

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
March 18, 2026

The Regular meeting of the Planning Board was called to order at 6:32 pm by Chairman Karp in Meeting Room A in the Municipal Building.

STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, a notice of this meeting's date, time, location, and agenda was mailed to the news media, posted on the township bulletin board, and filed with the Municipal Clerk on March 6, 2026.

ROLL CALL AND DECLARATION OF QUORUM

Michael Karp, Chairman, Class IV
Curtis Hoberman, Vice-Chairman, Class IV
Hemant Marathe, Mayor, Class I
Linda Geevers, Councilwoman, Class III
Simon Pankove, Class IV

ABSENT: Sue Appelget, Class IV
Jyotika Bahree, Class II
Anis Baig, Class IV
Allen Schectel, Class IV
Robert Loverro, Alt. #1
Pankaj Patel, Alt. #1

TOWNSHIP CONSULTANT STAFF PRESENT

Gerald Muller, Esq., Attorney, Muller & Baillie, P.C
David Novak, PP, Planner, Burgis & Associates
John Taylor, Assistant Township Engineer
Quazi Masood, PE, PTOE, Traffic Engineer, Arora & Associates

Lisa Komjati, Administrative Secretary

PUBLIC COMMENTS

Chairman Karp opened the meeting for public comment on non-agenda and non-pending application items. There were no comments from the public.

MINUTES

February 18, 2026

Vice Chairman Hoberman made a motion to approve the February 18, 2026 minutes; seconded by Councilwoman Geevers. Approved by Voice Vote.

Abstention(s): Pankove

APPLICATIONS:

- a) **PB24-08 Amended** **TRUSTEES OF PRINCETON UNIVERSITY – BASEBALL STADIUM**
Amended Final Major Site Plan & Sign Waivers
Block 3, Lot 1.0113; Court Drive
MLUL: 3/18/26

West Windsor Township Planning Board
Regular Meeting Minutes March 18, 2026

An amended final major site plan application with design waivers to construct a +/- 1,290 square foot press box, ballpark and related improvements, such as bullpens, a netted batting tunnel, fencing, a scoreboard, speakers and sound system, a solid-surface batter's eye, foul poles, and light poles (the "Project"). The Project site is located on the Princeton University Lake Campus, just to the south of Court Drive, situated adjacent to the softball ballpark in West Windsor Township, Mercer County, New Jersey, and is within Lot 1.0113, Block 3 per the West Windsor Township Tax Map.

Attorney Muller confirmed that the proof of publication and service are in order and the Board has jurisdiction.

Christopher H. DeGrezia, Faegre Drinker Biddle & Reath representing The Trustees of Princeton University, detailed their request to amend the final site plan for a baseball ballpark. Approved in December 2024, the revised plan keeps the same location and amenities but removes the second floor, consolidates operations at concourse level, and reduces seating from 463 to 300. These changes decrease impervious surface, a smaller building envelope, floor area, seating, and height, while maintaining compliance with the prior development plan. Minor design adjustments were made to the plaza due to the smaller footprint. He concluded by submitting Exhibit A-1, a printed presentation with 34 slides.

Attorney Muller simultaneously swore in potential witnesses for the applicant:

Ron McCoy
Tsutomu Bessho
Sandra Brock
Georges Jacquemart
Vladimir Wojno-Oranski
Franklin Smith
Jonathan Cole
Greg Paczkowski
Michael Fisher

The following gave a presentation on behalf of the applicant and were qualified as expert witnesses by the board:

Ronald McCoy, Architect
Tsutomu Bessho, Landscape Architect
Sandra Brock, Civil Engineer
Greg Paczkowski, Senior Associate Athletic Director for Facilities

Architect McCoy opened the presentation with an overview of the project, referring to the slide presentation (Exhibit A-1). He noted that an earlier design had reversed the home plate placement; however, during site plan review, this revision was adopted at the request of the coach and team, who carefully considered site and sun angles and determined this configuration was preferable. Mr. McCoy addressed the reduction of trees originally intended as a buffer between the baseball ballpark and the

cross-country course, explaining that this buffer was deemed unnecessary. He also clarified that no concessions are included in the current project, accommodations exist for a food truck and there is a concession stand inside the Racquet Center. He referenced a comment in the township's traffic professional's report regarding parking demand exceeding the available supply by 12 spaces. He described this scenario as rare but assured the board that the Transportation and Parking Services staff are equipped to manage such occurrences, utilizing a backup lot at Stadium Drive with capacity exceeding one thousand vehicles. Game times remain unchanged, generally starting from 11:30 AM to 5:00 PM. Site lighting, including ballfield lights, are automatically turned off by 11:00 PM. The light poles incorporate loudspeakers approved in the original application, will be used during games and practices. The sound level is adjustable and will comply with state and local sound regulations and are located more than 1,400 feet from the nearest residence. The primary project modification involves removal of the second-floor concourse, which previously housed meeting spaces and coaches' offices. These amenities now reside in the Racquet Center, allowing for greater cost efficiency by utilizing existing space. Team and umpire locker rooms are likewise located in the Racquet Center. Seating on the first base side and third base side were eliminated which accounts for the reduced number of seats. There was also a reduction in the size of the plaza area. Mr. McCoy highlighted the project's significance as it is constructed on top of a geo-exchange field designed to provide heating and cooling to the entire campus as it continues to evolve and it supports the university's goal of achieving carbon neutrality by 2046. He emphasized sustainable features, including the use of low impact materials, native plantings, and stormwater management strategies to improve both comfort and site aesthetics. He explained that the signage depicted in the plans reads "Donor Ballpark," with "Donor" serving as a placeholder until a naming sponsor is secured.

Vice Chairman Hoberman asked about parking bollards and emergency access; Mr. Paczkowski, Senior Associate Athletic Director of Facilities explained staff have keys to remove them so emergency vehicles can have access to the field. Councilwoman Geevers raised concerns about lights staying on until 11:00 PM, but Mr. Paczkowski clarified they'll be turned off after events finish. Ms. Geevers also mentioned lack of shade in the stands, which Mr. McCoy said is unchanged from the original plan; Mr. Paczkowski noted the season ends around May 15th before the summer weather. Vice Chairman Hoberman and Councilwoman Geevers questioned accessibility, drop-off points and parking being located quite a distance away for people with disabilities; Mr. McCoy confirmed existing campus practices, pathways and access routes were confirmed to remain unchanged from the approved plans. Mr. Pankove asked about future plans for Clark Field and the temporary softball field; Mr. McCoy replied that a Quantum Science building is being constructed where the softball field was, Clark Field will be a meadow. In the concept master plan that area is a site for future academic facilities. Chairman Karp questioned the distance to the Racquet Center from the ballfield and whether a tunnel connects them. Mr. McCoy stated it's a three-minute walk and players will walk outside. He confirmed the stadium wouldn't be used for any other purpose outside of the season. Attorney DeGrazia added that they may get requests from high schools for them to play games there.

Tsutomu Bessho, Landscape Architect, discussed pavers, tree species, and planting locations on site. In closing he stated that the field would feature synthetic turf.

Sandy Brock, Civil Engineer, stated that the ballpark's reduced size decreases the impervious area, which causes a slight improvement to stormwater management.

Attorney DeGrezia indicated they reviewed the township professionals' reports and found no concerns.

Chairman Karp stated he understood that the seating was reduced, and amenities relocated from the second floor, but he questioned how the stadium's footprint remained unchanged. Mr. McCoy explained that while the size of the field stayed the same the press box is smaller and the concourse is narrower. Removing the second floor also eliminated the need for stairs and elevators, freeing up space.

The Township's Planning Board Professionals were sworn in simultaneously by Attorney Muller:

David Novak, PP, Planner Burgis & Associates
John Taylor, Assistant Township Engineer
Quazi Masood, PE, PTOE, Traffic Engineer, Arora & Associates

Township Planner Novak presented two reports: one on planning issues (March 6, 2026), and another by Mr. Snieckus on landscaping (March 10, 2026). Mr. Snieckus' concerns about adding shade trees in the plaza were addressed. Planner Novak confirmed all his report items were also addressed and asked if any signage beyond the proposed wall sign was planned; Attorney DeGrezia stated no further exterior signs would be added.

Councilwoman Geevers questioned the reduction of trees from 98 to 21 and asked if this was due to economic reasons. Mr. McCoy replied that the trees were originally meant to provide a buffer for the cross country course but are no longer needed, as the design now favors openness and continuity between fields. He confirmed it was an economic decision.

Mr. Quazi Masood, Traffic Engineer, stated in his March 4, 2026 report that the applicant addressed all comments.

Mr. John Taylor, Assistant Township Engineer, reviewed Township Engineer Guzik's report dated March 10, 2026. He noted that several items within the report are advisory, and confirmed that the applicant, through their testimony, agreed to comply with any conditions stipulated in the township professionals' reports. Mr. Taylor inquired specifically about item 2.06, which addresses the protocol for trash collection and disposal. In response, Mr. Paczkowski explained that a central receiving area is in place, featuring a waste transfer station comprised of dumpsters serving all athletic facilities. Waste is transferred using utility vehicles and golf carts.

Chairman Karp read into the record Fire Chief Lynch's report dated March 5, 2026, which stated that the applicant addressed all concerns and approval is recommended.

Chairman Karp opened the meeting for public comment on this application. There were no comments from the public. Mr. Pankove made a motion to close the meeting for public comment; seconded by Mayor Marathe. Passed by Voice Vote.

Attorney Muller for the record listed the waivers and conditions of approval for this application.

West Windsor Township Planning Board
Regular Meeting Minutes March 18, 2026

Vice Chairman Hoberman made a motion to approve PB 24-08 Amended, Trustees of Princeton University – Baseball Stadium Final Major Site Plan and Sign Waivers and all other conditions mentioned by Counsel; seconded by Mayor Marathe.

Roll Call:

Aye: Pankove, Geevers, Marathe, Hoberman, Karp

Nay: None

Abstain: None

Absent: Patel, Loverro, Schectel, Baig, Bahree, Appelget

ADJOURNMENT:

Chainman Karp adjourned the meeting at 7:44PM

Respectfully Submitted,

Trish Van Clef
Recording Secretary