



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)

<input type="checkbox"/>	1. Concept Plan	1, 6, 7, 11, 14, & W9
<input checked="" type="checkbox"/>	2. Minor Site Plan	1, 6, 7, 8, 13, 14 & W9
<input type="checkbox"/>	3. Preliminary/Final Major Site Plan	1, 6, 7, 8, 9, 13, 14 & W9
<input type="checkbox"/>	4. Minor Subdivision	1, 6, 7, 8, 11, 14 & W9
<input type="checkbox"/>	5. Preliminary/Final Major Subdivision	1, 6, 7, 8, 9, 11, 12, 14 & W9
<input type="checkbox"/>	6. Variance	
	a. Bulk	1, 4, 6, 7, 8, 9, 10, 14 & W9
	b. Use	1, 5, 6, 7, 8, 9, 10, 14 & W9
<input type="checkbox"/>	7. Appeal of Administrative Decision	1, 2, 14 & W9
<input type="checkbox"/>	8. Interpretation	1, 3, 14 & W9
<input type="checkbox"/>	9. General Development Plan	1, 6, 7, 8, 9, 14, 15 & W9

Forms Needed

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 No _____
- Is the property served by a public water system? Yes No _____
- Is applicant willing to dedicate land for the widening of roads in compliance with the Township and/or County Master Plan? Yes _____ No _____

Is the proposed use on a Municipal County _____, or State _____ road?

Area of property _____ 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 _____

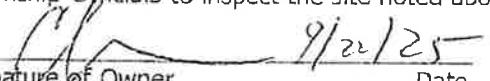
- Is a variance requested? No _____
- Describe in detail section of zoning ordinance from which applicant seeks relief: _____

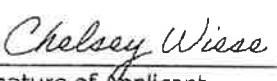
III. PLANS

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.


 Signature of Owner 9/22/25
 Date
 West Windsor Plainsboro Regional School
 Sworn to and subscribed before me this _____ day of _____


 Signature of Applicant 9/22/2025
 Date
 Greenskies Clean Energy, LLC
 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



TOWNSHIP OF PLAINSBORO
Department of Planning and Zoning
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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.

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~~September 2025~~

Rev. January 30, 2026

PROJECT NARRATIVE

for

MINOR SITE PLAN APPROVAL

WEST WINDSOR PLAINSBORO REGIONAL SCHOOL'S SOLAR CARPORTS

BLOCK 2001; LOT1

BLOCK 1902; LOT 23

BLOCK 1901; LOT 3

located in

PLAINSBORO TOWNSHIP,
MIDDLESEX COUNTY
NEW JERSEY

PREPARED BY:

FWH ASSOCIATES, P.A.

1658 ROUTE 9

TOMS RIVER, NEW JERSEY 08755

Greenskies Clean Energy, LLC (Applicant) is proposing the construction of solar carport systems over portions of the existing parking lots of three schools operated and owned by the West Windsor Plainsboro Regional School District. The project sites known as,

Millstone River School – 75 Grovers Mill Road – Block 2001; Lot 1

High School North – 90 Grovers Mill Road – Block 1902; Lot 23

Community Middle School – 95 Grovers Mill Road – Block 1901; Lot 3

were chosen to install solar carports for the purposes of generating clean electrical power to reduce the dependence on fossil fuels and to provide an electrical cost savings to the school district. All school properties are fully developed consisting of school buildings, parking lots, activity fields and existing utilities including stormwater management facilities. Under the proposed conditions, the solar carports will be constructed within the existing parking lots of the schools with no change in traffic circulation or negative impacts on the parking layout or space count.

The solar carport systems will be constructed using a 545W double glass bi-facial solar module by JA Solar. The canopy structures will be designed using both a cantilever tee-shaped design & canopy design, which is an industry standard for large commercial solar systems nationwide. In accordance with the Section 85-34 of Plainsboro Township’s subdivision and Site Plan Review – Improvements and Design standards, all column and beams will be constructed with high quality components, and consist of boxed vertical structural elements, with a proper finish approved by the Township Planner. The solar carports systems will have solar inverters mounted to the boxed vertical columns with underground conduits being run to proposed switchgear equipment. Switchgear equipment will be located in close proximity to the existing school and within landscaped areas. Canopy lights will be utilized to replace the light pole fixtures that will be removed in order to install the solar carport systems.

MILLSTONE RIVER SCHOOL – 75 GROVERS MILL ROAD

The Millstone River School proposes solar carports within the large parking area west of the existing school. Two (2) canopy type solar carport structures will be constructed, both with a 2° tilt. The columns will be placed as such, that they will not interfere with the existing parking spaces and will be placed either between two head-on parking spaces or immediately outside of the paved parking lot. Columns placed between two head-on parking spaces will reduce the parking space depth by 1.5 feet. The proposed design will reduce 16 spaces of the total 105 spaces located under the proposed solar canopies. Carport Structure #1 will have a total of 540 solar modules and Carport Structure #2 will have 646 solar modules producing a total of 500Kw (AC). The electrical conduit will travel to the existing school and tie into the school electrical room. No switchgear or transformer pads are required for these improvements.

COMMUNITY MIDDLE SCHOL – 95 GROVERS MILL ROAD

The Community Middle School proposes nine (9) carport structures located in the west parking lot. The structures will be mostly tee-design carports except for three structures that will be canopy type design to accommodate the existing underground stormwater management facilities. Columns supporting the canopy structure will be located in the concrete islands that will allow the solar canopy to span across the parking spaces and not interfere with the underground basin operations or maintenance protocols. The tee-designed carport columns will be placed in between head-on parking spaces or directly outside the parking lot and cantilever over the existing parking spaces. Columns placed between two head-on parking spaces will reduce the parking space depth by 1.5 feet. The proposed design will reduce 12 spaces of the total 155 spaces located under the proposed solar canopies. All nine structures will have a total count of 1,272 solar modules that will produce 565 Kw (AC). Electrical conduit will run along the ends of the parking islands and will connect directly into the school's electrical room. No switchgear or transformer pads are required for these improvements.

HIGH SCHOOL NORTH – 90 GROVERS MILL ROAD

High School North proposes five (5) solar carport structures located in the east parking lot. The structures will be placed along the five head-on parking lanes with columns placed in center as to not interfere with the parking spaces. Columns placed between two head-on parking spaces will reduce the parking space depth by 1.5 feet. The proposed design will reduce 68 spaces of the total 370 spaces located under the proposed solar canopies. Each of the five structures will have 492 solar modules that will produce a total of 1,000 Kw (AC). The electrical conduit will run along the ends of the carport structures to a fenced in concrete pad that will support switchgear and transformer equipment. The conduit will then leave the concrete equipment pad and run along the front of the school to another fenced in equipment pad before tying into the school's existing electrical room.

The following components are included in the proposed design for all school sites:

1. Tee Design & Canopy Type Structures

All solar carport structures will be either tee type or canopy type design. The tee-designed carports have a single row of columns that support the solar modules at a certain degree tilt. The canopy carport structure will have columns supporting spanned girders that will have the solar modules attached. The columns will have a raised concrete footing to prevent cars from damaging the columns.

2. Boxed Columns & Exterior Skirt

In accordance with the Section 85-34 of the Township's Subdivision and Site Plan Review – Improvements and Design Standards, all columns will be “boxed” beams. The outer edge of the solar carports along the purlins will be covered with a skirt. Both the columns and skirt will be painted with a high-quality semi-gloss paint. Color to be approved by the Twp.

3. Column mounted inverters

The solar carports structure will each have an electrical inverter that will convert DC power to AC prior to entering the conduit runs to the point of interconnect. The inverters will be Solis Three Phase Grid Tied Inverters, which will be located at the top of the boxed column typically located at the end of the carport structure.

4. Under Canopy Lighting

The solar carports will have under canopy lighting to comply with the Township’s requirements. The fixtures are mounted to the horizontal beams and will follow timing procedures as directed by the Township’s ordinance and the existing approved procedures at the school sites.

5. Finished Paint

A high quality, durable paint designed for such an application will be used on the solar carport columns and structure components. The paint will have a semi-gloss or satin finish to facilitate cleaning. Color to be approved by the Township Engineer and/or Zoning Officer.

6. Conduit Runs

After the electrical conduits exit the column mounted inverters they will run to the proposed equipment pads or directly to the schools main electrical room. All conduit runs that travel thru pavement will have the asphalt saw cut and removed. Once the conduit is properly buried, the asphalt will be restored with 4” hot mix asphalt base course and a 2” asphalt surface course. All conduits that run through a concrete sidewalk or patio area will have the concrete restored with 4” thick, Class “B” concrete once the electrical conduits are installed. All pervious conduit runs will be restored to original ground cover.

7. Stormwater Drainage

The solar panels atop of the carport structures will be placed slightly apart from each other that will allow stormwater to flow down in-between them and onto the existing parking lot pavement below. Stormwater will then travel along the existing drainage pattern into the sites stormwater collection system. No negative impacts to stormwater runoff quality or quantity are anticipated due to the solar carport improvements. The low end of the solar carport structures will be fitted with snow guards that will prevent accumulated snow from falling off the carport structure.

Permits & Approvals

	<u>Status</u>
Township of Plainsboro	Pending
Middlesex County Planning Board	Exempt – Exemption Ltr Pending
Freehold Soil Conservation District	Exempt – Projects disturb less than 5,000sf

JMF/jmf

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TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning

641 Plainsboro Road

Plainsboro, NJ 08536

609-799-0909 ext. 1502

Form No. 7

AFFIDAVIT OF OWNERSHIP

West Windsor Plainsboro Regional School, attest that I/we reside at 321 Village Road East

(Property Owner/s) in the Township of West Windsor in the County of Mercer, and State of NJ that West Windsor Plainsboro Regional School is/are the owners in fee of all that certain lot, (Property Owner/s) piece or parcel of land situated, lying and being in the Township of Plainsboro, New Jersey, and known and designated as Block(s) 1902, Lot(s) 23. 2001 - 1 1901 - 3

Notary Seal

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

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
Department of Planning and Zoning
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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)

- plans on proper size sheets
- scale of plat
- key map in relation to remainder of municipality & land owner
- plan certified by licensed architect or engineer
- W1** boundaries of tract, dimensions and bearings
- north arrow
- date
- zone district
- existing & proposed streets
- street names
- existing contours at proper intervals
- proposed contours
- W2** existing & proposed streams
- existing & proposed easements
- W3** existing flood hazard elevations
- location of proposed buildings
- location of existing building
- location of proposed & existing signs
- W4** total building coverage in acres
- total building coverage in square feet
- W5** percentage of lot covered by buildings
- parking layout
- total number of parking spaces
- dimensions of parking spaces
- W6** dimensions of all building setbacks and yards
- size and height of proposed and existing buildings or structures
- W7** building dimensions
- W8** size location, rendering of existing and proposed signs on the tract and within 100' of tract
- written descriptions, see ordinance §85-36B.5
- W9** floor plan
- W10** building elevations, each side

- building material to be used
- indicate buildings to remain
- driveways
- W11** proposed circulation plan
 - curbs
 - aisles & lanes
 - fire lanes
 - loading areas
 - loading berths & docks
 - pedestrian walks
 - facilities for movement and storage of goods
 - location of exterior lighting
 - location of exterior light standards, direction, reflection, intensity of lighting on the tract and within 100' of tract
- W12** cross sections of _____ streets _____ aisles
 - lanes driveways
 - existing & proposed wooded areas
 - buffer areas
- W13** landscape plan _____ species, caliper & location
 - planting seeded areas sodded areas
 - grading
- W14** retaining walls
 - fencing
- W15** recreation areas
 - man-made improvements
- W16** location & grades & size of proposed
 - drain sewer water
- W17** type material for drainage water & sewer
- W18** method of sewer disposal
- W19** method of waste disposal and incineration
- W20** percolation test & soil log, if applicable
 - location, height direction of illumination, power & type of proposed outdoor lighting with photometric diagram on plan

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



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September 22, 2025
Rev. January 30, 2026

**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
Millstone River Elementary School	14	16
Community Middle School	12	12
High School North	80	68



TOWNSHIP OF PLAINSBORO
Department of Planning and Zoning
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Form No. 14

FEESCHEDULE

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. <u>Subdivision</u>		
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. <u>Site Plan</u>		
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 or 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 or 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. <u>Other Submissions</u>		
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	
Total:	