



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	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: 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

PreLim/Final Site Plan

1 Plainsboro Road

Address of Property:

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

When acquired 2012

Tax 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 NA

Present Zoning: PHCS Redevelopment Plan - HMOC Zone Present Use of Property: Hospital/Medical Office

Proposed Use of Property: Proposed Cancer Center and Imaging Center (CCIC) Addition

Description 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 2008

Has a variance previously been granted? Yes _____ Date 2023 (parking garage application)

Has a variance previously been granted? Yes _____ Date _____

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 _____

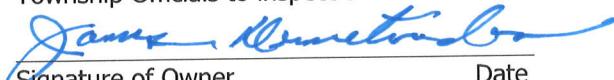
- Is a variance requested? No _____
- Describe in detail section of zoning ordinance from which applicant seeks relief: NA

III. PLANS

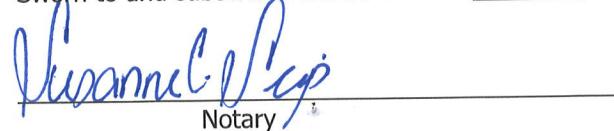
Attach list of plans and exhibits submitted, indicating names, address, license #, and phone numbers of preparer. See attached

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
By: James Demetriades, CEO
Penn Medicine Princeton Health

TOWNSHIP OF PLAINSBORO

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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

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641 Plainsboro Road
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Form No. 7

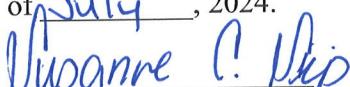
AFFIDAVIT OF OWNERSHIP

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.


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

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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)

- 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.

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)¹ will be demolished to

¹ 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.

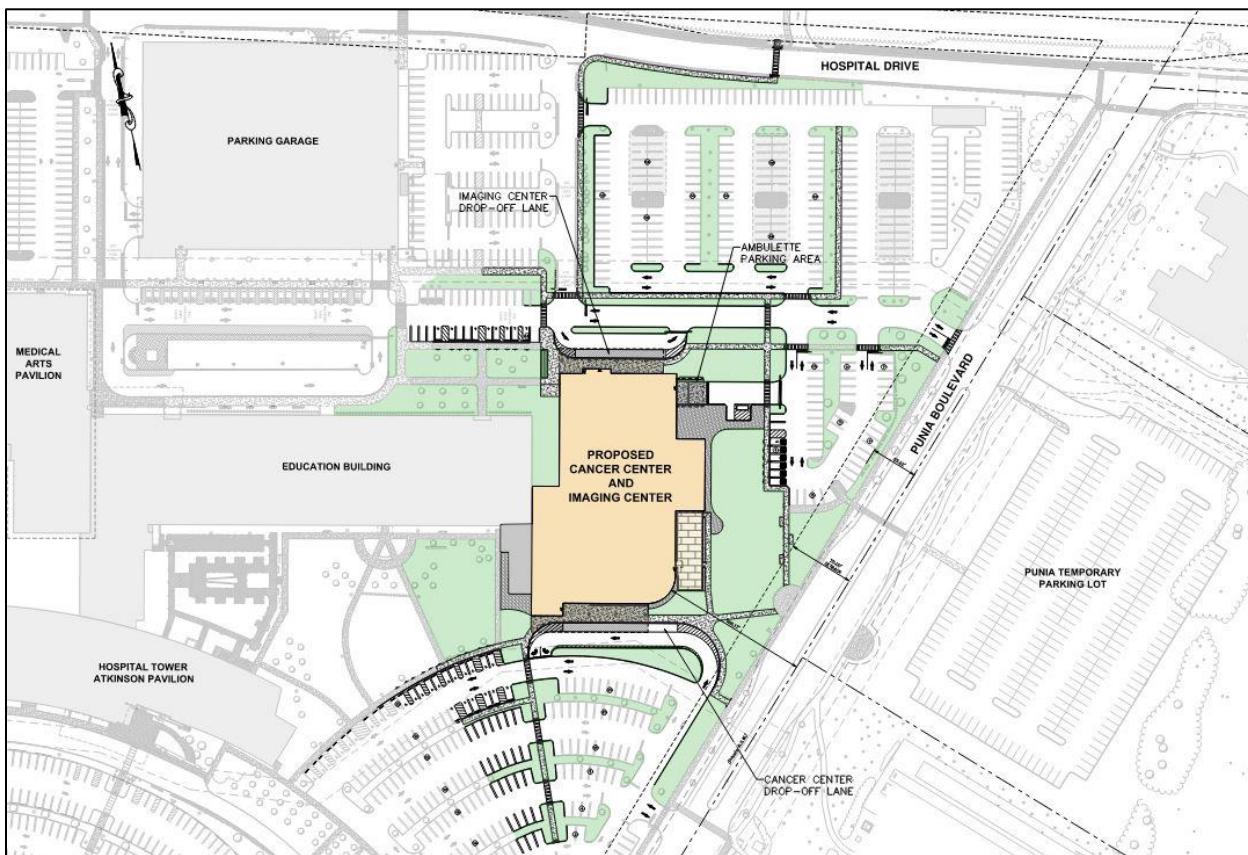


Figure 1 - CCIC Site Plan

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

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.



1800 Route 34, Suite 101
Wall Township, New Jersey 07719
T: 732.312.9800
F: 732.312.9801
fpaengineers.com

July 31, 2024

RE: Supplemental Plans and Information for
Cancer Center and Imaging Center
FPA No. 06C028T.003

As part of the submission requirements for site plan applications, the Applicant must address Section 9.2.1 of the Amended Redevelopment Plan for Supplemental Plans and Information for this project. Therefore, we offer the following response to this requirement:

A. General Land Use Plan

The Penn Medicine Princeton HealthCare System Campus has been designated as an area for redevelopment in Plainsboro Township, and the Township has adopted the Amended Redevelopment Plan for the Princeton HealthCare System at Plainsboro Site, dated March 13, 2013, which establishes the zoning requirements for the project. Penn Medicine Princeton Health ("PMPH" "Applicant") has identified a need for a Cancer Center and Imaging Center (CCIC) facility and associated parking garage. The project site for the CCIC and Parking Garage is in the Hospital Medical Office Complex (HMOC) district within the Redevelopment Plan. The parking garage has been approved and is currently under construction. A temporary surface parking lot has been approved and constructed on vacant Lot 4.04 located in the Office and Residential Complex (ORC) Zone to account for the on-site parking displaced during construction of the parking garage.

The proposed CCIC is a permitted use and conforms to the HMOC use standards under the Amended Redevelopment Plan. The proposed facility consists of a four-story structure with a penthouse that will consolidate the primary cancer treatment into one comprehensive building. The surface parking surrounding the new CCIC will be reconfigured to provide for vehicular access, drop off and parking for the new facility. The proposed project conforms to the land use plan and bulk design standards set forth in the Plan. The building orientation, massing, materials and landscape design will be consistent with the Plan requirements and will maintain the same high-quality standards within the healthcare campus. See Figure 1 for an overall site plan depicting the location of the current and approved projects.

B. Circulation Plan and Traffic Impact Analysis

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 is 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 is located on the east side of the Education Building, between the existing P2 and P3 parking areas with direct access from Punia Boulevard and the existing access driveway to P3 parking lot. Both existing access driveways will be maintained at current locations and be used for vehicular access to the proposed facility.

The proposed Cancer Center portion of the facility will utilize the existing driveways for vehicular access to the proposed patient drop-off areas at the south sides of the building. A portion of the existing parking lot P2 will be reconstructed for the drop-off lane and pedestrian access. A pedestrian walkway is proposed from the center of the parking area to near the main entrance of the Cancer Center. The north drop off area, which is associated with the proposed Imaging Center portion of the project will also utilize the existing and modified driveways for vehicular access. A portion of parking lot P3 will be reconstructed. The east façade of the building will contain an ambulette parking area and patient drop-off. A portion of the existing parking lot P4 will be reconfigured to create a landscaped island and new sidewalk. This island will facilitate a safer traffic flow at the north drop off and allow for grade transition as well.

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 also be managed at the existing main loading area.

Pedestrian pathways are being proposed for the facility to be consistent with the Amended Redevelopment Plan and in order to maintain pedestrian circulation throughout the hospital site.

C. Open Space Plan

The proposed development complies with the Open Space requirements of the Amended Redevelopment Plan and does not impact the existing open space areas on the hospital site. The open space areas located on the project site will remain, which includes the healing gardens, educational gardens and landscape areas on the hospital site. The existing Public Park on the south side of Plainsboro Road will not be impacted by the proposed development and pedestrian access to the passive park will be maintained.

D. Utility Plan

The existing utility infrastructure within the hospital site is adequate to provide service to the proposed CCIC. Some of the existing utilities will be relocated to accommodate the construction of the proposed Cancer Center and Imaging Center.

The new CCIC building will be connected to the existing sanitary sewers near both the south side and north side of the proposed Facility. The domestic water will be connected to an existing 8" water main on the south side and also through an external backflow preventor inside a hot box on the north side. Fire water service will be provided through a utility connection from the Central Utility Plant (CUP). Electric service to the proposed Facility will be provided internally from the hospital. Communications service will be provided from the existing lines located in the Education Building.



E. Stormwater Management Plan

The proposed Facility will be designed to comply with the Township Stormwater Management requirements, which include stormwater quantity reductions and groundwater recharge using Green Infrastructure (GI) elements.

Stormwater quantity – The proposed CCIC and Parking Garage project will result in an increase of 0.561 acres in impervious cover on the hospital site. This increase consists of 0.461 acres of impervious for the parking garage project area and 0.1 acres of impervious for the CCIC project area. The existing wet pond was designed to handle the stormwater runoff from the hospital site for the full maximum build out of 60% impervious coverage on the project site. For the Parking Garage, a porous pavement system with underground storage in the parking areas was approved by the Township. This system will provide peak flow reductions for the additional impervious surface. For the CCIC, two small-scale interconnected bioretention basins will be provided to reduce the peak runoff into the existing system. Because the porous pavement system and bioretention basins are considered Green Infrastructure BMPs, the project quantity reductions for the CCIC and Parking Garage will comply with the GI requirement.

Stormwater water quality - The proposed Cancer Center and Imaging Center project results in an increase of impervious surfaces of 0.561 ac (24,455 sf). However, there is a decrease in motor vehicle surface area, which are generating total suspended solids, largely because a portion of the existing parking lot will be reconstructed to be part of the CCIC building area and Parking Garage. The decrease in motor vehicle surface is 7,393 sf. Since there is a decrease in motor vehicle surface area, water quality treatment is not required as per NJAC 7:8-5.5(a). However, the porous pavement system being proposed for the Parking Garage project will provide water quality treatment. The bioretention basins will receive clean roof runoff and minor flow from the surrounding landscaped areas, thus not requiring water quality treatment.

Groundwater recharge - The existing soil condition on the project site consists of mostly Glacial Till, which is decomposed shale with clay and silt. The project area has already been developed in the past and the subsurface soil conditions are heavily compacted and do not provide groundwater recharge under the existing conditions. We have performed a subsurface soil assessment, consisting of test borings and percolation testing that indicates that the existing soils are not suitable for infiltration. These findings are consistent with other projects throughout the healthcare campus and the Township has granted a waiver from this requirement in the past. Therefore, the annual pre-construction groundwater recharge is zero and the requirement for post-construction recharge would be the same.

F. Environmental Inventory

The environmental impact of this proposed project is addressed in the Environmental Impact Assessment submitted with this application. The report sets forth in detail the environmental assessment in accordance with the township ordinance and the steps that can be taken to minimize impact to the environment. The project areas have been previously developed and do not contain any freshwater wetlands and/or floodplain areas. Therefore, there are no environmentally sensitive areas, such as flood plains and/or freshwater wetlands, that will be impacted by the proposed development of the Facility.



G. Community Facility Plan

The community facility plan is being implemented by the creation of additional walkways around and throughout the project site. The pedestrian pathways will be connected into the existing pathways and are consistent with the standards of the Amended Redevelopment Plan. The linking of the pathways allows for pedestrian and bike circulation throughout the campus but also provides pedestrian links to the community as per the vision of the Amended Redevelopment Plan.

H. Housing Plan

There are no changes to the housing plan as a result of the proposed development.

I. Local Service Plan

Local utility services are available for the project site from the existing utility infrastructure on the healthcare campus. Utility service connections for the proposed development are shown on the site plans.

J. Fiscal Impact Report

The proposed Facility will result in approximately 110 new permanent jobs (over time) for the operation of the facility. The construction estimate for the project is an investment of approximately \$200 million which is anticipated to create approximately 300 jobs throughout the construction period of this project.

K. Phasing Plan

This project is consistent with Phase III of the Amended Redevelopment Plan. The construction of the Facility is phased to minimize the impact on the operation of the hospital and other uses.

Phase 1A – Utility relocation in the footprint of the parking garage. This portion of the work is completed.

Phase 1B – Construction of a temporary parking area on the vacant lot, known as Lot 4.04, that is located on the east side of Punia Boulevard has been completed. The temporary parking consists of approximately 304 parking spaces and is provided with temporary site lighting. This portion of the work is completed.

Phase 1C – Construction of the proposed parking garage to the north of the site has commenced. The proposed parking garage will consist of approximately 1,161 spaces.

Phase 2B – After Phase 1 improvements are completed, then the construction of the new Cancer Center and Imaging Center which is the subject of the current application can be started. After completion of the Cancer Center and Imaging Center and Parking Garage, the temporary parking area on Lot 4.04 may be removed and restored to its condition that existed prior to construction of the temporary parking.



If you have any questions or require additional information, please do not hesitate to contact me.

Respectfully Submitted,
FRENCH & PARRELLO ASSOCIATES, P.A.

A handwritten signature in blue ink, appearing to read "A.L. French".

Andrew L. French, P.E.
VP, Director of Land Development
Andrew.French@fpaengineers.com



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July 18, 2024

Bonnie N. Flynn, PP, AICP, CFM
Director of Planning & Community Development
Plainsboro Township
641 Plainsboro Road
Plainsboro, NJ 08536

RE: Princeton HealthCare System, a New Jersey nonprofit corporation
d/b/a Penn Medicine Princeton Health
Planning Review for Consistency with Redevelopment Plan for
Cancer Center & Imaging Center

Dear Bonnie,

The following planning report was prepared on behalf of Princeton HealthCare System, a New Jersey nonprofit corporation d/b/a Penn Medicine Princeton Health ("PMPH") regarding its site plan application for the proposed Cancer Center & Imaging Center ("Project") on the PMPH Campus in Plainsboro, New Jersey ("Site").

The purpose of this report is to provide a summary relative to the Project's consistency with the *Amended Redevelopment Plan for the Princeton HealthCare System at Plainsboro Site* ("Redevelopment Plan"), adopted by the Township on March 13, 2013.

1.0 Summary

By building a new Cancer Center & Imaging Center ("CCIC"), PMPH seeks to transform the delivery of community-based cancer care by offering compassionate care enhanced by the highest level of clinical and research advancements.

PMPH previously submitted and received approval for a 6-level parking structure and temporary surface parking area, and now seeks approval to construct a 4-story, 154,559-square-foot CCIC, together with certain renovations to the existing Fitness Center and various site improvements.

As elaborated further in this report, it has been determined that the Project is consistent with the Redevelopment Plan and does not seek any deviations from the same.

2.0 Overview

For several years, the Township sought to redevelop the formerly named FMC Corporation site located on Route 1 between the Millstone River and Scudders Mill Road. Following the site's designation as an "Area in Need of Redevelopment," the Township adopted a redevelopment

plan in 2008, and after amending the redevelopment designation to include what is known as the “crescent” parcel (identified as HAD on Exhibit A, below), the Township adopted an amended redevelopment plan in 2013.

These redevelopment actions crystallized the Township’s vision for the site, by providing the framework for orderly, planned redevelopment to create a world class healthcare-oriented mixed-use complex. The Redevelopment Plan provides for eight (8) sub-districts, several of which are at least partially developed, including the Hospital Medical Office Complex (“HMOC”), Hospital Auxiliary District (“HAD”) and Office Residential Complex (“ORC”), as depicted on **Exhibit A** below.

Exhibit A. Aerial Map



Overlay of the several sub-districts derived from Figure 6: Redevelopment Area Land Use Plan of the Redevelopment Plan, on an aerial map depicting existing conditions as of March 13, 2013

The approved development of the HMOC sub-district includes the following improvements:

- 231-bed, 636,000 SF hospital;
- 48,000 SF fitness center;

- 146,870 SF of medical office space;
- Co-generation facility;
- Surface parking areas;
- Stormwater management facilities; and,
- **1,161-space, six-level free-standing parking garage (approved in 2023).**

Across Hospital Drive, the HAD sub-district includes the following improvements:

- Auxiliary surface parking area, **including its recent expansion;**
- Maintenance building; and,
- Stormwater management facilities.

Across Punia Boulevard, the ORC sub-district includes the following improvements:

- 105-unit, 98,750 SF, 3-story assisted living facility; and,
- **304-space temporary porous pavement parking area – long term (approved in 2023)**

A 324 space temporary gravel parking area was also approved for this location but is not required based on the construction schedule; therefore, it will not be built.

Applicant's Proposal

The Redevelopment Plan anticipated a future phase of development within the HMO sub-district to include a two-story addition to the existing hospital building, consisting of approximately 322,000 square feet, and a 93,000-square-foot addition to the existing Medical Office Building, for a total of 415,000 square feet, as well as structured parking.

PMHP has reviewed the medical needs of the area and determined that, to address the evolving needs of the region, there is a strong need for a separate Cancer Center including imaging services as is proposed in this application.

Following internal meetings and coordination with Township staff, PMHP determined that the development of the Project would be in two (2) phases – that is, two (2) separate site plan applications – in an effort to carefully manage construction of the CCIC and to limit interruptions to the existing operations of the overall healthcare campus.

The first site plan application for the parking garage, temporary surface parking area, and related site improvements received site plan approval from the Planning Board on August 21, 2023, as memorialized in Resolution No. P23-03. At the time of approval, the "Future Proposed Cancer Center" was located directly to the east of the Hospital Tower and was anticipated to result in 151,555 square feet of additional Gross Floor Area¹ on the HMO campus.

¹ 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., for determining a project's floor area ratio and amount of required parking. Gross Floor Area does not include non-active areas such as mechanical/electrical/plumbing (MEP), penthouses, and similar systems portions of a building, as well as areas committed to permanent storage and enclosed parking. All other active areas of a building are included in Gross Floor Area.

This second phase site plan application is for the final design of the proposed CCIC, certain renovations to the existing Fitness Center, and supporting site improvements. The CCIC is now proposed to be located directly east of the Education Building, utilizing a portion of the footprint of the existing former Fitness Center space. The proposed addition is four (4) stories in height with a mechanical level and is comprised of 154,559 square feet of Gross Floor Area. The construction of the CCIC in this location requires the demolition of a portion of the fitness center containing 12,000 square feet of Gross Floor Area, resulting in a proposed overall net increase in Gross Floor Area of 142,559 square feet on the hospital campus.

The new location of the CCIC results in a design which provides separate unique Cancer Center and Imaging Center entries, more convenient surface parking and garage parking for the benefit of the Imaging Center as well as more convenient and less disturbance to the existing surface parking area for the benefit of the Cancer Center.

Summary Findings

After a detailed review of the Project's site plan, architectural plans, various reports, internal meetings with PMPH's other professional consultants, and coordination meetings with Township staff, we have concluded that the Project is consistent with the Redevelopment Plan.

No deviations are required. All aspects of the Project comply with the goals and objectives of the Redevelopment Plan (Section 2), plan elements (Sections 3 & 4), specific design guidelines and standards (Section 5), and other applicable provisions (Sections 6 through 12) contained in the Redevelopment Plan, as described in greater detail on the following pages.

More specifically, the Redevelopment Plan anticipated additional floor area to be constructed within the HMOC sub-district, and the Project continues further development of a "single, integrated and comprehensively designed" health care campus adapting to the needs of the community, through infill, high-quality / world-class development. The slight relocation of the CCIC building represents an improvement over what the project team previously presented to the Planning Board, including maintaining much of the existing network and circulation systems, providing for logical main entry points located closer to parking facilities – including the parking garage, maintaining the existing public park and common open space – including providing a "front door" to Punia Boulevard and the Green Corridor beyond, and preserving more of – and providing more natural sunlight to – the existing Healing Garden and courtyard area(s).

Additionally, the Project is in compliance with the Land Use & Bulk Regulations, and Design Guidelines & Standards. The Project continues to be in compliance with the overall FAR and impervious surface coverage limitations for the entire Redevelopment Area. While there will be slight modifications to the surface parking areas, additional buffering screening, and landscaping will be provided. The reduced surface parking areas in favor of the new building footprint creates opportunities for green roofs, and therefore, improved stormwater management. Further to that point, certain green building design strategies as suggested in the Redevelopment Plan have been incorporated. The Project remains compliant with parking

requirements; in coordination with Township staff over the past year, the project team has carefully managed/phased construction of parking facilities to limit interruption of services.

3.0 Planning Review

Section 2: Relationship to Local Objectives

Goal 1 | Coordinated Redevelopment - The Redevelopment Plan, by its very nature, encourages future redevelopment of the Site. The proposed Project, which is coordinated with the existing facilities, is part of the already contemplated expansion so that it works with the existing healthcare campus. Sustainability will be addressed through a variety of measures, including Green Infrastructure elements.

Goal 2 | Productive Land Uses – The Redevelopment Plan anticipated the additional floor area to be constructed, and the medical office use is permitted, within the HMOC sub-district. No changes are proposed to the preserved open space. By the very nature of the CCIC, the Project also addresses the needs of the Township and the region.

Goal 3 | Complementary Uses - The proposed CCIC generally serves as an extension of the main hospital tower and is complementary to the other medical and residential healthcare uses within the overall campus.

Goal 4 | Proper Circulation - There are no changes to the main roadway network or public transportation that already exist within the overall healthcare campus. Access to the existing roadway network will be provided through the existing access driveways, with minor modifications to surface parking areas, to provide for improved drop-off areas as well as additional loading areas. Connections to existing pedestrian pathways will be provided and will be consistent with the standards in the Redevelopment Plan.

Goal 5 | Gateway – The proposed Project will consist of high-quality materials, complementing the existing architecture, maintaining the aesthetically-pleasing gateway into Plainsboro that presently exists.

Goal 6 | High-Quality Development – The proposed Project will utilize an interesting and varied architectural design and materials that are compatible with the high-quality design of the overall healthcare campus.

Goal 7 | Environmental Sensitivity – The proposed Project is sensitive to the environment by converting a portion of the surface parking area into a building that can provide for stormwater management, and the proposed development will comply with the maximum permitted 60% impervious coverage. There are no changes proposed to the open space and the proposed development is not located within the 100-year floodplain of the Millstone River. The project is in an already developed area - proposed improvements do not disturb any environmentally

sensitive areas. Further, the project is utilizing LEED guidelines for the most conservative, sustainable design where possible.

Goal 8 | Passive Recreation – The proposed Project is planned within already-developed or planned redevelopment areas as contemplated in the Redevelopment Plan. Passive recreational activities in the floodplain and wetland transition areas are provided within the existing public park located on the south side of Plainsboro Road. No changes are proposed to the existing park.

Goal 9 | World-class Destination - The proposed Project allows for the healthcare campus to adapt to the needs of the community, allowing it to remain as a world-class destination for the Township and the region.

Goal 10 | Advance Planning Goals – The proposed Project implements Smart Growth planning objectives held by various agencies by facilitating development and redevelopment within planned areas, preserving open space, and providing additional services within the overall health care campus that serve the needs of the community.

Goal 11 | Plainsboro Road Sensitivity – The proposed Project is planned within already-developed or planned redevelopment areas as contemplated in the Redevelopment Plan. The historic tree-lined environment of Plainsboro Road will remain and will not be impacted.

Section 3: Amended Redevelopment Area Land Use Plan

3.1 Overall Plan - The proposed Project is in compliance with the overall FAR (0.35) and overall impervious surface coverage (55%) requirements.

3.2 The Hospital/Medical Office Complex (HMOC) – The proposed CCIC is situated within the overall HMOC sub-district, which is “to be developed as a single, integrated and comprehensively designed” healthcare campus and are being implemented in order to “accommodate expansion and changes” to the healthcare campus as it adapts to the needs of the community and the changing healthcare therapeutic technology.

3.2.1 Permitted Uses in the HMOC – “Medical offices, which may include diagnostic, treatment and medical procedure facilities for private physicians, other healthcare practitioners and their employees, whether or not having staff privileges at the hospital” are permitted principal uses in the HMOC sub-district. The proposed CCIC building is permitted.

3.2.2 Area, yard and building requirements for the HMOC – The proposed CCIC building complies with the bulk requirements.

Section 4: Redevelopment Area Circulation and Open Space Plan

4.1 Redevelopment Area Circulation Plan – There is generally no impact to the overall circulation of the healthcare campus. The system of automobile, bus, truck, bicycle and pedestrian circulation is generally being maintained, with the proposed CCIC to be located on the east side

of the Education Building, between the existing P2 and P3 parking areas, each center utilizing existing driveways off Punia Boulevard with some modifications to provide specific parking and drop-off areas for each.

As further detailed in the Supplemental Submission, the proposed Cancer Center generally faces south, and therefore utilizes the existing southerly driveway off Punia Boulevard and a portion of the P2 parking area will be reconstructed to provide for a patient drop-off area and pedestrian access. Additionally, the proposed Imaging Center generally faces north, and therefore utilizes the existing northerly driveway off Punia Boulevard and a portion of the P3 parking area will be constructed to include a patient drop-off area and ambulette parking area. Finally, the P4 parking area will be reconfigured to create a landscaped island and new sidewalk to facilitate safer traffic flow at the north drop-off area and accommodate grade changes.

4.1.1 Required Primary Streets – The existing roadway network is being maintained. No new streets are required.

4.1.2 Secondary Roadways and Driveway – The secondary driveway network is being maintained, with some modifications to interior parking areas.

4.1.3 Transit – No changes to the bus routes or bus stops are proposed. From the existing bus stop, there will be walkways to each of the CCIC entries.

4.1.4 Bus Rapid Transit (BRT) Stop – No changes to the BRT Stop are proposed.

4.1.5 Bicycle and Pedestrian Connections within and outside the Redevelopment Area – The existing walkways will be maintained. Pathways to the existing walkways and proposed main entries to the CCIC are proposed for improved pedestrian circulation. Additionally, under Design of Bikeways and Walkways, the proposed pathways will be six (6) feet in width, at minimum. No new bike paths, combined bike path/walkways, or in-street bike lanes are proposed.

4.2.1 Public Park – No changes to the Public Park are proposed.

4.2.2 Private and Common Open Space – No changes are proposed to the healing gardens and educational gardens associated with the existing hospital building. Additional landscaping, including shade trees, ornamental trees, and foundation plantings are proposed at the main entries of the CCIC, on the east side between the proposed building and Punia Boulevard, and within the proposed landscaped islands. These features, in combination with the proposed CCIC that will be constructed within existing parking areas, will provide visual relief to existing impervious surfaces and will serve as appropriate and efficient use of land.

4.2.3 Common Open Space: the Green Corridor – No changes to the Green Corridor are proposed, and existing pedestrian crossing will be maintained.

4.2.4 Water Feature and Berms – No changes to the water feature and berm are proposed.

Section 5: Redevelopment Area Design Guidelines and Standards

5.1 Hospital/Medical Office Complex (HMOC) – *Figure 16. Conceptual Site Plan for Overall Redevelopment Area* depicts the planned hospital/medical office complex. The location of the proposed CCIC allows for the bed tower to remain as “the signature building of the hospital complex” and without visual intrusion to the “concave façade facing Plainsboro Road and the Millstone River beyond.” The proposed building will utilize part of the former Fitness Center area (at the eastern end of the existing Medical Office Building), and will provide for a “front door” to Punia Boulevard, opposite the developments on the west side of Punia Boulevard and the Green Corridor.

The proposed building complies with the bulk requirements and, relative to this subsection, allows for the existing hospital tower to continue to comply with the standards related to Orientation, Massing, Horizontal Articulation, Materials, Building Loading, Bicycle Facilities to be maintained. As for Structured Parking, the approved Parking Garage is intended to accommodate the parking needs of the proposed CCIC, as contemplated by the Redevelopment Plan to occur within the HMOC sub-district to accommodate any additional development of the HMOC site beyond 10,000 square feet.

5.2.1 Parking Ratios – As noted in the prior site plan application, the combination of the approved Parking Garage, a portion of the approved Temporary Parking Lot, and modifications to various surface parking areas provide the required number of parking spaces, prior to, during and after construction of the same.

It is noted that compliance with the parking requirements for the CCIC do not include the existing or recently-added parking spaces in the HAD District, as required by the Redevelopment Plan.

From a practical perspective, PMPH has undertaken a parking study to evaluate the actual observed peak parking demand at the current campus as well as anticipated parking demands for the Project. The study includes a detailed parking evaluation considering the various phases of construction and utilities work associated with the Project. Ultimately, the study shows that the parking requirement(s) contained in the Redevelopment Plan is more than adequate, and that the parking currently provided, combined with the additional parking spaces to be constructed, will meet and exceed the parking needs of the Site.

5.2.3 Surface Parking Design – Various site improvements associated with the proposed CCIC will include some modification to the surface parking lots, for which landscaping, including shade trees, foundation plantings, and a new landscaped island are proposed, in addition to landscaping associated with the proposed building itself.

5.3.1 Mechanical and Utilities – As noted in the Project Narrative, the proposed CCIC is designed to have an upper “Mechanical Level” that is wrapped with a metal panel system, where air handlers provide the building with fresh air. Therefore, all roof-top mechanical equipment will be fully screened from view.

5.3.2 Telecommunications Equipment – No additional telecommunications equipment is proposed.

5.4.1 Green Building Design – This section encourages but does not necessarily mandate that progressive green design features and strategies be considered. Notwithstanding that, a comprehensive sustainability plan, incorporating Green Infrastructure elements, has been incorporated into the proposed Project, including designing the building to potentially achieve LEED Gold, strategically incorporating green roofs over each entry canopy and the LinAc Vault structure, as well as a porous pavement system with underground storage in the parking areas. It is also noted that there will be a decrease in motor vehicle surface areas of approximately 20,000 square feet.

5.4.2 Green Lighting Design – Any new lighting will be LED cut-off light fixtures that comply with the "Dark Sky" standards that reduce energy use and minimize glare and nighttime light pollution, consistent with existing light fixtures throughout the Site.

5.5 Signage – The Site presently contains a comprehensive exterior wayfinding sign network, including monument signs, vehicular directional signs and parking entry directional signs. Most of the monument signs and several vehicular directional signs will remain without any structural changes. Two (2) signs will be relocated enough to allow for the expansion of pedestrian walkways. Any revisions and new signage will include additional content as needed to enable clear wayfinding to the proposed CCIC and to the relocated Physical Therapy entrance. Signage will be consistent within the framework of the Redevelopment Plan, will be high quality, and will complement the overall design character of the redevelopment area.

5.6 Street Design – No new streets are proposed. Any reconstructed streets will comply with the Redevelopment Plan.

5.7 Landscape Design – The landscape design of permanent site improvements will comply with the Redevelopment Plan, including those provisions pertaining to building landscaping and trees.

5.8.1 Utilities – Utility connections associated with the proposed CCIC will comply with the Redevelopment Plan. All connections will be made to the existing utilities within the Site.

5.8.2 Stormwater – The stormwater management design will comply with the most recent Township Ordinance and will include various Green Infrastructure elements such as porous pavement with underground detention.

5.8.3 Solid Waste and Recycling – No new exterior enclosures are proposed; the solid waste and recycling will be managed through the existing hospital loading dock. Generally speaking, solid waste and recycling procedures have been operationalized since its opening.

Section 6: Redevelopment Plan Phasing

It is noted that the Redevelopment Plan anticipates redevelopment to occur in phases, with Phase 3 referring to expansion of the existing hospital building, including structured parking. The proposed Project is consistent with the anticipated phasing.

Section 7: Redevelopment Actions

This section generally pertains to permitted actions that may be undertaken by the Township and generally does not provide for specific actions to be undertaken by PMPH as part of this Project. Certain linkages encouraged by the Township are either in place or are ongoing.

Section 8: Plan Consistency Review

This section generally pertains to the required statements as to the Redevelopment Plan's consistency with other plans, such as those of adjacent municipalities, Middlesex County and the State, as required by the Local Redevelopment and Housing Law ("LRHL") at N.J.S.A. 40A:12A-1 et seq. There are no specific analysis or actions to be undertaken by PMPH as part of this Project. This application does not change conclusions of this Section of the Redevelopment Plan.

Section 9: General Provisions

This section provides for general or specific provisions pertaining to applications for development submitted to the Township for review, as follows:

9.1 Easements – The proposed Project will not be building on any Township easements.

9.2 Site Plan and Subdivision Review – Various supplemental plans and information as required by the Redevelopment Plan are provided under separate cover.

9.3 Amended Redevelopment Plan and Existing Zoning – This subsection indicates that the zoning standards promulgated by the Redevelopment Plan supersedes the underlying zoning standards of the Township. There are no specific analyses or actions to be undertaken by PMPH as part of this Project.

9.4 Adverse Influences – The proposed CCIC is a permitted principal use and will comply with performance standards contained in the Redevelopment Plan.

9.5 Non-Discrimination Provisions – This subsection indicates that there shall be no restrictions on various protected classes. There are no specific analyses or actions to be undertaken by PMPH as part of this Project.

9.6 Duration of the Plan – This subsection indicates that the Redevelopment Plan is in effect for a period of 35 years beginning from the date of its approval. There are no specific analyses or actions to be undertaken by PMPH as part of this Project. The Redevelopment Plan remains in effect.

9.7 Deviation Requests – This subsection outlines the procedure to allow for the Planning Board to grant deviations from the regulations contained within the Redevelopment Plan. The proposed Project does not require any deviations.

9.8 Affordable Housing – Generally any nonresidential construction associated with a nonprofit hospital is exempt from the imposition of the non-residential development fee set forth in the “Statewide Non-residential Development Fee Act” at N.J.S.A. 40:55D-8.1 to 8.8.

9.9.1 Availability of Utilities – This subsection indicates that utility agencies have already indicated that they have the capacity and are willing to serve. There are no specific analyses or actions to be undertaken by PMPH as part of this Project.

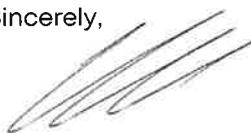
9.9.2 Sanitary Sewer System Assessment – This subsection indicates that sufficient sanitary sewer capacity exists to accept and treat additional flow resulting from the anticipated phasing in the Redevelopment Plan. PMPH will obtain Treatment Works Approval reconfirming adequate sanitary sewer capacity before constructing the CCIC.

10 Other Provisions – This section provides for a number of statements and offers guidance for the redevelopment of those portions of the Site not yet redeveloped or completed, requiring that applications are to be submitted for approval to the Planning Board. By virtue of submission of this application for development, PMPH is in compliance with this section.

11 Redevelopment Agreement(s) Required – The Applicant has previously entered into a Redevelopment Agreement.

12 Procedure for Amending the Approved Plan – This section provides for the procedure necessary in order to further amend the Redevelopment Plan. There are no specific analyses or actions to be undertaken by PMPH as part of this Project.

Sincerely,



Chris S. Cosenza, AICP, PP, LEED AP

LRK

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