

January 30, 2026
5696.0004

LIST OF EXHIBITS

Exhibit 1 – Aerial of Site.

Exhibit 2 – Color Rendering of Millstone River School

Exhibit 3 – Color Rendering of Community Middle School

Exhibit 4 - Color Rendering of High School North

LIST OF PROPOSED WITNESSES

Christopher P. Rosati, P.E., P.P. – Engineer for Applicant Greenskies Energy LLC

Alex Berry – Representative of Applicant Greenskies Energy LLC

Brandon Croker – Attorney for West Windsor Plainsboro Regional School District

Michael Floyd – Attorney for Applicant Greenskies Energy LLC





**CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS
RESERVE SPECIALISTS
ARCHITECTS**


FWHASSOCIATES.COM

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AERIAL EXHIBIT

MILLSTONE RIVER ELEMENTARY SCHOOL 75 GROVERS MILL ROAD (BLOCK 2001 ~ LOT 1)
COMMUNITY MIDDLE SCHOOL 95 GROVERS MILL ROAD (BLOCK 1901 ~ LOT 3)
HIGH SCHOOL NORTH 90 GROVERS MILL ROAD (BLOCK 1902 ~ LOT 23)

SITUATED IN
PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

DRAWN BY: MVM	DATE: 01/21/2026	
RELEASED BY: CPR	JOB NO.: 5696.0004-0006	
SCALE: 150 0 150 300 450 600 Feet		

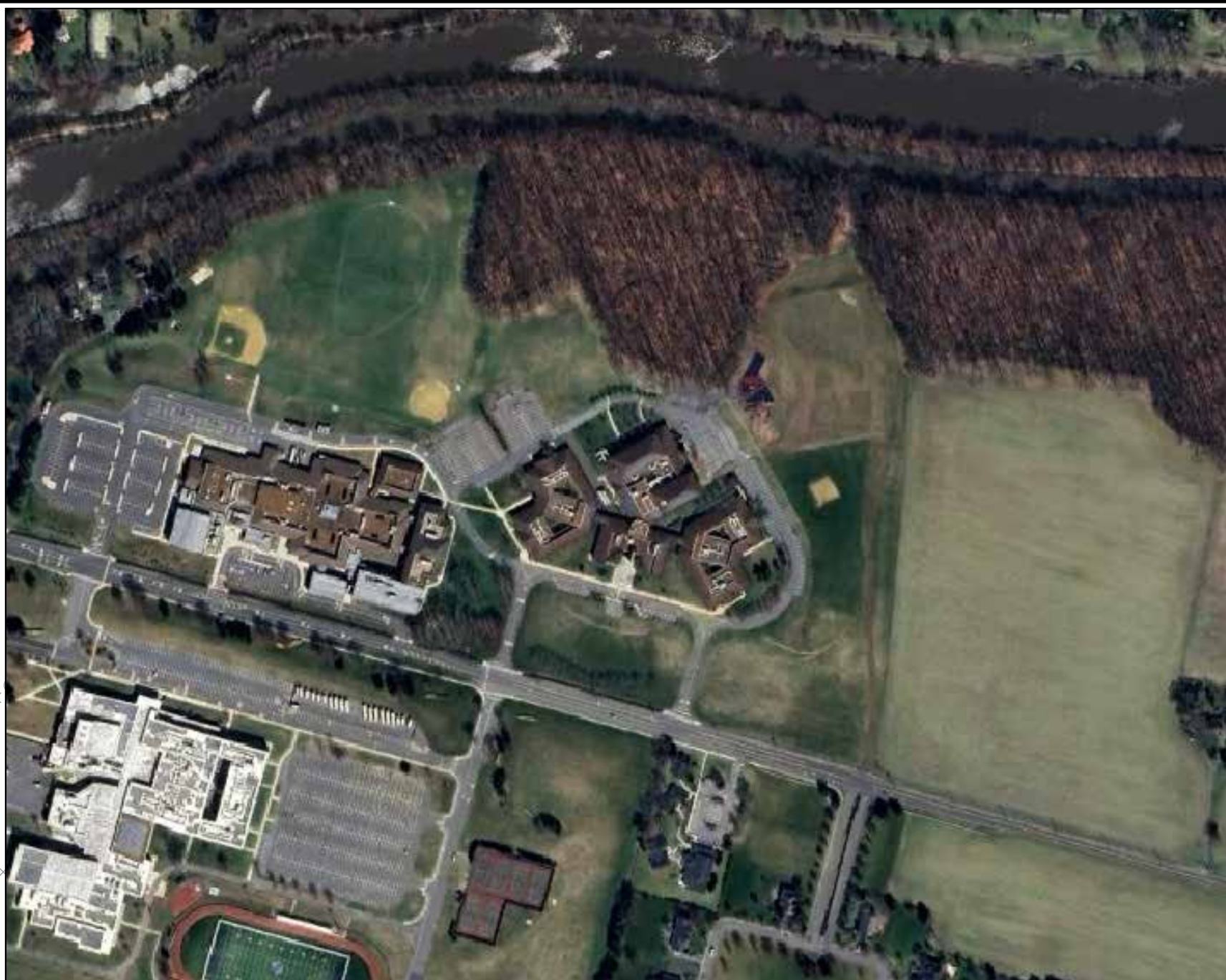
PHOTOVOLTAIC SYSTEM DETAILS

SYSTEM SIZE (DC): 646.37 Kw
SYSTEM SIZE (AC): 500.00 Kw
DC/AC RATIO: 1.29
MODULE MODEL: JA SOLAR, JAM72D30 545/MB 545W
MODULE RATING (STC): 545 W
TOTAL MODULE QTY: 1,186
CARPORT #1: 540 MODULES
CARPORT #2: 646 MODULES
RACKING: 2° TILT @ 150° AZIMUTH
TILT / AZIMUTH:

P25-08 PB Submission 1/30/26

Solar General Notes:

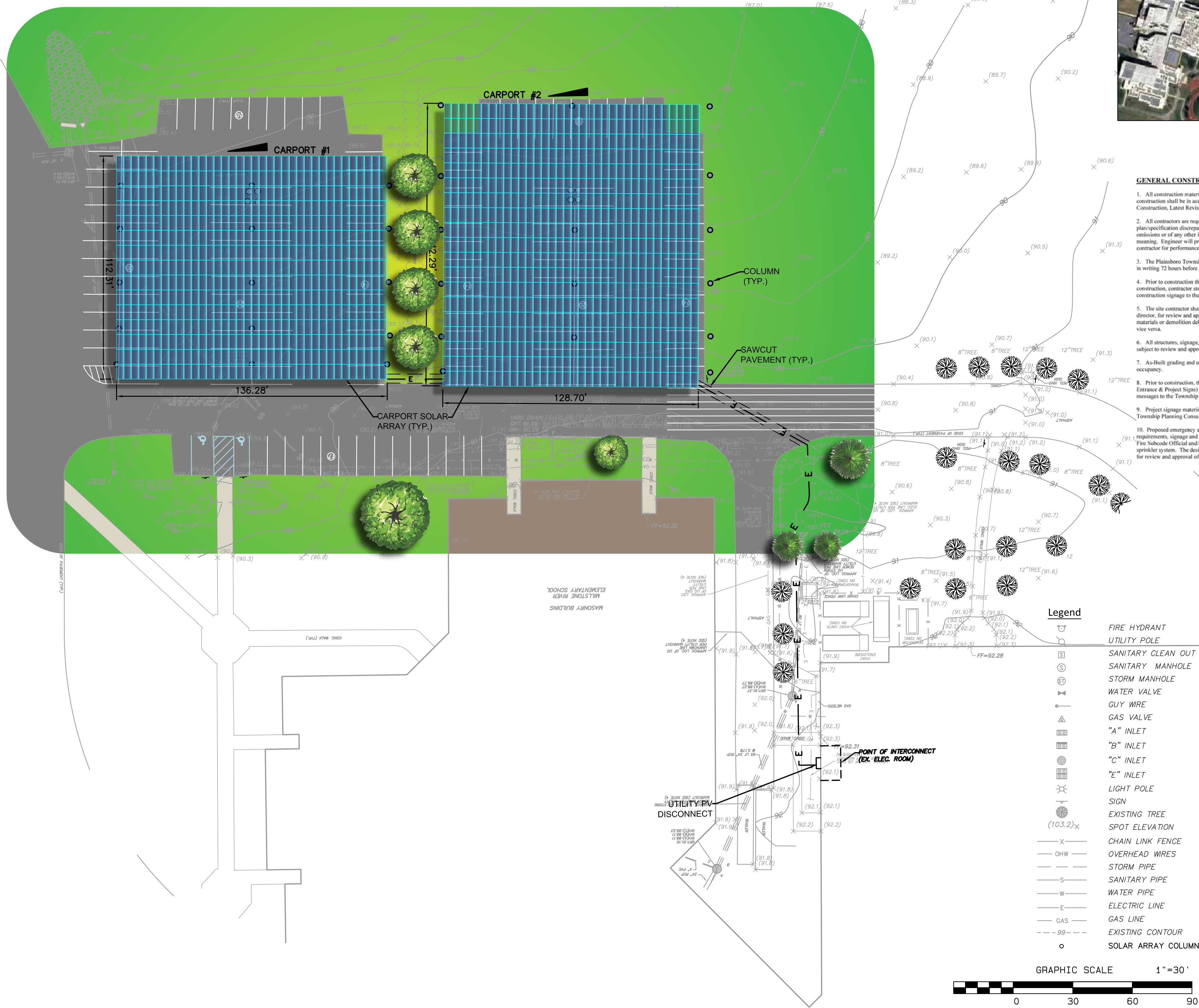
- Solar panel parking canopy spacing shall be Min. 20' and Max. 32' between structures.
- All existing curb that is damaged/disturbed shall be replaced to the nearest sound joint as required.
- All parking space striping within the construction areas and under the solar canopy's shall be re-striped. All remaining existing striping outside of the construction area shall be re-striped by owner if needed.
- All trees and plants not being removed as part of the proposed improvements shall be protected to the best extent possible. Any trees that are removed or damaged as a result of the proposed project shall be replaced. Any landscaping other than trees shall be replaced with like landscaping materials, subject to the review and approval of the Planning Board Engineer's Office.
- All existing pole mounted lighting within the limits of the solar canopy system shall be removed.
- Solar canopy columns were designed to be locate either in a parking island or in between two rows of parking. No parking stalls are expected to be lost due to the proposed improvements.



AERIAL MAP
SCALE: N.T.S.

GENERAL CONSTRUCTION NOTES:

- All construction materials and methods for roadway, paving, site work and drainage construction shall be in accordance with NJDOT Specifications for Road and Bridge Construction, Latest Revision, except as modified herein and in the specifications.
- All contractors are required to notify engineer immediately (and prior to construction) of any plan/specification discrepancies, layout/elevation discrepancies, conflicts, apparent errors, omissions or of any other information contained herein which the contractor feels is unclear as to meaning. Engineer will provide clarification and, if necessary, corrections as required by the contractor for performance of contractors work.
- The Plainsboro Township Engineer and Freehold Soil Conservation District shall be notified in writing 72 hours before any land disturbance.
- Prior to construction the contractor shall submit information and plans relating to phasing of construction, contractor storage of materials, contractor parking, contractors trailers and construction signage to the township engineer for approval.
- The site contractor shall submit a "Handling Plan" to the township community development director, for review and approval, prior to construction for the movement of any construction materials or demolition debris on roadways leading from the site to the township borders and vice versa.
- All structures, signage, structural details and foundations, and building retaining walls are subject to review and approval by the township Construction Code Official.
- As-Built grading and utilities shall be provided at the time of the request for certificate of occupancy.
- Prior to construction, the contractor shall submit a plan with all construction signage (e.g. Entrance & Project Signs) and details including color, number of signs, size of signs and messages to the Township Engineer for approval.
- Proposed emergency access to and around the proposed building, as well as all fire lane requirements, signage and markings, fire hydrant locations and connections are subject to review and approval of the Township Fire Code Official. The proposed building will employ an internal sprinkler system. The design and adequacy of the proposed sprinkler system shall be submitted for review and approval of the Township Fire Code Official.
- All imported fill materials shall be tested for the US EPA Target Analyte List/Target Compound List (TAL/TCL-10) prior to delivery to the project. Testing intervals to be one (1) test per each source of material from undisturbed natural ground. Testing intervals for all other sources to be determined upon the volume of fill to be imported.
- An as-built plan and certification shall be provided for the storm infiltration system design engineer indicating that the system has been constructed in accordance with the final plans and specifications and that the system will function as originally designed prior to bond release.
- The contractor shall submit to the township for review and approval prior to site disturbance a detailed sequence of construction and contractor's staging plan to separate and manage construction traffic and private vehicle traffic. This will further establish the contractor's work and staging for each phase of construction including items such as walkways, pedestrian crosswalks, demolition, installation of structures, underground utilities and drainage, and off-site improvements, if any.
- All pavement striping and markings shall be thermoplastic.
- All traffic signage shall be retroreflective and shall have concrete foundations.
- As-built grading and utilities shall be provided at the time of the request for certificate of occupancy. The final as-built plan shall be provided to the township planning staff as both a hard copy (paper or mylar) and as a digital electronic document. The digital data used for such documents shall be in vector format and contain coordinate values for at least (3) identifiable boundary corners (preferably in the 1983 New Jersey State Plane Coordinate System).
- Signage shall be provided consistent with Princeton Forestry Center Design Requirements signage materials, size and type are subject to the review and approval of the township. All traffic signs shall be in accordance with M.U.T.C.D. and design details as identified on detail sheet.
- The locations of all fire lanes are subject to review by the Township Fire Official.



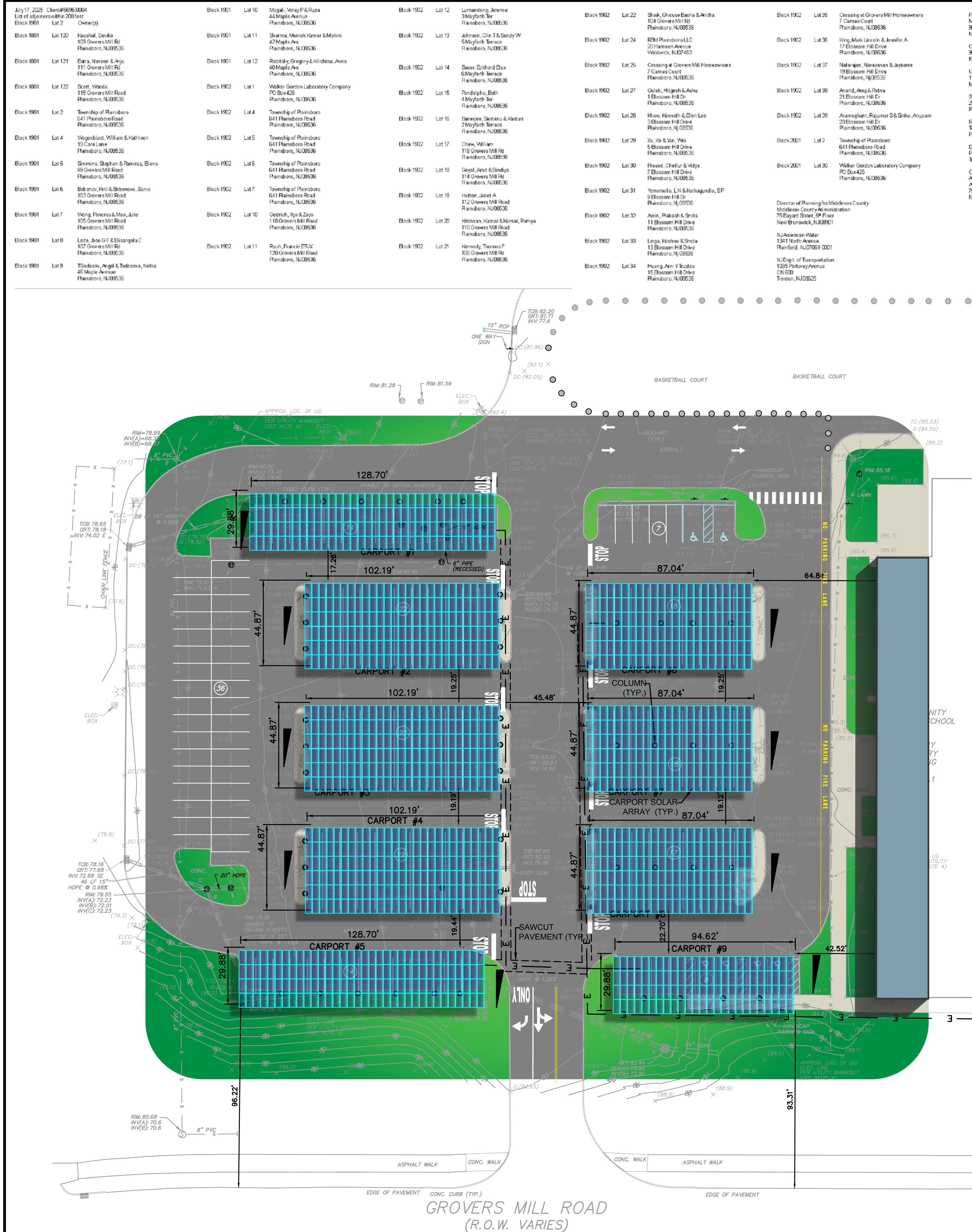
July 17, 2025 Client# 5696 0004 List of addresses within 200 feet	Block 2001 Lot 1 Owner(s)	Block 1902 Lot 20 Krishnan, Kumar & Kumar, Ramya 110 Grovers Mill Road Plainsboro, NJ 08536
Block 1801 Lot 120 Kavalhal, Devika 109 Grovers Mill Rd Plainsboro, NJ 08536	Block 1902 Lot 21 Kennedy, Thomas F 106 Grovers Mill Rd Plainsboro, NJ 08536	Block 1902 Lot 22 Shaik, Ghousa Bashir & Anitha 104 Grovers Mill Rd Plainsboro, NJ 08536
Block 1801 Lot 121 Betra, Naveen & Anju 111 Grovers Mill Rd Plainsboro, NJ 08536	Block 1902 Lot 24 RBM Plainsboro LLC 20 Harrison Avenue Waldwick, NJ 07463	Block 1902 Lot 25 Crossing at Grovers Mill Homeowners 7 Camak Court Plainsboro, NJ 08536
Block 1801 Lot 122 Scott, Vanda 115 Grovers Mill Road Plainsboro, NJ 08536	Block 1902 Lot 27 Gulati, Hitesh & Ashu 1 Blossom Hill Dr Plainsboro, NJ 08536	Block 1902 Lot 28 Khaw, Kenneth & Ellen Lee 3 Blossom Hill Drive Plainsboro, NJ 08536
Block 1901 Lot 2 Township of Plainsboro 641 Plainsboro Road Plainsboro, NJ 08536	Block 1902 Lot 29 Xu, Ke & Yan, Wei 5 Blossom Hill Drive Plainsboro, NJ 08536	Block 1902 Lot 30 Prasad, Chellur & Vidya 7 Blossom Hill Drive Plainsboro, NJ 08536
Block 1901 Lot 4 Valgenblast, William & Kathleen 19 Cora Lane Plainsboro, NJ 08536	Block 1902 Lot 31 Yerramalla, L N & Kathagundia, SP 9 Blossom Hill Dr Plainsboro, NJ 08536	Block 1902 Lot 32 Amin, Prakash & Smita 11 Blossom Hill Drive Plainsboro, NJ 08536
Block 1901 Lot 5 Srinivas, Stephan & Ramirez, Eliana 99 Groves Mill Road Plainsboro, NJ 08536	Block 1902 Lot 33 Linga, Krishna & Smita 13 Blossom Hill Drive Plainsboro, NJ 08536	Block 1902 Lot 34 Huang, Ann Y Trustee 15 Blossom Hill Drive Plainsboro, NJ 08536
Block 1901 Lot 6 Bebenov, Kiril & Bebenova, Sonia 103 Grovers Mill Road Plainsboro, NJ 08536	Block 1902 Lot 35 Crossing at Grovers Mill Homeowners 7 Camak Court Plainsboro, NJ 08536	Block 1902 Lot 36 King, Mark Lincoln & Jennifer A 17 Blossom Hill Drive Plainsboro, NJ 08536
Block 1901 Lot 7 Wong, Patricia & Mas, Julie 105 Groves Mill Road Plainsboro, NJ 08536	Block 1902 Lot 37 Natarajan, Narayanan & Jayasree 19 Blossom Hill Drive Plainsboro, NJ 08536	Block 1902 Lot 38 Anand, Anu & Ratna 21 Blossom Hill Dr Plainsboro, NJ 08536
Block 1901 Lot 8 Leite, Jose G F & Elisangela C 107 Grovers Mill Rd Plainsboro, NJ 08536	Block 1902 Lot 39 Arumugham, Rajumar S & Sinha, Anupam 23 Blossom Hill Dr Plainsboro, NJ 08536	Block 2001 Lot 2 Township of Plainsboro 641 Plainsboro Road Plainsboro, NJ 08536
Block 1901 Lot 9 Todorov, Angel & Todorova, Nelska 46 Maple Avenue Plainsboro, NJ 08536	Block 2001 Lot 30 Walker Gordon Laboratory Company PO Box 426 Plainsboro, NJ 08536	Director of Planning for Middlesex County Middlesex County Administration 75 Bayard Street, 5th Floor New Brunswick, NJ 08901
Block 1901 Lot 10 Mogali, Vinay P & Rupa 44 Maple Avenue Plainsboro, NJ 08536	Director of Planning for Mercer County Ten Penn Center 20th Floor, 1801 Market Street Philadelphia, PA 19103-1699	United Water Princeton Meadows/a subsidiary of United Water Mid-Atlantic 111 Howard Boulevard, Suite 203 Mount Arlington, NJ 07056-1315
Block 1901 Lot 11 Sharma, Manish Kumar & Mohini 42 Maple Ave Plainsboro, NJ 08536	Comcast Cable Vision 90 Lake Avenue East Windsor, NJ 08520	Comcast Cable Communications, Inc. Andy Cortes Area Construction Supervisor - Monmouth Cluster 751 Brick Blvd. Brick, NJ 08723
Block 1901 Lot 12 Rabitsky, Gregory & Kilishina, Anna 40 Maple Ave Plainsboro, NJ 08536	Right-of-Way Dept. Sun Pipe Line Co. Ten Penn Center 20th Floor, 1801 Market Street Philadelphia, PA 19103-1699	
Block 1902 Lot 1 Walker Gordon Laboratory Company PO Box 426 Plainsboro, NJ 08536		
Block 1902 Lot 4 Township of Plainsboro 641 Plainsboro Road Plainsboro, NJ 08536		
Block 1902 Lot 5 Township of Plainsboro 641 Plainsboro Road Plainsboro, NJ 08536		
Block 1902 Lot 6 Township of Plainsboro 641 Plainsboro Road Plainsboro, NJ 08536		
Block 1902 Lot 7 Township of Plainsboro 641 Plainsboro Road Plainsboro, NJ 08536		
Block 1902 Lot 10 Gedrich, Ilya & Zoya 118 Grovers Mill Road Plainsboro, NJ 08536		
Block 1902 Lot 11 Rauh, Francis ETUX 120 Grovers Mill Road Plainsboro, NJ 08536		
Block 1902 Lot 12 Lumadong, Jeremie 3 Mayfair Ter Plainsboro, NJ 08536		
Block 1902 Lot 13 Johnson, Clin T & Sandy W 5 Mayfair Terrace Plainsboro, NJ 08536		
Block 1902 Lot 14 Bauer, Eckhard Elux 6 Mayfair Terrace Plainsboro, NJ 08536		
Block 1902 Lot 15 Randolph, Beth 4 Mayfair Ter Plainsboro, NJ 08536		
Block 1902 Lot 16 Banerjee, Santanu & Kasturi 2 Mayfair Terrace Plainsboro, NJ 08536		
Block 1902 Lot 17 Chew, William 116 Grovers Mill Rd Plainsboro, NJ 08536		
Block 1902 Lot 18 Goyal, Amit & Bindiya 114 Grovers Mill Rd Plainsboro, NJ 08536		
Block 1902 Lot 19 Hutton, Janet A 112 Grovers Mill Road Plainsboro, NJ 08536		

MILLSTONE RIVER ELEMENTARY SCHOOL

SITE PLAN
MILLSTONE RIVER ELEMENTARY SCHOOL 75 GROVERS MILL ROAD (BLOCK 2001 - LOT 1)
COMMUNITY MIDDLE SCHOOL 95 GROVERS MILL ROAD (BLOCK 1901 - LOT 3)
HIGH SCHOOL NORTH 90 GROVERS MILL ROAD (BLOCK 1902 - LOT 23)
SITUATED IN
PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY



DESIGNED BY JMF	CHECKED BY JMF	DATE 10/28/25	SCALE 1"=30'
RELEASED BY CPR	PROJECT NO. 5696.0004	SHEET NO. 5	OF 19



AERIAL MAP
SCALE: N. T. S.

PHOTOVOLTAIC SYSTEM DETAILS

SYSTEM SIZE (DC):	686.88 Kw
SYSTEM SIZE (AC):	565.00 Kw
DC/AC RATIO:	1.22
MODULE MODEL:	JA SOLAR, JAM72D30 545/MB 545W
MODULE RATING (STC):	540 W
TOTAL MODULE QTY:	1,272
CARPORT #1:	136 MODULES
CARPORT #2:	162 MODULES
CARPORT #3:	162 MODULES
CARPORT #4:	162 MODULES
CARPORT #5:	136 MODULES
CARPORT #6:	138 MODULES
CARPORT #7:	138 MODULES
CARPORT #8:	138 MODULES
CARPORT #9:	100 MODULES
RACKING:	CARPORT
TILT / AZIMUTH:	10° TILT @ 195.37° AZIMUTH

12/08/25	REV SHEET AND TITLE INFORMATION	SA	JMF	
10/28/25	REV PER TWP COMMENTS	SA	JMF	
DATE	REVISION	DRAWN	CHECKED	RELEASED

SITE PLAN-COMMUNITY MIDDLE SCHOOL

SITE PLAN

MILLSTONE RIVER ELEMENTARY SCHOOL 75 GROVERS MILL ROAD (BLOCK 2001 - LOT 1)
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SITUATED IN
PLAINSBO RO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY



Christopher P. Rosati	DRAWN BY SA	DATE 10/28/25
PROFESSIONAL ENGINEER N.J. LIC. NO. 41981	DESIGNED BY JMF	SCALE 1"=30'
	CHECKED BY JMF	DRAWER NO.
	RELEASED BY C/P	PROJECT NO. 5686.0004
	SHEET NO. 6	OF 19

