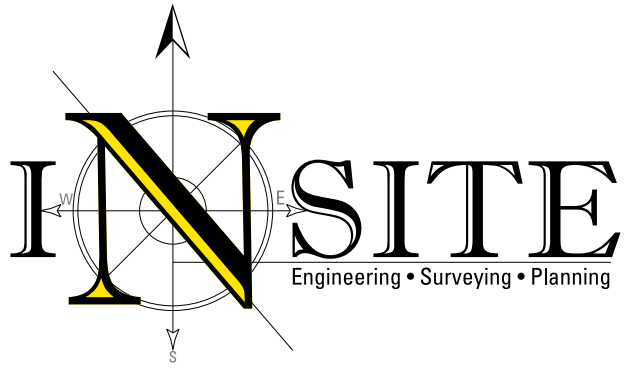




WOODLANDS MANAGEMENT REPORT

for the

FUSION

located at

BLOCK 1601, LOT 50

**TOWNSHIP OF PLAINSBORO
MIDDLESEX COUNTY, NEW JERSEY**

has been prepared for

IWRV SCUDDERS ROAD, LLC
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

PLAINSBORO HOUSING LP
6 FOREST AVENUE
PARAMUS, NJ 07652

Dated

October 2, 2025

Eric Ballou, P.E.
NJPE 42827

InSite Engineering, LLC

1955 Route 34, Suite 1A • Wall, NJ 07719

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I. INTRODUCTION

This Woodlands Management Report has been prepared by InSite Engineering for IWRV Scudders Road, LLC and Plainsboro Housing LP in accordance with Section 85-30 of the Plainsboro Municipal Code. It is intended to be used in conjunction with the Preliminary and Final Major Subdivision and Preliminary and Final Major Site Plan application submitted on behalf of IWRV Scudders Road for a proposed mixed-use development known as Fusion. The proposed development is located at 700 Scudders Mill Road on Block 1601, Lot 50 in Plainsboro Township, Middlesex County and is in the PMUD (Planned Use Development) Zone District.

The site is approximately 56 acres and is part of the former Merrill Lynch corporate campus within the Princeton Forrestal Center. The property has frontage on Scudders Mill Road to the north and Plainsboro Road to the south.

II. PROJECT DESCRIPTION

The Fusion project consists of multiple buildings containing a mix of uses which are integrated into the existing planned development of the former Merrill Lynch campus. The residential component will consist of 565 dwelling units. Various resident-focused amenities will be distributed throughout the site to support recreation, wellness and social connection.

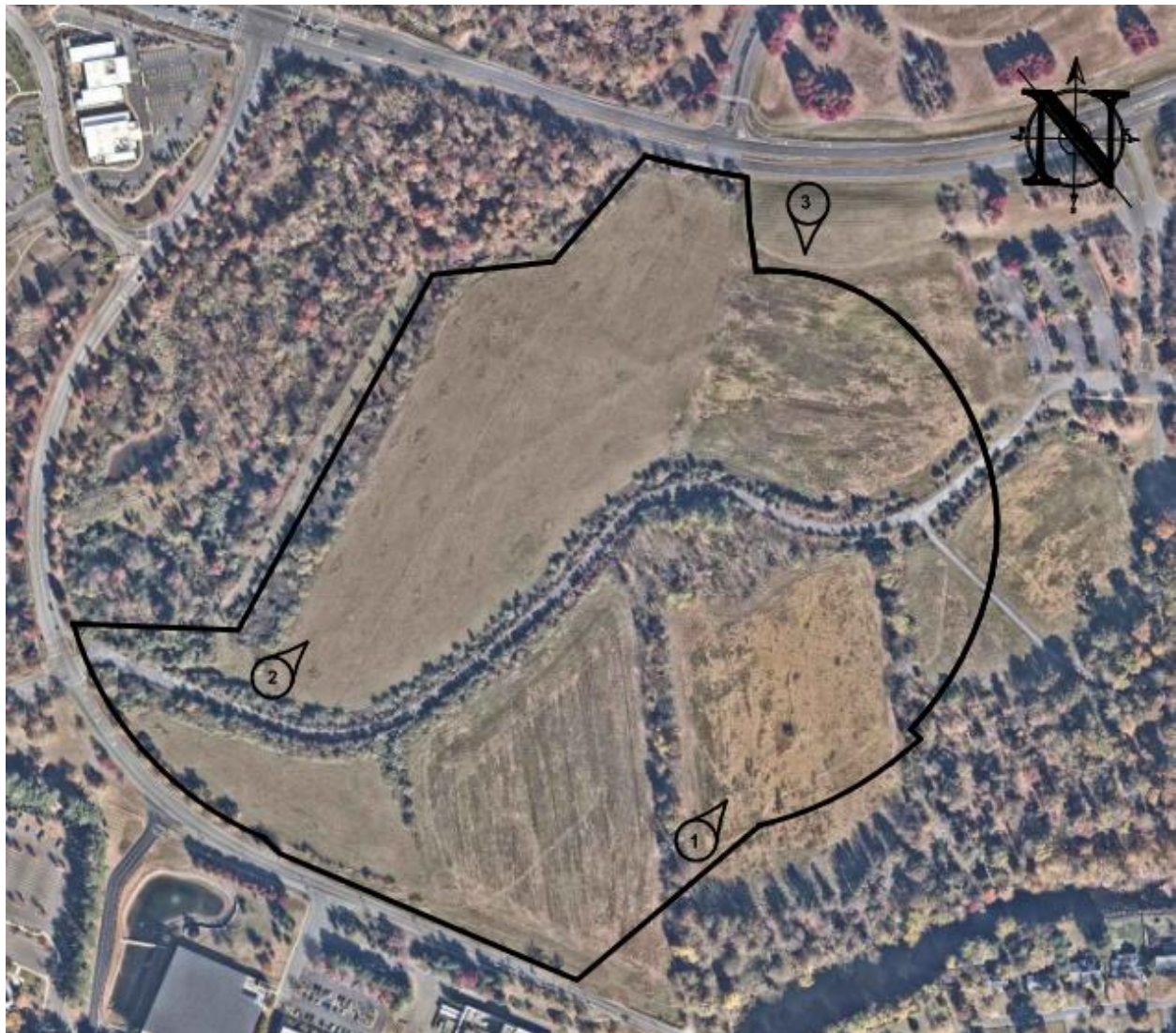
The development will also include retail uses on the ground floor of the mixed-use building, a 71,747 square foot, 100 room hotel with a ground floor restaurant, a retail building and an office building. Approximately 45%-50% of the property will be devoted to recreational use. The open space will include walking and biking trails, as well as basketball and pickleball courts for active recreation. Areas for passive recreation will include a community green and “shared space” street designed to accommodate a range of on-site and community events. Parking for the Fusion project will be provided in a combination of parking lots, parking garages, individual townhouse garages, stacked townhouse driveways and street parking on internal roadways.

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III. SITE DESCRIPTION

The site is bounded by Scudders Mill Road to the north, Plainsboro Road to the South, Lot 1, Block 1601 to the West (undeveloped and wooded) and to the east the tract is adjacent to Lot 56, Block 1601 (Princeton Forestal Center) and Lot 58, Block 1601. There is a paved macadam driveway that runs roughly east to west from the Princeton Forestal Center to the intersection of Plainsboro Road and Campus Road, dividing the property in half. There are wetlands on the eastern side of the tract that extend into adjacent Lot 58. The site is mostly open with minimal woody vegetation. There are wooded areas along the western property line as well as in the central portion of the site extending from the macadam driveway south to a sanitary sewer easement. A recent aerial image of the site showing the following photo locations shown below:



Aerial Photo of Site

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Site Photo 1: View of the property facing northeast



Site Photo 2: View of the property facing northeast

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Site Photo 3: View of the vacant land facing south

IV. PROPOSED TREE REMOVAL

The wooded sections of the site as described above are grouped into five Mature Woodland Areas which total 4.5 acres. The breakdown of the areas is as follows:

Mature Woodland Area 1 is 0.4 acres
Mature Woodland Area 2 is 0.3 acres
Mature Woodland Area 3 is 0.5 acres
Mature Woodland Area 4 is 0.6 acres
Mature Woodland Area 5 is 2.7 acres

Pursuant to Section 85-30 of the Plainsboro Ordinance, a Tree Removal Plan, Sheet C206, was prepared by InSite Engineering (see Appendix A) and identifies all trees over 6" diameter at breast height by their DBH, species, height and location. The composition of the wooded areas is mostly deciduous with Ash, Cherry, Maple and Oak being the dominant species. There are relatively few evergreen trees but the ones that were identified are almost exclusively Cedars. Trees that were dead but within the size requirements were noted in the survey but not included in the tree replacement calculations.

In total, there are 329 trees to be removed to accommodate the proposed development. Table 1 below summarizes the quantities of trees to be removed by size.

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Table 1. Proposed Tree Removal by size

Tree Size (DBH)	Number of Trees to be Removed
6" – 12.99"	244
13" – 22.99"	72
23" – 32.99"	10
33" >	3
Total	329

See Appendix A for the Tree Removal Plan by InSite Engineering.

V. REFORESTATION

In accordance with the reforestation requirement of the Ordinance, a Reforestation Plan, Sheet L-2, has been prepared by Melilo Bauer Carman (see Appendix B) detailing the quantity, species, sizes, spacing and location of the proposed replacement trees. The plan proposes planting a total of 490 trees to replace the 329 existing trees to be removed. The proposed replacement trees are to be installed at a density of 1 tree/400 SF. The reforestation area is 40,307 SF and includes a mix of native shade trees, evergreen trees and ornamental trees planted in natural groves and spaced five feet to fifteen feet on center. The proposed trees will be planted in a variety of sizes, 10% being 2'-2-1/2" caliper, 20% being 1-3/4"-2" caliper, 30% being 1-1/4"-1-1/2" caliper, and 40% being 6'-8' high whips. The newly planted trees will be protected by deer exclusion fencing until they are adequately established.

InSite Engineering, LLC

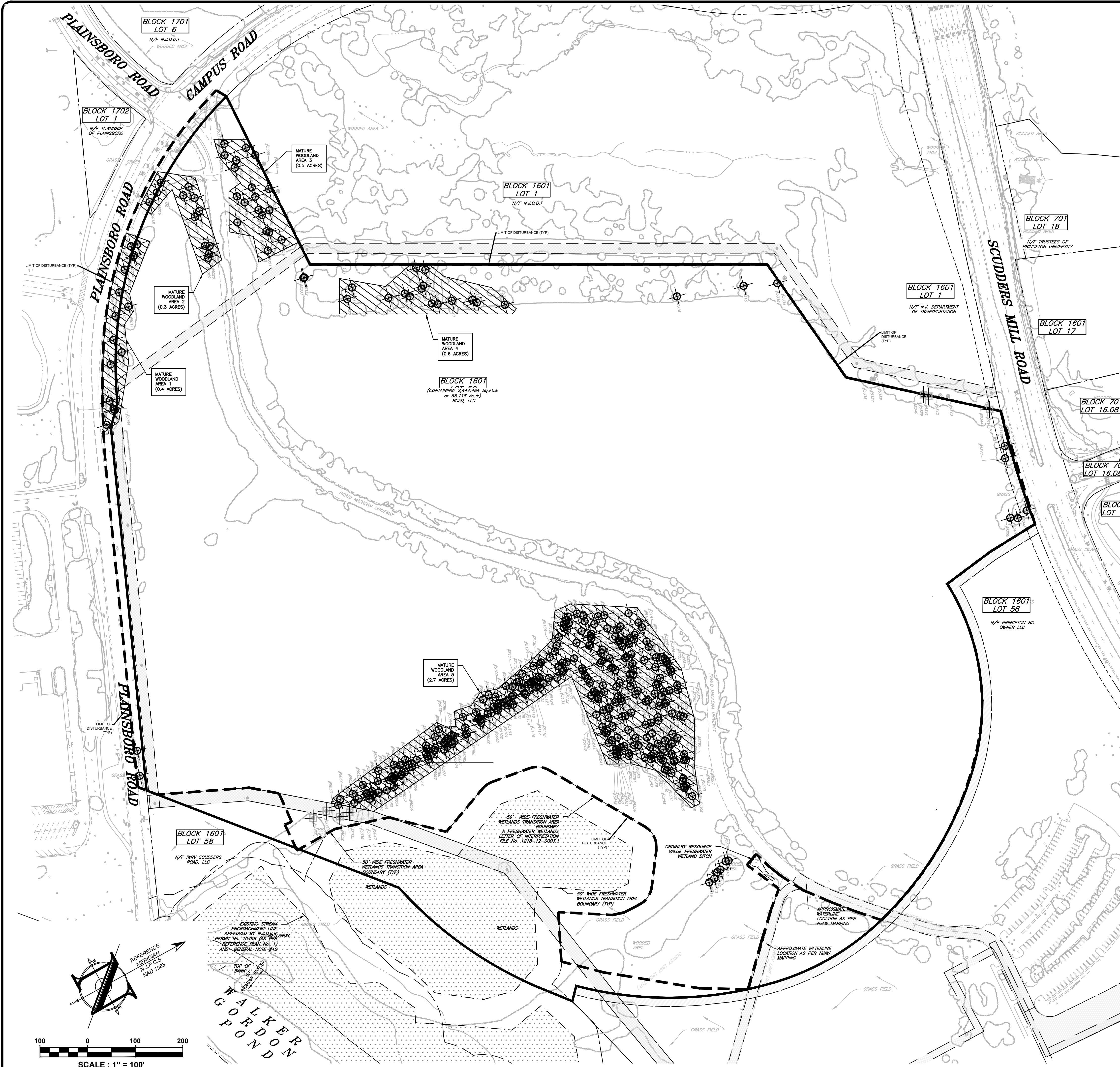
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APPENDIX A

Tree Removal Plan, Sheet C206, Prepared by InSite Engineering

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LEGEND

EXISTING

PROPOSED

BOUNDARY LINE

CONTOUR LINE

SPOT ELEVATION

BUILDING

WALL

GAS

WATER

INLET

STORM

SANITARY MAIN

SANITARY LATERAL

OVERHEAD WIRE

ELECTRIC

TELEPHONE

UTILITY POLE

HYDRANT

SIGN POST

FENCE

LIGHT FIXTURE

TEST PIT LOCATION

GRADE FLOW ARROW

SWALE CENTER LINE

MATURE WOODLAND AREA

TOTAL AREA: 4.5 ACRES

TREE LEGEND

TREES TO BE REMOVED

EXISTING TREES TO REMAIN

TREE LOCATIONS

TREE LOCATIONS ARE BASED UPON A PLAN ENTITLED "EXISTING CONDITIONS PLAN OF BLOCK 1601, LOT 50 PREPARED FOR SCUDDERS MILL HOLDING, LLC", PREPARED BY VAN NOTE-HARVEY ASSOCIATES, INC., DATED 01/31/23, LAST REVISED 07/24/25.

TOTAL NUMBER OF REQUIRED REPLACEMENT TREES

TREE SIZE (DBH)	TOTAL NUMBER OF INDIVIDUAL LIVE TREES TO BE REMOVED	TREE REPLACEMENT FACTOR	TOTAL NUMBER OF TREES TO BE REPLACED	MIN. CALIPER OF REPLACEMENT TREES
6"-12.99"	244	1 x	244	1.5"
13"-22.99"	72	2 x	144	1.5"
23"-32.99"	10	3 x	30	1.5"
33"+	3	4 x	12	1.5"
TOTAL			430	

SEE SHEET C101 FOR PLAN NOTES

PROJECT INFORMATION											
PROJECT NAME											
PROJECT LOCATION											
BLOCK 1601, LOT 50 700 SCUDDERS MILL ROAD TOWNSHIP OF PLAINSBORO, MIDDLESEX COUNTY, NJ											
OWNER											
IWRV SCUDDERS ROAD, LLC 100 PASSAIC AVENUE, SUITE 240 FAIRFIELD, NJ 07004											
APPLICANT											
IWRV SCUDDERS ROAD, LLC 100 PASSAIC AVENUE, SUITE 240 FAIRFIELD, NJ 07004											
APPLICANT'S PROFESSIONALS											
ARCHITECT: LESSARD DESIGN, INC. PC 8821 LEESBURG PIKE, SUITE 700, VIENNA, VA 22182											
ATTORNEY: TROUTMAN PEPPER LOCKE 104 CARRIEGE CENTER DRIVE, SUITE 203 PRINCETON, NJ 08540											
GEO/TECHNICAL: GZA GEOTECHNICAL, INC. 117 CANAL ROAD SOUTH BOUND BROOK, NJ 08880											
LANDSCAPE ARCHITECT: MELLO BAUER CARMAN 200 UNION AVENUE BRIELLE, NJ 08730											
SURVEYOR: PENNON VAN NOTE-HARVEY ASSOCIATES, INC. 103 COLLEGE ROAD EAST PRINCETON, NJ 08540											
TRAFFIC: LANGAN 1 UNIVERSITY SQUARE BOULEVARD, SUITE 110 PRINCETON, NJ 08540											
INSITE ENGINEERING, LLC											
InSite Engineering, LLC CERTIFICATE OF AUTHORIZATION: 24GA28083200 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719 166 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401 20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050 732-531-7100 (Ph) 732-531-7344 (Fax) InSite@InSiteEng.net www.InSiteEng.net											
CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND PAID SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED											
REVISIONS											
Rev#	Date	Description									
0	08/24/25	INITIAL RELEASE									
	SCALE: 1"=100'	DESIGNED BY: EAS									
	DATE: 09/04/25	DRAWN BY: EAS									
	JOB #: 25-2482-01	CHECKED BY: ERB									
☒ NOT FOR CONSTRUCTION ☐ APPROVED											
☐ FOR CONSTRUCTION ☐ APPROVED											
DRAWING TITLE											
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION											
SHEET TITLE											
TREE REMOVAL PLAN											
SHEET NO.											
C206											

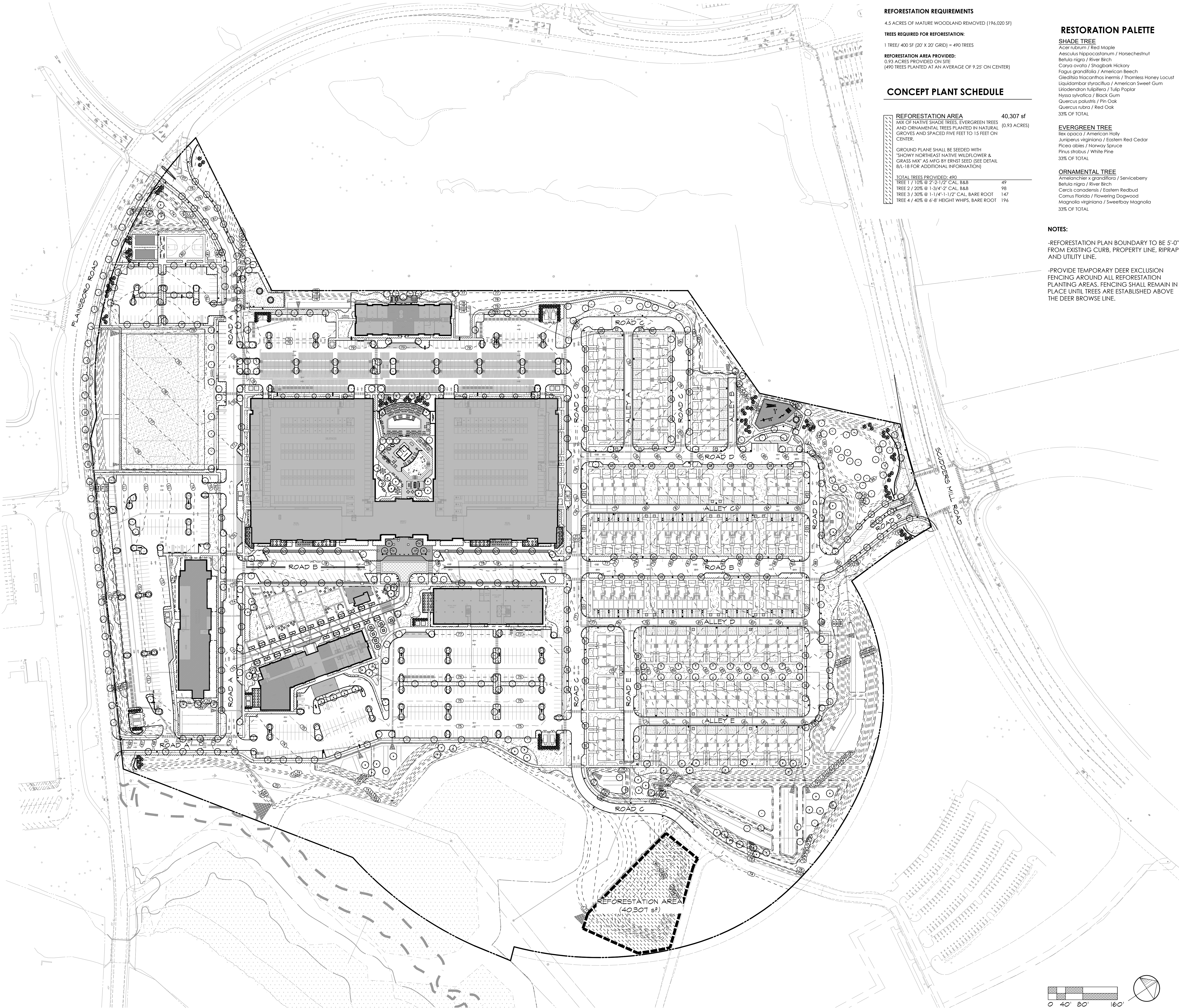
TREE TAG #	SPECIES	WIDTH (INCHES)	HEIGHT (FEET)	TREE TAG #	SPECIES	WIDTH (INCHES)	HEIGHT (FEET)	TREE TAG #	SPECIES	WIDTH (INCHES)	HEIGHT (FEET)
5001	SYCAMORE	30	45	5137	DEAD	15	25	5273	DEAD	8	30
5002	SYCAMORE	36	45	5138	HICKORY	8	35	5274	ASH	15	50
5003	RED MAPLE	30	50	5139	ASH	8	35	5275	HICKORY	15	50
5004	SYCAMORE	10	35	5140	HICKORY	24	55	5276	HICKORY	9	40
5005	CALIFORNIA PEAR	8	20	5141	HICKORY	10	45	5277	MAPLE	12	35
5006	HICKORY	8	20	5142	HICKORY	11	45	5278	ASH	15	50
5007	SYCAMORE	12	30	5143	HICKORY	18	45	5279	HICKORY	18	45
5008	RED MAPLE	8, 9, 10	25	5144	ASH	8	40	5280	MAPLE	12, 12, 12	50
5009	SYCAMORE	14	40	5145	CEDAR	18	45	5281	DEAD	12	20
5010	SYCAMORE	13	45	5146	ASH	8	35	5282	ASH	15	45
5011	OAK	11	40	5147	ASH	10	35	5283	ASH	15	45
5012	SYCAMORE	12	40	5148	NORWAY MAPLE	36	30	5284	ASH	12	50
5013	SYCAMORE	12	45	5149	CHERRY	9	40	5285	ASH	12	40
5014	CALIFORNIA PEAR	10	45	5150	CHERRY	12	50	5286	DEAD	12	15
5015	CALIFORNIA PEAR	12	40	5151	ASH	12	45	5287	HICKORY	10	20
5016	SYCAMORE	12	35	5152	ASH	11	50	5288	ASH	15	40
5017	MAPLE	8, 8	35	5153	ASH	10	50	5289	DEAD	20	20
5018	SYCAMORE	14	45	5154	ASH	12	45	5290	ASH	10	45
5019	CALIFORNIA PEAR	12	40	5155	CHERRY	8	40	5291	HICKORY	18	50
5020	SWEET GUM	8	35	5156	CHERRY	11	40	5292	HICKORY	12	40
5021	PEAR	10	35	5157	CHERRY	8	35	5293	HICKORY	13	40
5022	CALIFORNIA PEAR	8	35	5158	ASH	8, 8	35	5294	ASH	9	35
5023	GALLERY PEAR	11	40	5159	DEAD	8	30	5295	ASH	10	35
5024	CEDAR	9	30	5160	DEAD	24	25	5296	HICKORY	12	45
5025	CEDAR	11	35	5161	DEAD	18	40	5297	ASH	8	35
5026	CEDAR	8	20	5162	MAPLE	11	45	5298	ASH	10	45
5027	CEDAR	8	20	5163	ASH	18	45	5299	OAK	8	35
5028	BLACK CHERRY	8	25	5164	HICKORY	9	50	5300	ASH	8	35
5029	BLACK CHERRY	11	40	5165	ASH	9	50	5301	ASH	15	45
5030	ASH	8	30	5166	ASH	9	45	5302	ASH	12	40
5031	BLACK OAK	24	40	5167	ASH	10	50	5303	HICKORY	18	45
5032	MAPLE	14	40	5168	ASH	10	50	5304	OAK	15	25
5033	PIN OAK	13	40	5169	ASH	10	50	5305	HICKORY	12	40
5034	ASH	10	35	5170	ASH	9	45	5306	MAPLE	12, 9	40
5035	ASH	12	30	5171	WALNUT	12	50	5307	ASH	10	40
5036	DOGWOOD	8	25	5172	WALNUT	10	45	5308	TREE OF HEAVEN	10, 11	40
5037	PIN OAK	18	50	5173	WALNUT	12	50	5309	OAK	9	30
5038	OAK	8	30	5174	MAPLE	10, 18, 8, 9	35	5310	OAK	12	50
5039	CHERRY	10	35	5175	DEAD	12, 14, 13	35	5311	OAK	18, 15	60
5040	PIN OAK	10	40	5176	MAPLE	10	40	5312	BIRCH	12, 12	55
5041	NORWAY MAPLE	8	35	5177	WALNUT	12	40	5313	OAK	12	50
5042	CHERRY	20	50	5178	HICKORY	10	40	5314	OAK	14	50
5043	PIN OAK	18	50	5179	ASH	8	30	5315	CALIFORNIA PEAR	10	30
5044	PIN OAK	8	35	5180	ASH	9	40	5316	ASH	10	30
5045	CHERRY	12	30	5181	ASH	9	40	5317	CEDAR	8	25
5046	ASH	10	60	5182	WALNUT	12	45	5318	HORNBEAM	8	25
5047	PIN OAK	18	20	5183	MAPLE	10, 15	45	5319	CEDAR	8	25
5048	LOCUST	8	25	5184	HICKORY	15	50	5320	CEDAR	10	40
5049	CHERRY	10	35	5185	ASH	11	50	5321	LOCUST	10	35
5050	ASH	10	30	5186	ASH	11	50	5322	ASH	12	50
5051	MAPLE	8, 9, 8	30	5187	ASH	10, 10	50	5323	LOCUST	15, 18	35
5052	CHERRY	8	15	5188	ASH	9	50	5324	LOCUST	15, 18	30
5053	CHERRY(DEAD)	10	35	5189	ASH	10	50	5325	CEDAR	10	30
5054	PIN OAK	9	30	5190	MAPLE	24, 24	60	5326	CEDAR	10	40
5055	CHERRY	8	30	5191	MAPLE	20	60	5327	LOCUST	10	40
5056	CHERRY	8	35	5192	ASH	12	50	5328	LOCUST	10	30
5057	CHERRY	12	30	5193	ASH	10	50	5329	ASH	9	25
5058	HICKORY	10	30	5194	ASH	10	45	5330	CEDAR	8	25
5059	DEAD	12	25	5195	ASH	9	45	5331	CEDAR	8	30
5060	HORNBEAM	10	45	5196	ASH	10	45	5332	CEDAR	9	30
5061	ASH	10	40	5197	ASH	15	50	5333	BIRCH	9	30
5062	OAK	14	35	5198	ASH	15	60	5334	ASH	8	40
5063	CHERRY	16	40	5199	MAPLE	15	45	5335	CEDAR	8	30
5064	OAK	12	25	5200	MAPLE	12	45	5336	HORNBEAM	8	35
5065	CHERRY(DEAD)	13	35	5201	OAK	10, 8	40	5337	ASH	10	40
5066	HICKORY	12	60	5202	OAK	30	50	5338	CHERRY	8	30
5067	PIN OAK	14	60	5203	OAK	40	40	5339	DEAD	8	35
5068	PIN OAK	17	35	5204	MAPLE	9	35	5340	PEAR	9, 9	40
5069	CHERRY	9	35	5205	CHERRY	10	9	5341	ASH	10	35
5070	CHERRY	10	40	5206	DEAD	12, 8, 10	35	5342	ASH	8	35
5071	CHERRY	10	40	5207	MAPLE	30	50	5343	ASH	9	35
5072	CHERRY	10	40	5208	CHERRY	12	45	5344	DEAD	15	35
5073	HICKORY	9, 12, 12, 12	50	5209	DEAD	12	45	5345	WALNUT	12	45
5074	ASH	9	35	5210	CHERRY	24	50	5346	BIRCH	8, 8	50
5075	HICKORY	8, 8	35	5211	MAPLE	15	50	5347	OAK	8, 12	50
5076	CHERRY	8	35	5212	MAPLE	8	30	5348	OSAGE ORANGE	8, 10	30
5077	CHERRY	8, 8	40	5213	CHERRY	14	50	5349	LOCUST	10	40
5078	CHERRY	8	25	5214	CHERRY	15	50	5350	OAK	10	25
5079	LOCUST	12	40	5215	CHERRY	24	50	5351	OAK	12	45
5080	CHERRY	8, 8	40	5216	MAPLE	8	45	5352	CEDAR	9	30
5081	ASH	10	45	5217	ASH	8	45	5353	CEDAR	9	25
5082	OAK	18	50	5218	HICKORY	12	50	5354	CEDAR	9	30
5083	CHERRY	10, 10	35	5219	HICKORY	11	50	5355	CEDAR	10	30
5084	CHERRY	8, 8	40	5220	HICKORY	12	50	5356	CEDAR	8	35
5085	ASH	10	45	5221	HICKORY	9	40	5357	CEDAR	9	35
5086	ASH	5, 12	45	5222	DEAD	18, 12, 10	25	5358	OAK	24	25
5087	HICKORY	10	45	5223	CHERRY	12	45	5359	CEDAR	8	30
5088	CHERRY	12	35	5224	MAPLE	15	45	5360	CEDAR	8	30
5089	ASH	10	35	5225	MAPLE	14	45	5361	CEDAR	8	25
5090	CHERRY	8	30	5226	MAPLE	8	40	5362	CEDAR	9	30
5091	ASH	15	45	5227	MAPLE	10	40	5363	HORNBEAM	8	30
5092	CHERRY	9, 7	35	5228	MAPLE	20	40	5364	BIRCH	8	25
5093	CHERRY	20	40	5229	MAPLE	24	50	5365	ASH	9	40
5094	CHERRY	20	50	5230	HICKORY	12	45	5366	ASH	12	30
5095	HICKORY	10	30	5231	ASH	9	40	5367	CEDAR	9	30
5096	ASH	12	35	5232	ASH	9	40	5368	CEDAR	8	25
5097	ASH	9	35	5233	CHERRY	18	40	5369	CEDAR	8	30
5098	ASH	12	35	5234	MAPLE	18	45	5370	CEDAR	10	30
5099	CHERRY	12	35	5235	DEAD	33	50	5371	CEDAR	8, 10	30
5100	CHERRY	13	45	5236	DEAD	24	50	5372	CEDAR	10	25
5101	GUM	12	40	5237	DEAD	24	50				
5102	CHERRY	10	40	5238	DEAD	10	45				
5103	CHERRY	15	45	5239	DEAD	22	35				
5104	CHERRY	8	45	5240	ASH	10	35				
5105	MAPLE	10, 8	30	5241	ASH	15	40				
5106	ASH	14	50	5242	ASH	12	45				
5107	CHERRY	15	50	5243	CHERRY	11	35				
5108	CHERRY	16	45	5244	DEAD	20	40				
5109	CHERRY	8, 8	35	5245	ASH	12	40				
5110	ASH	8	45	5246	ASH	18	45				
5111	OAK	8	35	5247	ASH	15	50				
5112	OAK	14	50	5248	ASH	11	40				
5113	DEAD	10	30	5249	DEAD	12	35				
5114	OAK	12	50	5250	ASH	12	40				
5115	HICKORY	14	50	5251	CHERRY	8	30				
5116	CHERRY	16	45	5252	MAPLE	12	25				
5117	CEKAR	12	30	5253	HICKORY	15	45				
5118	CHERRY(DEAD)	9	30	5254	ASH	8	50				
5119	HICKORY	10	45	5255	ASH	15	50				

APPENDIX B

Reforestation Plan, Sheet L-2, Prepared by Melilo Bauer Carman

InSite Engineering, LLC

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REFORESTATION REQUIREMENTS

4.5 ACRES OF MATURE WOODLAND REMOVED (196,020 SF)

TREES REQUIRED FOR REFORESTATION:

1 TREE/ 400 SF (20' X 20' GRID) = 490 TREES

REFORESTATION AREA PROVIDED:

0.93 ACRES PROVIDED ON SITE
(490 TREES PLANTED AT AN AVERAGE OF 9.25' ON CENTER)

CONCEPT PLANT SCHEDULE

REFORESTATION AREA	40,307 sf
MIX OF NATIVE SHADE TREES, EVERGREEN TREES AND ORNAMENTAL TREES PLANTED IN NATURAL GROVES AND SPACED FIVE FEET TO 15 FEET ON CENTER.	(0.93 ACRES)
GROUND PLANE SHALL BE SEEDED WITH 'SHOWY NORTHEAST NATIVE WILDFLOWER & GRASS MIX' AS MFG BY ERNST SEED [SEE DETAIL 6/1-18 FOR ADDITIONAL INFORMATION]	
TOTAL TREES PROVIDED: 490	
TREE 1 / 10% @ 2'-2 1/2" CAL. B&B	49
TREE 2 / 20% @ 1-3/4" 2" CAL. B&B	98
TREE 3 / 30% @ 1-1/4"-1 1/2" CAL. BARE ROOT	147
TREE 4 / 40% @ 6'-8' HEIGHT WHIPS, BARE ROOT	196

RESTORATION PALETTE

- SHADE TREE**
Acer rubrum / Red Maple
Aesculus hippocastanum / Horsechestnut
Betula nigra / River Birch
Carya ovata / Shagbark Hickory
Fagus grandifolia / American Beech
Gleditsia triacanthos inermis / Thornless Honey Locust
Liquidambar styraciflua / American Sweet Gum
Urtica dioica / Stinging Nettle
Nyssa sylvatica / Black Gum
Quercus palustris / Pin Oak
Quercus rubra / Red Oak
33% OF TOTAL
- EVERGREEN TREE**
Ilex opaca / American Holly
Juniperus virginiana / Eastern Red Cedar
Picea abies / Norway Spruce
Pinus strobus / White Pine
33% OF TOTAL
- ORNAMENTAL TREE**
Amelanchier x grandiflora / Serviceberry
Betula nigra / River Birch
Cercis canadensis / Eastern Redbud
Cornus florida / Flowering Dogwood
Magnolia virginiana / Sweetbay Magnolia
33% OF TOTAL

NOTES:

- REFORESTATION PLAN BOUNDARY TO BE 5'-0" FROM EXISTING CURB, PROPERTY LINE, RIPRAP AND UTILITY LINE.
- PROVIDE TEMPORARY DEER EXCLUSION FENCING AROUND ALL REFORESTATION PLANTING AREAS. FENCING SHALL REMAIN IN PLACE UNTIL TREES ARE ESTABLISHED ABOVE THE DEER BROWSE LINE.

