff work areas are zoned to the north so patient areas are closer to Waiting and to minimize travel distances. The Infusion unit is Located on Level 4, Infusion is provided in four-chair pods with controlled visibility between chairs. These patients are in treatment for long periods of time; therefore, all the pods are located along the building periphery so that the patients may enjoy views across the campus or into the Healing Garden.

To augment the patient experience, patients may visit the Café, where they will find light refreshments, or the Appearance Center where they may find services to boost their self-images; both of these areas are located on Level 1. Because most patients require blood work as an integral part of their treatment, the Lab with its discreet check-in and waiting area is also located on this level directly adjacent from the "Living Room."

This facility accommodates growth and adaptability, over time, through the standardization of key rooms allowing for future use conversion and by strategically providing 8'-0" wide corridors to accommodate the

replacement of aging equipment due to ever advancing technologies. Shelled clinical space has tactically been placed where it may swiftly be fit out as needed.

#### **D. The Imaging Center (Level 2)**

Conceptually, the Imaging Center is similar to the Cancer Center. Reception is directly visible and accessible from the entry where wheelchairs are stored to assist patients with impaired mobility. The Greeter directs patients to the elevators that take them to Level 2. Upon arrival, patients enter Waiting to easily find Registration. Waiting, located along the northern exterior wall, offers views across the campus that may offer patients visual interest.

Circulation within the suite is straightforward and will have clear signage. Patients are escorted by staff; patients visiting the Imaging department access their clinic by moving east while those visiting the Breast Imaging department move south. This allows for minimal patient overlap reducing their stress. Imaging modalities are located along the east exterior wall where there will be “knock-out” exterior wall panels to allow for the equipment to be loaded into the building for opening day or changed out as new technology becomes available. Staff work areas have been moved into the adjacent Education Building where the existing structure is less robust than that being provided in the new building.

#### **Summary of Site Improvements – CCIC and Parking Garage**

##### **General Site Improvements**

The Penn Medicine Princeton HealthCare System Campus area was previously designated as an area in need of redevelopment in Plainsboro Township and the Township has adopted the Amended Redevelopment for the Princeton HealthCare System at Plainsboro Site, dated March 13, 2013, which establishes the zoning requirements for this project. The project site for the CCIC building as well as the Parking Garage is in the Hospital Medical Office Complex (HMOC) district within the Amended Redevelopment Plan. The proposed CCIC building is a permitted use and conforms to the Hospital Medical Office Complex (HMOC) Zone District use standards under the Amended Redevelopment Plan. The Parking Garage is a permitted accessory use within the HMOC Zone District.

The project site is located at the intersection of Route 1 and Plainsboro Road with two main access locations to the health care campus. Punia Boulevard the main “spine” entry roadway into the Health Care Campus. Punia Boulevard starts at Plainsboro Road and proceeds northward to connect to Hospital Drive. Hospital Drive is the secondary entry roadway that links Punia Boulevard to Campus Road to the east. The proposed CCIC building is located on the east side of the Education Building and has direct access from Punia Boulevard and to the existing P2 Parking Lot on the south and the P4 and 5 Parking Lots on the north. The location of the CCIC was selected to provide distinct access and visibility to patients seeking different types of treatment.

Placing the CCIC in this location requires the demolition of the existing pool and locker room structure associated with the former Fitness Center. Approximately 16,101 SF, of which 12,000 SF is considered Gross Floor Area (i.e., identified as active clinical space)<sup>1</sup> will be demolished to

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<sup>1</sup> Based on the Plainsboro Township Land Use Ordinance and long-standing interpretation of same, “Gross Floor Area” is the square footage of a building used for zoning compliance purposes, i.e., determining floor area ratio and amount of required parking. Gross Floor Area does not include non-activity areas such as Mechanical/Electrical/Plumbing (MEP), penthouses, and similar building systems portions of a building, as well

accommodate the proposed new building. The new CCIC building will comprise 200,876 SF of total building area, which includes 154,559 SF of Gross Floor Area (i.e., identified as active clinical and clinical support space) and 46,317 SF of non-active space (i.e., mechanical, electrical and building infrastructure). Together, the demolition and new construction result in a net increase of 142,559 (154,559-12,000) SF of Gross Floor Area on the campus.

There will be minor changes to the existing Education Building to accommodate the new CCIC improvements. The previously approved Parking Garage will be built on the north side of the existing hospital within the existing P6 parking area. This location experiences the highest demand for parking because of the proximity to the Medical Arts Pavilion and the Hospital's North Entry.

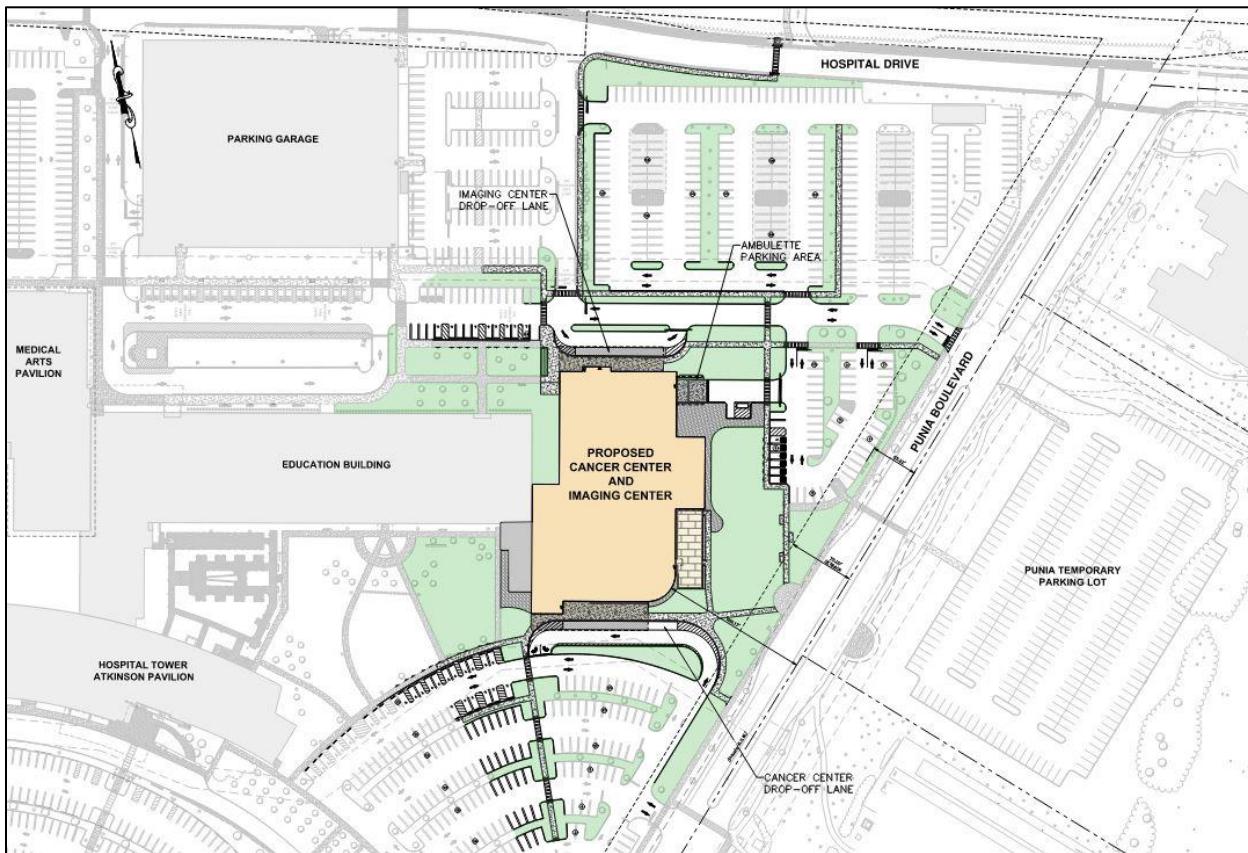


Figure 1 - CCIC Site Plan

### Cancer Center and Imaging Center Site Improvements

The proposed Cancer Center will have access from Punia Boulevard and the existing driveway will be utilized to provide vehicular access directly to the main entrance at the proposed patient drop-off area. A small portion of the existing P2 Parking Lot will be reconstructed to accommodate the drop-off and provide additional accessible parking. Both existing driveways that currently serve the P2 parking area will

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as areas committed to permanent storage and enclosed parking. All other active areas of a building are included in Gross Floor Area.

be utilized to provide vehicular access to the proposed Cancer Center parking area, which will maintain the existing vehicular circulation. A new pedestrian walkway is proposed from the reconstructed P2 parking area to the Cancer Center Entry. Handicap accessible parking is provided adjacent to the pedestrian walkways leading to the entrance. Ten parking spaces will be land-banked in P2, should there be a need in the future for additional parking spaces in the proximity of the Cancer Center entrance. The P3 Parking Lot will be expanded and reconfigured, and Electrical Vehicle charging spaces will be available along the west side of the P3 Parking Lot. The patient drop-off area along the front of the proposed Cancer Center will be constructed with depressed curbs, bollard lighting and integrally colored concrete sidewalks that lead the patients to the entry. On the east side of the building, there will be an ambulette parking area so that patients from other facilities may be admitted for treatment.

Delivery and solid waste management will be the same as the hospital's current operation. The deliveries will be received at the main loading area on the west side of the existing hospital building. Refuse and recycling will be managed at the existing main loading area as well.

The proposed Imaging Center will also have access from Punia Boulevard and the existing driveway will be utilized to provide vehicular access directly to the Entry at the proposed patient drop-off area. The P4 Parking Lot will be reconstructed along the south to minimize the number of access points allowing for safe vehicular approach to the Imaging Center Entry. A new pedestrian walkway is proposed from the staff parking area at P10 along the west edge of P4 to the Imaging Center Entry. Anticipating the renovation of the Physical Therapy Entry, handicap accessible, expectant mother and PT drop-off parking will be provided in the adjacent parking zone to the north of the Education Building east end. The patient drop-off area along the front of the proposed Imaging Center will be constructed with depressed curb, bollard lighting and integrally colored concrete sidewalk that leads the patients to the entry.

The landscaping for the CCIC has been designed to be complimentary to the campus aesthetic and in accordance with the requirements of the Amended Redevelopment Plan with shade trees throughout the parking areas and along the access driveways, foundation plantings around the building and a variety of landscape plantings along the pedestrian walkways. The front of both the Cancer and Imaging Centers will include integral colored concrete sidewalks leading patients to the main entrances. From the Cancer Center Entry there are views into the existing Healing Garden to provide continuity. An undulating series of planted berms on the east of the building will provide visual interest in the adjacent landscape while a linear shade garden is proposed for the west side of the Imaging Center Entry. Evergreen trees and shrubs are proposed to screen the ambulette parking area from view as much as possible. A small terrace will be situated on the east side of the building directly adjacent to the Café to provide a visitor amenity. Defined by a trellis structure, this outdoor space, with controlled access from the interior, allows those visiting or waiting the opportunity to take respite outside beneath the shade trees.

The site lighting design includes a combination of pole mounted light fixtures, bollard lighting and recessed linear lighting for both canopies. The site lighting will be LED cut-off style fixtures that are Dark Sky compliant in accordance with the requirements of the Amended Redevelopment Plan. The proposed light fixtures will be the same style and color as the existing light fixtures on the Hospital site.

As approved under the prior application, the Parking Garage will be on the north side of the existing Hospital. Vehicular access to the Parking Garage will be on the southwestern portion of the structure to keep queuing vehicles off Hospital Drive. A second vehicular garage entrance directly aligns with the exit of the expanded patient drop-off area. There will be an exit only access from the Parking Garage directly onto Hospital Drive and careful consideration has been given to the pedestrian crossing of Hospital Drive.

The existing P5 parking area located on the east side of the proposed Parking Garage will be reconstructed with a pervious pavement system to provide compliance with the Township's Green Infrastructure standards. Handicap accessible and Electrical Vehicle make ready parking spaces are provided just south of the Parking Garage, reconstructed P5 parking area and near the new building. Pedestrian walkways and crossings are provided on both sides of the Parking Garage with direct access to the Medical Arts Pavilion and hospital entrance.

During the construction of the Parking Garage and Cancer and Imaging Centers, parking spaces will be displaced. To help manage this displacement of parking spaces, the project will utilize temporary parking approved under the prior parking garage application. The temporary parking will be on Lot 4.04 directly across Punia Boulevard.

**Closing**

The CCIC project will provide a state-of-art, patient-centered healing environment for the Plainsboro region which is consistent with PMPH's approach to the healthcare offered at this location.

## **TOWNSHIP OF PLAINSBORO**

**Department of Planning and Zoning  
641 Plainsboro Road  
Plainsboro, NJ 08536  
069-799-0909 ext. 1502**

**Form No. 6**

### **APPLICANT'S DISCLOSURE STATEMENT (CORPORATION OR PARTNERSHIP) AS REQUIRED BY NEW JERSEY LAW\***

Princeton HealthCare System, a New Jersey Nonprofit Corporation d/b/a Penn Medicine Princeton Health is part of the University of Pennsylvania Health System ("UPHS"). There are no owners of 10% or more interest in UPHS.

## 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

STATE OF NEW JERSEY )

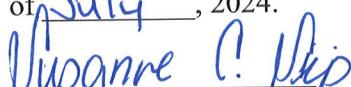
SS )

COUNTY OF MIDDLESEX )

James Demetriades, of full age, being duly sworn according to law on oath deposes and says that the deponent is the Chief Executive Officer for Penn Medicine Princeton Health, with an address of 1 Plainsboro Road, Plainsboro, NJ 08536 and that Princeton HealthCare System a New Jersey Nonprofit Corporation d/b/a Penn Medicine Princeton Health is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Township of Plainsboro, New Jersey, and known and designated as Block 1701, Lot 3.01.

  
James Demetriades

Sworn and subscribed  
before me this 30 day  
of July, 2024.

  
Susanne C. Seip  
Notary Public

SUSANNE C. SEIP  
Notary Public, State of New Jersey  
Comrn. # 50204304  
My Commission Expires 11/4/2027

### AUTHORIZATION

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

To the Planning Board:

\_\_\_\_\_ is hereby authorized to make the within application.

Dated: \_\_\_\_\_



## TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning

641 Plainsboro Road

Plainsboro, NJ 08536

**609-799-0909 ext. 1502**

**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)

- plans on proper size sheets
- scale of plat
- key map in relation to remainder of municipality & land owner
- plan certified by licensed architect or engineer
- boundaries of tract, dimensions and bearings
- north arrow
- date
- zone district
- existing & proposed streets
- street names
- existing contours at proper intervals
- proposed contours
- existing & proposed streams
- existing & proposed easements
- existing flood hazard elevations
- location of proposed buildings
- location of existing building
- location of proposed & existing signs
- total building coverage in acres
- total building coverage in square feet
- percentage of lot covered by buildings
- parking layout
- total number of parking spaces
- dimensions of parking spaces
- dimensions of all building setbacks and yards
- size and height of proposed and existing buildings or structures
- building dimensions
- size location, rendering of existing and proposed signs on the tract and within 100' of tract
- written descriptions, see ordinance §85-36B.5
- floor plan

- building elevations, each side
- building material to be used
- indicate buildings to remain
- driveways
- proposed circulation plan
- curbs
- aisles & lanes
- fire lanes
- loading areas
- loading berths & docks
- pedestrian walks
- facilities for movement and storage of goods
- location of exterior lighting
- location of exterior light standards, direction, reflection, intensity of lighting on the tract and within 100' of tract
- cross sections of \_\_\_\_ streets  aisles  
 lanes  driveways
- existing & proposed wooded areas
- buffer areas
- landscape plan  species, caliper & location planting  seeded areas  sodded areas  
 grading
- retaining walls
- fencing
- recreation areas
- man-made improvements
- location & grades & size of proposed  
 drain  sewer  water
- type material for drainage water & sewer
- method of sewer disposal
- method of waste disposal and incineration
- percolation test & soil log, if applicable
- location, height direction of illumination, power & type of proposed outdoor lighting with photometric diagram on plan

N/A architectural or historic significance of any existing building to remain or to be removed

X earthwork balance (surplus/shortage)

X soil type(s)

W3 scale model of proposed development

X traffic study, including but not limited to:

X anticipated traffic volumes

X capacity of existing and proposed roadway

X traffic volume impact from other developments

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

X need for traffic signals and other improvements

X 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

W4 sketches, plans and photographs of other known similar developments

X common open space including acreage calculations and proposed recreation facilities

X section or staging plan

X conformance to preliminary plan

X detailed soil erosion and sediment control plan

X detailed architectural and engineering data

X architect's ground floor or other floor plans

X illustrations of any signs visible to the public

X all taxes paid

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

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

### **Checklist Waiver Request**

- W1. A waiver is requested for the locations of signs within 100 feet of the tract. There is no change proposed to the existing signs within 100 feet. A waiver is requested for the locations and renderings of proposed building and freestanding identification signs.
- W2. A partial waiver is requested for the location of exterior light standards, direction, reflection, intensity of lighting on the tract and within 100 feet of the tract. This information is shown for the project areas within the tract only. No changes are proposed for the lighting on the remainder of the campus.
- W3. A waiver is requested for the scale model of the proposed development. A model and/or renderings of the proposed development will be provided at the public hearing.
- W4. A waiver is requested for the sketches, plans and photographs of other known similar developments. This is a state of the art, unique Cancer Center and Imaging Center, specifically tailored to this site.