

**PLAINSBORO TOWNSHIP PLANNING BOARD**  
**JUNE 15, 2020**  
**MINUTES**

**MEETING HELD:**

June 15, 2020 by virtual recording

**PLANNING BOARD MEMBER ATTENDANCE:**

Arthur Lehrhaupt, Ed Yates, Richard Keevey, Joseph Greer, Greta Kiernan, Sanjeev Agarwal, Pankaj Kumar and Deborah Westbrook were present.

Peter Cantu and Josi Doshi (Alt. #1) were absent.

**TOWNSHIP/CONSULTANT ATTENDANCE:**

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

**MEMBERS OF THE PUBLIC:**

There were 0 members of the public on line and 3 applicants present.

**MEETING CALLED TO ORDER:**

Arthur Lehrhaupt called the meeting to order at 6:04 p.m. and read the certification of meeting notices.

**REVIEW OF MINUTES:**

It was MOVED by KEEVEY and seconded by YATES to approve the February 18, 2020 minutes.

**ROLL CALL:**

Kiernan - yes	Westbrook (alt #2) - yes	Doshi (Alt#1) - absent
Yates - yes	Lehrhaupt - yes	Agarwal - abstain
Keevey - yes	Cantu - absent	Kumar - yes
Greer - yes		

**P20-02 CHOP Solar, Minor Site Plan, Block 1701, Lot 4.02**

Trishka Cecil stated all materials for this application are on the Township website for members of the public to access.

Trishka Cecil swore in the Board Professionals as follows:

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- Les Varga, AICP/PP, Director of Planning and Zoning
- Ron Yake, AICP/PP, Township Planner and Zoning Officer
- Lou Ploskonka, PE, CME Associates, Board Engineer

Trishka Cecil swore in the applicant's witness as follows:

- Brian Perry, PE, Van Note-Harvey, Civil Engineer

The applicant, Astrum Solar Inc. d/b/a Centrica Business Solutions was represented by Christopher H. DeGrezia, Esq., of Faegre Drinker Biddle & Reath LLP in Princeton, New Jersey.

Mr. DeGrezia noted the application is for a Minor Site Plan for a green energy project to install a photovoltaic system at the rear of the Children's Hospital of Philadelphia (CHOP) located at 101 Plainsboro Road. The proposed project consists of a ground-mounted installation of solar panels behind the existing CHOP facility within an area that is currently developed as lawn and planted trees. The area was originally designated as future expansion for parking. This does not interfere with those prior approvals, the solar panels can be relocated if need be with Planning Board approval.

Brian Perry, applicant's engineer presented the following exhibits:

- Exhibit A-1 – Plan showing overall Redevelopment Area/medical campus
- Exhibit A-2 – Aerial photograph of subject property with overlay of approved site plan (full build-out)
- Exhibit A-3 Aerial photograph of subject property with overlay of proposed solar array
- Exhibit A-4 – close-up view of aerial photograph with overall of proposed solar array
- Exhibit A-5 – Perspective view of proposed solar array and landscaping/screening from rear of subject property
- Exhibit A-6 – Perspective view of proposed solar array and landscaping/screening from Punia Boulevard

Mr. Perry noted the installation will consist of approximately 1024 PV panels mounted on a fixed steel racking system with a tilt angle of approximately twenty-five degrees. This tilt is required to maximize their solar exposure/efficiency.

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Mr. Perry noted the entire solar array installation will be enclosed by a seven-foot high decorative perimeter fence which will function as a safety barrier. The safety fence is required by electric code.

Mr. Perry noted the applicant is proposing to remove 6 trees as part of this project. These trees are located along the CHOP building/drive isle side of the proposed solar facility. Mr. Perry stated the applicant had originally indicated these trees will be relocated to the Green Corridor west of the array. However, based on comments in the DRC Memo as to the species of these trees it was recommended that the applicant plant at least six 8' to 10' tall Norway spruce or green giant western arborvitae trees instead of replanting the existing trees to provide better screening. The applicant has agreed to do so.

Mr. Perry noted the applicant intends to maintain the existing grass under and around the solar arrays and will reseed all areas of disturbance from the project. The use of grass as ground cover will maintain stormwater runoff quality and provide a habitat for small animals and birds. The project will only add a de minimis amount of impervious coverage resulting in little to no impact, and will fully conform to State and local stormwater requirements.

Mr. Perry noted there is no lighting associated with this project.

Mr. Perry stated the applicant has obtained all the necessary approvals as required.

Mr. DeGrezia noted the applicant agrees to all the items contained in the Planning Board Review Memo dated 5/27/20.

Ron Yake reviewed the Planning Board Review Memo dated 5/27/20. Mr. Yake noted the applicant has identified 26 items on the site plan check list for which submission waivers are requested. The applicant has submitted a list of the requested waivers with an explanation and justification for each. DRC/staff has reviewed the information and finds it reasonable and recommends that the waivers be granted.

Mr. Yake noted the applicant has requested a waiver from section 9.2 of the redevelopment plan which stated all applications for site plan approval shall be accompanied by a vehicular trip generation analysis. The applicant requested a waiver on the grounds that the proposed improvements will not increase or affect traffic in the redevelopment area. The DRC/staff concur with this position and recommend that this waiver be granted.

Mr. Yake noted the applicant is seeking waivers pursuant to section 9.2.1 of the Redevelopment Plan. The applicant has submitted comments indicating how this application complies with the eleven supplemental plans and information previously provided for the hospital. Mr. Yake noted the DRC/staff are of the

opinion that this application does not measurably affect any of the supplemental plans and information submitted in association with site plans in the Redevelopment Area and in particular as supplemented by the CHOP site plan submission (P13-02). The DRC/staff recommend that the applicant's response to the submission requirements pertaining to Section 9.2.1 of the Redevelopment Plan be accepted and that this waiver be granted.

Mr. Yake stated that staff concludes this application is consistent with the requirements of the Redevelopment Plan.

There being no comments from members of the Board or the public it was MOVED by KIERNAN and seconded by GREER to close the public hearing.

**ROLL CALL:**

Kiernan - yes	Westbrook (alt #2) - yes	Doshi (Alt#1) - absent
Yates - yes	Lehrhaupt - yes	Agarwal - yes
Keevey - yes	Cantu - absent	Kumar - yes
Greer - yes		

Trishka Cecil reviewed the draft resolution. It was MOVED by GREER and seconded by YATES to approve the application and the draft resolution.

**ROLL CALL:**

Kiernan - yes	Westbrook (alt #2) - yes	Doshi (Alt#1) - absent
Yates - yes	Lehrhaupt - yes	Agarwal - yes
Keevey - yes	Cantu - absent	Kumar - yes
Greer - yes		

**Review Redevelopment Area Assessment Report**

Joseph Greer, chairman of the Master Plan Subcommittee, gave a brief overview of the project. Mr. Greer stated the Township Committee adopted a resolution No. 20-39 in which it authorized and directed the Plainsboro Township Planning Board to conduct an investigation of two Township-owned parcels located at 52-54 Dey Road to see whether it is an area in need of redevelopment. The Planning Board hired Beacon Planning and Consulting Services, LLC to conduct a preliminary investigation to determine whether the Study Area should be designated non-condemnation area in need of Redevelopment. The consultants presented the plan to the Master Plan Subcommittee and they have agreed with the consultants that it can be designated an area in need of redevelopment.

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Trishka Cecil noted for the Board that the Redevelopment Law requires the Planning Board to conduct a public hearing prior to making its determination whether the Study Area should be designated as a non-condemnation area in need of Redevelopment. She noted this evening the Planning Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is an area in need of Redevelopment and tonight the Planning Board will review the Assessment Report.

Mr. Varga, Director of Planning and Zoning, noted that the Board will hear testimony from Andrew W. Janiw, from Beacon Consulting Services.

Trishka Cecil swore in the witnesses as follows:

- Andrew W. Janiw, PP, AICP of Beacon Planning and Consulting Services, LLC located at 315 Highway 34, Colts Neck, NJ.

Trishka Cecil noted that Mr. Janiw prepared the report entitled “52-54 Dey Road Redevelopment Area Assessment Plainsboro Township, New Jersey”

Mr. Janiw stated the first step in the process is to determine if the area is in need of redevelopment. There are eight criteria to determine whether the property qualifies for designation as a redevelopment area so the next step is to prepare a Redevelopment Plan. The report is an assessment and analysis as to whether the eight steps have been met to determine the area in need of redevelopment. Mr. Janiw noted that the first six criteria deal with the physical conditions of the property and the last two deal with policy decisions by the State which states is the property consistent with the state plan for redevelopment and whether the property is within an urban enterprise zone. Mr. Janiw noted that when doing an assessment such as this you want to determine whether the property is with or without eminent domain. Since this is a municipal property there is no eminent domain required, therefore any of the eight criteria can be applied to this property.

In going through the criteria the property can be considered under two of the criteria. Criteria C and H which are outlined in the report prepared by the Mr. Janiw. Mr. Janiw noted in reference to criteria C, since the property has been farmed over the years there is an issue with soil contamination and residual pesticides on the property. The soil can be remediated to residential standards, but requires an extraordinary process which allows the soil to be diluted to an acceptable level. The process is called soil blending which is a costly process.

Criteria H deals with the property being consistent with state plan, in this case the property is consistent with smart growth it is located in an areas with other developments and serviced by water and sewer and the property has easy access to shopping, transportation, etc.

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Mr. Janiw noted that there is only one criteria needed to qualify the property as an area in need of redevelopment, but in this case he stated the property can be qualified under both criteria C and H and can take the next step which is the preparation of the Redevelopment Plan.

**BOARD COMMENTS:**

Joseph Greer asked how much the developer of the new development “The Place” paid for soil remediation. Mr. Janiw noted the cost was approximately in the range of 25,000 to 40,000 dollars per acre and there were approximately 10 acres developed.

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

**ROLL CALL:**

Kiernan - yes	Westbrook (alt #2) - yes	Doshi (Alt#1) - absent
Yates - yes	Lehrhaupt - yes	Agarwal - yes
Keevey - yes	Cantu - absent	Kumar - yes
Greer - yes		

Trishka Cecil, Board Attorney, reviewed the draft resolution noting it is the recommendation of the Planning Board that the Township Committee designate the Study Area as a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law. It was MOVED by GREER and seconded by YATES to approve the resolution and transfer to the Township Committee.

**ROLL CALL:**

Kiernan - yes	Westbrook (alt #2) - yes	Doshi (Alt#1) - absent
Yates - yes	Lehrhaupt - yes	Agarwal - yes
Keevey - yes	Cantu - absent	Kumar - yes
Greer - yes		

There being no further business, the meeting was adjourned at 6:47 p.m.

Respectfully submitted,



Deborah A. Dudek  
Board Secretary

Unless signed above, these minutes have not been approved.