

Plainboro Township

Amended Preliminary/Final Major Site Plan
Application: P24-05
Memo Date: 10/7/2024
Meeting Date: 10/21/2024

Planning Board Review Memo

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

Property Owner: Same

Type of Application: Amended Preliminary/Final Major 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 amended preliminary/final major 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.

DRC/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. The DRC and staff have reviewed the requested waivers and are 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).
3. The existing processing center that is served by the existing and proposed parking was approved by the Planning Board in May 2000 in association with a preliminary/final site plan application for Phase I of the Research Collections and Preservation Consortium (ReCAP) project. The subject application is recognized as an amendment to this previously approved site plan.

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. Staff indicates that a note to this affect has been provided on plan sheet L-100.
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. Staff indicates that a note to this affect has been provided on plan sheet L-100.
4. 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.

5. We offer the following comments on the Construction Details:
 - a. The Traffic Control & EVSE Sign Detail shall be revised to provide a NJDOT Class "B" concrete footing, 4,500 psi.

D. 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. Middlesex County Planning Board
 - c. 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 a 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