

PRINCETON PLANNING BOARD

_____)	FINDINGS OF FACT
In the Matter of the Application of)	and
The Trustees of Princeton University)	CONCLUSIONS OF LAW
for Preliminary and Final Major)	
Site Plan Approval for a Soccer Stadium)	File No. P2020-870P
and Practice Field with Light Pole)	Approval Granted:
Waivers)	January 7, 2021
_____)	

Be it resolved by the Planning Board of the Municipality of Princeton (“the Board”) that the action of this Board on January 7, 2021 in this matter is hereby memorialized by the adoption of this written decision setting forth the Board's findings and conclusions.

BACKGROUND INFORMATION

1. Subject site. The subject site is identified as Lot 18 of Block 50.01 and is generally situated at the northwest corner of the Faculty Road and FitzRandolph Road intersection. The site for the proposed soccer stadium is the location of the now demolished FitzRandolph Observatory, the Scrap Lab/Biodigester facility, gravel parking area and drives, and an open field. The site for the proposed soccer practice field is currently part of the surface parking lot, designated as Lot 21, and the adjacent West Particle Lab, which is used for facilities operations and storage. Other areas included in the proposed project include the border areas on the west of FitzRandolph Road, the south of Western Way, the north of Jadwin Drive, and the east and west of the new Stadium Drive.

The entire property contains a total of 154.44 acres. However, this project will only impact approximately 13 acres that are located in the E-1 zone. The site is bordered to the north by Strubing Field, a softball field; to the west by Finney Campbell Field and DeNunzio

Pool; to the east by FitzRandolph Road and the location of the proposed East Campus Garage; and to the south by Jadwin Drive and the location of the proposed East Campus Garage. The surrounding land uses are owned by the University. Across FitzRandolph Road is the U NOW child care center.

PROPOSED PLAN

2. The proposed site development includes a new soccer stadium with a grass field and an artificial turf practice field. The stadium will be located north of Jadwin Drive and west of FitzRandolph Road in the location of the former observatory and Sexton Field, while the practice field will be located south of Jadwin Drive in the location of part of existing Lot 21. The stadium will have open-air seating for 2,157 spectators, which will be distributed around three sides of a raised concourse, with the north side of the stadium having a sloped lawn, that is available to spectators. The stadium will consist of buildings on the east and west sides. The east building will be a 3,896 GSF one-story structure at the concourse level for concessions and restrooms. The west building will be an 11,784 GSF two-story structure with a mezzanine. The lower level will consist of locker rooms, the concourse level will provide for public entry with ticketing and public restrooms, and the upper level will consist of a press box and filming platforms.

The finished elevation at the concourse level is 130 feet, and the playing field is at elevation 120 feet. The lower level (locker rooms) floor elevation, which provides access to the playing field, is 118 feet. The elevation of the press box roof is 156 feet, and the lowest elevation of the ground level outside the stadium is 120 feet, making the maximum height of the structure 36 feet. Sports lighting will be provided to illuminate the stadium.

The proposed practice field, encompassing an approximate area 255 feet by 390 feet (plus an area for team space of 10 feet by 200 feet), will consist of a synthetic turf playing

surface, perimeter fencing, sports lighting, a scoreboard, and end of field netting. While the application did show a scoreboard on the north side of the stadium and on the southeast corner of the practice field, details were not provided.

The stadium will have vehicular access for maintenance and operations from FitzRandolph Road at the northeast corner of the complex, while pedestrian access is provided to both the east and west buildings, and pedestrian and bicycle circulation is provided, connecting the stadium to

FitzRandolph Road and Jadwin Drive, as well as to the surrounding University community and amenities. The East Campus Parking Garage will serve attendees to sporting events who travel by motor vehicle.

RELIEF SOUGHT

3. The University seeks preliminary and final major site plan approval and waivers for the height of the light poles on both the stadium field and practice field. The stadium poles are 100 feet tall and the practice field poles are 70 feet tall while the maximum height permitted is 40 feet. No variances were sought.

NOTICE AND HEARING

4. Proof of notice and publication was filed and found to be satisfactory.

5. The notice stated that the hearing would be held at the meeting of the Board scheduled for December 3, 2020. The hearing was heard on such date and was continued to January 7, 2021. At the hearing, the University and all other interested parties were given the opportunity to present evidence and to be heard.

PLANS PRESENTED

6. At the hearing, the Board considered the following plans:

- Preliminary and Final Major Site Plans Volume 1 (Civil Engineering Plans), Cover Sheet, Sheets C-100 through C-102, C200 through C204, C300 through C304, C-400 through C-404, C-500 through C-504, C-510 through C-514, C-520 through C-524, C-600 through C-605, C-700, C-800 through C-803, and C-900 prepared by Vanasse Hangen Brustlin, dated July 2, 2020, received July 1, 2020.
- Preliminary and Final Major Site Plans Volume 2 (Stormwater Plans), Cover Sheet, Sheets SW-000, SW-100 through SW-105, and SW-200-204 prepared by Nitsch Engineering, dated July 2, 2020, received July 1, 2020.
- Preliminary and Final Major Site Plans Volume 3 (Landscape Plans), Cover Sheet, Sheets L-100, L-102 through L-104, L-110, L-140, L-142 through L-144, L-150, L-152 through L-154, L-160, L-162 through L-164, L-201 through L-206, L-301, L-310, L-320, L-501, L-502, L-701 through L-708, L-901 through L-904, prepared by James Corner Field Operations, dated July 2, 2020, received July 1, 2020.
- Preliminary and Final Major Site Plans Volume 3 (Architectural Plans), Cover Sheet, Sheets C0.01, C3.01, C3.02, C4.01, LP1.01, LP1.02, A1.01 through A1.05, and A2.01 through 2.03, prepared by Sasaki, dated July 2, 2020, received July 1, 2020.

MUNICIPAL REPORTS

7. At the hearing, the Board considered the following reports prepared by municipal officials and bodies and consultants to the Board:

- Memorandum from Michael La Place, P.P. to the Board, dated November 30, 2020
- Memorandum from James J. Purcell, P.E., P.M.P., and Derek Bridger to the Board, revised through November 6, 2020

- Memorandum from Dan Dobromilsky, L.L.A., L.T.E. to the Board, dated September 30, 2020
- Letter from Joseph J. Skupien, P.E., P.P. (SWM Consulting) to James J. Purcell, dated November 9, 2020
- Letter from Heather M. Balgowan, P.E., PTOE (McMahon Transportation Engineers & Planners) to James J. Purcell, dated October 19, 2020
- Memorandum from Heidi Fichtenbaum, Vice-Chair Princeton Environmental Commission, to the Board and Michael La Place, dated October 15, 2020
- Memorandum from Site Plan Review Advisory Board to the Planning Board, dated November 5, 2020
- Memorandum from Princeton Shade Tree Commission to the Board, dated October 1, 2020
- Letter from Joseph A. Keefe (Ostergaard Acoustical Associates) to Kerry Philip, dated December 14, 2020

APPLICANT’S SUBMISSIONS

8. At the hearing, the Board considered the following submissions prepared by the University's consultants and advisors and the following exhibits that were introduced as evidence during the course of the hearing:

- Exhibit A-1 – Slide presentation (47 slides)
- Exhibit A-2 – Slide presentation (7 slides)
- East Campus Soccer Stadium & Practice Field - Existing Conditions Photos
- Responses to Planning Board’s Comments Reports (Soccer Stadium & Practice Field), dated December 1, 2020
- Application for Site Plan Review – Major Site Development, Preliminary & Final, dated July 1, 2020, received July 1, 2020
- Major Site Plan Checklist, dated July 1, 2002, received July 1, 2020

- Rider for Preliminary and Final Site Plan Application (as an attachment to the Major Site Plan Checklist), dated July 1, 2020, received July 1, 2020
- Stormwater Report, prepared by Nitsch Engineering, dated July 2, 2020, received July 1, 2020
- Fire Protection Plan, prepared by Robert J. Allen, AIA, dated July 2, 2020, received July 1, 2020
- Soccer Stadium Specialty Audio Systems Letter, prepared by Wrightson | Johnson | Haddon | Williams Designers and Planners, dated June 24, 2020, received July 1, 2020.
- Green Building Checklist Narrative, prepared by Atelier Ten, dated June 25, 2020, received July 1, 2020
- Environmental Information Statement, prepared by VHB Engineering, Surveying, Landscape Architecture, and Geology, P.C., dated July, 2020, received July 1, 2020
- Traffic and Parking Impacts Letter, prepared by BFJ Planning, dated June 16, 2020, received July 1, 2020

TESTIMONY AND PUBLIC INPUT

9. The testimony presented by and on behalf of the University and advice by Board consultants were given by the following persons:

Christopher H. DeGrezia, Esq. represented the University. Ron McCoy, the University Architect; James Corner, L.A., its landscape architect; Vinicius Gorgati, its architect; Marc Gabriel, P.E., its storm water engineer; Emily Piersol, its acoustical consultant; Jeff Graydon, from the Athletic Department; Zack Chrisco, P.E. who also participated in the storm water design; and Georges Jacquemart, P.E., its traffic engineer, testified on the University's behalf.

The following municipal staff and professionals gave advice to the Board at the hearing:

Michael La Place, P.P., Planning Director; James J. Purcell, P.E., P.M.P., Land Use Engineer; Joseph J. Skupien, P.E., the Board's storm water consultant; Joseph A. Keefe, the Board's acoustical consultant; and Gerald J. Muller, Esq.

10. The statements of the members of the public made during the course of the hearing may be summarized as follows:

Olga Troyanskaya, Todd Cronan, Marty Schneiderman, Helen Nissenbaum, Bernard Chazelle, and Manjul Bharagava, most of whom live in the neighborhood proximate to the soccer stadium, expressed a great deal of concern about the noise from the loudspeakers. They contended that the State decibel standard of 65 dBA during the day and 50 dBA after 10:00 p.m. was excessive and that the decibel level from the speakers could be reduced with the individuals using them still being able to satisfactorily communicate with the spectators. They also criticized the manner in which the decibel calculations had been calculated, arguing that the model used by Ms. Piersol should have factored in the weather, particularly the wind.

FINDINGS AND CONCLUSIONS RE: PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL

11. The primary issue the application raised was noise from the speakers at the soccer stadium, particularly for evening soccer matches. The speakers face the neighborhood, but the Board is satisfied by the testimony of Ms. Piersol that having them face the opposite way by changing their location from the west building to the east building would not result in a noticeable difference in the level of the sound east of FitzRandolph. Further, relocating the speakers to the east side of the stadium would result in a reflection of sound energy off the press box and may result in a reduction of intelligibility in the stadium. Ms. Piersol agreed that the sound system level can automatically be adjusted after 10:00 p.m., and Condition 15b so provides. The Board is also imposing Condition 15a, which requires testing after construction to confirm compliance with State noise standards and require adjustments if the sound system is not in compliance.

12. The University has satisfied all of the applicable criteria set forth in Section 10B-226 of the Municipal Code as follows:

(a) Ecological Considerations. Pursuant to Section 10B-226(a) of the Ordinance, the development shall result in minimum impairment of the regenerative capacity of aquifers and other groundwater supplies, result in minimum degradation of unique land types and have minimal adverse impact upon the critical areas.

The proposed stadium and practice field will be constructed on a site that is currently occupied by other University facilities, including some buildings, a paved, lighted parking lot, and open space, and the surrounding land uses are University-related sports facilities. The project site is not within an area of critical or endangered species and does not contain any mapped wetlands. Several large trees in the vicinity of the Observatory, originally planted by Beatrix Farrand, are planned to remain as part of the overall landscape for the project, and storm water management is addressed in order to minimize impacts on the environment. The storm water design is part of the regional system, with 80,000 cubic feet of storage under the stadium field. It is not connected to the regional storm water system for this project.

Given this, the University has satisfied this criterion.

(b) Landscape. Pursuant to Section 10B-226(b) of the Ordinance, the historic and natural character of the landscape shall be preserved, insofar as practical and environmentally desirable, by minimizing tree and soil removal. If the development of the site necessitates the removal of established trees, special attention shall be given to the planting of replacements or to other landscape treatment.

This is a developed site, with mature trees at the northwesterly corner of FitzRandolph Road and the new Jadwin Drive preserved. These trees are surviving elements of Beatrix Farrand's landscape design for the grounds of the former FitzRandolph Observatory.

Approximately 154 mature trees will be removed to construct the new fields and associated circulation improvements. This will be offset by the planting of 202 new trees around the new playing fields. The conversion of parking to new landscaped spaces and the tree planting associated with this project will mitigate the tree removal and community forest impacts of the development proposed in this area of the community. The new landscape will consist of a significant variety of native trees, shrubs, and perennial plantings creating spatial definition, buffering, enhanced storm water infiltration and aesthetic seasonal interest.

For the reasons set forth above, this criterion has been satisfied.

(c) *Relation of Proposed Structures to the Environment.* Pursuant to Section 10B-226(c) of the Ordinance, proposed structures are to be related harmoniously to themselves, the terrain, existing buildings, roads and historically significant features, if any.

The proposed stadium and practice field will be constructed on a site that is currently occupied by other University facilities, including some buildings, a paved, lighted parking lot, and open space, and the surrounding land uses are University-related sports facilities. The stadium is in close proximity to the existing football stadium, and the practice field comports with the other surrounding sports facilities. In terms of building location, bulk, and height, the stadium relates harmoniously to the local environment.

For the above reasons, this criterion has been satisfied.

(d) *Scenic, Historical, Archeological, and Landmark Sites.* Pursuant to Section 10B-226(d) of the Ordinance, scenic, historical, archaeological, and landmark sites and features that are located on or adjacent to the proposed development shall be preserved and protected insofar as practicable.

The proposed site is not located within a historic district and does not contain any State- or Federally-designated sites. While the FitzRandolph Observatory was of historical

interest, it has been demolished. As discussed above, the remaining trees in the Beatrix Farrand Woods are of scenic and historic significance and have been preserved.

For the reasons set forth above, this criterion has been satisfied.

(e) Surface Water Drainage. Pursuant to Section 10B-227(e) of the Ordinance, a proposed development shall be designed to provide for proper surface water management through a system of controlled drainage.

The storm water management system will provide for proper surface water management through controlled drainage. This condition is therefore satisfied.

(f) Driveway Connections to Public Streets. Pursuant to Section 10B-226(f) of the Ordinance, all entrances and exit driveways to public streets shall be located with due consideration for traffic flow and so as to afford maximum safety to traffic on the public streets.

The project will include only one vehicular access to FitzRandolph Road, a driveway for service and emergency vehicles only. Condition _ requires that clear sight triangles be provided at the driveway and roadway intersection.

In light of this, this criterion has been satisfied.

(g) Traffic Effects. Pursuant to Section 10B-226 (g) of the Ordinance, the site development proposal shall minimize adverse traffic effects on the road networks serving the area in question either existing or included in the Master Plan.

The Board is satisfied that the testimony of Mr. Jacquemart and his traffic report demonstrate that the project will minimize adverse traffic effects on the road networks serving the area in question either existing or included in the Master Plan. The new soccer facilities will replace the existing facilities located on the West Campus, and the new stadium will have approximately 200 fewer seats than the old one.

For the foregoing reasons, this criterion has been satisfied.

(h) Pedestrian and Bicycle Safety. Pursuant to Section 10B-226 (h) of the Ordinance, pedestrian and bicycle circulation shall be separated from motor vehicle circulation. Safe and convenient pedestrian circulation shall be provided on the site and its approaches. The pedestrian plan shall be designed to minimize adverse effects of vehicular traffic upon sidewalks and bicycle paths.

The project has been designed to provide for pedestrian and bicycle safety by including shared use pathways, appropriate crosswalks, and regulatory and directional signs to connect the area to the campus. A bike parking area, which will include 6 bike bollards, will be installed near the entrance to the Campus Walk along the western side of the new stadium, accommodating up to 12 bicycles.

Given the above, this criterion has been satisfied.

(i) On-Site Parking and Circulation. Pursuant to Section 10B-226 (i) of the Ordinance, the location, width, and layout of interior drives shall be appropriate for the proposed interior circulation. The location and layout of accessory off-street parking and loading spaces shall provide for efficient circulation and the safety of pedestrians and vehicles.

The only interior vehicular circulation is the service drive described above. The new East Campus Parking Garage will provide sufficient capacity for the use of event spectators and users of the stadium and practice field. The question of pedestrian and vehicle safety was addressed at length during the review of the East Campus Parking Garage application.

For these reasons, the University has satisfied this criterion.

(j) Utility Services. Pursuant to Section 10B-226 (j) of the Ordinance, the applicant must achieve assurances that the necessary infrastructure and utilities are available from on-site, municipal, or private systems, including sanitary sewer, potable water, and irrigation water.

The stadium will be served by new electric, fiber IT, sanitary sewer, and water service connections to existing facilities in the adjacent roadways. Water will be provided by New Jersey American Water. Power will be provided by PSEG.

For these reasons, this criterion has been satisfied.

(k) Disposal of Wastes. Pursuant to Section 10B-226 (k) of the Ordinance, there shall be adequate provision for the disposal of all solid, liquid, and gaseous wastes and for the avoidance of odors and other air pollutants.

General trash and recycling will be collected by the University from individual containers located throughout the stadium and along the exterior walkways.

Given this, this criterion has been satisfied.

(l) Noise. Pursuant to Section 10B-226 (l) of the Ordinance, all applicable federal, state, and local regulations dealing with the control of outside noise which is expected to be generated at the site shall be complied with.

The University has demonstrated that it will comply with the applicable State noise regulations. There are no contrary federal or local regulations.

Because of this, this criterion has been satisfied.

(m) Advertising Features. Pursuant to Section 10B-226 (m) of the Ordinance, the size, location, height, design color, texture, lighting and materials of the signs or outdoor advertising structures features shall not detract from the design of proposed buildings and structures of the surrounding properties.

No advertising features are proposed. This criterion therefore does not apply.

(n) Special Features. Pursuant to Section 10B-226(n) of the Ordinance, outside storage areas, service and machinery installations, service areas, truck loading areas, utility buildings and structures and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent any adverse effect upon the environment or nearby property.

None are proposed. For this reason, this criterion is not applicable.

(o) Waterway Corridors. Pursuant to Section 10B-226(o) of the Ordinance, site plans shall be designed so as to preserve from disturbance waterway corridors.

No waterway corridors are shown on this site. For this reason, this criterion is not applicable.

(p) Special Technological Impacts. Pursuant to Section 10B-226(p) of the Ordinance, where the proposed site development involves emissions, noise, wastes, materials, equipment, or other hazards which require specialized expertise to evaluate, the administrative officer shall refer the applicant's submissions to the municipal-retained environmental consultant (or to several consultants where more than one field of expertise is involved), requesting an independent review of the environmental impact of the project to be set forth in a report to the board having review jurisdiction. The cost of these studies shall be charged to the applicant's escrow account established pursuant to section 10B-32.

The administrative officer referred the University's submissions to an acoustical expert the Municipality retained, with his cost to be charged to the University's escrow account. This criterion is therefore satisfied.

13. Conclusion re site plan approval. The Board finds that, with the conditions imposed, the University has met all municipal site plan standards. Preliminary and final major plan approval, accordingly, is granted.

FINDINGS AND CONCLUSIONS RE: WAIVERS

14. The application necessitates eight waivers. The waivers and the Board's action on them are as follows:

Waivers a-h: From Section 10B-217.1(16)(a), which limits the maximum height of the light poles for field sports to 40 feet, but allows a greater height to be approved as a waiver by the board of jurisdiction upon a showing of the necessity therefor, together with restrictions on use which limit the adverse impacts on surrounding properties, while four 100 foot high poles are proposed for the stadium and four 70 foot high poles are proposed for the practice field.

Waivers granted: The University demonstrated conclusively that the taller lights provide better illumination for the fields, which is a necessity for safe play, while eliminating light trespass much more substantially than conventional lighting, with shorter poles, would. Given this, the waiver requests are reasonable and come within the general purpose and intent of the lighting standards, since they will result in better on-field illumination and virtually no light trespass off the site. Literal enforcement of the ordinance provision would exact an undue hardship upon the University and is impracticable in that it would mandate a less favorable outcome. Accordingly, the waiver request is granted.

CONDITIONS REQUIRED

15. The Board finds that, in order to address the concerns expressed during the course of the hearing and to limit the relief to that reasonably necessary to satisfy the University's legitimate requirements, the relief granted is subject to the following conditions:

Noise

- a. The University shall undertake a test, subject to the review and approval of the municipal staff, after construction is completed and when there is a crowd of at least 400 in the stadium to confirm compliance with State noise requirements found at N.J.S.A. 7:29-1.2. It will make adjustments to the sound system, again subject to the review and approval of municipal staff, if the noise levels are not in compliance with the State noise level requirements.
- b. The sound system shall be automatically adjusted at 10:00 p.m. to ensure that the sound level at the property line is no higher than 50 dBAs.

Landscape

- c. The University proposes to leave in place *Ailanthus altissima*, Tree of Heaven, an invasive species that has recently been identified as a preferred host to the Spotted Lantern Fly, also an invasive species. The University shall either retain and treat the trees or remove them, based on the discretion of the Municipal Arborist.
- d. Of the 70 trees to be protected, nine are Ashes. The University shall treat them to the extent practicable to protect them from the Emerald Ash Borer.

- e. The Tree and Shrubs Ordinance (Chapter 22) requires contractors to safeguard the ground around vulnerable trees during construction activities, which are defined as “Tree Protection Zones” (TPZ). Protected trees include those on the construction site and trees on adjacent property if within a TPZ designated zone. Fencing shall be installed to protect these vulnerable areas from unnecessary or inadvertent damage. The Municipal Arborist determines the TPZ based on factors such as the tree’s species, age, structure, and health and the soil conditions.
- f. The section drawings are very illustrative of the proposed land form associated with this project and how the design will enhance the functional uses as well as the visible public façade of these facilities. The key for the location of these sections shall be highlighted.

Circulation

- g. The landscape and traffic control plans shall be coordinated to ensure that adequate sight distance is provided at the intersection of the drive and FitzRandolph Road. The sight triangles shall be shown on the plans.
- h. The University will monitor traffic speeds along Jadwin Drive as part of a post-development study, and traffic calming devices shall be installed to the extent necessary. Devices such as textured pavement and speed tables (raised pedestrian crossings) are alternatives that can be implemented. The study and decisions made with respect to it shall be subject to the review and approval of the Land Use Engineer and Traffic Engineer.
- i. Key intersections and mid-block locations within the development shall be further evaluated to address queuing, operations, turning maneuverability, additional pedestrian crossings, evaluation of all-way warrants, and such other matters as may be appropriate. The following internal locations shall be included in the evaluations.
 - (1) Garage Drive and Jadwin Drive

- (2) FitzRandolph Road and Jadwin Drive
- (3) Stadium Drive
- (4) Jadwin Drive
- (5) Garage Drive

The evaluation and decisions arising from it shall be subject to the review and approval of the Land Use Engineer and Traffic Engineer.

- j. The University shall perform a post-development study (i.e., traffic and pedestrian counts) during the University peak hours at nearby intersections to confirm the results of the TIS and to determine if the recommended improvements are adequate to accommodate the increase in area traffic (vehicular and pedestrian) and shift in traffic to Faculty Road and key internal locations. If additional improvements are necessary as a result of this post-development monitoring, the University shall be responsible for the expense of designing and constructing the necessary improvements. The study and any necessary improvements identified as a result of it shall be subject to the Municipal Engineer's approval.

Storm water management

- k. The storm water management design modifications made in response to the Skupien storm water report shall be subject to the review and approval of the Land Use Engineer.
- l. The University shall provide a Storm Water Management Inspection and Maintenance Plan for subsurface storm water and ground water recharge systems. The Plan shall be subject to the review and approval of the Land Use Engineer and municipal storm water consultant.

General

- m. The University shall implement all development elements set forth in Exhibit A-1 except for the practice field speakers, which were not the subject of the application and approval by the Board.
- n. The University has included a table of bulk regulations on the site plans, but the data in the table is associated with the regulations of the former Borough. The table shall be revised to reflect the bulk regulations of the former Township.
- o. The plans shall be corrected to show the correct references at the match lines.
- p. The sewer connection fee is \$14,314.02 and shall be paid prior to the issuance of a building permit.
- q. The University shall work toward a LEED Silver Certification, but is not required to secure the certification itself.
- r. The University's engineer shall submit a bond estimate for the installation of its on-site improvements, which shall be subject to the review and approval of Princeton's Land Use Engineer. As required by ordinance, the University is required to post a performance guarantee and inspection fees and execute a performance bond agreement for a term of one year from the posting of the performance guarantee, at which time the guarantee may be extended.
- s. The following approvals shall be secured to the extent required:
 - (1) Mercer County Planning Board.
 - (2) Mercer County Soil Conservation District.
 - (3) Delaware and Raritan Canal Commission.
 - (4) Princeton Sewer Operating Committee.
- t. The University may commence an early start of construction provided that fencing for the site is installed; trailers with utility hookups are brought on site; sediment control

management is in place; and such other elements as the University may propose are implemented. The work shall be subject to the review and approval of the Land Use Engineer.

CONCLUSION

Based on the foregoing, the Board at its March 4, 2021 meeting voted to approve the plans with revisions made therein and as supplemented and modified by the exhibits, except that the practice field speakers were not the subject of the application and approval by the Board, and as revised in accordance with the conditions set forth herein.

Adopted:

Vote on motion: 1/7/21

FOR:

AGAINST: No one

ABSTAIN: No one

Vote on findings:

FOR:

AGAINST:

ABSTAIN: