

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**



# 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
Feet			



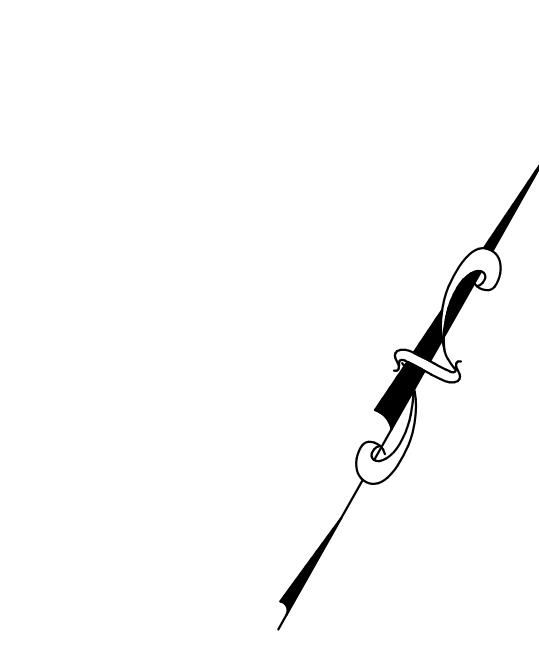
## PHOTOVOLTAIC SYSTEM DETAILS

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
TOTAL MODULE QTY:	545 W
CARPORT #1:	540 MODULES
CARPORT #2:	646 MODULES
RACKING:	CARPORT
TIKT / AZIMUTH:	2° TILT @ 150° AZIMUTH

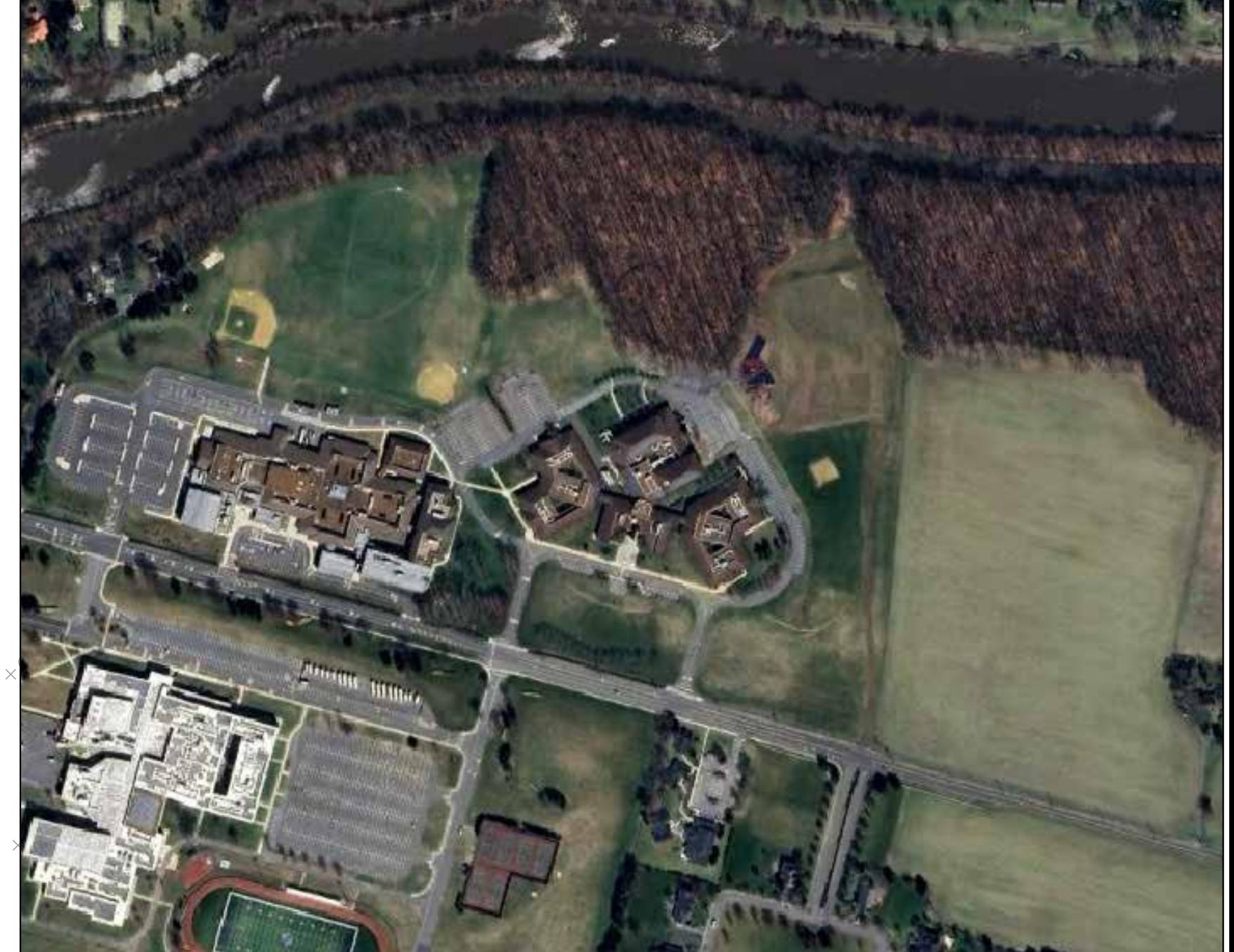
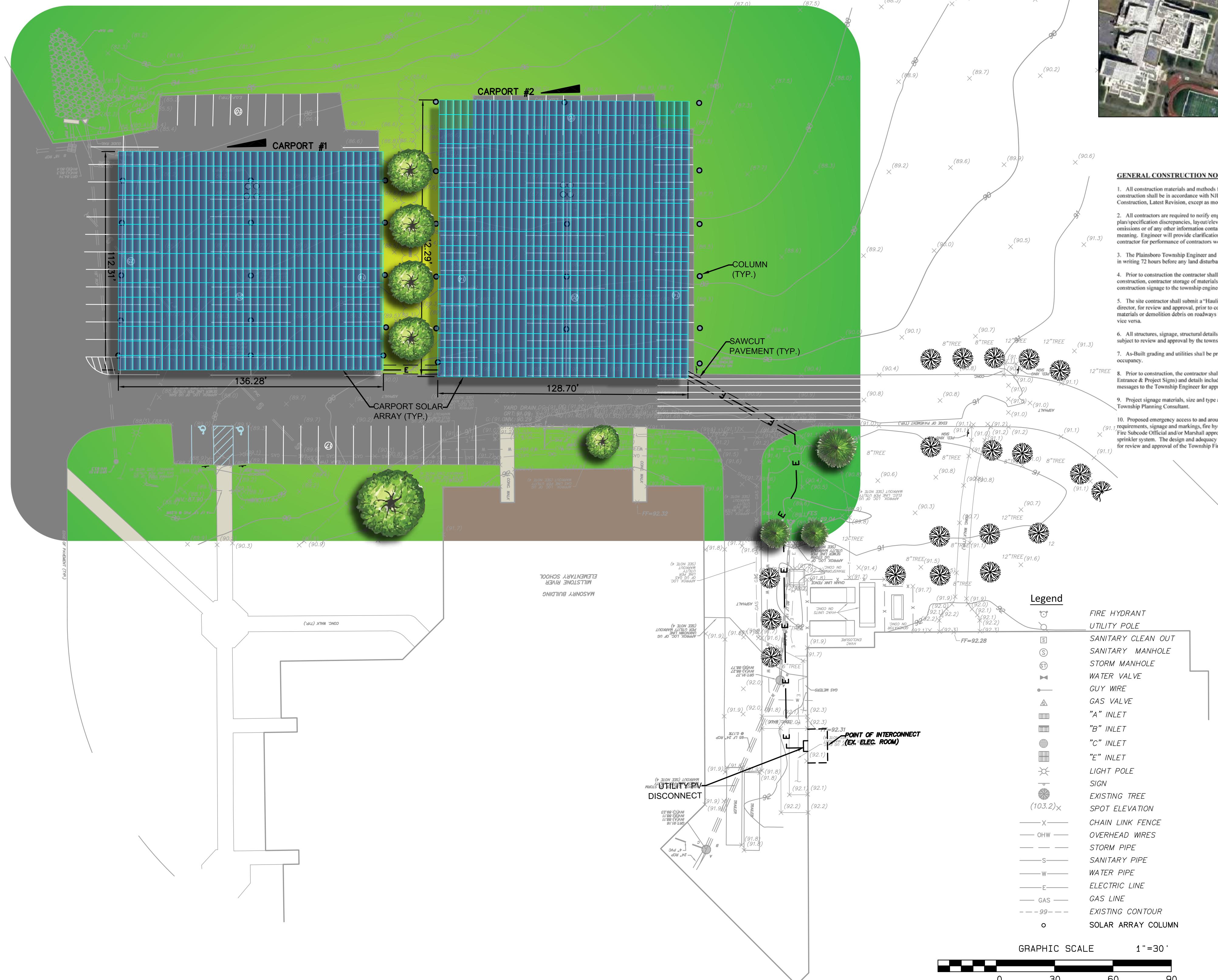
P25-08 PB Submission 130/26

### Solar General Notes:

1. Solar panel parking canopy spacing shall be Min. 20' and Max. 32' between structures.
2. All existing curb that is damaged/disturbed shall be replaced to the nearest sound joint as required.
3. 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.
4. 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.
5. All existing pole mounted lighting within the limits of the solar canopy system shall be removed.
6. 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.



July 17, 2025 Client# 5696.0004
List adjoiners within 200 feet
Block 2001 Lot 1 Owners)
Block 1801 Lot 120 Kaushal, Devika 109 Grovers Mill Rd Plainsboro, NJ 08536
Block 1801 Lot 121 Batra, Neelam & Anju 111 Grovers Mill Rd Plainsboro, NJ 08536
Block 1801 Lot 122 Scott, Wenda 115 Grovers Mill Road Plainsboro, NJ 08536
Block 1901 Lot 2 Tewari, Rakesh of Plainsboro 641 Plainsboro Road Plainsboro, NJ 08536
Block 1901 Lot 4 Wagnleitner, William & Kathleen 19 Cora Lane Plainsboro, NJ 08536
Block 1901 Lot 5 Simmins, Stephan & Ramirez, Elena 99 Grovers Mill Road Plainsboro, NJ 08536
Block 1901 Lot 6 Bebenov, Kriti & Bebenova, Sonia 103 Grovers Mill Road Plainsboro, NJ 08536
Block 1901 Lot 7 Wong, Pancras & Mae, Julie 105 Grovers Mill Road Plainsboro, NJ 08536
Block 1901 Lot 8 Luthra, Gauri & Sangita C 107 Grovers Mill Rd Plainsboro, NJ 08536
Block 1901 Lot 9 Tepidou, Angel & Todosova, Netka 46 Maple Avenue Plainsboro, NJ 08536
Block 1901 Lot 10 Mogal, Vinay & Rupa 44 Maple Avenue Plainsboro, NJ 08536
Block 1901 Lot 11 Sharma, Manish Kumar & Mohini 42 Maple Ave Plainsboro, NJ 08536
Block 1901 Lot 12 Rabitsky, Gregory & Kishanina, Anna 40 Maple Ave Plainsboro, NJ 08536
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 Sowbhagya, Srinivasulu 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 8 Gidrich, Ilya & Zoya 118 Grovers Mill Road Plainsboro, NJ 08536
Block 1902 Lot 11 Rauth, Francis ETUX 120 Grovers Mill Road Plainsboro, NJ 08536
Block 1902 Lot 12 Lumandong, Jeremie 3 Mayfair Ter Plainsboro, NJ 08536
Block 1902 Lot 13 Jang, Olin T & Sandy W 5 Mayfair Terrace Plainsboro, NJ 08536
Block 1902 Lot 14 Bauer, Edward E 6 Mayfair Terrace Plainsboro, NJ 08536
Block 1902 Lot 15 Pandjohpo, 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 & Bindya 114 Grovers Mill Rd Plainsboro, NJ 08536
Block 1902 Lot 19 Hutton, Jane A 112 Grovers Mill Road Plainsboro, NJ 08536
Right-of-Way Dept. San Pipe Line Co. Ten Penn Center 26th Floor, 1801 Market Street Philadelphia, PA 19103-1699
Director of Planning for Mercer County PO Box 9088 Trenton, NJ 08650
Comcast Cable Communications, Inc. Andy Conner Area Construction Supervisor-Monmouth Cluster 751 Brick Blvd. Brick, NJ 08723



AERIAL MAP  
SCALE: N. T. S.

### GENERAL CONSTRUCTION NOTES:

1. All imported fill materials shall be tested for the US EPA Target Analytic List Target Compound List (TAT/TCI-1D) prior to delivery to the project. Testing intervals to be one (1) test per source of material from undisturbed natural ground. Testing intervals for all other sources to be determined upon the volume of fill to be imported.
2. 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 or intent. The contractor shall be responsible for the cost of any changes, if necessary, corrections as required by the contractor for performance of contractors work.
3. The Plainsboro Township Engineer and Freehold Soil Conservation District shall be notified in writing 72 hours before any land disturbance.
4. 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.
5. The site contractor shall submit a "Hauling 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.
6. All structures, signage, structural details and foundations, and building retaining walls are subject to review and approval by the township Construction Code Official.
7. As-Built grading and utilities shall be provided at the time of the request for certificate of occupancy.
8. Prior to construction, the contractor shall submit a plan with all construction signage (e.g. Entrance & Project Signs) and detail including color, number of signs, size of signs and messages to the Township Engineer for approval.
9. Project signage materials, size and type are subject to the review and approval of the Township Planning Commission.
10. Proprietary entry/exit 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 Fire Subcode Official and or Marshal approval. 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.
11. All traffic signage shall be retroflective and shall have concrete foundations.
12. 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 mylan) and as a digital electronic document. The digital data used for such documents shall be in a format that is easy to read and to use for future identifiable boundary corners (preferably in the 1983 New Jersey State Plan Coordinate System).
13. Signage shall be provided consistent with Princeton Forest 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.
14. The locations of all fire lanes are subject to review by the Township Fire Official.

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

### MILLSTONE RIVER ELEMENTARY SCHOOL

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



DRAWN BY: Christopher P. Rosati  
SA 10/28/25  
DESIGNED BY: JMF 1"=30'  
CHECKED BY: JMF DRAWER NO. 5696.0004  
RELEASED BY: CPR PROJECT NO. 5696.0004  
SHEET NO. 5 OF 19

July 17, 2025 Client#5896-0004 List of addresses within 200 feet	Block 1901 Lot 10	Migal, May P & Rupa 44 Mayfield Ter Plainsboro, NJ 08866
Block 1901 Lot 2 Owner(s)	Block 1901 Lot 11	Sharma, Martin, Karan & Mahni 47 Mayfield Ave Plainsboro, NJ 08866
Block 1901 Lot 121 Bara, Navneet & Arjeet 111 Grovers Mill Rd Plainsboro, NJ 08865	Block 1901 Lot 12	Robertky, Gregory & Kilkenny, Anna 40 Mayfield Ave Plainsboro, NJ 08866
Block 1901 Lot 122 Scott, Michael 115 Grovers Mill Rd Plainsboro, NJ 08865	Block 1902 Lot 1	Walker, Gordon Laboratory Company PO Box 4232 Plainsboro, NJ 08866
Block 1901 Lot 2 Township of Plainsboro 641 Plainsboro Road Plainsboro, NJ 08866	Block 1902 Lot 4	Township of Plainsboro 641 Plainsboro Road Plainsboro, NJ 08866
Block 1901 Lot 4 Wagenblast, William & Kathleen 19 Cora Lane Plainsboro, NJ 08866	Block 1902 Lot 5	Township of Plainsboro 641 Plainsboro Road Plainsboro, NJ 08866
Block 1901 Lot 5 Simeone, Stephen & Ramirez, Blanca 101 Grovers Mill Rd Plainsboro, NJ 08865	Block 1902 Lot 6	Township of Plainsboro 641 Plainsboro Road Plainsboro, NJ 08866
Block 1901 Lot 6 Edelman, Niki & Bonywewe, Sonja 103 Grovers Mill Rd Plainsboro, NJ 08865	Block 1902 Lot 7	Township of Plainsboro 641 Plainsboro Road Plainsboro, NJ 08866
Block 1901 Lot 7 Wang, Pencilia & May, Julie 105 Grovers Mill Rd Plainsboro, NJ 08865	Block 1902 Lot 10	Gedrich, Aly & Zoya 110 Grovers Mill Rd Plainsboro, NJ 08866
Block 1901 Lot 8 Loh, Jose & Biringhama C 107 Grovers Mill Rd Plainsboro, NJ 08865	Block 1902 Lot 11	Bush, Francis ET AL 120 Grovers Mill Rd Plainsboro, NJ 08866
Block 1901 Lot 9 Todorov, Angel & Todorova, Netka 45 Mayfield Ave Plainsboro, NJ 08866		

Block 1902 Lot 12 Lumberjane, Jennifer  
3 Mayfield Ter  
Plainsboro, NJ 08866

Block 1902 Lot 13 Johnson, Olin & Cindy W  
45 Mayfield Ter  
Plainsboro, NJ 08866

Block 1902 Lot 14 Baker, Edward D  
6 Mayfield Ter  
Plainsboro, NJ 08866

Block 1902 Lot 15 Rindfuss, Beth  
4 Mayfield Ter  
Plainsboro, NJ 08866

Block 1902 Lot 16 Banerjee, Santanu & Parastu  
641 Plainsboro Road  
Plainsboro, NJ 08866

Block 1902 Lot 17 Chew, William  
110 Grovers Mill Rd  
Plainsboro, NJ 08866

Block 1902 Lot 18 Geist, Anne & Brooks  
114 Grovers Mill Rd  
Plainsboro, NJ 08866

Block 1902 Lot 19 Hutton, Janet A  
641 Plainsboro Road  
Plainsboro, NJ 08866

Block 1902 Lot 20 Hishman, Kumar & Akmar, Ramya  
110 Grovers Mill Rd  
Plainsboro, NJ 08866

Block 1902 Lot 21 Lega, Kathina & Santa  
13 Grovers Mill Dr  
Plainsboro, NJ 08866

Block 1902 Lot 22 Shiek, Ghouse, Bushra & Anitha  
104 Grovers Mill Rd  
Plainsboro, NJ 08866

Block 1902 Lot 23 Ritter, Michael L & Jennifer A  
17 Grovers Mill Rd  
Plainsboro, NJ 08866

Block 1902 Lot 24 Cossing at Grovers Mill Homeowners  
7 Canarsie Court  
Plainsboro, NJ 08866

Block 1902 Lot 25 Gossing at Grovers Mill Homeowners  
7 Canarsie Court  
Plainsboro, NJ 08866

Block 1902 Lot 26 Gholi, Hamed & Afra  
18 Grovers Mill Dr  
Plainsboro, NJ 08866

Block 1902 Lot 27 Aranda, Angel & Ratna  
21 Grovers Mill Rd  
Plainsboro, NJ 08866

Block 1902 Lot 28 Aravam, Raja & S. Ganesan  
21 Grovers Mill Rd  
Plainsboro, NJ 08866

Block 1902 Lot 29 Xu, Jo & Wei, Wei  
5 Grovers Mill Drive  
Plainsboro, NJ 08866

Block 1902 Lot 30 Prasad, Chethu & Mayya  
7 Grovers Mill Drive  
Plainsboro, NJ 08866

Block 1902 Lot 31 Vennell, LN & Schagunda, SP  
9 Grovers Mill Rd  
Plainsboro, NJ 08866

Block 1902 Lot 32 Asiri, Palaksh & Smita  
11 Grovers Mill Drive  
Plainsboro, NJ 08866

Block 1902 Lot 33 Lega, Kathina & Santa  
13 Grovers Mill Dr  
Plainsboro, NJ 08866

Block 1902 Lot 34 Huang, Amy & Yilidze  
15 Grovers Mill Rd  
Plainsboro, NJ 08866

#### GENERAL CONSTRUCTION NOTES:

1. 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.

2. All contractors are requested to notify engineer immediately (and prior to construction) of any plan/specification discrepancy, layout/allowance 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.

3. The Plainsboro Township Engineer and Freshhold Soil Conservation District shall be notified in writing 72 hours before any land disturbance.

4. Prior to construction the contractor shall submit information and plans relating to phasing of construction, contractor storage of materials, contractor parking, contractors walk and construction signage to the Township Engineer for approval.

5. The site contractor shall submit a "Hauling 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.

6. All structures, signage, structural details and foundations, and building retaining walls are subject to review and approval by the Township Construction Code Official.

7. As-Built grading and utilities shall be provided at the time of the request for certificate of occupancy.

8. 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.

9. Project signage materials, size and type are subject to the review and approval of the Township Planning Committee.

10. 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 Fire Subcode Official and/or Marshal approval. 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.

11. All imported fill material shall be tested for the USEPA Target Analyte List/Target Compound List (TAL/TCL+10) prior to delivery to the project. Testing intervals shall be one (1) ton per each source of material from undisturbed natural ground. Testing intervals for all other sources to be determined upon the volume to fill to be imported.

12. An as-built plan and certification shall be provided for the storm infiltration system design engineer including that the system has been constructed in accordance with the final plan and specifications and that the system will function as originally designed prior to bond release.

13. The site contractor shall submit to the township for review and approval prior to site disturbance a site plan and a response of the proposed construction plan to sections of the management of construction traffic and private vehicle traffic. This will facilitate with the contractor's work and shaping for each phase of construction including structures such as walkways, pedestrian, crosswalks, demolition, installation of structures, underground utilities and drainage, and off-site improvements, etc. if any.

14. All permanent striping and markings shall be thermoplastic.

15. All traffic signage shall be retroreflective and shall have concrete foundations.

16. 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 plastic) 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).

17. Signage shall be provided consistent with Princeton Forrestal 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 N.J. T.C.D. and design details as identified on detail sheet.

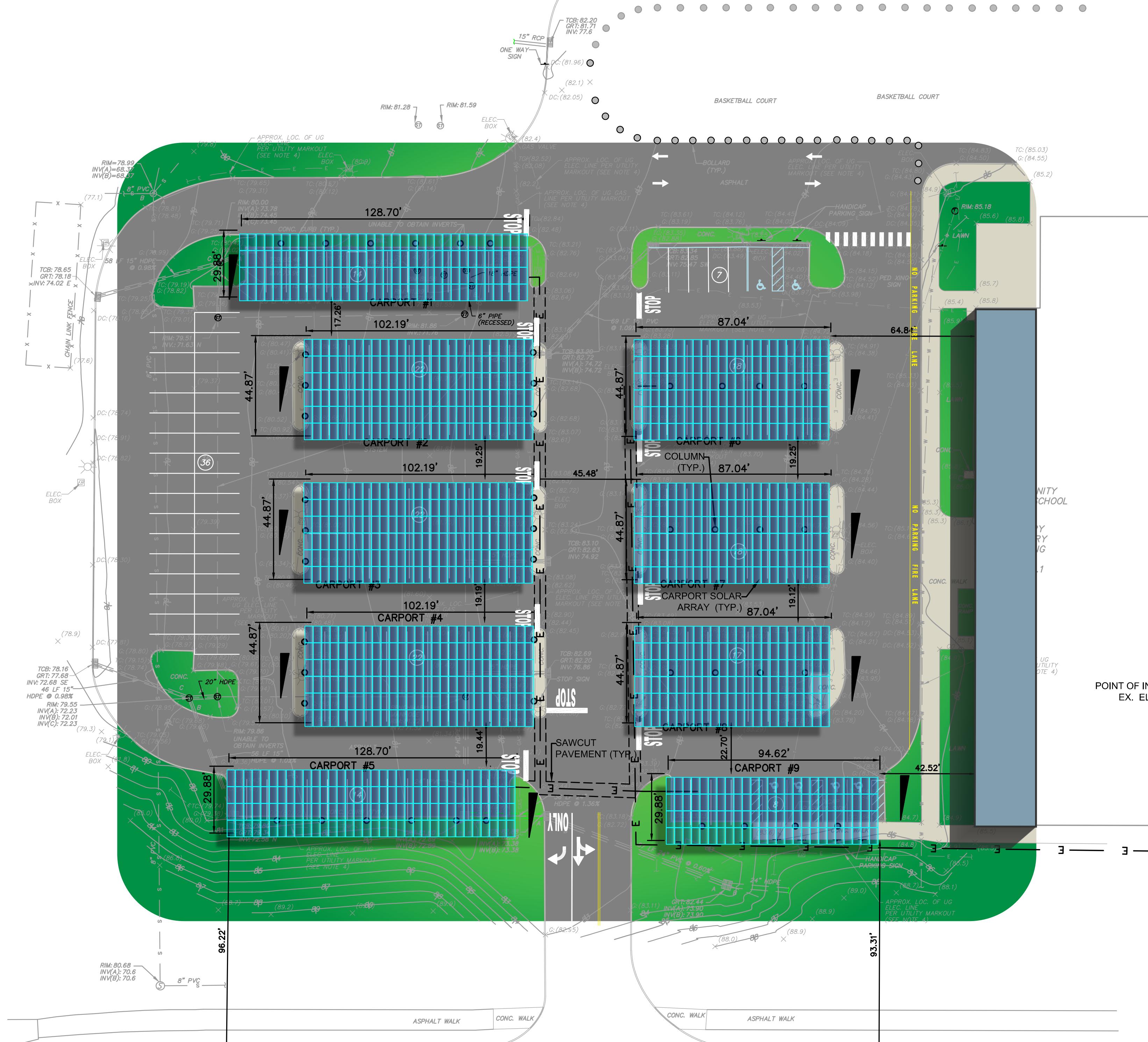
18. The locations of all fire lanes are subject to review by the Township Fire Official.

#### 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:	
TILT / AZIMUTH:	10° TILT @ 195.37° AZIMUTH



\*\*CARPORTS #2, #3 & #4 SPAN OVER AN EXISTING STORMWATER RECHARGE SYSTEM. COLUMN FOUNDATION LOCATIONS MUST BE COORDINATED WITH FWH ASSOCIATES PRIOR TO CONSTRUCTION. STORMWATER RECHARGE SYSTEM MAY NOT BE MODIFIED OR COMPROMISED.

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) COMMUNITY MIDDLE SCHOOL 95 GROVERS MILL ROAD (BLOCK 1901 - LOT 3) HIGH SCHOOL NORTH 99 GROVERS MILL ROAD (BLOCK 1902 - LOT 23)			
SITUATED IN PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY			



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

