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January 29, 2026

**BY FEDERAL EXPRESS**

Josi Easter, Program Coordinator  
Department of Planning and Zoning  
Township of Plainsboro  
641 Plainsboro Road  
Plainsboro, NJ 08536  
Tel: (609) 799-0909 ext. 1502

Re: The Trustees of Princeton University  
Minor Site Plan Approval – Modification of Condition/Extension Request  
File No. P20-04  
Block 701, Lot 29; 700 Forrestal Road

Dear Ms. Easter:

Please be advised that this office represents the Trustees of Princeton University (the “Applicant”), the owner of certain real property located at 700 Forrestal Road (designated as Block 701, Lot 29 on the Township of Plainsboro Tax Map) within the PMUD District (Planned Unit Development Zone) (the “Property”). We write to request the continued use of a temporary building addition for an additional five (5) years.

By way of brief background, Applicant previously obtained minor site plan approval for a temporary addition to the Princeton University Art Museum (PUAM) storage building located at the Property. The project involved constructing a one-story, approximately 5,000-square-foot, annex attached to the existing PUAM storage facility. The temporary annex was approved to support core functions of PUAM while a new PUAM building was being constructed on the University’s main campus. The timing of the annex’s removal was linked to the occupancy of the new PUAM and the shifting of functions from the annex to the completed new PUAM. The new PUAM recently opened on October 31, 2025, and Applicant is requesting five (5) years to integrate the operations. This will allow the Applicant necessary time to evaluate how the new PUAM operates and how the vital conservation operations can be absorbed into the new PUAM building, while preserving the safety and security of the growing collections.

The Applicant is requesting no changes to what was originally approved, except that the Applicant no longer needs to hold student classes at the annex, eliminating the transport of students regularly back-and-forth via Princeton Tiger Transit.

The initial application was approved by the Township of Plainsboro Planning Board (the “Board”) on August 17, 2020, pursuant to Resolution No. P20-04 (“Original Approval”), attached hereto as **Exhibit A**. For the sake of completeness, it is important to note that this extension request includes the modification

Josi Easter, Program Coordinator

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of any conditions related to timing in the Original Approval, extending said obligations for five (5) additional years.

Lastly, in support of this extension request, enclosed please find the following items for consideration:

1. Six (6) copies of the Project Narrative; and
2. One (1) USB containing an electronic copy of these materials.

Please feel free to contact me if you have any questions or require any additional copies. Thank you.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Chris DeGrazia", with a long horizontal flourish extending to the right.

Christopher H. DeGrazia  
Partner

CHD/cas  
Enclosure

## **Project Narrative**

**APPLICATION:** Plainsboro Planning Board Application P20-04  
Minor Site Plan Approval with Submission Waivers  
Temporary Addition to Princeton University Art Museum (“PUAM”) Storage Facility

**APPLICANT:** The Trustees of Princeton University (“University”)  
Block 701, Lot 29  
700 Forrestal Road

**REQUEST:** The University is seeking a five (5) year extension of the Plainsboro Planning Board’s condition that the University demolish the temporary addition (or “annex”) once the new PUAM opened on the University’s main campus.

**BACKGROUND:** The University obtained a minor site plan application approval for a temporary addition to the PUAM storage building, located at 700 Forrestal Road in the PMUD Zone District. This project involved constructing a one-story, approximately 5,000-square-foot, annex adjacent to the existing PUAM storage facility. Approved by the Plainsboro Planning Board on August 17, 2020, the annex was designed to accommodate essential Museum operations displaced during the construction of the new PUAM. The annex site was strategically chosen for its adjacency to the original PUAM storage building and its compatibility with the planned operations.

The temporary annex has served as a critical hub for the Museum’s core functions, including art conservation, photo documentation, and the preparation of collections for teaching, research, and exhibition. It has supported the University’s academic mission by facilitating teaching with collections and managing outgoing loans to other institutions. The existing security infrastructure and adjacency to the PUAM storage building have minimized the need to transport valuable artworks, ensuring both operational efficiency and the safety of the collections. The original storage facility was intentionally designed and sited to accommodate such expansions, making this temporary addition location a practical solution.

With the new PUAM recently opening on October 31, 2025, the University seeks to extend the use of the annex for an additional five (5) years. This extension would give the Museum the necessary time to assess how the new PUAM operates and how the vital conservation operations can be absorbed into the new building while continuing to support collections activities, particularly given the growing size of the collections and ever-present need for increased art security. Although approved as temporary, the facility was constructed to be durable and secure and is still in excellent physical condition. The University is requesting no changes to the original Planning Board approval, except that with the PUAM’s recent opening, it no longer needs to hold student classes at the annex, eliminating the transport of students regularly back-and-forth via Princeton Tiger Transit.

For the sake of completeness, it is important to note that this extension request includes the modification of any conditions related to timing in the original minor site plan application approval, extending said obligations for five (5) additional years.

**Exhibit A**

Resolution of Approval  
(See attached)

**RESOLUTION**

PLAINSBORO TOWNSHIP PLANNING BOARD  
Middlesex County, New Jersey

**P20-04 Trustees of Princeton University**  
Block 701, Lot 29  
700 Forrestal Road

PMUD Planning Unit Development Zone

**~ MINOR SITE PLAN APPROVAL WITH SUBMISSION WAIVERS ~  
(Temporary Addition to Princeton University Art Museum Storage Facility)**

WHEREAS, The Trustees of Princeton University (“University” or “applicant”) are the record owners of property located at 700 Forrestal Road and designated on the Plainsboro Township tax maps as Block 701, Lot 29 (“site” or “subject property”); and

WHEREAS, the subject property is part of the James Forrestal campus located off of Route 1 in the PMUD Planned Unit Development Zone and is improved *inter alia* with the University Art Museum’s storage facility (the “PUAM building”); and

WHEREAS, the University seeks minor site plan approval with submission waivers to construct a ±5000 square-foot one-story temporary structure connected to the PUAM building; and

WHEREAS, the details regarding the applicant’s proposal are set forth in the Planning Board Review Memo dated July 30, 2020, attached hereto as Schedule “C” and made a part hereof, as well as in the following materials submitted by the applicant:

- Signed application form, checklists, and submission waiver requests
- Narrative description of applicant’s proposal (attached to application form)
- Plan set entitled “Minor Site Plan for Princeton University Art Museum Storage Facility Temporary Building Expansion prepared for The Trustees of Princeton

University, Block 701, Lot 29, Situated in Plainsboro Township, Middlesex County, New Jersey,” containing civil engineering plans prepared by Van Note - Harvey Associates, Inc. (Ralph A. Petrella, PE, NJ Lic. No. GE 46160), dated June 15, 2020 (sheets CE-1 through CE-7); as-built survey prepared by Van Note - Harvey Associates, Inc. (Kenneth R. Raike, NJPLS Lic. No. GS 36753), dated June 7, 2020 (one sheet); and architectural floor plans and elevations prepared by Samuel Anderson Architects (sheets A1.01, A1.02, A1.03, and A2.01) last revised July 24, 2020

- Engineering Report prepared by Van Note - Harvey Associates, Inc. (Ralph A. Petrella, PE, NJ Lic. No. GE 46160), dated June 15, 2020, revised July 24, 2020

and

WHEREAS, the Board reviewed the application at a virtual public hearing held on August 17, 2020, during which the applicant was represented by Christopher H. DeGrazia, Esq., of Faegre Drinker Biddle & Reath LLP in Princeton, New Jersey; and

WHEREAS, no public notice of the application was required under the Municipal Land Use Law or the Township’s land use regulations; and

WHEREAS, during the hearing, the Board reviewed the exhibits set forth in Schedule “A” attached hereto and made a part hereof; and

WHEREAS, during the hearing, the Board heard testimony from the witnesses set forth in Schedule “B” attached hereto and made a part hereof; and

WHEREAS, the Board also considered the Planning Board Review Memo dated July 30, 2020, attached hereto as Schedule “C” and made a part hereof; and

WHEREAS, members of the public and interested parties were provided with the opportunity to ask questions, cross-examine witnesses, and offer comments; and

WHEREAS, the Board based its review of the application on the plans, reports, and exhibits identified above and the testimony provided, as well as on its own knowledge of and

expertise in the subject matter; and

WHEREAS, after due deliberation, the Board makes the following findings:

1. The findings set forth in the preamble to this resolution are incorporated herein as if restated at length.
2. The following findings are based on the information set forth by the applicant in the project narrative it submitted as part of its application materials:
  - a. The current University Art Museum (referred to by the applicant as the “Old Museum”) will be closing in January 2021 in anticipation of the construction of a new art museum on the University’s main campus (referred to by the applicant as the “New Museum”), which is scheduled to be completed in the fall of 2024.
  - b. Critical activities will still need to occur during this period to support Princeton’s curriculum, its on-going museum operations, and the preparation of artwork for display in the New Museum and loans to outside institutions. The applicant therefore seeks to construct a ±5,000 square-foot temporary facility annexed to the PUAM building (the “Temporary Facility” or “annex”) in order to relocate key activities from the Old Museum.
  - c. The annex will be located directly adjacent to, and ultimately be connected with, the PUAM building. The applicant anticipates that the annex will be needed for approximately five years. Other locations on the University’s main campus were considered, but the current location was deemed to be the most advantageous because of its proximity to the PUAM building, the related activities that would occur in the annex to manage the current collections (minimizing the need to transport valuable works of art) and the Property’s existing 24 hours a day, 7 days a week security.
3. The details of the proposed annex as described in the applicant’s project narrative are as follows:
  - a. Size: single story, ±5,000 square feet and approximately twenty feet high. The HVAC system, including exhaust fans, will have several vertical exhausts that will extend three feet above the annex roof line.
  - b. Location: Directly east of the PUAM building with a “connector” structure to the that building.
  - c. Construction: Concrete slab on grade structure, steel frame with an insulated metal panel system.

- d. Systems: The annex will have required HVAC, electrical, data, life-safety and other building systems.
  - e. Utilities: Domestic water, sewer and fire line will be connected to existing service in the adjacent driveway. HVAC equipment will be independent of the PUAM building. Electrical service, IT, and fire alarm systems will be fed from the existing PUAM building. Stormwater will be managed by connecting into the existing stormwater systems, which were originally designed with expansion capacity.
  - f. Timetable: The applicant intends to begin construction in late summer or early fall this year and intends to complete the construction by spring 2021. The annex will be removed once the New Museum is completed, and all functions of the annex will then be relocated back into the completed New Museum. Once the annex is removed, the Property will be restored to existing conditions.
4. As set forth in the applicant's project narrative, the following activities are proposed to take place in the annex:
- a. Conservation: The art collections will require ongoing conservation in connection with local exhibitions, or when Princeton loans certain artworks in connection with external exhibitions. In particular, conservation for the portion of the art collection intended to be exhibited in the New Museum is a critical goal of the annex. Conservation requires the use of small amounts of varnishes, solvents and similar materials, necessitating exhaust hoods and ventilation.
  - b. Photography: Photography of the art collections for archival purposes and publication, as well as documenting the conservation efforts.
  - c. Preparation of collections: Mounting, matting, framing and crating the art collection for transport.
  - d. Object-based teaching: Students need to view the works of art as part of their study since Princeton University's Department of Art and Archeology utilizes the study of the museum art collections as an essential element of the curriculum.
5. Modifications to existing facility: The applicant's project narrative indicates that certain of the teaching activities will take place in the existing PUAM building. To support these activities, minor alterations to that building will be required, including some new doorways and minor HVAC alterations.
6. Operations: The applicant's project narrative contains the following additional details regarding the operation of the existing PUAM building and the proposed annex:



- a. Students: Evening classes will be held a few days a week if at all, with morning and afternoon classes on Fridays. On average, sixteen students will be transported to and from the Forrestal Campus via Princeton Tiger Transit.
  - b. Staff Offices: Temporary staff offices will be located in an adjacent existing campus building located at 200 Forrestal Road. When not performing tasks as outlined above, staff will be located at the offices at 200 Forrestal Road.
  - c. Parking: Parking for staff will require about twenty parking spaces, which will be provided in the Auxiliary Library Parking Lot adjacent to 700 Forrestal (an existing 109-car parking lot that serves roughly 15-20 cars regularly). The museum van and box truck (which are used to transport art and supplies) will also be temporarily parked within Forrestal Campus.
  - d. Deliveries: Activities will increase on Forrestal Campus in late summer 2020 through spring of 2021 while art objects are moved out of the Old Museum and into the PUAM building, construction activity of the annex is underway, and related existing building and site preparatory work occurs.
  - e. Hours: Staff will be active on site from 8:30 AM to 5:30 PM.
  - f. Teaching: Classes, including preparatory work, will occur from 5 :30 PM to 10:00 PM Tuesday, Wednesday and Thursday evenings, and Friday from 9:00 AM to 5:00 PM.
  - g. Security: All staff and students will enter and depart utilizing the existing PUAM building entrance. Security will be present 24 hours a day, 7 days a week.
7. Additional findings regarding the site and proposed changes based on the Project Review Memo and the applicant's submissions:
- a. The site of the proposed annex is relatively flat and unencumbered except for a few young street trees at the perimeter of the site that were installed in association with the PUAM facility site plan approval.
  - b. Sheet CE-3 of the applicant's engineering plans shows three trees that are being removed as part of the project. No details are provided on the plans regarding these trees, but the approved landscape plan for the existing PUAM building identifies them as one four inch caliper Kentucky Coffeetree, one five inch caliper Princeton Elm, and one two and a half inch caliper Cherokee Princeton Dogwood. The applicant's narrative indicates that when the New Museum is completed, the annex and all related site improvements will be removed and the site will be restored per the PUAM site plan P13-13, including replacement of the three trees removed for the temporary storage building. A note shall be added to the site plan to this effect.

- c. The applicant intends to plant three replacement trees at other locations in the Forrestal Campus, and then plant the replacement trees needed to restore the PUAM site in five years as noted in the preceding finding. The details regarding the size, species, and planting locations of these additional trees shall be coordinated with and subject to the approval of Planning Board staff.
  - d. No new site lighting is proposed for the proposed building addition with the exception of an exterior wall mounted light fixture at the emergency egress door.
8. Conformance to zoning and site plan regulations. The proposed annex will be located within the Forrestal Campus area of the Princeton Forrestal Center, in the PMUD Planned Unit Development Zone. The education related use of the building is a permitted use pursuant to Section 101-137 B of the PMUD Zone regulations. In addition, the proposed use of the building is consistent with the O/R-E/R (Office Research/Education Research) designation of the property in the Forrestal Campus GDP approved by the Planning Board in September 2019, as well as the PMUD Use Location Map adopted March 11, 2020. No variances are required or sought as part of the application. The application also conforms to all applicable site plan requirements, and no exceptions are needed.
9. Submission waivers. The applicant seeks a number of waivers from the site plan submission requirements identified in the Township's checklists. Based on the recommendation of staff and the DRC, as well as for the reasons identified by the applicant in its submissions, the Board finds that all of the requested submission waivers can appropriately be granted.

NOW, THEREFORE, BE IT RESOLVED by the Plainsboro Township Planning Board on this 17<sup>th</sup> day of August, 2020, that the application by The Trustees of Princeton University for minor site plan approval with submission waivers to construct a temporary facility annexed to the Princeton University Art Museum storage building at 700 Forrestal Road be and is hereby granted, subject to the following conditions (to which the applicant has agreed):

- 1. As set forth in the Board's findings above, the applicant's narrative indicates that when the new Princeton University Art Museum is completed at the main campus, the proposed annex along with any related site improvements will be removed and the site will be restored per the PUAM site plan P13-13, including replacement of the three trees removed to make way for the annex. A note shall be added to the site plan to this effect.

2. The applicant has agreed to plant three trees at other locations in the Forrestal Campus to replace the trees being removed, and then plant the replacement trees needed to restore the PUAM site in five years as noted in the preceding condition. The size, species, and planting locations of these additional trees shall be coordinated with and subject to the approval of the Planning Board staff.
3. The determination as to the number, location, and signage requirements for all barrier free parking spaces is subject to the review and approval of the Township Construction Official.
4. All structures are subject to the review and approval of the Construction Code Official.
5. Prior to commencement of any site work, including initial site clearance and grading, a hauling plan shall be submitted by the contractor to the Township for review and approval for the movement of any construction material and demolition debris on roadways leading from the Township and vice versa. The applicant shall also provide a narrative to complement the map that is included with the site plan application.
6. Prior to the commencement of construction, 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 phase of construction, and shall include but not limited to items related to the placement of construction office and/or storage trailers; outdoor equipment and materials storage; safety and security fencing; vehicular and pedestrian circulation; installation of underground utilities; parking area construction and construction related signage.
7. Unless expressly modified herein, the applicant will comply with all unfulfilled conditions and requirements, if any, set forth in the Planning Board Review Memo attached hereto as Schedule C, even if omitted from this resolution.
8. The applicant shall comply with all representations made and conditions agreed to on the record, even if omitted from this resolution.
9. The applicant will obtain the approval of and/or waivers, exemptions, or letters of no interest from the following outside agencies as applicable:
  - a. Middlesex County Planning Board
  - b. Freehold Soil Conservation District
  - c. Delaware & Raritan Canal Commission
  - d. All other agencies having jurisdiction over the applicant's proposal
10. The applicant shall submit revised plans as called for in the foregoing conditions.

11. The applicant shall pay all outstanding real estate taxes, if any, within thirty days of the date of this approval.
12. The applicant shall post such engineering inspection fees, performance guarantees, temporary certificate of occupancy guarantees, maintenance guarantees, and other guarantees as may be required, consistent with the provisions of S-3233 (P.L. 2017, c. 312), and shall provide cost estimates to the Planning Board Engineer from which to calculate all such guarantees and inspections fees.
13. Unless otherwise specifically set forth herein, all conditions of approval must be satisfied prior to the signing of the final plans and issuance of any construction or other permits.

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**ROLL CALL ON THE APPLICATION AND RESOLUTION, August 17, 2020**

Yes: 8

No: 0

Absent: 3

Abstain/Not Voting: 0

P. Cantu	Yes	G. Kiernan	Yes
E. Yates	Yes	L. Kumar	Absent
A. Lehrhaupt	Yes	S. Agarwal	Yes
R. Keevey	Yes	P. Kumar	Yes
J. Greer	Absent	J. Doshi (Alt. 1)	Absent
		D. Westbrook (Alt. 2)	Yes

I hereby certify that the foregoing is a true copy of a resolution adopted by the Plainsboro Township Planning Board on the 17<sup>th</sup> day of August, 2020.

  
Josi Easter  
Acting Planning Board Secretary

**SCHEDULE A**

**APPLICANT'S EXHIBITS**

<u>Exhibit #1</u>	Existing Overall Location Plan (aerial photograph of site with location of PUAM outlined in red)
<u>Exhibit #2</u>	Overall Proposed Location Plan (aerial photograph of site showing existing PUAM building and proposed building expansion)
<u>Exhibit #3</u>	Site Engineer Plan (colorized rendering of sheet CE-3 from applicant's civil engineering plans)
<u>Exhibit #4</u>	Architectural Exterior Elevations (sheet A2.01 from applicant's architectural plans)

**SCHEDULE B**

**WITNESSES**

***Applicant's Witnesses:***

- James Steward (Director, Princeton University Art Museum)
- Ralph A. Petrella, PE, Van Note – Harvey Associates (applicant's project engineer)
- Edward Gormley, Samuel Anderson Architects (applicant's architect)

***Planning Board Staff and Consultants:***

- Lester Varga, AICP/PP, Director of Planning and Zoning
- Ronald Yake, AICP/PP, Township Planner and Zoning Officer
- Lou Ploskonka, PE, CME Associates (Board Engineer)
- Trishka Waterbury Cecil, Esq., Mason, Griffin & Pierson (Board Attorney)

## SCHEDULE C

### Plainsboro Township

Minor Site Plan

Application: P20-04

Memo Date: 7/30/2020

Meeting Date: 8/17/2020

## Planning Board Review Memo

<u>Name of Applicant:</u>	The Trustees of Princeton University
<u>Type of Application:</u>	Minor Site Plan
<u>Name of Project:</u>	Temporary Addition to the Princeton University Art Museum Storage Building (PUAM)
<u>Property Location:</u>	700 Forrestal Road (Block 701, Lot 29)
<u>Zone:</u>	PMUD- Planned Unit Development Zone District
<u>Present Use of Property:</u>	Existing PUAM Storage Building
<u>Adjacent Land Uses:</u> (Forrestal Campus)	North: Auxiliary Library Building South: Gas Dynamics Building (future ReCAP Module 7) East: Undeveloped Land West: Power House Building

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### Background:

In January 2021, the existing Princeton University Art Museum will close in anticipation of the construction of a new art museum on the Main Campus which is scheduled to be completed in the fall of 2024. The applicant indicates that, although the existing Museum is closing for approximately four (4) years, critical activities still need to occur during this period to the support the University's educational curriculum, on-going museum operations and preparation of artwork for display in the new Museum, as well as for handling loans to outside institutions.

The University is seeking approval to construct a +/- 5,000 square foot one story temporary facility in order to relocate key activities from the existing museum. The proposed facility will be constructed as a temporary addition to the east side of the existing Princeton University Art Museum (PUAM) storage facility at 700 Forrestal Road. The PUAM facility contains approximately 20,000 square feet of floor area. Originally approved in August 2008 to contain nearly 28,000 square feet, the facility was ultimately scaled back to its current size under an amended site plan in February 2014.

The University anticipates the facility will be necessary for approximately five (5) years. While other locations on the main campus of the University were considered for the proposed building, this location was viewed as the most advantageous because of its proximity to the existing PUAM facility, because of the PUAM facility related activities that would occur in the temporary facility (minimizing the need to transport valuable works of art), and because of the PUAM facility's existing security system.



**Project Description:**

According to the applicant, the proposed facility will contain approximately 5,000 square feet and be approximately 20 feet high. The HVAC system, including exhaust fans, will have several vertical exhausts which will extend 3 feet above the Temporary Facility roof line. The proposed facility will be located directly east of the existing PUAM facility with a "connector" structure to the existing facility. The proposed building will consist of a concrete slab on-grade structure, with a steel frame wrapped by an insulated metal panel system. The proposed building will have required HVAC, electrical, data, life-safety, and other building systems; along with domestic water, sewer, and a fire-line connection to the existing service in the PUAM facility. Stormwater will be managed by connecting into the existing PUAM facility stormwater systems, which the applicant indicates were originally designed with additional capacity.

Activities in the proposed facility will include conservation activities (using small amounts of varnish, solvents, and similar materials necessitating exhaust hoods and ventilation), photo-documenting the collections, preparing the collections for transport, and University teaching activities using the collections. In order to accommodate such teaching activities, minor alterations to the existing PUAM facility will be necessary, including some new doorways and minor HVAC alterations.

Evening classes, when they are held, will occur on Tuesdays, Wednesdays, and Thursdays from 5:30 pm until 10:00 pm. Morning and afternoon classes will be limited to Fridays from 9:00 am until 5:00 pm. On average, 16 students will be transported to and from the main campus to the facility using the University's student transit service (Tiger Transit).

Temporary staff offices will be located in an adjacent existing Forrestal Campus building (200 Forrestal Road). When staff is not engaged in the activities and tasks referenced above, staff will be located at their temporary offices. Staff will be at the Forrestal Campus from 8:30 am to 5:30 pm.

All staff and students will enter and depart the buildings utilizing the existing PUAM facility building entrance, where security is provided 24 hours a day, 7 days a week.

According to the applicant, the existing PUAM facility is served by seven staff members. The proposed addition will add eight to thirteen additional staff to the facility, for a maximum total of 20 staff members. The applicant is proposing to allocate 20 parking spaces to serve the expanded PUAM facility, which will be provided in the Auxiliary Library parking lot across the street from the facility. The Auxiliary Library parking lot currently contains over 100 parking spaces, of which only 15 to 20 are used on a regular basis. The museum's van and box truck (used to transport art and supplies) will also be temporarily parked within Forrestal Campus.

Solid waste management (trash and recyclables) is currently handled internal to the existing building, whereby trash and recyclables are collected and temporarily stored inside the building's trash room and then transported by janitorial/maintenance personnel to the closest dumpster to the building. The applicant intends to continue to manage solid waste in the same manner after completion of the proposed addition.

If this project is approved by the Board, it is anticipated that activities will increase at the Forrestal Campus starting in late summer 2020 through spring of 2021, while art objects are

moved out of the existing museum and temporarily into the PUAM facility while the proposed temporary facility is under construction and related site work is underway.

The applicant hopes to commence construction of the proposed facility by late summer, early fall 2020 in order to achieve the necessary completion of construction by spring 2021. Once the new University museum is completed, the proposed temporary facility will be removed and all its functions will be transferred to the new museum. Upon the removal of the proposed facility, the affected area of the site will be restored to reflect existing conditions.

*See applicant's project narrative for additional details.*

### **DRC/Staff Comments and Recommendations**

#### **A. Planning and Zoning Issues**

1. The proposed temporary building is located within the Forrestal Campus area of the Princeton Forrestal Center and is zoned PMUD. The education related use of the building is a permitted use pursuant to Section 101-137 B of the PMUD Zone regulations.
2. The proposed use of the building is consistent with the O/R-E/R (Office Research/Education Research) designation of the property in the Forrestal Campus GDP approved by the Planning Board in September 2019.
3. The proposed building will be accessible from within the existing PUAM facility. Students using the facility will be transported from the University's main campus to the facility using PU Tiger Transit. Staff working and teaching at the facility will have temporary offices nearby at 200 Forrestal Road and will be provided with parking at the Auxiliary Library parking lot.
4. The site of the proposed  $\pm$  5,000 square foot building is basically flat and unencumbered except for a few young street trees at the perimeter of the site that were installed in association with the PUAM facility site plan approval.
5. The applicant has identified sixteen items on the site plan check list for which submission waivers are requested. The applicant has submitted a list of the waivers with an explanation and justification for each. The DRC/staff find the requested waivers reasonable and recommend that they be granted.

#### **B. Site Plan Issues**

1. The site plan sheet CE-3 identifies three trees that are being removed to accommodate this project. While no details are provided on the plans regarding these trees, the approved landscape plan for the existing PUAM building identifies them as -- one four inch caliper Kentucky Coffeetree, one five inch caliper Princeton Elm, and one two and a half inch caliper Cherokee Princeton Dogwood. The applicant's narrative indicates that, when the new Princeton University Art Museum is completed at the main campus,

the temporary addition to the PUAM building along with any related site improvements will be removed and the site will be restored per the PUAM site plan P13-13, including replacement of the three trees removed for the temporary storage building. A note shall be added to the site plan to this effect.

2. At the DRC meeting an issue came up about the applicant's plans to delay replacing the three trees removed for this project until the temporary building is removed in five years and the site is restored. In response the applicant agreed to plant three trees now at other locations in the Forrestal Campus, and then plant the replacement trees needed to restore the PUAM site in five years as noted in Comment 1 above. Staff recommends that the size, species, and planting locations of these additional trees be discussed and coordinated with Planning Board staff.
3. The determination as to the number, location, and signage requirements for all barrier free parking spaces is subject to the review and approval of the Township Construction Official.
4. The applicant has indicated that no new site lighting is proposed for the proposed building addition with the exception of the exterior wall mounted light fixture at the emergency egress door.
5. All structures are subject to the review and approval of the Construction Code Official.
6. The following construction notes have been included on sheet CE-7 as notes 11 and 14 respectively:
  - a. "Prior to commencement of any site work, including initial site clearance and grading, a hauling plan shall be submitted by the contractor to the Township for review and approval for the movement of any construction material and demolition debris on roadways leading from the Township and vice versa. The applicant shall also provide a narrative to complement the map that is included with the site plan application."
  - b. "Prior to the commencement of construction, 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 phase of construction, and shall include but not limited to items related to the placement of construction office and/or storage trailers; outdoor equipment and materials storage; safety and security fencing; vehicular and pedestrian circulation; installation of underground utilities; parking area construction and construction related signage."

**C. Agency Approval Issues**

1. The applicant shall discuss approvals by other agencies having jurisdiction for the development plans including the following, if required.
  - a. Middlesex County Planning Board
  - b. Freehold Soil Conservation District
  - c. Delaware and Raritan Canal Commission
2. Copies of applications and approvals or certifications as may be required shall be provided as a condition of final approval and prior to the site disturbance.
3. Township offices and staff that may have review jurisdiction involving this application or improvements related thereto, include:
  - 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, Construction Official at 799-0909, ext. 1203; Keith Thedinga, Fire Official at 799-0909, ext. 1208.

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 the applicant's engineer providing an estimate for the cost of improvements to the Township in order that performance guarantees and inspection fees can be calculated.

MLUL Clock\*:

Application Completeness:	August 18, 2020
Planning Board Action:	October 17, 2020

- \* Due to circumstances involving Covid-19, a bill was passed extending both the MLUL time clock for application completeness determination and for Planning Board action on an application.