

Trustees of Princeton University
Baseball Ballpark
Township of West Windsor, New Jersey
Amended Final Major Site Plan & Sign Waiver
List of Waivers

In conjunction with this application, the Applicant is requesting the following design waivers:

1. Section 200-32(B)(2)(a) permits one (1) wall sign per business for each front business facade and each rear or side business facade, whereas Applicant is proposing two (2) facade signs on the South facade of the Press Box.

The following design waivers have been previously granted in connection with the Baseball Ballpark Resolution (PB24-08) and are still applicable to this project:

1. Section 200-27.D(2) – Schedule of Off-Street Loading Requirements – requires one loading area for up to ten thousand (10,000) square feet of building floor area for places of public assembly, whereas Applicant does not comply. Deliveries will occur at the Athletics Operations facility and will be transferred to the Baseball Ballpark as needed. This waiver was previously granted in connection with the Lake Campus South Resolution (PB20-12).
2. Section 200-29.I(3) – Location of Driveways – requires that two-way driveways are to be 24-feet in width, whereas Applicant proposes driveway widths of +/- twenty-two (22) feet and three-eighths (3/8) inches. This waiver was previously granted in connection with the Lake Campus South Resolution (PB20-12).
3. Section 200-29N.(3) – Bicycle Parking Design Principles – requires that where bicycle access is combined with motor vehicle access, driveways shall be no less than thirty (30) feet if two-way direction is provided, whereas Applicant proposes widths of +/- twenty-two (22) feet and three-eighths (3/8) inches. This waiver was previously granted in connection with the Lake Campus South Resolution (PB20-12).
4. Section 200-36.1 – Use of Pervious and Impervious Surfaces – requires that impervious surfaces shall be used for all drives and parking areas, whereas Applicant proposes porous pavers for fire access. This waiver was previously granted in connection with the Lake Campus South Resolution (PB20-12).

The following design waivers have been previously granted in connection with the Lake Campus South Resolution (PB20-12) and are not applicable to this project:

1. Section 200-29.I(1)(d) – Location of Driveways – requires ten (10) foot minimum offset from a side property line, whereas Applicant proposed driveway within the ten (10) foot minimum offset.

2. Section 200-31.K(1) – Lighting– requires an average of 0.5 footcandles throughout parking lots, whereas Applicant proposed an average ranging from 0.7 footcandles to 0.8 footcandles.
3. Section 200-57H(1) – Street and Neighborhood or Directional Signs – requires reflectorized white on green; whereas Applicant proposed black backgrounds for internal streets.
4. Section 200-91.P(4)(a)[2] – Stormwater Detention Area Plantings – requires a certain location and number of trees and shrubs per linear foot (as identified in subsections [b] and [d]) while the Applicant proposed to replace trees and shrubs with wetland grass and forb mix.

Checklist Waiver Requests:

1. Section 200-14.C.1(c) – Where warranted, an acoustical evaluation demonstrating future compliance with the regulations established by both the New Jersey Department of Environmental Protection (NJDEP) (N.J.A.C. 7:29 Noise Control) as may be amended and supplemented and the Township of West Windsor (Administrative Code Chapter 113) as may be amended and supplemented shall be completed and submitted by the applicant. At a minimum, such an evaluation shall identify the sources of expected sound to be generated by the proposed development to ensure that there will be no adverse impacts as related to noise. Those locations with a greater potential for exceedances shall provide anticipated noise levels generated by the proposed development. An acoustical analysis to estimate the anticipated sound levels shall be required and appropriate abatement/mitigation be designed, if necessary.

If requested by the Township of West Windsor, an acoustical evaluation shall be completed and submitted by the applicant that demonstrates the potential impacts of noise on the proposed development from surrounding sources. Those locations with a greater potential for impacts shall provide the anticipated noise levels of the sources of sound expected to impact the proposed development. An acoustical analysis to estimate the anticipated sound levels that may impact the proposed development shall be required and appropriate abatement/mitigation be designed, if necessary.

This checklist waiver is requested as this project was previously approved without the submission of an acoustical evaluation and the Applicant is requesting an Amended Final Site Plan approval to reduce the scope of the Project.