

Plainsboro Township

Amended Preliminary/Final Major

Subdivision and Site Plan Review

Application P24-08

Memo Date: 12/5/2024

Meeting Date: 12/17/2024

DRC Project Review Memo

Name of Applicant: PFV Holding LLC and PFV Holdings Land LLC

Property Owner: Same

Type of Application: Amended Preliminary and Final Major Subdivision and Site Plan Review

Name of Project: Princeton Forrestal Village Residential Project

Property Location: College Road West and Route One
(Block 104, Lots 1.03, 1.05, 1.06 and 1.07)

Zone: PMUD -- Planned Unit Development District

Present Use of Property: Mixed Retail/Commercial, Office, Restaurants, Educational, Swim Club, and related parking and site improvements

Adjacent Land Uses: North: Undeveloped Princeton Nurseries Property
South: Eden Autism Services
East: Existing Princeton Forrestal Village and Route One
West: Princeton Windrows and Carnegie Post Acute Care at Princeton

Background

The Princeton Forrestal Village (PFV) was approved by the Township in June 1985 as a planned upscale mixed commercial development, including a hotel, retail shops, restaurants, and offices. Since opening in 1986, the center has struggled as a retail center; first as a high-end retail center, then for a period as a retail factory outlet. During the period 2006-2008 two restaurants (Salt Creek Grill and Ruth's Chris) and Cando Fitness were added, making the center more of a mixed commercial center with less emphasis on retail and more emphasis on restaurants and office uses. In 2016 the

Cando Fitness health club closed after less than ten years of operation. Since that time, leased retail floor space at the center has continued to contract, as has office occupancy. Today the center has several vacant store fronts and vacant office space.

Over the years there has been talk about the need for residential development at the PFV to help bolster the retail and restaurant market for this center. Previous owners of the center shared that perspective, explaining how a well-designed residential development could be built in a manner that would not only provide a high quality residential environment, but would enhance the overall design and appearance of the center; providing an enhanced pedestrian environment around the proposed buildings and open spaces, and would provide a permanent neighborhood population of several hundred residents that could patronize existing and new restaurants, and neighborhood serving shops and services.

In 2014, the Planning Board approved a site plan and subdivision for a residential development at the center which included 394 multifamily rental units in three separate buildings (P14-09). In 2016 the Planning Board approved the subdivision of one the two lots approved in 2014, into two separate lots so that each of the approved buildings would sit on its own lot (P16-03). While all the issues related to this residential project were largely addressed, the one issue that remained unresolved was related to parking. Since the project was to be built in phases, a parking plan was developed to be implemented as the project proceeded. There was a requirement that a parking analysis be completed in association with the building permit for the third building, to demonstrate that the first and second levels of the parking structure would be adequate to support the project and that such parking would be completed prior to the issuance of the certificate of occupancy for the third building. The third level of the parking structure was to be built only if subsequent analysis determined a need for such parking. It is staff's understanding that the costs related to meeting the aforementioned parking obligation resulted in the overall project never proceeding to construction.

Project Description

The applicant and its professional design team, Minno & Wasko Architects and Planners, and Van Note-Harvey site/civil engineers, have designed this project to be substantially consistent with the high-quality site design and architecture as the project that was approved by the Planning Board in October 2014. The applicant indicates that, compared to the 2014 project, what is now proposed offers increased public amenities, pedestrian improvements, building efficiencies, and refinement of architectural details.

The proposed development will contain 394 new residential units (same as the 2014 development) to be developed in three phases. Buildings A and B will each contain 160 units (140 market rate and 20 affordable units) and Building C, located where the existing Market Hall is located, will contain 74 units (64 market rate and 10 affordable units). The buildings will contain a mix of studio, one, and two-bedroom market rate apartment units, as well as a mix of one, two and three-bedroom affordable apartment units, totaling fifty (50) units, which will comply with the state's affordable housing standards (Uniform Affordable Housing Controls or UHAC).

Each building will include communal indoor residential amenity space, as well as active outdoor amenity space. The amenities offered include an elegant hotel style lobby,

upscale club suite, state of the art fitness center, yoga room, residential co-working areas, and a resort style pool with outdoor grills and lounging areas.

The structures will be four stories in height, not exceeding a maximum height of 60 feet, with a basement level of structured parking below. Factoring in the scale, materials and architectural details found within the Princeton Forrestal Village development and the surrounding area, the exterior materials for the project are to include cast stone-veneer, a variety of brick-veneer, fiber cement siding panels, dark colored vinyl residential windows, PVC Trim, and dimensional fiber-glass roof shingles. While these materials reflect a neutral palette that complements its surroundings, contemporary architectural elements can be seen in the design of the entrance canopies, varied cornice lines, lighting, and the overall detailing of the façades.

Ample private structured parking will be provided for the residents internal to each building, totaling a combined 432 residential parking spaces, as well as convenient surface parking spaces located adjacent to each building. In fact, the proposed plan indicates that the project as proposed will result in an excess of 167 parking spaces over what would be required for overall parking at the PFV, excluding the parking provided at the Westin Hotel.

The site planning also allows for open landscaped green spaces and continuous sidewalks around the community connecting the residents to the existing retail, restaurants, and public transportation. The proposed site plan includes several new public streetscape improvements as well as a new design for the public plaza area adjacent to Rockingham Row. The existing landscape berms along College Road will be redefined with new site landscaping and plantings while preserving existing trees where possible. At Main Street the existing inner row of existing oak trees are proposed to remain, thereby maintaining much of the existing tree canopy at the Main Street entrance to the development off College Road West. New sidewalks and street trees allow for greater pedestrian connectivity and a new pedestrian entrance located at the intersection of College Rd. and Seminary Dr. will connect to Lionsgate Dr. as well as offer greater connectivity to the future mixed-use Princeton Nurseries development site located across Seminary Dr.

This project will be supportive of the existing retail, restaurants, hotel and offices in the center, will complete the pedestrian link to The Windrows along Main Street allowing a safe, beautiful walking experience into the Forrestal Village, as well as provide a pleasant, safe pedestrian connection to the future Princeton Nurseries mixed-use development across the intersection of College Road West/Seminary Drive and Nursery Road immediately to the north.

Regarding the proposed subdivision, the applicant seeks to have Lot 1.03 remain for proposed Building A; Lot 1.06 will also remain, but increase in lot area in the northerly direction (portion of area taken from Lot 1.07) for proposed Building B. The remaining portion of Lot 1.07 will be consolidated back into Lot 1.05. A new lot is proposed and will be created around the existing building (Market Hall, to be demolished) for proposed Building C.

Pursuant to New Jersey Municipal Land Use Law (NJSA 40:55D-49(g) and 40:55D-52(b)) the applicant also requests an extended vesting period of five (5) years for the subject application, that would run from the date on which the resolution of amended plan approval is adopted. According to the MLUL, the Planning Board may grant extended vesting for a reasonable amount of time taking into consideration the number of dwelling units and nonresidential floor area, economic conditions, and comprehensiveness of the development. In this instance, the applicant states that this extended vesting period is appropriate and reasonable given the size and complexity of the proposed development, i.e., the number of proposed units, current economic conditions, and the applicant's comprehensive goal to integrate the proposed development with the rest of Princeton Forrestal Village.

The applicant notes that the proposed development furthers the intent and purpose of the Township Master Plan and Zoning Ordinance, which were both amended in 2014 to allow the 2014 residential development at the PFV to be approved.

See applicant's Rider to Application and Exhibit A, Design Narrative for additional details on the project.

Site Plan and Subdivision Check List Waivers

The applicant has requested ten (10) site plan check list waivers and has submitted a list that identifies the requested waivers with an explanation and justification for each. Staff has reviewed the requested waivers and is of the opinion that such waivers are reasonable and support their being granted.

Staff Comments & Recommendations

A. Planning and Zoning

1. The current PMUD Zone regulations permit a use category identified as "Mixed-Use Multiple Dwellings" (§101-137P) and a section entitled "Evaluation Standards and Criteria" (§101-142) where 18 project evaluation standards are identified and described. Based on staff's review of the proposed plans and discussions between staff and the applicant, staff is satisfied that such use and evaluation standards applicable to the proposed development have been adequately addressed.
2. In response to the applicant's request for extended vesting pursuant to the provisions of the MLUL, staff takes no issue with regard to this request.

B. General Subdivision and Site Plan Issues

1. All easements and rights in favor of the Township shall be expressed in deeds and grants suitable for recording at the County Clerk's Office, the form of which shall be approved by the Planning Board Attorney and the

description in which shall be approved by the Township Engineer.

2. Given the depth of the proposed storm and sanitary sewers, the condition of the existing roadway pavement, and the magnitude of the project, it appears that the adjacent roadways will require significant restoration including resurfacing and re-striping. **Staff recommends** that the applicant shall assess the roadway conditions and amend the plans to include the proposed roadway restoration limits for further review by Township staff. In addition, the stop signs and stop bars shall be relocated as necessary to accommodate the proposed crosswalk modifications in accordance with MUTCD requirements.
3. In the application document labeled "Rider to Application," the applicant mentions that they are seeking to develop the property in phases. No phasing plan has been submitted with the application. **Staff recommends** that the sequence of construction of the three buildings and site improvements be developed and reviewed in association with the required construction staging/logistics plan and hauling plan for the project.

C. Residential Site Improvement Standard (RSIS) Issues

1. The applicant's engineer has indicated that the project complies with RSIS standards. The applicant shall provide a written compliance report demonstrating conformance to the Residential Site Improvements Standards (RSIS), including but not limited to the following items:
 - a. Sidewalk locations and widths
 - b. Right-of-way, cartway and parking lane widths
 - c. Average daily vehicle computation and analysis
 - d. Storm system design and construction
 - e. Storm water management design and construction
 - f. Water system and fire hydrant design and construction
 - g. Sanitary collection system design and construction
 - h. Parking requirements and dimensions
 - i. Roadway alignment and grade standards
 - j. Requirements for curbing and pavement shoulders
 - k. Bikeways
 - l. Underground utilities
 - m. Street and traffic signs and sign locations
 - n. Site lines / easements

D. Landscaping/Open Space, Screening, and Lighting Issues

1. The proposed site includes a significant number of semi-mature (less than 12 inches in caliper) and mature trees (more than 12 inches in caliper) that were planted in the early to mid-1980s when the Princeton Forrestal Village was first developed. Given the nature of this project and the need to remove most of the existing trees on the site, which was the case as well back in

2014 under the prior approved plan, staff has concerns about the quantity, quality, and size of the landscaping proposed throughout the project, but particularly within the areas most visible to the public along College Road West and Main Street. In response to this concern and consistent with how this issue was handled under the prior approved plan, the applicant proposes to preserve as many of the existing mature shade trees along College Road West as possible, in addition to planting new shade trees along this area that will be a minimum of 4 to 5 inches in caliper at planting time.

2. Along Main Street, between Lions Gate Drive and College Road West, the applicant proposes to preserve the line of mature existing Oak trees, on both sides of the street, between the existing sidewalk and the curb. Staff identified two missing trees in this area on the north side of Main Street. **Staff recommends** that the missing Oak trees be replaced with Oak trees of the same species having a minimum 4 to 5 inch caliper at planting time.
3. The proposed landscape plan identifies four new tree plantings on Main Street along the frontage of Building C. There are currently three 10 to 12 inch caliper Honey Locust trees along this portion of the site, one of which is proposed to be removed in association with the new building. The four new trees that applicant shows along this frontage are to be 2½ inch to 3 inch caliper at planting. **Staff recommends** that such new trees, like the new trees proposed along the College Road West frontage of the site, be a minimum of 4 to 5 inch caliper, which would be more consistent with the size of the existing trees along the Building C frontage and along the frontage of the opposite side of Main Street from Building C.
4. As noted above, the applicant intends to make every effort to preserve existing mature trees wherever possible, however, where such efforts have been made and the trees involved do not survive at least five (5) years following the release of final Certificate of Occupancy for the building in the project closest to where the trees are located, **staff recommends** that such trees be replaced with like deciduous trees having a minimum caliper of 4 to 5 inches at planting time.
5. The applicant has proposed two areas along College Road West involving electric transformers serving Buildings A and B. **Staff recommends** that such transformers or other utility equipment be a dark green color (Sherwin Williams Rock Garden Green, SW# 6195 or equivalent) and be screened by high quality fencing and/or landscaping to reduce the visibility of such equipment as seen from College Road West, to the satisfaction of Planning Board staff. On the plan immediately to the south of Building C, there are utility structures that are not labeled. According to the existing conditions plan and Google Earth, there are existing electric utility structures in this same area. Such existing and/or new utility equipment shall be treated as noted above. All other ground mounted equipment, if any, shall be adequately screened to the satisfaction of Township staff.

6. The applicant's plan shows emergency generators located along the College Road West frontage of Buildings A and B. According to the applicant's architect, the proposed location of the generators will include some type of screen wall feature. In the event such screen walls do not fully screen views of the generators, **staff recommends** additional screening treatment be provided to the satisfaction of Planning Board staff. Additionally, prior to installation, the applicant shall provide evidence that the proposed generators comply with the NJDEP noise restrictions (NJAC 7:29).
7. A review of the applicant's architectural plans (Sheet A-6, Roof Plan) indicates that there will be some rooftop equipment. What is unclear to staff in reviewing the plans is whether such rooftop equipment will be visible from ground level or whether it is located behind and below a roof feature that will effectively screen all views of such equipment from ground level. Without knowing which applies, **staff recommends** that any rooftop equipment be located and screened from view from ground level.
8. The applicant shall discuss the proposed hours of operation for the proposed lighting at the site.
9. The applicant shall discuss the adequacy of the proposed indoor and outdoor recreational facilities to serve the residents of the proposed project, including how the recreational needs for resident children in the development will be served. When this project was before the Planning Board in 2014, the applicant noted that the project was not designed for children and is targeted to young professionals and empty nesters; but that sufficient space, both indoor and outdoor, will be available to add recreational facilities for children should the need arise.

E. Signage Issues

1. The applicant's plans include identification signage for the project at four locations. Sheets L-2 and L-3 identify the location of each of the signs (College Road West or CRW at Village Boulevard, CRW at Main Street, CRW at pedestrian gateway structure, and CRW at Houghton Lane). Sheets L-12 and L-13 identify details related to the proposed identification signs. **Staff recommends** the notes associated with the sign details on Sheet L-12 need to be clarified to indicate which sign the specific details relate to and which plan sheet (i.e., L-2 or L-3) identifies the location of the sign.
2. In 2014, at the DRC meeting on the plan being proposed at that time, mention was made of the need by emergency services personnel to be able to distinguish each of the three buildings. In the Planning Board Review Memo of the 2014 plan, the applicant was asked to consider options for building identification that would achieve this. The applicant at that time responded indicating that they met with various Township staff on this matter, and that each building will be clearly identified using emergency access signage that is distinguishable between the buildings and type of

access entry. They mention that the final details of such treatment will be subject to the review and approval of the Township. **Staff recommends** the current applicant likewise consider this matter and arrange to meet with Township Fire Official and, as appropriate, Fire District personnel, to determine a mutually acceptable option to address the matter.

3. The applicant's plans indicate that all MUTCD type traffic signage will comply with the Princeton Forrestal Center (PFC) sign details for such signage. **Staff recommends** the applicant utilize the Type B PFC sign detail for all MUTCD signs and the Type A PFC sign detail only for two-sided MUTCD signs. The plans shall be revised accordingly.

F. Pedestrian Circulation Issues

1. The applicant has proposed sidewalks within the proposed development, all of which are identified as being five feet in width, which is the minimum required in the Township Code (§85-22). In the 2014 plan, sidewalks were generally five feet in width and adjoined a four foot wide decorative paver area that adjoined streets/parking lot drive-aisle curbs. The effect of this was that of increasing the useable walkway area width to nine feet for areas outside the tree grates. Elsewhere in the project, where the sidewalks did not adjoin a four foot wide decorative paver area, the sidewalks were widened to six feet in width. Such width is consistent with the sidewalk width standard required for sidewalks adjoining multifamily buildings in the Princeton Nurseries development located north of College Road West. **Staff recommends** this same approach for the current plan, recommending the plan be revised accordingly.
2. The applicant has proposed to provide four feet square tree grates for all the proposed street trees adjoining proposed sidewalks. The selected tree grates must be flexible such that the opening in the grate for the tree is readily expandable. It is staff's understanding that the tree grate specified in the plans by the applicant's landscape architects, MBC, comply with this requirement. The model information for the tree grate shall be added to the plans and the final detail for the tree grates shall be subject to the review and approval of the Planning Board Engineer's office.
3. The current plan identifies an eight foot wide concrete sidewalk along the perimeter of the site replacing the existing bituminous asphalt paved bikeway that extends from Village Boulevard on the south side of the property to Village Boulevard on the north side of the property. Since such pathway was initially planned and constructed to function as a bikeway, where bituminous asphalt paving was chosen as the best option from a durability, maintenance, and suitability for bikeway usage perspective, **Staff recommends** that the proposed pathway be bituminous asphalt and not concrete as noted on the current plans.

4. The applicant shall provide “Share the Road” signs at all vehicular points of entry into the PFV, subject to the review and approval of the Planning Board Engineer’s office. The detail of such signs, which shall comply with the Type B alternative MUTCD sign detail for the PFC, are shown on the current plan set (Sheet CE-20).

G. Parking Issues

1. The Applicant’s Engineer indicated the current land banked parking for Lot F is 36 parking spaces in the text of the report when it was previously 40 per the previous traffic and parking study. The Applicant’s Engineer shall provide clarification on this discrepancy.
2. There appears to be nine (9) additional EV parking spaces on the overall site plan that are not shown on the site layout plans or the architectural plans. These additional EV parking spaces appear on the surface parking areas of Buildings A and B. The Applicant’s Engineer shall clarify these discrepancies and revise the plans and calculations as necessary.
3. The Applicant’s Engineer indicates that there are an additional 135 parking spaces available to Building B within Lot K. The Applicant’s Engineer shall clarify if these spaces will be reserved for the residential use.
4. Below is a table indicating the parking requirements and parking supply for the subject project as follows:

Parking Requirement Summary	Required Parking (Spaces)
Current PFV Site – Non-Residential Uses per 2014 Agreement and confirmed by June 6, 2023 CME Review	1,675
Building C Removal	-180 (From 6/6/2023 Review)
Non-Residential EV Credit	-146 (10% of Existing Parking Supply (1648) less Parking displaced by Buildings A and B (184))
Building A (299), Building B (299), and Building C (141) Parking Requirement	+739
Building A (-25), B (-21), and C (-8) EV Credit	-54
Total Parking Spaces Required for Entire Site including EV Credits	2,034

Parking Supply Summary	Proposed Parking (Spaces)
Current PFV Site – Non-Residential Uses	1,648 (Existing)
Remove Existing Parking Spaces for Residential Buildings A and B footprint	-184

Land-banked parking in Lot F Salt Creek Grill	+36
Total Building A	259
Total Building B incl 126 spaces from Lot K	344
Total Building C	82
Total Parking Spaces Proposed for Entire Site	2,185

Based on the above table, the proposed parking supply is greater than the parking requirement.

- Given the nearly 400 dwelling units proposed and the likelihood that many of the residents will frequently be receiving goods by various delivery services (Amazon, FedEx, UPS, DoorDash, Grubhub), the provision of ample and convenient reserved short-term parking for such vehicles will be important to preventing vehicle circulation and parking issues/conflicts. The applicant shall explain how such parking need will be addressed under the proposed plan.

H. Traffic Impact and Circulation

The applicant's engineer has provided a traffic analysis for the 394 residential units based upon the 11th edition of the Institute of Transportation Engineers Trip Generation Manual with and has assessed the removal of the 61,869 SF Health Club and the removal of the 10,000 sf of Retail associated with Building C and notes that the proposed project would have a net reduction of 123 trips in the AM Peak Hour and 221 trips in the PM Peak Hour from the 2014 traffic analysis which projected an overall Level of Service D at the off-site studied intersections. Staff takes no exception to the traffic analysis done by the applicant's engineer.

I. Grading, Drainage and Storm Water Management Issues

- The applicant shall provide a Drainage, Conservation, Maintenance and Access Easement in favor of Plainsboro Township and the County of Middlesex for the stormwater management system. The deed of easement and metes and bounds description shall be subject to the review and approval of the Township Attorney and Township Engineer. A computer printout closure report shall be submitted for the easement.
- The Maintenance Plan and any future revisions shall be recorded upon the deed of record for the property on which the maintenance described in the maintenance plan must be undertaken. The form of which shall be approved by the Township Attorney prior to recording the same with the Middlesex County Clerk's Officer per Section 85-28 J.

J. Water Supply and Distribution Issues

1. A Report prepared by a professional engineer licensed in the State of New Jersey including calculations of the anticipated water demand has been submitted by the Applicant. The following additional items shall be provided:
 - a. Documentation from New Jersey American Water as to the availability of existing water systems or proposed systems in the area to serve the needed flows.
 - b. Test data and calculations demonstrating that the required flows and pressures can be provided from the existing system.
2. The Applicant is responsible for obtaining a permit from the NJDEP BWSE, if applicable.
3. The design and adequacy of the fire suppression systems and the delineation of fire lanes are subject to the review of the Fire Subcode Official.

K. Sanitary Sewer and Solid Waste Handling Issues

1. A report prepared by a licensed New Jersey Professional Engineer including a calculation of the anticipated sanitary flows to be generated by the proposed development has been submitted by the Applicant. The Applicant shall submit information to confirm the adequacy of the downstream conveyance system to accept the proposed flows and the availability of facilities to accept and treat the flow.
2. The Applicant is responsible for obtaining a Treatment Works Approval from NJDEP.
3. The Applicant is responsible for obtaining approval from the South Brunswick Sewerage Authority.
4. According to the applicant, all solid waste and recyclable materials storage shall occur inside the proposed residential buildings. Residents will have access to a solid waste and recyclable materials disposal room on each floor of the respective buildings. Within such room there will be containers to dispose of solid waste and recyclable materials. The solid waste and recyclable materials to be disposed of in the trash rooms will be collected by property management personnel for pick-up by a licensed recyclable materials waste hauler under contract with the property owner. Solid waste or recyclable materials shall not be stored or visible outside the proposed buildings except for short durations prior to scheduled pick-up. The applicant shall explain where such materials will be temporarily stored prior to pick and for what duration of time will they be stored there.

L. Construction Issues

1. Clarify and discuss the schedule and sequencing of proposed improvements associated with the proposed residential project; include specific elements to be included and constructed in each sequence/phase. The plans shall be clearly detailed to indicate the improvements to be constructed in each sequence/phase. Coordinate all roadway construction, stormwater collection and management systems, water systems and sanitary sewer systems for the site with adjacent property owners and onsite tenants as required.
2. Plans for model unit areas, if any, shall be provided.
3. The pool, recreation facilities and all structures are subject to the review of the Township Construction Code Official.
4. Barrier Free Sub-code compliance is subject to Construction Code Official review and approval.
5. The applicant shall discuss provisions for the management of construction activity and construction vehicles on-site during the construction of the proposed improvements, and provide detailed hauling, staging and circulation plans for the project, to be reviewed and approved by Township staff.
6. The following construction notes are provided on the construction plans:
 - a. "A hauling plan shall be submitted to the Township for review and approval for the movement of any construction materials or demolition debris on roadways leading from the Township border and vice versa".
 - b. "A detailed sequence of construction and contractor's staging plan shall be provided to separate and manage construction traffic and public traffic. This will further establish contractor's work and staging areas for each stage of construction and shall include items such as the buildings and parking structures, walkways, the roadway and parking area improvements, landscaping, signage, the installation of underground utilities, road construction and offsite improvements."

M. Affordable Housing

1. The applicant has agreed that fifty of the units in the development will be set aside as affordable units. Staff and the Township's affordable housing consultant recommend that the following minimum conditions apply to said units:
 - a. The affordable units shall be administered in accordance with NJAC 5:80-26.1 *et seq.* and shall comply with all State barrier free accessibility requirements.

- b. Tenants shall be income qualified by the Township's Administrative Agent.
- c. The fifty units shall be interspersed among the market rate units in all three buildings and shall contain the bedroom mix required under section 5:80-26.3 of the Uniform Housing Affordability Controls.
 - i. As currently proposed by the applicant, this translates into:
 - 4 one-bedroom units in Building A, 4 one-bedroom units in Building B, and 2 one-bedroom units in Building C, for a total of 10.
 - 12 two-bedroom units in Building A, 12 two-bedroom units in Building B, and 6 two-bedroom units in Building C, for a total of 30.
 - 4 three-bedroom units in Building A, 4 three-bedroom units in Building B, and 2 three-bedroom units in Building C, for a total of 10.
- d. The fifty units will be constructed in accordance with the phase-in requirements set forth in State and Township regulations in effect at the time of approval, or such other phase-in schedule as may be agreed to between the developer and the Township.
 - i. The phase-in schedule required under current regulations is set forth below:

Percentage of market-rate units completed	Minimum percentage of low- and moderate-income units completed
25%	0
25% + 1 unit	10%
50%	50%
75%	75%
90%	100%

 - ii. It is noted that in order to meet the State's phase-in requirements, the developer may need to adjust the number and mix of affordable units to be constructed in each building.
- 2. The fifty affordable units shall contain a mix of low, very low, and moderate income units as follows:
 - a. 25 units shall be affordable to moderate-income households (households earning between 50% and 80% of median income).
 - b. 25 units shall be affordable to low-income households (households earning less than 50% of median income).

- c. Of those 25 low-income units, at least 7 shall be affordable to very-low income households (households earning 30% or less of median income).

The phase-in schedule referred to in subsection 1d above shall ensure that each phase of the development contains a proportional mix of very low, low, and moderate-income units.

- 3. The developer shall enter into a contract with Plainsboro's Administrative Agent ("AA") and shall pay the AA's fee for affirmative marketing, advertising, and income qualification services.

N. Miscellaneous Issues

- 1. In 2014, the applicant was asked to comment on the provisions for emergency services access to the three residential buildings and their parking garages. The applicant at the time indicated that this matter was being discussed with Township staff, including members of the Township Police Department. The final details of the emergency access system were to be coordinated with and subject to the approval of appropriate Township emergency services personnel. **Staff recommends** that the current applicant also be required to follow a similar process to address this matter.
- 2. The applicant shall enter into a Developer's Agreement with the Township that is acceptable in form and substance to the Township Planning Board Attorney and Township Attorney. Such agreement shall, among other matters, memorialize conditions related to this project's affordable housing component (50 dispersed units, including 10 one bedroom, 30 two bedroom, and 10 three bedroom), the implementation of the overall parking requirements for the Princeton Forrestal Village related to this application, and to the required restoration of College Road West as mentioned in Comment B.2. of this memo.
- 3. Some of the building elevation drawings in the plan set appear to be mislabeled. **Staff recommends** they be relabeled as follows: 1) Building A North Elevation (Sheet A-7) should be relabeled as the South Elevation and Building A South Elevation (Sheet A-8) should be relabeled as the North Elevation, 2) Building B North Elevation (Sheet A-9) should be relabeled as the South Elevation and Building B South Elevation (Sheet A-10) should be relabeled as the North Elevation, 3) Building C South Elevation (Sheet A-11) should be relabeled as the North Elevation and Building C North Elevation (Sheet A-12) should be relabeled as the South Elevation.
- 4. Since no playground or similar facilities are shown on the proposed plans, as was required under the 2014 plan approval, to ensure compatibility between the residents in the development and the recreational facilities provided, the applicant shall monitor the number of children in the project to determine whether recreational facilities specifically for children are needed. Prior to occupancy (temporary or final certificate of occupancy) of the second and

third buildings, and prior to release of the final certificate of occupancy for the third building or the final CO in the project, whichever occurs last, the applicant shall provide an accounting of the number of children and their ages in each occupied building to assist in such determination. After each of the benchmarks noted above and after evaluating the resulting information, if the Township determines that such facilities are necessary, the applicant shall proceed to provide such facilities without formal application to the Board. The applicant shall submit a plan and description explaining how such facilities fulfill the recreational needs of the resident children to the Township Planning and Zoning Department for informal review and approval. Such facilities shall be ADA compliant.

O. Other Agency Approval Issues

1. The applicant shall discuss approvals by all other agencies or organizations having jurisdiction, including the following:
 - a. D&R Canal Commission,
 - b. New Jersey Department of Environmental Protection,
 - c. New Jersey Department of Transportation,
 - d. Stony Brook Regional Sewerage Authority,
 - e. South Brunswick Township,
 - f. Freehold Soil Conservation District,
 - g. Middlesex County Planning Board,
 - h. Princeton University Real Estate Office,
 - i. All other agencies having jurisdiction.
2. Copies of applications and approval, certifications, waivers or letters of no concern as may be required by all agencies having jurisdiction shall be provided as a condition of final approval prior to release of the final plans by the Department of Planning and Zoning.
3. Township offices and staff that may have review jurisdiction involving this application or improvements related thereto, include:
 - Planning and Zoning Department: 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.
- Code Enforcement/Building Division: Contact Brian Miller, Acting Construction Official at 799-0909, ext. 1203; Bill Gorka, Fire Official at 799-0909, ext. 1208.
- County Health Department: Contact County Inspector at 799-0909, ext. 1219.

Any approval shall be conditioned upon the submission of revised plans 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 and property taxes; the provision of an estimate for the cost of improvements to the Township in order that performance guarantees and inspection; fees can be calculated; and compliance with all applicable state and local affordable housing requirements.

MLUL Clock:

Application Completeness: 12/8/24
Planning Board Action: 3/13/25

APPENDIX TO

APPLICATION P24-08

DRC REVIEW MEMO

FOR

AMENDED PRELIMINARY & FINAL MAJOR SUBDIVISION AND SITE PLAN

PFV Holding LLC and PFV Holdings Land LLC
Princeton Forrestal Village Residential Project
Block 104, Lots 1.03, 1.05, 1.06, and 1.07
PMUD – Planned Unit Development District

December 5, 2024

A. Site Plan & Subdivision Comments

1. Staff has the following comments related to the Final Major Subdivision Plan:
 - a) A minimum of three (3) corners around the outbounds of the property shall be marked with state plane coordinates on the Subdivision Plan.
 - b) The Applicant shall revise the PLS and Township Engineer's Certifications to the Recordation Law, latest revision.
 - c) Existing and proposed property markers shall be provided in Details 1 and 2.
 - d) The Applicant shall consider providing a building easement for the encroachment along the boundary with Lot 2, Westin Hotel & Conference Center.
 - e) The Applicant shall provide metes and bounds descriptions, if any, of the proposed subdivision.
2. Per Ordinance Section 85-36.B.(9), the Applicant's Engineer shall provide Earthwork Calculations summarizing the net cut/fill of the project.
3. Per a cursory desktop review, there appears to be two (2) electrical/communications cabinets near the northwestern corner of the existing Princeton Forrestal Fitness Center. The Applicant's Engineer shall clarify if the existing electric conduits and electrical/communications cabinets will be removed as part of this project.
4. The Applicant's Engineer shall clarify if the proposed electric conduits to the west of the northwestern corner of proposed Building 'C' begin at three (3) proposed electrical transformers/cabinets. The connection shall be clarified on the proposed plans. Additionally, the limit of disturbance depicted on Soil Erosion and Sediment Control Plan 1 shall be revised to include the electrical conduits and the three (3) proposed electrical transformers/cabinets.
5. The Applicant's Engineer shall clarify if the existing Building C will be removed in its entirety as part of this project on the Overall Site Demolition Plan.
6. A construction entrance is depicted over a portion of the underground detention basin on Soil Erosion and Sediment Control Plan 2. The Applicant's Engineer shall revise the location of the construction entrance or move the underground detention basin outside of the construction entrance.
7. The size of the proposed water services shall be provided on the proposed plans.
8. The Construction Detail Sheets shall be amended as follows:
 - a) The Concrete Sidewalk Detail on plan sheet CE-20 shall be revised to include 4" thick layer of dense graded aggregate subbase.
 - b) General Construction Note No. 27 on plan sheet CE-20 shall be revised to reflect the porous pavement and underground detention facility as depicted on the proposed plans.

- c) The P.F.C. 'Type A' Typical Sign Detail and P.F.C. 'Type B' Typical Traffic Control Sign Detail on plan sheet CE-20 shall be revised to provide NJDOT Class 'B' concrete, 4,500 psi, for the sign foundations.
- d) The PVC Utility Trench Detail on plan sheet CE-21 shall be revised to provide NJDOT dense graded aggregate for the Final Backfill.
- e) The Type 'B' Inlet Detail on plan sheet CE-21 shall be revised to provide NJDOT #57 course aggregate subbase.
- f) The Sanitary Sewer Manhole, Typical Drop 'Doghouse' Manhole Detail, Outlet Control Structure OCS-4 (UGB '4'), Storm Sewer Manhole, and Type 'B' Inlet Details on plan sheet CE-21 shall be revised to provide NJDOT Class 'B' concrete, 4,500 psi.
- g) The Applicant's Engineer shall provide construction details for the trench drain, bicycle safe inlet grates, and manhole lids.

B. Traffic, Parking, Signage, Pedestrian and Circulation Issues

1. The plans shall be revised to provide a detailed design of each proposed Handicap Ramp to ensure compliance with barrier free regulations.
2. The EVSE and EV make ready parking spaces, as well as any ADA EV parking spaces, shall be depicted on Site Layout Plan 1 and Site Layout Plan 2.
3. Details shall be provided for the ADA parking signs.
4. The Applicant's Engineer shall provide garbage and delivery truck circulation paths in order to conduct a thorough review of the Site Circulation Plan.
5. The Porous Asphalt signs shall be depicted on Site Layout Plan 1 and Site Layout Plan 2.
6. The proposed plans shall be revised to provide three (3) ADA parking spaces for Building 'A' surface parking and four (4) ADA parking spaces for the Building 'C' parking garage. Additionally, one (1) ADA accessible EV parking space shall be provided for Building 'C'.

C. Grading, Drainage and Stormwater Management Issues

1. The Applicant's Engineer shall provide a plan view and cross section of the underground detention facility with callouts and labels, including but not limited to, dimensions, top of stone elevation, bottom of stone elevation, invert elevation(s), top of pipe elevation, and 2-year 10-year and 100-year current and projected water surface elevations.
2. Staff notes there are multiple porous pavement areas depicted on the proposed plans. However, there are two details entitled Porous Pavement B.2 Section Detail and Landbanked Porous Pavement Detail. The Applicant's Engineer shall clarify if these are typical details or provide a separate porous pavement detail for each area on the proposed plans.

3. Top of curb elevations shall be provided at all points of curvature, points of tangency, where curbing changes direction horizontally, transitions from full depth curb to depressed curb, and where proposed curb meets existing curb.
4. Bottom of wall elevations shall be provided at all horizontal changes in direction and where proposed walls transition in height. Additionally, top of wall elevations shall be provided wherever bottom of wall elevations are provided on the proposed plans.
5. Spot elevations shall be provided at the curb ramps in order to verify proposed longitudinal slopes and cross slopes. The curb ramps shall be designed in accordance with current ADA regulations.
6. The proposed underdrain in the porous pavement areas shall be depicted and labeled on the proposed plans. The Applicant's Engineer shall depict how same will connect into the proposed underground detention basin and inverts shall be labeled on the proposed plans at each tie-in location. Additionally, inspection ports with rim and invert elevations shall be provided for same.
7. Test pits in order to confirm depth to the seasonal high-water table and permeability testing to confirm the sites infiltration rates shall be provided. Refer to Chapter 12 of the NJ Stormwater BMP Manual for guidance.
8. Post-Construction testing shall be performed in accordance with the Construction and Post-Construction Oversight and Soil Permeability Testing section in Chapter 12 of the NJ Stormwater BMP Manual. Where as-built testing shows a longer drain time than designed, corrective action must be taken. The design drain time as well as a note to this effect shall be provided on the proposed plans.
9. In accordance with the NJDEP Stormwater Management BMP Manual – Chapter 8, an Operations & Maintenance Manual shall be provided for all stormwater management measures proposed on-site.
10. The Site Grading Plan 1, sheet CE-10, shall be amended as follows:
 - a) Spot elevations shall be provided along the proposed walkways, sidewalk, courtyard amenity space of Buildings 'A' and 'C', and the bituminous walk/bike path along College Road West.
 - b) Spot elevations shall be provided at all entrances and exits to proposed Buildings 'A' and 'C' in order to verify positive drainage away from same.
 - c) Spot elevations and contours shall be provided for the exterior parking deck at the southwestern corner of Building 'A'.
 - d) The grading around the center of the landscape plaza at Building 'C' shall be revised to provide a minimum slope of 0.5% across all impervious areas and 2.0% across all pervious areas. Additionally, the proposed grading shall be revised to provide positive drainage away from Building 'C'.

- e) Spot elevations shall be provided around the proposed transformer pad adjacent to Building 'A' in order to verify positive drainage away from same.

11. The Site Grading Plan 2, sheet CE-11, shall be amended as follows:

- a) Spot elevations shall be provided along the proposed walkways, sidewalk, courtyard amenity space of Building 'B', and the bituminous walk/bike path along College Road West.
- b) Spot elevations shall be provided at all entrances and exits to proposed Building 'B' in order to verify positive drainage away from same.
- c) Spot elevations and contours shall be provided for the exterior parking deck at the northwestern corner of Building 'B'.
- d) Spot elevations shall be provided around the proposed transformer pad adjacent to Building 'B' in order to verify positive drainage away from same.
- e) The proposed trench drain at the ingress/egress to the exterior parking deck depicts a spot elevation around the below grade parking elevation with a 20%+/- slope ramping down to the trench drain. Per Ordinance Section 85-20.1.A, the Applicant's Engineer shall revise the proposed grading to a maximum slope of 6.0% along same.
- f) The proposed berm along the northern side of the proposed parking lot depicts a slope of 1.65% between the 122 and 121 contours. The Applicant's Engineer shall revise the proposed grading to provide a minimum slope of 2.0% across all pervious areas.

12. The Site Drainage and Utility Plan 1, sheet CE-12, shall be amended as follows:

- a) The proposed telecommunications and cable linework with callouts shall be provided on the proposed plans, including connections to the proposed buildings.
- b) The rim elevation is depicted as 115.66 on the Site Drainage and Utility Plan 1 and depicted as 115.73 on the Storm Sewer Profiles. The Applicant's Engineer shall revise the plan and profile for consistency.
- c) The Applicant's Engineer shall add the pipe size and type, length, and slope to the conveyance pipe from (Doghouse) STM MH-13 to the existing storm manhole within Houghton Lane.
- d) The pipe run between STM CO-16 and B Inlet-17 shall be revised to provide a minimum pipe slope of 0.50%. The plan, profile, and hydraulic computations shall be revised accordingly.

13. The Storm Sewer Profiles, sheet CE-15, shall be amended as follows:

- a) The Applicant's Engineer shall add and label the pipe run from (Doghouse) STM MH-13 to the existing storm manhole within Houghton Lane to the STM MH-13 to STM OS-11 profile.

14. The Engineering Report shall be amended as follows:

- a) The Applicant's Engineer shall consider depicting and labeling the three (3) existing basins mentioned in the stormwater narrative on a Stormwater Key Map.
- b) All proposed time of concentration computations for sheet flow shall be amended to follow the McCuen-Spiess limitation per Part 630 of the National Engineering Handbook.
- c) The porous pavement and underground detention system shall be revised to follow the NJ Stormwater BMP Manual in order to meet the green infrastructure requirements.
- d) All proposed subsurface stormwater facilities shall be accompanied with pre-treatment. Refer to the NJ Stormwater BMP Manual for guidance.
- e) The weir wall shall be included in the hydrologic computations for the underground detention basin.
- f) Groundwater mounding calculations shall be provided in accordance with NJ Stormwater BMP Manual – Chapter 13.
- g) The basin summary parameters for the porous pavement shall be included in the basin routing computations in order to verify same.
- h) Permeability testing near Test Pit Location #1 depicts an infiltration rate of 0.25 in/hr. The Applicant's Engineer shall consider soil replacement underneath the porous pavement section near Test Pit Location #1.
- i) The manning's 'n' values used for the proposed piping shall be per the manufacturer's standards and specifications.
- j) The rim and grate elevation of numerous structures within the Conduit FlexTable: Combined Pipe/Node Report within Appendix H differ from those provided on the proposed plans and profiles. The Applicant's Engineer shall revise the plan and profile, and hydraulic computations for consistency.
- k) The slope from I-9 to O-5 within the Conduit FlexTable: Combined Pipe/Node Report within Appendix H is depicted as 2.40% and plan sheet CE-13 and CE-15 depict the slope as 2.30%. The Applicant's Engineer shall revise the plans and profiles, and hydraulic computations for consistency.
- l) The Applicant's Engineer shall clarify pipe node P7-Ex 24" from Exist MH-1 to EX E Inlet on the proposed plans. The corresponding pipe run depicted on the proposed plans does not correspond to the pipe run depicted within the hydraulic computations. The proposed plans and hydraulic computations shall be revised for consistency.

D. Landscaping Issues

1. Staff recommends providing an alternate species in lieu of the PS (White Pine) near parking stalls.
2. AL (Serviceberry) and JV (Eastern Red Cedar) shall not be installed near each other as these are the two (2) host species required for the Cedar Apple Rust fungus to complete its life cycle.
3. The plans shall be revised to provide a greater quantity of species for the site. Staff recommends Swamp White Oak, American Elm, Lacebark Elm, etc. Consider Bottlebrush

Buckeye, Witch Hazel, and/or Doublefile Viburnum as additional species to add as buffer plantings. Further, a greater variety of perennial species shall be included.

4. The plans shall be revised to provide foundation shrubs for the base of the site identification sign.
5. The plans shall be revised to graphically depict and indicate tree protection fencing for all trees to be preserved.
6. The plans shall be revised to provide a note that if the existing trees proposed to remain are damaged, replacement trees will be provided.
7. The planting details, sheet L-14, shall be revised to provide rigid, plastic open mesh trunk guards, to protect from buck rub.

E. Lighting Issues

1. The plans shall be revised to provide light levels for individual streets and parking areas within the 'Statistics' chart, sheet L-10. Currently, the information provided does not break down the average, maximum, and minimum footcandle levels to adequately review proposed lighting. However, it appears light levels exceed the typical average of 0.40-0.45 footcandles for residential street lighting.
2. The plans shall be revised to provide the manufacturer's catalog cuts and full ordering information for the proposed light fixtures and poles, to prevent confusion during construction. Complete ordering information has not been provided on the plans.
3. It appears the street light fixtures are proposed to be 4100 Kelvins, while all other lighting indicates 3,000 Kelvins. Staff recommends providing all fixtures with the same light color temperature.
4. The plans shall be revised to provide isolux pattern details with a scale and graph for all proposed light fixtures.
5. The proposed colors and finish for all fixtures and poles shall be provided on the proposed plans.
6. The light pole foundation details shall be revised to indicate proposed concrete strength to be 4,500 PSI.

F. Water Supply and Distribution Issues

1. All water distribution system improvements shall be installed in accordance with the requirements of the water utility and the Plumbing Subcode Official.
2. The design of the on-site water distribution system shall be adequate to provide fire protection as per ISO standard, Fire Suppression Rating Schedule, or per AWWA M31, Manual of Water Supply Practices.
3. The location of all fire lanes, Siamese connections, and hydrants are subject to review by the Township Fire Official.

G. Sanitary Sewer and Solid Waste Handling Issues

1. All sanitary sewer piping and appurtenances shall be installed with the requirements of the Plumbing Subcode Official.

H. As-Built Plans

As-built grading plans are required to be submitted by the developer to the Township Engineer's Office prior to occupying the site. At a minimum the following shall be provided:

1. Storm System:
 - a) Pipe sizes, types and classes.
 - b) Manhole rim and invert elevations.
 - c) Inlet grate and invert elevations.
 - d) Capacity calculations for deficient pipe slopes and velocity calculations for excessive pipe slopes.
 - e) Any other pertinent information.
 - f) A certification shall be provided from the stormwater management facilities design engineer indicating that same have been constructed in accordance with the final plans and specifications and that the facilities will function as originally designed prior to site occupancy.
2. Roadway Systems:
 - a) Roadway location relative to the Right-of-Way.
 - b) As-Built elevations at 50-foot stations throughout the development (top of curb, gutter, and centerline grades shall be provided).
3. Buildings:
 - a) Submit as-built grading plans for each phase of the building(s) prior to the issuance of certificates of occupancy.
4. Parking Areas:

- a) Where parking area slopes are less than 1% provide as-built top of curb and gutter elevations at breaks and angle points and sufficient pavement elevations to establish positive drainage to the nearest storm sewer system.

5. Water Distribution System:

- a) Pipe sizes, types, and classes.
- b) Three (3) ties to all valves (in-line and services).
- c) Stationing of all corporations on the main.
- d) Sizes of services.
- e) Location of all fittings and caps.
- f) Any other pertinent information.

6. Sanitary Sewer System:

- a) Pipe sizes, types, classes, and slopes.
- b) Manhole rim and invert elevations.
- c) Stationing of all tee-wyes.
- d) Three (3) ties to all cleanouts.
- e) Capacity calculations for deficient pipe slopes and velocity calculations for excessive pipe slopes.
- f) Any other pertinent information.