

PLAINSBORO TOWNSHIP PLANNING BOARD
SEPTEMBER 16, 2019
MINUTES

MEETING HELD:

September 16, 2019 in the Court Room of the Municipal Complex.

PLANNING BOARD MEMBER ATTENDANCE:

Arthur Lehrhaupt, Joseph Greer, Peter Cantu, Ed Yates, Greta Kiernan, Lavinia Kumar and Jetal Doshi (Alt#2) were present.

Richard Keevey, Pankaj Kumar and Sanjeev Agarwal (Alt #1) were absent.

TOWNSHIP/CONSULTANT ATTENDANCE:

Les Varga, Director of Planning and Zoning; Ron Yake, Township Planner/Zoning Officer; Lou Ploskonka, CME Associates, Board Engineer; Deborah Dudek, Board Secretary and Trishka Cecil, Board Attorney.

MEMBERS OF THE PUBLIC:

There were 10 members of the public present which also included the applicants and their representatives.

MEETING CALLED TO ORDER:

Arthur Lehrhaupt called the meeting to order at 7:32 p.m. and read the certification of meeting notices.

It was MOVED by YATES and seconded by GREER to approve the August 19, 2019 Planning Board Minutes.

ROLL CALL:

Keevey - absent	Cantu – yes	Agarwal (Alt #1) - absent
Kiernan – yes	Kumar P - absent	Doshi (Alt#2) - yes
Yates - yes	Lehrhaupt - yes	
Greer – yes	Kumar L - abstain	

Arthur Lehrhaupt, Chairman, noted we will take jurisdiction tonight for Application P19-13, Princeton Forrestal Campus General Development Plan, and continue the public hearing until the next Planning Board meeting on October 21, 2019.

P19-12 – Princeton University Forrestal Solar Array, Minor Site Plan, Block 701, Lot 29

The applicant, Trustees of Princeton University, were represented by Christopher H. DeGrazia, Esq., of Drinker Biddle & Reath LP in Princeton, New Jersey. Mr. DeGrazia noted the application is for a Minor Site Plan to install photovoltaic (PV)

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panels on the James Forrestal Campus for renewable and sustainable power generation. Mr. DeGrazia noted there are no variances associated with this application. Mr. DeGrazia noted the project consists of two (2) components, one system being proposed as a ground based installation of PV panels behind 151 Forrestal Road and 201 Forrestal Road (Forrestal West Field Area) and the second installation being proposed as a roof-mounted panel system on the roof of the existing building located at 151 Forrestal Road. The Forrestal West Field area installation and the 151 Forrestal Road Roof installation are both located on Block 701, Lot 29 on the Township of Plainsboro Tax Map, which is a 72-acre lot owned and managed by Princeton University.

Trishka Cecil, Planning Board Attorney, swore in the applicant's witnesses as follows:

- Edward T. Borer, PE/CME/LEED AP (Princeton University Director of Energy Plant)
- Richard Wizeman, PE/PP/CME/LEED AP, Van Note-Harvey Associates, Inc. (Applicant's civil engineer)

Trishka Cecil, Planning Board Attorney, swore in the Township Professionals as follows:

- 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)

Christopher DeGrazia introduced the following exhibit into the record:

- Exhibit A-1 – Aerial photograph of subject property and environs with proposed solar arrays superimposed

Mr. DeGrazia noted this is an ideal location surrounded by very mature landscaping and trees and isolated from Route One.

Mr. DeGrazia introduced his first witness, Edward Borer, Energy Director of Princeton University.

Mr. Borer noted the proposed project will help Princeton University meet its target to reach net zero campus greenhouse gas emissions, reducing both direct emissions from on-site energy production and indirect emissions from purchased electricity by the year 2046. Mr. Borer noted there will be about 4000 PV panels on the site fixed to the ground. There will be a 7' high safety fence. The fence will consist of wooden post and large square mesh that is typical of farmlands.

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The fence design is not only aesthetically pleasing, but also environmentally friendly in that it will not impede the passage of small creatures.

On the roof of the data center there are approximately 578 solar modules bolted to the rack structure.

Richard Wizeman, Van Note-Harvey Associates, Inc., applicant's engineer, was accepted as an expert witness by the Board.

Mr. Wizeman introduced the following exhibits into the record:

- Exhibit A-2 – Overall Site Plan of Solar Array Project (sheet PL CE-2 of applicant's site plan)
- Exhibit A-3 – Site Plan of Solar Array Project (sheet PL CE-4 of applicant's site plan)

Mr. Wizeman noted that since these rooftop PV panels are being installed on the existing impervious surface roof of 151 Forrestal Road, there is no additional impervious surface coverage being created. Therefore, there is no additional stormwater runoff to manage and the roof's current collection system will simply convey the runoff through the existing onsite rain garden and into the groundwater recharge/storage system before being discharged.

Mr. Wizeman noted the solar array project does not add any additional floor area or expand any existing buildings and there is no additional parking needed or proposed.

Ron Yake, Township Planner and Zoning Officer, reviewed the Planning Board Project Review Memo dated September 3, 2019. Mr. Yake noted the proposed solar project is fully compliant with the zoning, it is a permitted use. There are no variances required. The applicant has submitted the required Site Plan Review Check Lists and have identified 23 items for which submission waivers are being requested. Mr. Yake noted that the DRC and staff support the granting of these waivers.

BOARD COMMENTS:

Ed Yates asked where the inverters are going. The applicant stated the inverter for the ground mounted panels will be within the fence line and the inverter for the roof mounted panels will be on the roof, but will not be visible from the ground.

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Ed Yates, Board member, asked what the voltage of the primary and secondary step up transformers are. The applicant stated it is 480 volts on the secondary and will check on the other. Mr. Yates suggested a type of switch that is recommended for the transformers.

Joseph Greer, Board member, stated the applicant noted they were going to export what is coming into the building, he asked where you are exporting it from. The applicant stated they run synchronize with the power grid at all times. So it will flow out from the same connection they already have. It may be a very rare moment that we don't need as much power as this generates. He stated they will be a net imported within a span of a year. He noted they have an interconnection agreement with PSE&G.

Peter Cantu, Board member, asked the applicant to expand upon what the broader goal for the University will be in terms of solar energy. The applicant stated that by year 2046 our goal is to have the University facilities net carbon neutral. This means reducing current use and moving towards renewable energy inputs. Generally, this will involve tightening up buildings, making them more efficient, changing from steam to a hot water system. Moving toward heat pumps more extensively, and more solar behind different meters, etc.

Lavinia Kumar, Board member, noted several window air conditioners on the campus. Ms. Kumar asked if these will continue to be used or is there another more efficient way of cooling. The applicant noted it would be more efficient to put them on the chilled water system, but not sure what will happen in the future.

There being no more comments from the Board and no members of the public wishing to comment it was MOVED by YATES and seconded by KUMAR to close the public hearing.

Trishka Cecil, Board Attorney, reviewed the draft resolution.

It was MOVED by CANTU and seconded by YATES to approve the application and draft resolution as proposed.

ROLL CALL:

Keevey - absent
Kiernan – yes
Yates - yes
Greer – yes

Cantu – yes
Kumar P - absent
Lehrhaupt - yes
Kumar L - yes

Agarwal (Alt #1) - absent
Doshi (Alt#2) - yes

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There being no further business, the meeting was adjourned at 7:50 p.m.

Respectfully submitted,



Deborah A. Dudek
Board Secretary

Unless signed above, these minutes have not been approved.