COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

BURGIS
ASSOCIATES, INC.

Principals:
Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA
David Novak PP, AICP

MEMORANDUM

To: West Windsor Planning Board
West Windsor Division of Land Use
From: David Novak PP, AICP
Subject: Trustees of Princeton University
Baseball Stadium Amended Final Site Plan and Design Waiver Relief
Block 3 Lot 1.0113
Court Drive
Date: March 6, 2026
BA#: 4173.18
WWT#: PB 24-08 Amended

Introduction

The applicant, the Trustees of Princeton University, has submitted an application seeking amended final site plan approval as well as waiver relief for a previously approved baseball stadium. The site, which is identified by municipal tax records as Block 3 Lot 1.0113, is located to the south of Nursery Drive in the E Educational District.

In addition to the application forms, application checklists, and related documentation, the following has been submitted for review:

1. Preliminary and final site plan assembled by Pendulum Studio LLC, dated July 8, 2024 (last revised February 19, 2026).
2. Environmental impact statement prepared by VH Engineering, Surveying, Landscape Architecture, and Geology P.C., dated July 2024 (last revised December 2025).
3. Stormwater report prepared by Nitsch Engineering, Dated July 8, 2024 (last revised February 19, 2026).
4. Memorandum from Faegre Drinker Biddle & Reath LLP, dated February 18, 2026.
5. Memorandum from BFJ Planning dated December 10, 2025.
6. Sanitary flow memorandum from VHB, dated December 10, 2025.
7. Rider to the application.
8. List of waivers.
9. Planning Board Resolution of Approval dated December 18, 2024.

Property Description

The subject site is located within the northerly portion of the Township, to the north of the intersection of Washington Road and US Route 1. The site has a collective area of approximately 208.97 acres (9,102,862 square feet) and is irregular in shape. It is generally bounded by Washington Road to the southwest, US Route 1 to the southeast, and Harrison Street to the northeast.

The site previously received GDP approval from the Township for the development of Princeton University's Lake Campus. While the subject site comprises 208.97 acres, only 198.652 acres were initially incorporated due to certain acreage being located outside the E District at that time. The approved GDP consisted of a total of 500 units of housing for post-doctorate and/or graduate students as well as a maximum of 985,000 square feet of nonresidential uses which are to consist of: education, administrative, collaboration, and research facilities; athletic facilities and campus recreation; support/maintenance/utilities facilities, and; campus retail, service, and amenities.

Since the time the GDP was adopted, the applicant has received approvals for:

1. Lake Campus South (PB 20-12), which consists of the Tiger Cub facility building, a parking garage, a softball stadium, and recreation fields.
2. Lake Campus North (PB 20-13) which consists of 379 graduate student housing units, a 180,262 square foot racquet center, an operations center, and rugby/flexible recreation fields.
3. A campus operation building (PB 22-06) to support the University's nursery operations.

The following figures summarize the amount of existing and/or presently proposed square footage and units approved as compared to the GDP.

Figure 1: Nonresidential Square Footage

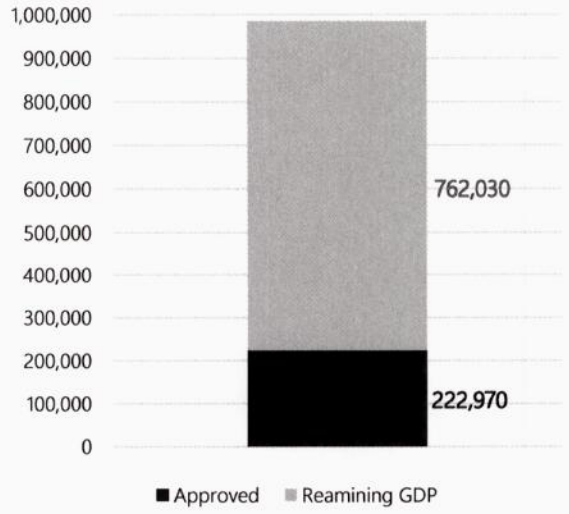
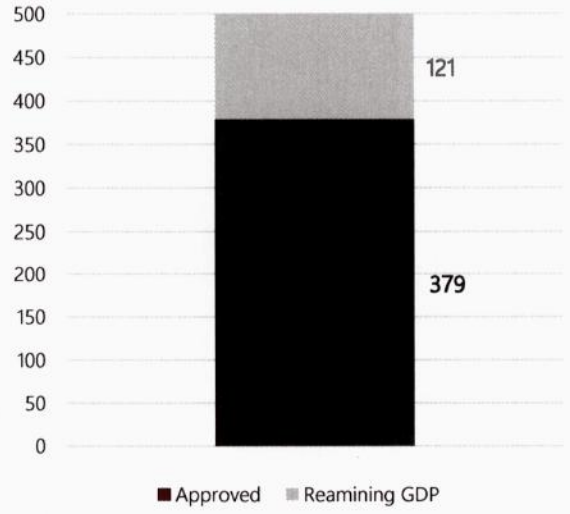


Figure 2: Residential Units



Prior Approval

On November 6, 2024, the applicant received preliminary and final site plan approval as well as design waiver relief for the development of a baseball stadium. The proposed stadium was approved to contain 463 fixed seats and incorporated: bullpens; a netted batting tunnel; fencing; a scoreboard; speakers and sound speakers; a solid-surface batter's eye; foul poles; light poles; and dugouts with bathrooms. The concourse level contained restrooms and a utility rooms, and the press level contained offices for coaching staff, meeting space, and a press box.

In addition to the stadium, the applicant received approval for pedestrian walkways to provide connections to the adjoining racquet center and to the parking garage to the west. Other approved improvements included a storage/maintenance building attached to the stadium, two flag poles, and a subsurface stormwater system.

Amended Proposed Development

The applicant seeks amended final site plan approval for adjustments to the approved plan. As noted in the rider to the application, the following amendments are proposed:

1. The applicant seeks to reduce the floor area of the approved baseball building by approximately 4,253 square feet. The number of fixed seats is also proposed to be reduced from 463 to 300.
2. The concourse level and entrance plaza have been reconfigured.
3. The elements located in the baseball field have been reconfigured in response to the reduction of fixed seats.
4. An approved electrical room is to be reduced from approximately 1,192 square feet to approximately 625 square feet.
5. The second floor of the stadium has been removed. As a result, the concourse level will contain the previously approved press box, public restrooms and utility room.
6. The landscaping plan has been reconfigured.
7. A revised stormwater management infiltration basin at the entry plaza has been proposed.

Master Plan

As per the Township's 2020 Land Use Plan, the subject site is located in the Education (E-1) land use category which is located along Washington Road and Alexander Road. The 2020 Plan notes that the lands within this category are owned by Princeton University. It is the intent of this land use category and corresponding district to encourage the development of a comprehensive educational campus which may include a combination of educational, research, collaboration, office and other customary uses and facilities of a modern educational/research university. The 2020 Plan also encouraged the expansion of the land use category and corresponding district to encapsulate additional properties along Eden Way and Harrison Street.

Zoning

The site is presently located in the E Education District, wherein planned educational developments are permitted. The following zoning table identifies the bulk standards of the E District, as well as the existing, proposed, and cumulative compliance with those standards. Note that the "Proposed" column pertains to the proposed development on Lot 1.0113.

Table 1: E District

Regulations	Required	Existing	Proposed	Cumulative	GDP	Code
Min. Tract Area (ac)	100	138.2	138.2	138.2	208.9	200-221A.(3)(b)
Min. Tract Frontage (ft)	400	2,637	2,637	2,637	3,500	200-221A.(3)(c)
Max. Bulk and Density						200-221A.(3)(d)
FAR: One-Story Buildings	0.25	0.005	0.0095	0.005	---	200-221A.(3)(d)[1]
FAR: Multistory Buildings	0.35	0.00	0.00	0.00	---	200-221A.(3)(d)[1]
FAR: Weighted	0.35	0.005	0.0079	0.005	0.15	200-221A.(3)(d)[1]
Max. Improvement Coverage (%)	50	7.9	48.7	10.9	18.3	200-221A.(3)(e)
Max. Building Height (st/ft)	6/70	5/49.1	1/15.0	5/49.1	6/70	200-221A.(3)(f)
Building Arrangement Setbacks (ft)						200-221A.(3)(g)
Internal Access Road	25	25	56	25	25	200-221A.(3)(g)[2]
Local/Collector/Arterial Road	50	103	1,049	103	95	200-221A.(3)(g)[2]
Arterial Road to 4-Story Buildings	300	2,047	1,883	1,883	340	200-221A.(3)(g)[3]
Common Open Space	20	89.8	51.3	89.1	57.8	200-221.A.(3)(h)

Planning Review

We offer the following comments on the proposed development:

Operational Information

Based upon the amended plan, the following is noted regarding the anticipated operations of the proposed stadium.

1. *General Times of Use*. Testimony should be provided as to whether the anticipated general times of use for the stadium will change with this application, including when the collegiate baseball season occurs and the typical times of games (i.e. afternoon games, evening games, etc.). We note that a sample of games times is provided in the parking letter which range from 11:30 am to 5:00 pm.
2. *Proposed Utilization*. Updated testimony should be provided as to whether the stadium will only be utilized by the University, or if it will be open to outside teams and organizations.
3. *Noise Generation*. The applicant should discuss whether any loudspeakers are proposed.

Signage

The following is noted regarding signage.

4. *Freestanding Signage*. It does not appear as though any freestanding commercial signage is proposed with this application. This should be confirmed.
5. *Exterior Wall Signage*. As per Sheet A-201, three exterior wall signs are proposed: one on the northerly concourse facade which reads "PRINCETON BALLPARK" and two on the southerly concourse facade which read "PRINCETON BALLPARK" AND "DONOR'S BALLPARK." It is assumed that a donor has not yet been named, rather than the ballpark being named "DONOR'S BALLPARK." The applicant should confirm that no other exterior identification or advertising signage is proposed. As noted herein, the proposed wall signage will require waiver relief.
6. *Additional Signage Regulations*. Based upon a review of the proposed signage, no additional waiver relief is required from the standards set forth in Section 200-32B.(2) of the Township's land use regulations. This should be confirmed by the applicant.

Site Plan

The following is noted regarding the proposed site plan.

7. *Landscaping*. While we defer to the Township Landscape Architect regarding this matter, we note that the revised landscaping plan proposed twenty-one trees. In comparison, the previously approved landscaping plan included ninety-eight trees. The rationale for this reduction should be discussed.

8. *Lighting*. The following is noted regarding lighting.

    a. *Previous Variance Relief*. Variance relief was previously granted in the proposed GDP for the light stanchions at the proposed softball and baseball fields. Specifically: four stanchions at the softball field were approved to be eighty feet in height; four stanchions at the baseball field were approved to be eighty feet in height; and four stanchions at the baseball field were approved to be one hundred feet in height.

    b. *Proposed Lighting*. The applicant has proposed eight lighting fixtures of which four have a height of eighty feet and four have a height of one hundred feet. This conforms with both prior approvals and as such no new variance relief is required.

    c. *Hours of Operation*. The prior resolution of approval established that field lighting is to be turned off by 11:00 pm. This should be confirmed by the applicant. Note 7 on Sheet E-001 notes that lighting controls for the field lighting system will be provided through a separate lighting control system.

9. *Parking Calculation*. We defer to the Board's traffic engineer regarding the provided parking calculations.

10. *Bicycle Racks*. Two bicycle racks are proposed: one to the west of the stadium, and another to its south. These bicycle racks can accommodate twenty parking spaces. As per the parking table on Sheet C-201, the proposed baseball stadium requires sixty-eight parking spaces, which in turn would require four bicycle parking spaces. The applicant has satisfied this requirement.

Architectural Plan

The following is noted regarding the architectural plan:

11. *Facade Design*. The applicant should discuss the proposed facade design of the baseball stadium and how it will relate to the surrounding campus. We recommend the applicant provide renderings of the plan for the Planning Board's review.

12. *Concessions*. It does not appear as though any concession areas as well as associated kitchens or food prep areas are proposed. This should be confirmed.

Design Waiver Relief

The applicant previously received design waiver relief pursuant to NJSA 40:55D-51 of the MLUL for several items. Additional waiver relief is requested from Section 200-32B.(2)(a) which establishes that only one wall sign shall be permitted per business for each front business facade and each rear or side business facade. The applicant has proposed two signs on the same facade.

The statute provides that a board shall have the power to grant such exceptions from the requirements for site plan approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and approval, if the literal enforcement of one or more provisions is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question.

Map 1: Aerial of Subject Site (1"=1,000')

ARORA and ASSOCIATES, P.C.
Consulting Engineers
Princeton Pike Corporate Center
1200 Lenox Drive, Suite 200, Lawrenceville, NJ 08648
(609) 844-1111 • Fax (609) 844-9799

MANDEEP S. ARORA, PE
President

MEMORANDUM

DATE: March 4, 2026

TO: West Windsor Township Planning Board Review

FROM: Quazi Masood, P.E., PTOE QM
William T. Dougherty, P.E., PTOE WTD
Traffic Consultant

SUBJECT: Princeton University Baseball Stadium
Preliminary & Final Site Plan Review
Planning Board Review Memo #3
PB24-08
Block 3, Lot 1.0113, Zoning District E
West Windsor Township, Mercer County, New Jersey

Document Received

We are in receipt of the following information for review pertaining to an application for a Planning Board (PB) review for a proposed Princeton University Baseball Ballpark in the Lake Campus South area of the university campus west of U.S. Route 1 north of Washington Road:

- One Yellow West Windsor Township Planning Board Review Transmittal (1 page) prepared by Lisa Komjati dated February 19, 2026 for reports due Tuesday, March 10, 2026
- One Transmittal Cover Letter (2 pages) prepared by Christopher H. DeGrazia, Esq. of Faegre Drinker Biddle & Reath, LLP dated February 18, 2026
- One Amended Site Plan Application (5 pages) prepared by Christopher DeGrazia dated January 9, 2026
- One Amended Rider to the Application (2 pages) undated no preparer information
- One List of Waivers (2 pages) undated no preparer information
- One West Windsor Township Site Plans Checklist (15 pages) prepared by Vanesse, Hangen & Brustlin, Inc. dated December 10, 2025
- One Resolution of Memorialization (14 pages) dated November 6, 2024
- One West Windsor Township Green Development Practices Checklist (7 pages) prepared by Jonathan Cole dated July 8, 2024
- One Environmental Impact Statement (14 pages) prepared by Vanesse, Hangen & Brustlin, Inc. dated July 2024, last revised December 2025
- One West Windsor Township Environmental Impact Worksheet (16 pages) prepared by Christopher DeGrazia of Faegre, Drinker, Biddle & Reath, LLP, undated
- One Sanitary Sewer Flow Rate Letter (2 pages) prepared by Vladimir Wojno-Oranski, PE of Vanasse, Hangen & Brustlin, Inc. dated December 10, 2025
- One Parking Letter (3 pages) prepared by Georges Jacquemart, PE, FAICP, PP of BFJ Planning dated December 10, 2025, updating the previously submitted Parking and Traffic Report

- One Stormwater Report (606 pages) prepared by Nitsch Engineering, Inc. dated July 8, 2024, last revised February 19, 2026
- One Set of Preliminary & Final Major Site Plans Volume 1 (36 sheets) prepared by Pendulum Studio, LLC dated July 8, 2024, last revised February 19, 2026
- One Set of Preliminary & Final Major Site Plans Volume 2 (31 sheets) prepared by Pendulum Studio, LLC dated July 8, 2024, last revised February 19, 2026

Project Description

According to the development application rider, the Trustees of Princeton University (the "Applicant") is seeking Preliminary and Final Site Plan approval to construct a new Baseball Ballpark (the "Project"). The site is located within Block 3, Lot 1.0113 (the "Property"), in West Windsor Township, Mercer County, New Jersey. The Project is located on the Princeton University Lake Campus Meadows Neighborhood, and the Project site is located just south of Court Drive, situated adjacent to the softball ballpark. The Project includes the construction of a new Baseball Ballpark for the Applicant's Division 1 Baseball team that will replace the existing ballpark and facilities elsewhere on the Princeton University campus that will be removed.

The Project site does not contain any existing buildings. However, a geo-exchange bore field with 344 geo-exchange bores and four vaults is currently being installed on the site under a separate permit and will be completed prior to the start of construction of the Ballpark. The locations of these items have been coordinated with the design and layout of the Ballpark and related infrastructure.

The Project falls within the limits of the Lake Campus *General Development Plan (GDP)*, which established a plan for the development of Princeton University-owned land between Route 1 and the Delaware and Raritan Canal State Park, from Washington Road to Harrison Street, and which received approval front of the Planning Board on January 29, 2020, with the Resolution of Memorialization adopted on April 29, 2020. The GDP describes a phased development of these lands over the next 20 years, building towards a vibrant, mixed-use community that extends Princeton University's historic campus across Lake Carnegie into West Windsor. The Project will fall under the use of "Athletics," as outlined in the previously approved GDP.

The two-story Ballpark is designed for **300** fixed seats and is oriented in a west/northwest direction (home plate to center field). This orientation is considered the most suitable orientation for baseball as it takes advantage of setting sun angles, player comfort on the field, and spectator comfort in the seating bowl. The orientation also reduces cut/fill as the seating bowl is set into the sloping site contours. The playing field level includes bullpens, a netted batting tunnel, fencing, a scoreboard, speakers and sound system, a solid-surface batter's eye, foul poles, and light poles. Additionally, the home and visitors' dugouts will each include a restroom, and there will be a storage/maintenance building down the left field line. Locker room facilities in the University's Racquet Center will serve the Baseball Ballpark. The concourse level contains only restrooms and utility rooms. The press level contains administrative offices for the coaching staff, meeting space, and press box.

Review Comments

We have reviewed all recently submitted documents, such as, parking and traffic report, parking letter update, revised major site plans volumes 1 & 2, matrices related to parking requirement and calculation, graduate student housing capacity distribution and parking requirements, pedestrian circulation plan, proposed sidewalk profile etc.

Based on our recent review, it appears that the applicant has addressed all outstanding Traffic Engineering comments.

As such, we would like to state that the documents submitted to date satisfy all Traffic Engineering guidelines and requirements.

cc: *Francis Guzik, P.E.*
Lisa Komjati
Ian Hill, P.E.
Chris Jepson, P.E.
David Novak, PP, AICP
Christopher H. DeGrezia, Esq. (Christopher.degrezia@faegredrinker.com)
Patti Thompson
Gerald Muller, Esq.
Edward Snieckus
Tim Lynch

WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENGINEERING

MEMORANDUM

TO: West Windsor Township Planning Board

FROM: Francis A. Guzik, PE, CME
Director of Community Development/Township Engineer

DATE: March 10, 2026

SUBJECT: **Trustees of Princeton University**
Amended Final Major Site Plan – "Baseball Ballpark"
Block 3, Lot 1.0113
Washington Road
PB 24-08AM

Documents Received/Reviewed:

The following documents have been submitted for review:

A. Set of plans entitled "Princeton University – Princeton University Baseball Ballpark – West Windsor Township Preliminary/Final Major Site Plan Application – Baseball Ballpark – Lot 1.0113, Block 3 – West Windsor Township, Mercer County, NJ", consisting of two (2) volumes (numbered 1 and 2) all dated July 8, 2024, revised through February 19, 2026, with:

- Volume 1 (36 sheets total) comprising a Cover Sheet, the Site Civil (Vladimir Wojno-Oranski, PE – Vanasse Hangen Brustlin, Inc. – 26 sheets) and Landscaping portions (James Corner, LLA – James Corner Field Operations – 9 sheets); and
- Volume 2 (31 sheets total) comprising a Cover Sheet, the Stormwater Management plans (Sandra A. Brock, PE – Nitsch Engineering, Inc. – 9 sheets), the "Turf Drawings" (Tony W. Diggan, PE – Kimley-Horn and Associates – 7 sheets), the Electrical Site Plan (Jaime Castro, PE – Henderson Engineers, Inc. – 1 sheet), the Fire Protection Site Plan (Christopher J. Culp, P.E. – Henderson Engineers, Inc. – 1 sheet) and the Architectural drawings (Andres Ulises Cortes, R.A. – Agencie Group Architecture + Engineering – 12 sheets)

Neither of the volumes bears the title block of any firm, but all identify the following schedule of design team member firms:

- Architect of Record – Pendulum Studio, LLC
- Associate Architects – Mills + Schnoering Architects, LLC and Agencie Architecture & Engineering, PC
- Cost Estimating – Ellana, Inc.

- Structural Engineer – Thornton Tomasetti
- MEP, Fire/Life Safety – Henderson Engineers
- Landscape Architects – James Corner Field Operations
- Stormwater Design – Nitsch Engineering, Inc.
- Playing Field Design – Kimley-Horn and Associates, Inc.
- Civil Engineer – Vanasse Hangen Brustlin, Inc. (VHB)
- Geotechnical Engineer – Carlin-Simpson and Associates, LLC
- Environmental/Sustainability – Atelier Ten
- Traffic and Parking – BFJ Planning.
- Owner's Land Use Attorney – Faegre Drinker Biddle & Reath, LLP

B. Report entitled "Environmental Impact Statement" prepared by VHB Engineering, Surveying, Landscape Architecture and Geology P.C. (VHB) dated July 2024, revised December 2025.

C. Report entitled "West Windsor Township Major Site Plan Application – Baseball Ballpark at Meadows Neighborhood, Lake Campus – Stormwater Report" dated July 8, 2024, revised through February 19, 2026 prepared by Nitsch Engineering (Sandra A. Brock, P.E.);

D. Letter report referenced "Updated Parking Requirement for the Reduced Baseball Ballpark on Lake Campus in the Township of West Windsor" prepared by BFJ Planning (Georges Jacquemart, PE, PP, FAICP) dated December 10, 2025;

E. Letter report referenced "Princeton University Ballpark Sewer Flow Rates" prepared by VHB (Vladimir Wojno-Oranski, P.E.) dated December 10, 2025

E. Application documents, including:

- Application form with Rider;
- Site Plan Checklist;
- Green Development Checklist;
- Environmental Impact Worksheet;
- Variance Request Form
- List of Waivers Requested
- Escrow Agreement
- PB24-08 Resolution of Memorialization dated November 6, 2024; and
- Tax Collector Certification dated December 3, 2025

The applicant proposes to build a baseball stadium with appurtenant improvements such as pedestrian walkways, stormwater management collection and management BMPs, landscaping, lighting and other amenities within the limits of the Lake Campus South portion of the overall Lake Campus General Development Plan (GDP).

This development was provided for in the previously approved GDP under "Athletics Facilities" and initially counted 7,801 square feet against the total gross floor area (GFA) of 226,000 square feet for that development category. This proposal was approved by way of Resolution

However, under the proposed amendment to that earlier site plan approval, the GFA of the facilities has been reduced to 3,035 square feet, the seating capacity has been reduced from 463 fixed seats to 300 and the required

number of parking spaces reduced from 105 to 68 with the anticipated sanitary sewer demand being reduced by a proportional amount from 1,389 gallons per day (gpd) to 900 gpd. I have reviewed the documentation submitted and offer the following comments for the Board's consideration.

1.0 Site Plan

1.01 The applicant has requested a waiver from Final Site Plan Checklist Item 200-14.C1(c) which requires (where warranted) an acoustical evaluation demonstrating future compliance with the regulations established by both NJDEP and the Township of West Windsor. **The Applicant has requested the waiver with the justification that an acoustical analysis was not required as part of the previous approval granted by the Board, and that the proposed amendment is a reduction in scope of the original proposal. I offer no objection to this request but the Applicant is ultimately required to provide justification to the Board's satisfaction.**

2.0 Access and Circulation

2.01 The current amended application indicates that 68 parking spaces for the Ballpark are required for the 300 fixed seats. This is based upon West Windsor ordinance 200-28D.3(a) which excludes students from the parking calculations. With 10% of the total demand of 300 fixed seats being students, and one parking space required per each four fixed seats, this works out to 300 x 0.90 X 0.25 = 67.5, which must be rounded up to 68 spaces per Ordinance Section 200-28A.

This is a reduction from the 105 spaces required based on 463 fixed seats previously proposed for the ballpark. The written analysis indicates that there would have been one instance in 2024 where the overall parking demand would have exceeded available Phase 1 parking supply. Testimony shall be provided to the Board with respect to parking adequacy.

2.02 Ordinance Section 200-27.D(2) requires one loading area for up to 10,000 square feet of building floor area for places of public assembly. A waiver from this requirement was provided for the softball stadium as part of the GDP approval, and a design waiver was also provided under the previously approved site plan for the Ballpark. This was granted due to the fact that all deliveries are to one central campus location and then conventional campus vehicles provide the site-specific delivery at the most convenient time frame. I defer to the Board Planner whether the new application requires a new design waiver or if the existing waiver may be carried forward.

2.03 Section 200-29.I(3) requires that two-way driveway widths are to be 24-feet. A design waiver from this requirement for 22'-wide driveways was approved under the GDP and remains valid for this portion of campus development.

2.04 The applicant is providing twenty (20) bicycle parking spaces, in excess of the four (4) which are required under Section 200-27.B(2) for the 68 vehicular parking spaces (calculated at 1 per 20 vehicular parking spaces, rounded up).

2.05 Ordinance Section 200-36.D requires the identification of fire lanes, which have not been depicted on the plans. A Fire Protection Site Plan (Sheet C-810) has been provided that includes a truck turning template for West Windsor's fire truck. The applicant will be required to obtain the approval of the Director of Fire & Emergency Services for emergency vehicle access for the site and proposed facilities based on the modifications to the site layout. This should be made a condition of any affirmative Board action on the application.

2.06 The applicant is to provide testimony to the Board regarding trash collection and disposal protocol and how it will comply with what was previously approved.

3.0 Stormwater Management

3.01 The amended Final Site Plan stormwater management design remains in compliance with the Township Stormwater Control Ordinance, including the requirements for green infrastructure design of March 2021 and the future increased rainfall depths as required by the Inland Flood Protection Rule of July 2023.

4.0 Utilities

4.01 Due to the reduction from 463 fixed seats to 300 fixed seats, the sewer demand calculation for this project has dropped to 900 gallons per day from the previously allocated 1,869 gallons per day that was authorized under Resolution 2025-R085. If this amended Final Site Plan is approved by the Board, the necessary adjustments with the Township Council and the Stony Brook Regional Sewerage Authority will be required.

4.02 Potable water for this project will be provided by New Jersey American Water. Locations of all proposed hydrants are subject to the review and approval of the Director of Fire and Emergency Services.

5.0 Lighting

5.01 Township lighting intensity standards are primarily directed toward parking areas, intersections and property lines, none of which are applicable here. The calculated average intensity for the pedestrian areas of 0.85 footcandles seems reasonable in the scope of a walkable campus environment.

5.02 The playing surface stanchion lighting for the Ballpark consists of four poles not to exceed 80 feet and four poles not to exceed 100 feet. Under the GDP these were all granted variances from the district standard of 70-feet maximum.

6.0 General

6.01 All construction details are subject to the review and approval of the Township Engineer. This is requested to be made a condition of any Board action on this application.

6.02 The applicant is required to submit two Engineer's construction cost estimates for review. One will be for all onsite improvements for the purpose of calculating construction inspection escrow fees. The second will solely be for items that are required to be covered by a performance guarantee, such as buffer landscaping. The Applicant will be required to post performance guarantees and inspection fees for the site improvements in accordance with the MLUL and the Township Ordinance. This is requested to be made a condition of any Board action on this application.

6.03 As per Ordinance section 200-81.1 the applicant will be required to provide, via both hard copy and in electronic format, approved subdivision and site plans being submitted for signature and as-built surveys upon project completion should this project be approved and constructed. Electronic copies of the Stormwater Management Report and Maintenance Manual are also requested upon approval of same. This is requested to be made a condition of any Board action on this application.

6.04 Other outside agency approvals will be required as a condition of any approval that may be granted. The following approvals are anticipated at this time:

- Mercer County Planning Board
- Mercer County Soil Conservation District
- Delaware and Raritan Canal Commission.

This completes the review of the referenced site plan documents. Other comments may be offered based on the responses to the above issues.

FG:IH
cc: Applicant (christopherdegrezia@dbr.com)

COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

Principals:
Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA
David Novak PP, AICP

BURGIS
ASSOCIATES, INC.

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West Windsor Division of Land Use
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See our planning review for further information on this topic.

Prior Approval

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Amended Proposed Development

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1. The applicant seeks to reduce the floor area of the approved baseball building by approximately 4,253 square feet. The number of fixed seats is also proposed to be reduced from 463 to 300.
2. The concourse level and entrance plaza have been reconfigured.
3. The elements located in the baseball field have been reconfigured in response to the reduction of fixed seats.
4. An approved electrical room is to be reduced from approximately 1,192 square feet to approximately 625 square feet.
5. The second floor of the stadium has been removed. As a result, the concourse level will contain the previously approved press box, public restrooms and utility room.
6. The landscaping plan has been reconfigured.
7. A revised stormwater management infiltration basin at the entry plaza has been proposed.

Landscape Architectural Review

We offer the following comments on the proposed development:

1. *Limits of application*. It seems that the limit of work included in this application is substantially the same with the exception of some minor adjustments in the area of the new "Reno Mattress" stormwater component in the northeastern section of the area of work.
2. *Existing Trees*. The plan maintains the preservation of 7 trees and a location of 4 transplanted existing trees near the adjacent softball field and corresponding walkways. This represents a change from the prior plan in this area of the scope of this proposal.
3. *Landscaping*. the revised landscaping plan tree planting has been significantly reduced from the prior approval. The prior plan consisted of a total 56 shade trees, 3 evergreen trees, 13

ornamental (sized) trees and 26 shrubs. In comparison, the amended proposal includes 19 shade trees and 2 ornamental trees.

The reduced scope of shade trees minimizes areas of shade offered. The applicant has added some shade trees near the entrance plaza behind the field backstop or where benches are being considered.

4. *Turf and Native Seeding Limits*. The amended plan includes some changes to the limits of the turf and seeded native meadow are proposed. The areas as of seeded meadow is larger along the southern limits and the seeded wetland area is slightly larger in the south easterly limits of the limits of work in the application. Reinforced turf is included along the central pedestrian walkway adjacent to the proposed field presumably for emergency and periodic event usage.
5. *Bicycle Racks*. As noted, two bicycle racks are proposed in appropriate locations. The narrative in the Green Development checklist notes they will be consistent with the standards used throughout the campus.

West Windsor Township
Fire & Emergency Services

Memorandum

DATE: March 5, 2026

TO: Planning Board

FROM: Chief Timothy M. Lynch

REGARDING: PB 24-08 – Princeton University Baseball Stadium

OVERVIEW

Applicant is proposing an amendment to a previously approved plan for construction of a baseball stadium and associated improvements.

ACCESS

- Applicant has provided a composite drawing showing emergency vehicle access to the site which is adequate and compliant with the Township emergency vehicle access ordinance.
- Due to the limited access, No Parking Fire Lanes shall be created by the applicant along all curb areas to restrict curbside parking from the entire site.

WATER SUPPLY FOR FIRE PROTECTION

- Proposed water supply is adequate for fire department response.

CONCLUSION

Applicant has addressed all concerns raised by this office and we now recommend approval.