

**Trustees of Princeton University**  
***Baseball Ballpark***  
**Rider for Amended Final Site Plan & Sign Waiver**  
**Township of West Windsor**

The Trustees of Princeton University (the “Applicant”) is seeking Amended Final Site Plan and Sign Waiver Approval to reduce the size of a recently approved baseball ballpark (the “Project”) located just to the south of Court Drive in the Princeton University Lake Campus Meadows Neighborhood on property designated as Block 3, Lot 1.0113 on the West Windsor Township Tax Map. The West Windsor Township Planning Board granted Preliminary and Final Site Plan Approval for the Project on November 6, 2024, memorialized on December 8, 2024 by Resolution PB24-08.

The Amended Final Site Plan maintains the original orientation of the baseball field and its associated amenities, while reducing the proposed floor area by  $\pm 4,253$  square feet and decreasing the number of fixed seats from 463 to 300. The concourse level and entrance plaza have been redesigned to accommodate the smaller size of the ballpark. Most proposed improvements and amenities will remain in place with minor adjustments to accommodate the smaller building footprint, including the reconfiguration of the entry plaza.

The playing field level continues to feature bullpens, a netted batting tunnel, fencing, a scoreboard, speakers and sound system, a solid-surface batter’s eye, foul poles, and light poles. However, the placement of some of these elements has shifted in response to the reduction of fixed seats. The home and visitor dugouts will still each include a restroom, and there will be a storage/maintenance building with an adjacent electrical room, now proposed to be  $\pm 625$  square feet, rather than  $\pm 1,192$  square feet. As originally approved, the locker room facilities in the University’s Racquet Center will serve the Baseball Ballpark.

The second story of the building has been removed, consolidating the operations on the Concourse Level which now contains the press box along with the public restrooms and utility rooms. The Applicant has also updated the landscape plan to create a more open layout, incorporating 21 strategically located trees and removing a redundant sidewalk segment at its intersection with Court Drive. Stormwater management remains largely unchanged, with minor refinements such as a revised infiltration basin at the entry plaza to reflect the new permeable pavement layout. Overall, the new ballpark design will be less intense than previously proposed with a reduction of impervious surface, a smaller building envelop, less floor area and less seating.

Applicant also requests that this application be deemed amended to include, and asks the Board to grant, any additional variances, waivers, exceptions or other relief deemed necessary by the Township, the Planning Board or the Board's consultants in the review of this application.