WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF LAND USE
ENVIRONMENTAL IMPACT WORKSHEET

Application Status: ☐ Preliminary ■ Final ☐ Concept

The purpose of this worksheet is to assist the West Windsor Township Environmental Commission in determining the environmental impact of a proposed project. The Commission will review the information as part of the Environmental Impact Statement (EIS) requirements. If the information supplied is insufficient or a high potential for an adverse environmental impact exists, then additional details on specific environmental parameters may be requested.

This worksheet has been formatted so that each question must be answered for both the preliminary and the final stages of plan submission. Consequently, this worksheet must be submitted to the Township prior to preliminary approval and again prior to final approval is granted by the Planning Board or Zoning Board of Adjustment. This procedure is used to monitor the changes that may occur during or as a result of the Township's review process.

It is recommended that the mapping presented and referenced in the Conservation Plan Element of the Master Plan, which serves as the Environmental Resource Inventory (ERI, formerly known as the Natural Resource Inventory (NRI)) for the Township, be used in conjunction with field acquired data and other primary or secondary sources to accurately answer these questions. Please list the origin of any data source(s).

1. Name of Applicant: The Trustees of Princeton University
2. Mailing Address: E.A. MacMillan Building, Elm Drive
   Princeton, NJ 08544
3. Telephone Number: 609-258-9382
   Email: patrick.obrien@princeton.edu
4. Name of Property Owner(s): same as Applicant
5. Mailing Address: _____
   _____
6. Telephone Number: _____
   Email: _____
   _____

7. Name of Agent: Christopher DeGrezia, Esq.

8. Mailing Address: Faegre Drinker Biddle & Reath, LLP, 105 College Road East, P.O. Box 627, Princeton, NJ 08542

9. Telephone Number: 609-716-6615

Email: christopher.degrezia@faegredrinker.com

10. Name of Development: Princeton University Baseball Ballpark

11. Type of Development: Athletic Facility

12. Application Number:

13. General Location of Proposed Project
North side of Washington Road - Part of the Princeton University Lake Campus

14. Area of Project: 8.76 acres Dimensions: Irregular Shaped (381,779 sf)
(*enclose site location map with project area delineated)*

15. Intended Use of Property (include details such as number of units, volume, etc.)

Preliminary:

Final:

Concept

Final: The new Princeton Baseball Ballpark will offer 300 fixed seats located primarily at field level. It will also include a structure on the concourse level containing a press box, restrooms, and a utility room. The facility also has a storage/maintenance building to serve the needs of the baseball program.

16. Generally Describe the Present and Past Use of the Site:
Project area was previously mowed grass fields used for Princeton's Rugby Club and for general campus recreation. The site currently has geo-exchange wells installed to be located underneath the future baseball field. The proposed use is a Baseball Ballpark for Princeton University.

17. Construction Dates (month/year) for which the permit is requested
(If more than one phase is anticipated, give dates for each phase):

Preliminary

Begin: _____ End: _____

Final

Begin: June 1, 2026 End: December 31, 2027

Concept

Begin: _____ End: _____

18. List any other permits for this project from federal, state, local, or other governmental agencies for which you have applied or will apply, including the name of the issuing agency, whether the permit has been applied for, and if so, the date of the application (leave blank if not submitted), whether the application was approved or denied (including date) or pending, and the number of the application or permit.

Preliminary

Agency	Permit Type	Date Submitted	Number	Status
MCSCD	ESC Certification		2024-6647-WW	Approved
DRCC	Certificate of Approval		24-5616G	Approved
MCPB	Site Plan Approval		24-702	Approved
WWT Council	Sanitary Sewer Capacity		2025-R085	Approved

Final

Agency	Permit Type	Date Submitted	Number	Status
MCSCD	ESC Recertification			Future Submission
DRCC	Major Modification			Future Submission
MCPB	Revised Site Plan			Future Submission
WWT Council	Amended Sanitary Sewer			Future Submission

Concept

Agency	Permit Type	Date Submitted	Number	Status

19. Topographic Slope

19.a Do slopes greater than 10% occur on site? ☐ Yes ■ No

If yes, give the acreage: 10 to 15% slope: _____ acres

(Identify on Map): >15% to 20% slope: _____ acres

(Identify on Map): Greater than 20% slope: _____ acres

19.b Will slopes greater than 10% be developed? If yes, give details.

Preliminary: ☐ Yes ■ No

Final: ☐ Yes ■ No

Concept: ☐ Yes ■ No

Additional details may be presented in the mitigative measures section.

20. Excavation/Fill

20.a Has any part of the site been excavated? ☑ Yes ☐ No

Has any part of site been filled? ☑ Yes ☐ No

(Identify excavation/fill areas on map)

20.b Do you plan to excavate? ☑ Yes ☐ No

Do you plan to fill? ☑ Yes ☐ No

(Identify excavation/fill areas on map)

21. Flood Hazard and Riparian **Item 21 is not applicable to this Project.**

21.a Do sections of the site lie within the floodway or flood hazard area and/or a required riparian buffer?

☐ Yes ■ No

If yes, give the acreage:

(Identify on Map) Acres in Flood Hazard Area _____ acres

(Identify on Map) Acres in Floodway _____ acres

(Identify on Map) Acres in Riparian Area Buffer _____ acres

Into Riparian Buffer _____ feet

21.b How will the flood hazard area and floodway be disturbed or developed?

Preliminary: _____

Final: _____

Concept: _____

Additional details may be provided in the mitigative measures section.

21.c What source was utilized to identify the flood hazard areas noted on the plans?
D.B. 6510 PG 892 and Ref Plan No. 7 and FIRM 34021C0134F

22. Aquifer Recharge

22.a Describe the geologic formation(s) at the site.
Stockton Formation Bedrock Aquifer. Silty Sand with Gravel to depths of 10 to 17 feet, underlain by completely weathered rock that transitions to harder rock with depth.

22.b How many acres of the following categories are present on the site? (Identify on map) **Refer to Attachment E of the Stormwater Report.**

Area of Prime Aquifer Recharge:	0.05	acres
Area of Moderate Aquifer Recharge:	0	acres
Area of High Aquifer Recharge:	8.71	acres
Area of Low or Minimal Aquifer Recharge:	0	acres

22.c How many acres of prime and high aquifer recharge areas will be covered at full development?

Preliminary:		acres of prime recharge
		acres of high recharge
Final:	0.05	acres of prime recharge
	8.71	acres of high recharge
Concept:		acres of prime recharge
		acres of high recharge

Measures used to encourage recharge should be discussed in the mitigative measures section.

23. Depth of Seasonally High Water Table

23.a What is the extent of the following depth of water table on the site? (Identify on map) **Refer to Attachment E of the Stormwater Report.**

Deep or Usually Deep:	20.3	acres	11.5' to 18.75'	feet
Shallow to Moderately Shallow:	0	acres	> 10	feet
Very Shallow:	0	acres	0	feet

23.b How will the areas of shallow, moderately shallow, and very shallow depths to water table be developed? (Identify on map)

Preliminary:

Final: N/A

Concept:

23.c Will areas of the site be artificially drained? If yes, give details.

Preliminary: ☐ Yes ☐ No

Final: ■ Yes ☐ No

The project includes stormwater management systems that mitigate impacts by implementing green infrastructure

Concept: ☐ Yes ☐ No

Additional details may be presented in the mitigative measures section.

24. Suitability for Septic System Effluent Disposal **Item 24 is not applicable to this Project.**
(Answer only if on-site sewerage treatment will be used for the project)

24.a How many acres of the following categories are the site

Few to slight limitations for septic effluent: _____ acres

Moderate to severe limitations for septic effluent: _____ acres

Severe to very severe limitations for septic effluent: _____ acres

Describe limitations:

24.b Will the areas having severe or very severe limitations be used for septic system effluent disposal?

Preliminary: ☐ Yes ☐ No

If yes, describe measures which will be used to protect water quality in the mitigative measures section. If any percolation tests have been conducted, please attach details.

Final: ☐ Yes ☐ No

If yes, describe measures which will be used to protect water quality in the mitigative measures section. If any percolation tests have been conducted, please attach details.

Concept: ☐ Yes ☐ No

If yes, describe measures which will be used to protect water quality in the mitigative measures section. If any percolation tests have been conducted, please attach details.

24.c Are there any potable water wells (existing or proposed) in the vicinity of the proposed septic system effluent fields?

Preliminary: ☐ Yes ☐ No

Final: ☐ Yes ☐ No

Concept: ☐ Yes ☐ No

If yes, are they down gradient from the septic fields?

Preliminary: ☐ Yes ☐ No

Final: ☐ Yes ☐ No

Concept: ☐ Yes ☐ No

What is the distance between the wells and the closest disposal field?

Preliminary: _____ feet

Final: _____ feet

Concept: _____ feet

What is the depth of each existing or proposed well? _____ feet

Additional Comments:

_____

_____

24.d Are there any waterbodies including: existing ponds, streams, proposed stormwater detention/retention basins, or related green infrastructure elements in the vicinity of the proposed septic fields?

Preliminary: ☐ Yes ☐ No

Final: ☐ Yes ☐ No

Concept: ☐ Yes ☐ No

If yes, what is the distance between the water body and the closest disposal field?

Preliminary: _____ feet

Final: _____ feet

Concept: _____ feet

24.e Do any of the proposed septic fields overlie prime aquifer recharge areas?

Preliminary: ☐ Yes ☐ No

Final: ☐ Yes ☐ No

Concept: ☐ Yes ☐ No

25. Suitability for Buildings with Basements **Item 25 is not applicable to this Project.**
(Answer only if basements are proposed on the site)

25.a What is the extent of the following categories on the site?

Slight limitations for basements: _____ acres

Moderate limitations for basements: _____ acres

Severe limitations for basements: _____ acres

25.b What are the reasons for the limitations (i.e. flooding, slope, drainage, etc.)?

_____

25.c Are buildings with basements planned for areas of severe limitations?

Preliminary: ☐ Yes ☐ No

Final: ☐ Yes ☐ No

Concept: ☐ Yes ☐ No

If yes, what corrective measures will be taken?

Preliminary: _____

_____

Final: _____

_____

Concept: _____

_____

Additional details may be provided in the mitigative measures section.

26. Vegetation and Wildlife Habitat (Provide location map for all vegetation and trees)

26.a What are the predominant vegetation categories on the site and their acreage before and after development? (Identify on map)

Preliminary:

Vegetation Type	Acres Existing	Acres Post Development

Final:

Vegetation Type	Acres Existing	Acres Post Development
Seeded Lawn	0.07	1.94
Native Seed Mix	5.42	2.16
Reinforced Turf	0	0.05
Wetland Seed Mix	0.27	0.34
Trees Native to Northeast	10 tree (existing)	21 trees (proposed)

Concept:

Vegetation Type	Acres Existing	Acres Post Development

26.b List the number and species of trees on the site having a diameter at breast height (dbh) of 6 inches or greater. (Identify on map)

Preliminary:	Species
No existing trees above 6" DBH	N/A

Will any of these large diameter trees be removed due to construction? (Identify on map)

Preliminary: ☐ Yes ☐ No

Final: ☐ Yes ■ No

Concept: ☐ Yes ☐ No

27. Greenbelt **Item 27 is not applicable to this Project.**

27.a Is the Township Greenbelt, as it appears on the approved land use plan, present on the proposed development site? (Identify on map)

☐ Yes ☐ No

27.b If yes, how many acres does it cover? _____ acres

27.c If yes, do you plan to disturb the Greenbelt Area?

Preliminary: ☐ Yes ☐ No

Final: ☐ Yes ☐ No

Concept: ☐ Yes ☐ No

27.d How many acres of Greenbelt are proposed to be lost to development?

Preliminary: _____ acres

Final: _____ acres

Concept: _____ acres

27.e How many acres of Greenbelt are proposed to be covered by

Preliminary: _____ acres

Final: _____ acres

Concept: _____ acres

Additional comments:

_____

_____

28. Land Suitability for Development

28.a Does the proposed development site include any environmentally sensitive areas?

☐ Yes ■ No

28.b If yes, check the environmentally sensitive area category which occurs on the site and give acreage:

Sensitive Areas	Preliminary Acreage	Final Acreage
Wetlands		
Freshwater Marshes		
Prime Aquifer Recharge Areas		
Woodland and Wildlife (Greenbelt Plan)		
Prime Agricultural Land		
Archaeological Sites (number)		
Historical Sites and Routes (number)		
Streams with Extremely Low Flow		

29. Environmentally Sensitive Areas

29.a Will these environmentally sensitive areas be impacted by development?

Preliminary: ☐ Yes ☐ No

Final: ☐ Yes ☒ No

Concept: ☐ Yes ☐ No

Explain (More details may be given in the mitigative measures section):

30. Historic/Archeological Sites

30.a Is the proposed projected located within 500 feet of an area or structure having recognized historic, cultural, or archaeological value?

☐ Yes ☒ No

31. Surface Water **Item 31 is not applicable to this Project.**

31.a Do any streams run through the property? ☒ Yes ☐ No

31.b What is the distance to the nearest stream off the property? 1,000+ feet

31.c Are there point (i.e. wastewater treatment plant discharges) or nonpoint (i.e. stormwater) pollution sources on or near the site?

☐ Yes ☐ No

If yes, give details:

31.d If a stream exists on the property, give a brief description of its condition including details on, but not limited to, flow, nutrient levels, aquatic community, substrate, bank stability:

31.e If any surface water impoundments exist on the site, indicate below their present surface area and average depth. Will these dimensions be changed after site development?

	Surface Area	Average Depth
Impoundment 1		
Existing Condition		
Post Development		
Impoundment 2		
Existing Condition		
Post Development		

31.f What types of fish are found in the impoundments?

31.g Are the impoundments: ☐ Natural, or ☐ Manmade?

31.h Are the impoundments used for: ☐ Fishing, ☐ Irrigation, or ☐ Other?

31.i Additional comments on impoundment quality:

32. Water Supply

32.a What is the anticipated daily demand for water?

Preliminary: _____ average; _____ peak

Final: 990 gpm average; 31,590 gpm peak

Concept: _____ average; _____ peak

32.b What is the proposed source of water for the project?

New Jersey American Water

32.c Are there known groundwater pollution problems on or near the site?

☐ Yes ■ No

Is there a groundwater supply problem?

☐ Yes ■ No

If yes, give details:

32.d If the water is to be supplied from the site, attach a statement substantiating the adequacy of the water source and assessing the potential impact on existing and proposed wells and streams within the predicted zone of influence.

32.e If a development of five (50) or more dwelling units is proposed, certification of adequacy (of proposed water supply) must be obtained from the New Jersey Department of Environmental Protection (NJDEP). (List permit number under Question No. 18)

32.f If the water is to be supplied from the site or other new source and the total project demand for water supply is in excess of 100,000 gallons per day, the applicant must obtain a diversion permit from the NJDEP and, where applicable, the Delaware River Basin Commission. (List permit number under Question No. 18)

32.g If water is to be supplied by an existing public or private facility, attach documentary proof that the facility has the available excess capacity to supply the proposed project and is willing to do so. State location of the existing distribution point to which the proposed project would be connected.

33. Wastewater Management (Answer only if off-site treatment system is proposed)

33.a What is the project daily wastewater flow?

Preliminary:	_____	average;	_____	peak
Final:	900 gpd	average;	1,800 gpd	peak
Concept:	_____	average;	_____	peak

33.b Will any non-domestic wastewater be produced by the project?

Preliminary:	☐ Yes	☐ No
Final:	☐ Yes	■ No
Concept:	☐ Yes	☐ No

If yes, give details:

Preliminary: _____

Final: _____

Concept: _____

33.c Attach documentation on the facility to be used for wastewater treatment, correspondence with NJDEP Division of Water Resources and, if required, the Delaware River Basin Commission.

34. Solid Wate Management (List permit number under Question No. 18)

34.a What is the proposed method of solid waste disposal?

Privately managed by Princeton University Building Services Department

34.b Estimate the volume of solid wastes, by type, expected from the proposed project during construction and during operation:

During Construction: Princeton University's targeted construction and demolition waste diversion rate goal is 95% minimum.

During Operation: <100 lbs/week

35. Air Quality (Answer only if commercial or industrial development is proposed) (List permit number under Question No. 18) **Item 35 is not applicable to this Project.**

35.a List sources, identify, and quantify air pollutants which will be generated by the project:

See Section 200-25 of the Site Plan Ordinance for West Windsor's Technical Performance Standards. Provide detail in mitigative measures section, if necessary.

36. Noise Levels (Answer if nonresidential use is proposed or if residential development has five (5) or more dwelling units)

36.a Describe sources, location, and decibel rating for noise generation on-site after construction.

Normal construction noise will occur from heavy equipment during construction.

Distributed speaker and PA sound system that will comply with state and local noise standards during ballpark operation.

See Section 200-25 of the Site Plan Ordinance for West Windsor's Technical Performance Standards.

37. Land Use

37.a Check on the types of land use occurring on parcels adjacent to project site. (Identify on map)

☒ Residential ☒ Commercial ☐ Industrial ☐ Recreational

☐ Agricultural ☒ Institutional ☐ Vacant

37.b What are the effects (detrimental and beneficial) of proposed development on adjacent land uses?

Refer to Section 1.3. Proposed land use is consistent with the surrounding development of the Lake Campus General Development Plan.

38. Mitigation Measures

38.a Describe the methods that will be used during and after construction to avoid or minimize adverse environmental impacts associated with the project. Use additional sheets as required.

See Section 1.4 of the EIS for the proposed mitigation measures.

39. Adverse Impacts Which Cannot Be Avoided

39.a List all adverse environmental impacts that will be caused by the proposed development, including the construction phase and post-development. Short-term impacts should be distinguished from long-term impacts. Reversible impacts should be distinguished from irreversible impacts. Specify the types of impacts on critical areas which include, but are not limited to, the Greenbelt, streams, floodways, wetlands, steep slopes, areas of high water table, prime aquifer recharge areas and mature strands of native vegetation (specify the type of critical area involved). Define the extent of the area to be affected and the extent of similar areas of the site which will not be affected.

See Section 1.5 of the EIS for adverse impacts which cannot be avoided.

40. Proximity to Electrical Transmission Lines, Distribution Lines, or Substations

40.a Is the proposed development site located near an electric utility Right of Way (ROW) or electrical substation?

☒ Yes ☐ No

40.b What is the proposed distance from the utility ROW in relation to boundaries of the proposed building site? Please include map or schematic drawing to aid explanation:

Approx. 1,400 feet to PSE&G's Penns Neck Substation - See plan sheet C-202

Approx. 1,300 feet to the Princeton University Substation- See plan sheet C-202

40.c What is the kV[i] voltage in the transmission[ii] and/or distribution[iii] lines?

26.4 kV and 4,160 V

40.d How many dwelling units will actually back up to the utility ROW?

N/A

40.e What is the proposed distance of dwelling units from the edge of the utility ROW?

N/A

40.f What are the projected magnetic field measurements for those dwellings backing up to the ROW?

N/A

41. Radon

41.a Is radon present on the site? **RADON IS NOT KNOWN TO BE PRESENT**

41.b If so, what measures will be taken to mitigate radon accumulation?

Radon is not known to be present within the Lake Campus development. Radon-resistent construction techniques are to be considered for the slab-on grad structure.

[i] kV - refers to voltage or the electrical force that causes electrical current to flow in a conductor (wire). The electrical force or "strength" is measured in volts.

[ii] Transmission Lines - high voltage power lines that efficiently carry electric power over long distances from generating facilities to substations. Lines are mounted on high towers and voltages are usually l 15kV, 230kV and 500kV.

[iii] Distribution Lines - secondary conductor power lines that radiate from a substation and carry electrical power to local neighborhoods. Voltages are usually l l-15kV but 26kV and 69kV are also classified as distribution lines.