



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

Form No. 1

PLANNING/ZONING APPLICATION

I. SCHEDULE

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

Type of Application (Please Check)	Fee \$	Forms Needed
<input type="checkbox"/> 1. Concept Plan	_____	1, 6, 7, 11, 14, & W9
<input type="checkbox"/> 2. Minor Site Plan	_____	1, 6, 7, 8, 13, 14 & W9
<input checked="" type="checkbox"/> 3. Preliminary/Final Major Site Plan	\$1,000.00	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	_____	1, 4, 6, 7, 8, 9, 10, 14 & W9
a. Bulk	_____	1, 5, 6, 7, 8, 9, 10, 14 & W9
b. Use	_____	1, 2, 14 & W9
<input type="checkbox"/> 7. Appeal of Administrative Decision	_____	1, 3, 14 & W9
<input type="checkbox"/> 8. Interpretation	_____	1, 6, 7, 8, 9, 14, 15 & W9
<input type="checkbox"/> 9. General Development Plan	_____	_____

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

Name of Applicant: The Research Collections and Preservation Consortium, Inc. ("ReCAP")

Address: c/o Stevens & Lee, P.C., 100 Lenox Drive, Suite 200 City: Lawrenceville State: NJ Zip: 08648

Email: christopher.costa@stevenslee.com Phone: 609-987-6653

Applicant's Attorney: Christopher K. Costa, Esq.

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

Email: christopher.costa@stevenslee.com Phone: 609-987-6653

Contact Person: Christopher K. Costa, Esq. (Stevens & Lee, P.C.)

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

Email: christopher.costa@stevenslee.com Phone: 609-987-6653

Engineer/Surveyor: Ralph Petrella, P.E. (Van Note-Harvey, Division of Pennoni)

Address: 515 Grove Street, Suite 1B City: Haddon Heights State: NJ Zip: 08035

Email: rpetrella@vannoteharvey.com Phone: 609-921-4786

Architect: N/A

Address: _____ City: _____ State: _____ Zip: _____

Email: _____ Phone: _____

Owner's Name: The Research Collections and Preservation Consortium, Inc. ("ReCAP")

Address: c/o Stevens & Lee, P.C., 100 Lenox Drive, Suite 200 City: Lawrenceville State: NJ Zip: 08648

Email: christopher.costa@stevenslee.com Phone: 609-987-6653

Address of Property: 400 Forrestal Road, Princeton, NJ

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

When acquired June 11, 2012 (DB 06361, PG 0100)

Tax Map Sheet 7 Block 701 Lot 31 Date filed with County Recorder July 27, 2005

- 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 2.946 acres or 128,327.76 sq. ft. Frontage on an improved street 480 ft. No. of proposed lots N/A

Present Zoning: Planned Unit Development (PMUD) Present Use of Property: General Office/Storage

Proposed Use of Property: No change

Description of all present structures: Structures consist of general office, research, and storage uses

Number of proposed Buildings 0 Floor area of all structures 0 sq. ft.

Percentage of coverage by buildings 0 Impervious coverage

Has a subdivision previously been granted? Yes Date May 20, 1988 (File No. 976)

Has a variance previously been granted? Yes Date Resolution

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

Explain Existing deed restrictions/covenants do not affect this application.

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

III. PLANS

Attach list of plans and exhibits submitted, indicating names, address, license #, and phone numbers of preparer. See Schedule B

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.

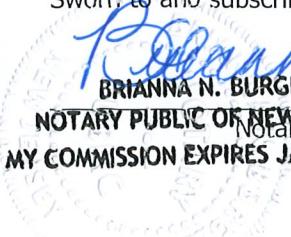

Signature of Owner

Date


Signature of Applicant

Date

Sworn to and subscribed before me this 9 day of July 2024.


BRIANNA N. BURGESS
NOTARY PUBLIC OF NEW JERSEY
Notary
MY COMMISSION EXPIRES JAN 6, 2025

AGREEMENT TO PAY FOR PROFESSIONAL REVIEW

Plainsboro Township

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

ReCAP

Ian Bogus, Executive Director

Applicant Name (Print)

Date


Applicant Signature

Date



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Form No. 6

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

Corporations or partnerships applying to the Planning Board or Zoning Board of Adjustment for:

- 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

must list the names and addresses of all persons, stockholders, or individual partners owning at least a ten (10) percent interest in the corporation, partnership, or other entity associated with this application below:

Name	Address
SEE SCHEDULE C	



TOWNSHIP OF PLAINSBORO
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Form No. 7

AFFIDAVIT OF OWNERSHIP

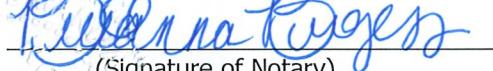
Research Collections and
Preservation Consortium, Inc., attest that I/we reside at 400 Forrestal Road
(Property Owner/s)
in the Township of Plainsboro in the County of Middlesex, and State
Research Collections and
of New Jersey that Preservation Consortium, Inc. is/are the owners in fee of all that certain lot,
(Property Owner/s)
piece or parcel of land situated, lying and being in the Township of Plainsboro, New Jersey, and
known and designated as Block(s) 701, Lot(s) 31.

ReCAP

Notary Seal


(Signature of Property Owner/s)
Ian Bogus, Executive Director

Sworn and subscribed before me this 9th day of JULY, 2024.


(Signature of Notary)
BRIANNA N. BURGESS
NOTARY PUBLIC OF NEW JERSEY

MY COMMISSION EXPIRES JAN 6, 2025 AUTHORIZATION

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

make the within application.

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



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Form No. 8

TAXES COLLECTED

Re: Property Tax Status

On: Block(s) 701 Lot(s) 31 Qual._____

Current as of: _____

Delinquent as of: _____

Signed _____ Date _____
Municipal Tax Collector

SEE SCHEDULE E



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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)

<input checked="" type="checkbox"/> plans on proper size sheets	<input type="checkbox"/> W6 building elevations, each side
<input checked="" type="checkbox"/> scale of plat	<input type="checkbox"/> W7 building material to be used
<input checked="" type="checkbox"/> key map in relation to remainder of municipality & land owner	<input checked="" type="checkbox"/> X indicate buildings to remain
<input checked="" type="checkbox"/> plan certified by licensed architect or engineer	<input checked="" type="checkbox"/> X driveways
<input checked="" type="checkbox"/> boundaries of tract, dimensions and bearings	<input checked="" type="checkbox"/> X proposed circulation plan
<input checked="" type="checkbox"/> north arrow	<input checked="" type="checkbox"/> X curbs
<input checked="" type="checkbox"/> date	<input checked="" type="checkbox"/> X aisles & lanes
<input checked="" type="checkbox"/> zone district	<input type="checkbox"/> W8 fire lanes
<input checked="" type="checkbox"/> existing & proposed streets	<input type="checkbox"/> W9 loading areas
<input checked="" type="checkbox"/> street names	<input type="checkbox"/> W10 loading berths & docks
<input checked="" type="checkbox"/> existing contours at proper intervals	<input checked="" type="checkbox"/> X pedestrian walks
<input checked="" type="checkbox"/> proposed contours	<input type="checkbox"/> W11 facilities for movement and storage of goods
<input type="checkbox"/> W1 existing & proposed streams	<input checked="" type="checkbox"/> X location of exterior lighting
<input checked="" type="checkbox"/> X existing & proposed easements	<input checked="" type="checkbox"/> X location of exterior light standards, direction, reflection, intensity of lighting on the tract and within 100' of tract
<input type="checkbox"/> W2 existing flood hazard elevations	<input type="checkbox"/> W12 cross sections of <u>W12</u> streets <u>W12</u> aisles
<input type="checkbox"/> W3 location of proposed buildings	<u>W12</u> lanes <u>W12</u> driveways
<input checked="" type="checkbox"/> X location of existing building	<input checked="" type="checkbox"/> X existing & proposed wooded areas
<input checked="" type="checkbox"/> X location of proposed & existing signs	<input checked="" type="checkbox"/> X buffer areas
<input checked="" type="checkbox"/> X total building coverage in acres	<input checked="" type="checkbox"/> X landscape plan <input checked="" type="checkbox"/> species, caliper & location planting <input checked="" type="checkbox"/> seeded areas <u>W13</u> sodded areas
<input checked="" type="checkbox"/> X total building coverage in square feet	<input checked="" type="checkbox"/> X grading
<input checked="" type="checkbox"/> X percentage of lot covered by buildings	<input type="checkbox"/> W14 retaining walls
<input checked="" type="checkbox"/> X parking layout	<input type="checkbox"/> W15 fencing
<input checked="" type="checkbox"/> X total number of parking spaces	<input type="checkbox"/> W16 recreation areas
<input checked="" type="checkbox"/> X dimensions of parking spaces	<input checked="" type="checkbox"/> X man-made improvements
<input checked="" type="checkbox"/> X dimensions of all building setbacks and yards	<input checked="" type="checkbox"/> X location & grades & size of proposed <input checked="" type="checkbox"/> drain <input checked="" type="checkbox"/> sewer <input checked="" type="checkbox"/> water
<input checked="" type="checkbox"/> X size and height of proposed and existing buildings or structures	<input checked="" type="checkbox"/> X type material for drainage water & sewer
<input checked="" type="checkbox"/> X building dimensions	<input type="checkbox"/> W17 method of sewer disposal
<input type="checkbox"/> W4 size location, rendering of existing and proposed signs on the tract and within 100' of tract	<input type="checkbox"/> W18 method of waste disposal and incineration
<input checked="" type="checkbox"/> X written descriptions, see ordinance §85-36B.5	<input type="checkbox"/> W19 percolation test & soil log, if applicable
<input type="checkbox"/> W5 floor plan	<input type="checkbox"/> W20 location, height direction of illumination, power & type of proposed outdoor lighting with photometric diagram on plan

over →

W21 architectural or historic significance of any existing building to remain or to be removed
W22 earthwork balance (surplus/shortage)

soil type(s)

W23 scale model of proposed development

W24 traffic study, including but not limited to:

W24 anticipated traffic volumes

W24 capacity of existing and proposed roadway

W24 traffic volume impact from other developments

W24 roadway network problems e.g. unsafe intersections, turns, grades

W24 need for traffic signals and other improvements

W25 photographs of any unusual topographic, environmental, historic or physical aspect

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

W26 sketches, plans and photographs of other known similar developments

W27 common open space including acreage calculations and proposed recreation facilities

W28 section or staging plan

W29 conformance to preliminary plan

W30 detailed soil erosion and sediment control plan

W31 detailed architectural and engineering data

W32 architect's ground floor or other floor plans

W33 illustrations of any signs visible to the public

all taxes paid

W34 environmental impact assessment per §20-10 of the Township Code

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

For Waivers, please see Schedule D.

Schedule A

Narrative Description of Project

Applicant Research Collections and Preservation Consortium, Inc. (“ReCAP”) seeks amended preliminary and final site plan approval to expand an existing parking lot on the property located in the Princeton Forrestal Center (the “Center”) at 400 Forrestal Road, Plainsboro Township and identified as Block 701, Lot 31 on the Plainsboro Township Tax Maps. The Center is currently used for research offices and storage. ReCAP—an entity comprised of Princeton University, Columbia University, Harvard University, and the New York Public Library—is, itself, a high-density research and storage facility.

The Plainsboro Township Planning Board (the “Board”) previously heard applications regarding the site between 2008 and 2012. In relevant part, in 2011, the Applicant sought, via Application No. P11-17 (i) amended preliminary site plan approval for Modules 8 through 11 and the Processing Center, (ii) amended final site plan approval for Module 8 and the Processing Center, and (iii) final site plan approval for Modules 9 and 10 along with extended vesting for Module 10. The Board approved the application subject to conditions on October 17, 2011, being memorialized in Resolution No. P11-17 on October 17, 2011.

The applicant now seeks amended preliminary and final site plan approval to construct 6 additional parking spaces on the existing parking lot located on Forrestal Road near the Processing Center and Campus Road. The existing lot contains 24 standard parking spaces and 2 ADA accessible spaces for a total of 26 spaces. Of the 6 new parking spaces, 2 will be for electric vehicle charging serviced with a double-pedestal EV charging station. One space will be a new Make-Ready parking space, effectively converting 1 existing space to a Make-Ready space as well. The remaining 3 spaces will be standard non-accessible parking spaces.

Schedule B

List of Plans

1. Civil Engineering Plans and Landscape Architect Plans entitled “Amended Preliminary/Final Site Plan of Parking Lot Expansion for The Research Collections and Preservation Consortium, Block 701, 31, Plainsboro Township, Middlesex County, New Jersey,” consisting of ten (10) sheets:
 - a. Sheet No. CE-1 “Cover Sheet”;
 - b. Sheet No. CE-2 “Vicinity Plan and Key Map,” prepared by Ralph A. Petrella, P.E. Lic. No. GE 46160, of Van Note-Harvey Associates, Inc., 103 College Road East, Princeton, NJ 08540, dated 07/24/24;
 - c. Sheet No. CE-3 “Overall Site Plan,” prepared by Ralph A. Petrella, P.E. Lic. No. GE 46160, of Van Note-Harvey Associates, Inc., 103 College Road East, Princeton, NJ 08540, dated 07/24/24;
 - d. Sheet No. CE-4 “Demolition Plan and Site Layout Plan,” prepared by Ralph A. Petrella, P.E. Lic. No. GE 46160, of Van Note-Harvey Associates, Inc., 103 College Road East, Princeton, NJ 08540, dated 07/24/24 and revised 10/3/24;
 - e. Sheet No. CE-5 “Site Grading & Drainage Plan,” prepared by Ralph A. Petrella, P.E. Lic. No. GE 46160, of Van Note-Harvey Associates, Inc., 103 College Road East, Princeton, NJ 08540, dated 07/24/24 and revised 10/3/24;
 - f. Sheet No. CE-6 “Construction Details,” prepared by Ralph A. Petrella, P.E. Lic. No. GE 46160, of Van Note-Harvey Associates, Inc., 103 College Road East, Princeton, NJ 08540, dated 07/24/24 and revised 10/3/24;
 - g. Sheet No. CE-7 “Soil Erosion & Sediment Control Plan,” prepared by Ralph A. Petrella, P.E. Lic. No. GE 46160, of Van Note-Harvey Associates, Inc., 103 College Road East, Princeton, NJ 08540, dated 10/03/24;
 - h. Sheet No. CE-8 “Soil Erosion & Sediment Control Notes and Details,” prepared by Ralph A. Petrella, P.E. Lic. No. GE 46160, of Van Note-Harvey Associates, Inc., 103 College Road East, Princeton, NJ 08540, dated 10/03/24;
 - i. Sheet No. 1 of 1 “Existing Conditions Plan,” prepared by Kenneth R. Raike, P.L.S. Lic. No. GS 36753, of Van Note-Harvey Division of Pennoni, 103 College Road East, Princeton, NJ 08540, dated 3/14/2024; and
 - j. Sheet No. L100 “Planting Plan,” prepared by E. Timothy Marshall, L.A. Lic. No. AS00872, of ETM Associates, LLC, 1202 Raritan Avenue, Highland Park, NJ 08904, dated 06.07.2024 and revised 09.30.2024.
2. Engineering Report prepared by Ralph A. Petrella, P.E. Lic. No. GE 46160, of Van Note-Harvey Associates, Inc., 103 College Road East, Princeton, NJ 08540, dated 07/24/24.

Schedule C

Applicant's Disclosure Statement (Continued)

The Trustees of Princeton University; the Trustees of Columbia University in the City of New York, a New York nonprofit corporation; the New York Public Library, Astor, Lenox Tilden Foundations, a New York nonprofit corporation; and the President and Fellows of Harvard College, a Massachusetts educational corporation, acting through Harvard Library, of Cambridge, Massachusetts, organized the Research Collections and Preservation Consortium, Inc. (“ReCAP”) for the benefit of their respective institutions. A Board of Governors, controlled by the Institutions, operates ReCAP to further the Institutions’ educational purposes.

Schedule D

Site Plan Checklist Waivers

Waiver	Justification
W1	There are no existing or proposed streams on the site.
W2	There are no existing flood hazard elevations on the site.
W3	There are no proposed buildings for the site.
W4	No new signs are proposed for the site.
W5	There are no proposed floor plans for the site.
W6	There are no proposed buildings on the site.
W7	There are no proposed buildings on the site.
W8	There are no proposed fire lanes for the site.
W9	There are no proposed loading areas for the site.
W10	There are no proposed loading berths & dock for the site.
W11	There are no proposed facilities for movement and storage of goods for the site.
W12	There are no proposed streets, aisles, lanes and driveways for the site.
W13	There are no proposed sodded areas for the landscaping plan.
W14	There are no proposed retaining walls for the site.
W15	There are no proposed fencing for the site.
W16	There are no recreation areas for the site.
W17	There are no proposed changes to the method of sewer disposal on site.
W18	There are no proposed changes to the existing waste disposal and incineration.
W19	Percolation test and soil log are not applicable for the site.
W20	There are no new lights proposed and no existing lights are moved on site.
W21	There are no architectural or historical significant of any existing buildings to remain or to be removed.
W22	The scope of the project is very small and earthwork balance is not applicable.
W23	There are no proposed buildings for the project.
W24	Traffic study is not provided for this application since the scope of the project will not change traffic calculations previously approved.
W25	There are no unusual topographic, environmental, historic or physical aspects on the site.
W26	There are no similar known developments for the site.
W27	Open space calculations are not applicable.
W28	Haul and staging plans shall be provided by the contractor at the time of construction.
W29	The preliminary and final approval is sought simultaneously.
W30	Detailed soil erosion and sediment control plans are not provided with this application since the area of disturbance is less than 5000 sq feet.
W31	Detailed architectural data is not applicable.
W32	There are no proposed buildings for the site.
W33	There are no signs on the site that are visible to the public.
W34	The property is part of the Princeton Forrestal Center. In 1999, at the time the General Development Plan approval for the Princeton Forrestal Center, an environmental impact assessment was provided together with community and

traffic impact assessments which were all evaluated by the Township. The project involves a site which is already improved and disturbed with educational and research buildings and storage modules of the type contemplated by this application. There are no negative impacts anticipated of the sort set forth in Section 20-10 of the Township's land use ordinances. Separately, such statements have not traditionally been required in connection with site plan application in the Princeton Forrestal Center.

Schedule E
Taxes Collection

The property is registered as Class 15F Exempt from property taxation. Therefore, no taxes are owed.