



# TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning

641 Plainsboro Road

Plainsboro, NJ 08536

609-799-0909 ext. 1502

Form No. 1

## DEVELOPMENT APPLICATION

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:

### I. TYPE OF APPLICATION (Please Check)

- ☐ 1. Concept Plan
- ☒ 2. Minor Site Plan
- ☐ 3. Preliminary/Final Major Site Plan
- ☐ 4. Minor Subdivision
- ☐ 5. Preliminary/Final Major Subdivision
- ☐ 6. Variance
  - a. Bulk
  - b. Use
- ☐ 7. Appeal of Administrative Decision
- ☐ 8. Interpretation
- ☐ 9. General Development Plan

### Forms Needed

- 1, 6, 7, 11, 14, & W9
- 1, 6, 7, 8, 13, 14 & W9
- 1, 6, 7, 8, 9, 13, 14 & W9
- 1, 6, 7, 8, 11, 14 & W9
- 1, 6, 7, 8, 9, 11, 12, 14 & W9
- 1, 4, 6, 7, 8, 9, 10, 14 & W9
- 1, 5, 6, 7, 8, 9, 10, 14 & W9
- 1, 2, 14 & W9
- 1, 3, 14 & W9
- 1, 6, 7, 8, 9, 14, 15 & W9

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

**Name of Applicant:** Greenskies Clean Energy, LLC

Address: 127 Washington Avenue City: North Haven State: CT Zip: 06473

Email: Phone: 860-398-5408

#### **Applicant's Attorney:**

Address: City: State: Zip:

Email: Phone:

**Contact Person:** Jarred Fredericks - FWH Associates, P.A.

Address: 1856 Route 9 City: Toms River State: NJ Zip: 08755

Email: jfredericks@fwhassociates.com Phone: 732-797-3100

**Engineer/Surveyor:** Christopher P. Rosati, P.E. - FWH Associates, P.A.

Address: 1856 Route 9 City: Toms River State: NJ Zip: 08755

Email: crosati@fwhassociates.com Phone: 732-797-3100

#### **Architect:**

Address: City: State: Zip:

Email: Phone:

**Owner's Name:** West Windsor Plainsboro Regional School

Address: PO Box 505 City: Princeton Junction State: NJ Zip: 08550

Email: Phone:

75 Grovers Mill Road - Block 2001; Lot 1  
90 Grovers Mill Road - Block 1902; Lot 23  
95 Grovers Mill Road - Block 1901; Lot 3

Address of Property: \_\_\_\_\_

Applicant Interest in property (owner, lessee, etc.) lessee/solar provider

When acquired \_\_\_\_\_

Tax Map Sheet \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Date filed with County Recorder \_\_\_\_\_

- Is the property served by a public sewer system? Yes X No \_\_\_\_\_
- Is the property served by a public water system? Yes X 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 X, County \_\_\_\_\_, or State \_\_\_\_\_ road?

Area of property \_\_\_\_\_ acres or \_\_\_\_\_ sq. ft. Frontage on an improved street \_\_\_\_\_ ft. No. of proposed lots 1

Current Zoning: \_\_\_\_\_ Current Use of Property: school

Proposed Use of Property: school with solar carports

Description of all present structures: \_\_\_\_\_

Number of proposed Buildings \_\_\_\_\_ Floor area of all structures \_\_\_\_\_ sq. ft.

Percentage of coverage by buildings \_\_\_\_\_ Impervious coverage \_\_\_\_\_

Has a subdivision previously been granted? N/A Date \_\_\_\_\_

Has a variance previously been granted? N/A Date \_\_\_\_\_

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

Explain \_\_\_\_\_

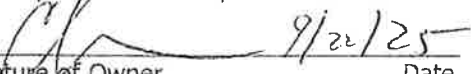
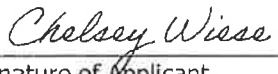
- Is a variance requested? No
- Describe in detail section of zoning ordinance from which applicant seeks relief: \_\_\_\_\_

### III. PLANS

Attach list of plans and exhibits submitted, indicating names, address, license #, and phone numbers of preparer. Christopher P. Rosati -FWH Associates, P.A. Professional Engineer, Lic. # 41981  
1856 Route 9, Toms River, NJ 08755 732-797-3100

### 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.

	<u>9/22/25</u>		<u>9/22/2025</u>
Signature of Owner	Date	Signature of Applicant	Date
West Windsor Plainsboro Regional School		Greenskies Clean Energy, LLC	

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary

### AGREEMENT TO PAY FOR PROFESSIONAL REVIEW Plainsboro Township

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

Greenskies Clean Energy, LLC

Applicant Name (Print) \_\_\_\_\_

Date \_\_\_\_\_

Applicant Signature \_\_\_\_\_

Date \_\_\_\_\_



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Form No. 6

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

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

- A. Subdivisions with six (6) or more lots
- B. Site Plan for Commercial Purpose
- C. Variance to construct multi-dwelling units or twenty-five or more family units
- D. General Development Plan approval

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

Name	Address
N/A	N/A

\*\*\* No individual owns 10% or more of the company.

*Chelsey Wiese*



## TOWNSHIP OF PLAINSBORO

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Form No. 7

### AFFIDAVIT OF OWNERSHIP

West Windsor Plainsboro Regional School, 321 Village Road East  
(Property Owner/s) attest that I/we reside at \_\_\_\_\_  
in the Township of West Windsor in the County of Mercer, and State  
of NJ that West Windsor Plainsboro Regional School  
(Property Owner/s) is/are the owners 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(s) 2001 - 1  
1902, Lot(s) 23  
1901 - 3

(Signature of Property Owner/s)  
West Windsor Plainsboro Regional School

Notary Seal

Sworn and subscribed before me this 12 day of November, 2025

(Signature of Notary)

### AUTHORIZATION

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

Greenskies Clean Energy, LLC is hereby authorized to  
make the within application.

Dated: \_\_\_\_\_, 20\_\_\_\_

(Owners/s to sign here)

West Windsor Plainsboro Regional School

THERESA A. GAGLIARDO  
Notary Public of New Jersey  
Commission #2337938  
My Commission Expires 12/08/25



## TOWNSHIP OF PLAINSBORO

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Form No. 8

### PROPERTY TAX STATUS

	2001	-	1	
	1902	-	23	
Block	1901	-	Lot 3	Qual.

Street Address: 75 Grovers Mill Road, 90 Grovers Mill Road & 95 Grovers Mill Road

Current as of: \_\_\_\_\_

Delinquent as of: \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Municipal Tax Collector

**\*\* The above properties are Tax Exempt**



## 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)

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

- W21 architectural or historic significance of any existing building to remain or to be removed
- W22 earthwork balance (surplus/shortage)  
☒ soil type(s)
- W23 scale model of proposed development
- W24 traffic study, including but not limited to:  
☐ anticipated traffic volumes  
☐ capacity of existing and proposed roadway  
☐ traffic volume impact from other developments  
☐ roadway network problems e.g. unsafe intersections, turns, grades  
☐ need for traffic signals and other improvements
- W25 photographs of any unusual topographic, environmental, historic or physical aspect  
☒ location of all structures with all setbacks, heights, yards, and floor area ratios, and finished floor evaluations  
☒ sketches, plans and photographs of other known similar developments
- W26 common open space including acreage calculations and proposed recreation facilities
- W27 section or staging plan  
☒ conformance to preliminary plan  
☒ detailed soil erosion and sediment control plan  
☒ detailed architectural and engineering data
- W28 architect's ground floor or other floor plans  
☒ illustrations of any signs visible to the public
- W29 all taxes paid
- W30 environmental impact assessment per §20-10 of the Township Code  
☒ 200 foot property search list – obtain from Tax Assessor's Office





5696.0004

5696.0005

5696.0006

September 22, 2025

Rev. December 11, 2025

**West Windsor Plainsboro Regional School District**

**Proposed Solar Carports for**

**75 Grovers Mill Road - Block 2001 \* Lot 1**

**90 Grovers Mill Road – Block 1902 \* Lot 23**

**95 Grovers Mill Road – Block 1901 \* Lot 3**

## **Planning/Zoning Board Checklist Waiver Requests**

Listed below are the checklist items for which a waiver is requested:

**W1** – The school properties encompass a large portion of property that includes the school buildings, parking areas and sport fields. The proposed improvements are contained within the existing parking lot and areas around the existing school that electric components will be installed. To save time and money for the school district, only the portion of the parking lot and school building that will have proposed improvements was surveyed. A waiver is requested from providing a full Boundary & Topographic Survey.

**W2** – There are no streams on site or within the vicinity of the proposed improvements.

**W3** – There are no proposed improvements located within Flood Hazard areas.

**W4** – N/A – No buildings are proposed with this application.

**W5** - N/A – No buildings are proposed with this application.

**W6** - N/A – No buildings are proposed with this application.

**W7** - N/A – No buildings are proposed with this application.

**W8** – There are no proposed signs for this project.

**W9** - N/A – No buildings are proposed with this application.

**W10** - N/A – No buildings are proposed with this application.



**W11** – The proposed improvements do not change or interfere with the existing circulation within the parking lot.

**W12** – There are no proposed drives, aisles, or lanes nor are there any proposed modifications to existing drives, aisles and lanes.

**W13** – The existing school do not have landscaping within the parking lots. Therefore, no landscaping is impacted by the proposed improvements.

**W14** – N/A - No retaining walls are proposed with this application.

**W15** – N/A – No recreation areas are proposed with this application.

**W16** – N/A – No sewer, water or drainage utilities are proposed with this application.

**W17** - N/A – No sewer, water or drainage utilities are proposed with this application.

**W18** – N/A – No sewer, water or drainage utilities are proposed with this application.

**W19** - N/A – No sewer, water or drainage utilities are proposed with this application.

**W20** - N/A – No sewer, water or drainage utilities are proposed with this application.

**W21** – N/A – No historic or architectural significant of existing buildings.

**W22** – No significant moving of earth is anticipated with the proposed improvements.

**W23** – Scale model is not required for this type of improvement.

**W24** – The is an existing site that will not generate additional traffic from the proposed improvements.

**W25** – N/A – this is a developed site with no unusual topographic, environmental, historical, or physical aspects.

**W26** – N/A – This is a developed site with no common space proposed with this application.

**W27** – A deferral is requested; a Staging Plan will be provided at the time of construction by the contractor. The staging of the site will depend on the time of construction and whether school is in session or on break.

**W28** - N/A – No buildings are proposed with this application.

**W29** – N/A – The property is Tax Exempt

**W30** – N/A – This is a developed site and there will be no negative environmental impacts to the school property or surrounding areas.

Additional Township Subdivision & Site Plan Regulation Waiver Requests:

**1) Site Plan Parking Design Waiver from §85-44B(2) of the Township Ordinance**

The Applicant would like to formally request a waiver from providing the required 9' x 18' parking space where a solar carport column is proposed between two head on parking spaces. A number of proposed columns will be placed between head on parking spaces, reducing the required length of the parking stalls to 16.5'. Each column base will have a maximum diameter of 3' of concrete supporting the steel column. The concrete base will be a maximum 3' above the pavement surface which will provide protection of the steel column from vehicles parking into spaces. Although there will be a reduction in overall length of the affected parking stalls, the remaining 16.5' is still adequate for all but the longest vehicles. Those longer vehicles will have ample opportunity to park in the remaining standard stalls throughout each site.

Below, please find a chart showing the number of parking spaces that will be affected by the proposed columns:

Project Site	Approx. No. of Columns in Parking Spaces	No. of Parking Spaces Affected
<b>Millstone River Elementary School</b>	14	28
<b>Community Middle School</b>	12	24
<b>High School North</b>	80	160



# TOWNSHIP OF PLAINSBORO

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Form No. 14

## FEE SCHEDULE

*Attach a separate sheet or use the table below to calculate the application and escrow fees based on the following fee schedule. Include two checks (one for the application and one for the escrow fees) with your submission payable to Plainsboro Township, as well as a W9 that corresponds with the name on the checks.*

	<u>Application Fee</u>	<u>Escrow Fee</u>
1. <b><u>Subdivision</u></b>		
a) Minor Subdivision	\$400.00	\$600.00 per lot
b) Preliminary Major Subdivision	\$500.00	\$200.00 per lot up to 20 lots \$150.00 per lot for more than 20 lots
c) Final Major Subdivision	\$500.00	\$100.00 per lot
d) Subdivision Certificate of Approval	\$100.00	\$0.00 none required
e) Time Extension	\$100.00	\$0.00 Utilize existing escrow
2. <b><u>Site Plan</u></b>		
a) Residential Concept Plan	\$400.00	\$1,000.00 minimum deposit or \$50.00 per unit for first 200 units and \$10.00 per unit for remaining units
b) Nonresidential Concept Plan	\$400.00	\$1,000.00 minimum deposit or \$0.05 per sq. ft. for the first 200,000 sq. ft. \$0.25 per sq. ft. for remaining sq. ft.
c) Minor Site Plan	\$400.00	\$1,000.00
d) Preliminary Major Site Plan	\$500.00	\$750.00 minimum deposit or \$75.00 per acre or part thereof plus \$5.00 per dwelling if Residential or \$0.10 per sq. ft. or parts thereof if Commercial of total proposed building area up to and including 20,000 sq. ft. \$0.07 per additional sq. ft. or part thereof over 20,000 sq. ft.
e) Final Major Site Plan	\$500.00	\$375.00 minimum deposit or \$35.00 per acre or part thereof plus \$3.00 per dwelling if Residential or \$0.05 per sq. ft. or parts thereof if Commercial of total proposed building area up to and including 20,000 sq. ft. \$0.03 per additional sq. ft. or part thereof over 20,000 sq. ft.

f) Time Extension \$100.00 \$0.00 utilize existing escrow

3. **Other Submissions**

a) General Development Plan \$500.00 \$750.00 minimum deposit or \$75.00 per acre or part thereof plus \$5.00 per dwelling if Residential or \$0.10 per sq. ft. if Commercial of total proposed building area up to and including 20,000 sq. ft. and \$0.07 per additional sq. ft. or part thereof over 20,000 sq. ft.

b) All other conditional use approvals \$250.00 \$2,500.00

c) Appeal of Administrative Decision under 40:55D-70a \$200.00 \$500.00

d) Interpretations or special questions under 40:50D-70b \$200.00 \$500.00

e) Hardship Variances under 40:55D-70C

- Residential \$100.00 \$500.00
- Non-residential \$250.00 \$2,000.00

f) Use Variances \$250.00 \$2,500.00 for each variance

Application Fee Calculations	
<b>Total:</b>	
Escrow Fee Calculations	
**As requested by Ron Yake at this time	\$1,500.00
<b>Total:</b>	

Form **W-9**  
(Rev. October 2018)  
Department of the Treasury  
Internal Revenue Service

## Request for Taxpayer Identification Number and Certification

Give Form to the  
requester. Do not  
send to the IRS.

► Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type.  
See Specific Instructions on page 3.

<b>1</b> Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <b>Greenskies Clean Energy LLC</b>	
<b>2</b> Business name/disregarded entity name, if different from above	
<b>3</b> Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.  <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate  <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► <b>P</b> <b>Note:</b> Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is <b>not</b> disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.  <input type="checkbox"/> Other (see instructions) ►	<b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  Exempt payee code (if any) _____  Exemption from FATCA reporting code (if any) _____  <small>(Applies to accounts maintained outside the U.S.)</small>
<b>5</b> Address (number, street, and apt. or suite no.) See instructions. <b>127 Washington Ave</b>	Requester's name and address (optional)
<b>6</b> City, state, and ZIP code <b>North Haven, CT 06473</b>	
<b>7</b> List account number(s) here (optional)	

### Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

<b>Social security number</b>									
<b>or</b>									
<b>Employer identification number</b>									
8	4	-	3	9	4	3	0	4	7

### Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign  
Here**

Signature of  
U.S. person ►



Date ► **August 13, 2024**

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
  - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
  - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
  - Form 1099-S (proceeds from real estate transactions)
  - Form 1099-K (merchant card and third party network transactions)
  - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
  - Form 1099-C (canceled debt)
  - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.