

BOROUGH OF HIGHTSTOWN
156 BANK STREET
HIGHTSTOWN, NJ 08520
609-490-5100, ext. 617

PLANNING BOARD APPLICATION

The applicant must submit 21 copies of the completed application and plans; see checklist for sizes.

The application, with supporting documentation, must be filed with the Planning Board Secretary no less than 31 days prior to the meeting at which the application is to be considered.

NOTE: Some applications may be subject to additional fees, please refer to Chapter 26, Section 10, "Land Use" in the Revised General Ordinances of the Borough of Hightstown

To be completed by Borough Staff

Dated Filed: 1/19/2022 Application Number: PB2022-02
Application Fees: \$1,250.00 Escrow Deposit: \$1,250.00
Scheduled for:
Review for Completeness: DEEMED COMPLETE 2/2/2022
Hearing Date: MONDAY 2/14/2022

1. APPLICANT

Name: The Peddie School
Address: 201 South Main Street
Hightstown, NJ 08520
Telephone: (609) 944-7512
Fax: (609) 944-7912
E-mail: spuri@peddie.org

Mailing Address: _____

Applicant is a: ☒ Corporation ☐ Partnership ☐ Individual

Corporations must be represented by an attorney

Attorney's Name: Michael R. Butler, Esq.
Address: Eckert Seamans Cherin & Mellott, LLC, 2000 Lenox Drive, Suite 203
Lawrenceville, New Jersey 08648
Telephone: (609) 989-5023

If the applicant is a corporation or partnership, please attach a list of the names and address of all persons having a 10% interest or more in the corporation or partnership.

2. The relationship of the Applicant to the property in question is:

☒ Owner ☐ Lessee ☐ Purchaser (under contract) ☐ Other, specify

3. If owner is other than applicant, provide the following information:

Owner: _____

Owner's Address: _____

Telephone: _____

4. Type of Application (check all that apply)

A. ☒ SITE PLAN

☐ Waiver ☒ Preliminary ☒ Final

☐ Amendment to an Approved Site Plan

B. ☐ MINOR SUBDIVISION

☐ Preliminary ☐ Final

Number of lots to be created including remainder lot _____

C. ☐ MAJOR SUBDIVISION

☐ Preliminary ☐ Final

Number of lots to be created including remainder lot _____

D. ☐ VARIANCE

☐ Hardship ☐ Use ☒ Substantial Benefit

Section(s) of Ordinance from which a variance is requested:

See Attachment A

E. ☐ Conditional Use

F. ☐ Conceptual Review

G. ☐ Appeal decision of an Administrative Officer

H. ☐ Interpretation of Map or Ordinance

I. ☐ Other

Please specify: _____

5. Explain in detail the exact nature of application: Reconfiguration of existing parking lot to
accommodate solar canopies

6. Waivers requested of Development Standards and/or Checklist Requirements: _____

See Attachment A

7. Subject PROPERTY

A. Address: South Main StreetB. Block 53 Lot(s) 1.02C. Zoning District R-1

D. Is the subject located on a:

☐ County Road ☐ State Road☒ Within 200 feet of a Municipal Boundary

E. Use of Property:

Existing: SchoolProposed: SchoolF. Are there any existing or proposed deed restrictions, easements, right-of-ways or other dedication? ☒ NO ☐ YES (Attach Copies)

G. List all maps and other exhibits accompanying this application.

See Attachment A

8. Applicant's PROFESSIONALS

A. ENGINEER Lorali E. Totien, P.E.Address Crest Engineering Associates, Inc., 100 Rike Drive, Millstone, NJ 08535Telephone 609-448-5550Email ltotten@crestengineering.netFax 609-448-2157

B. PLANNING CONSULTANT

Address _____

 Telephone _____
 Email _____
 Fax _____

C. TRAFFIC ENGINEER _____

Address _____

 Telephone _____
 Email _____
 Fax _____

D. ARCHITECT _____

Address _____

 Telephone _____
 Email _____
 Fax _____

E. List any other expert who will submit a report or who will testify for the Applicant.

Name: _____
 Field of Expertise: _____
 Address _____

 Telephone _____
 Email _____
 Fax _____

9. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the Applicant's professionals:

APPLICANT'S PROFESSIONALS

Michael R. Butler, Esq. _____
 Lorali E. Totten, P.E. _____

REPORTS NEEDED

All _____
 All _____

10. ☒ Certification from the Tax Collector that all taxes, water, sewer rents due on the subject property have been paid is provided.
11. Attach a copy of the Notice that will appear in the official newspaper of the municipality and that will be mailed to owners of all real property, as shown on the current tax duplicate, located within 200 feet

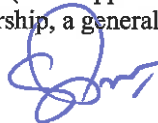
in all directions of the property which is subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable.

THE PUBLICATION AND SERVICE OF THE AFFECTED OWNERS MUST BE ACCOMPLISHED **AT LEAST 10 DAYS PRIOR** TO THE DATE SCHEDULED BY THE ADMINISTRATIVE OFFICER FOR THE HEARING.

An affidavit of service on all property owners and proof of publication must be filed before the application will be complete and a hearing can proceed.

CERTIFICATION

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant. (If the applicant is a corporation an authorized corporate officer must sign this. If the applicant is a partnership, a general partner must sign this.)



Signature of Owner

**ESCROW AGREEMENT
PLANNING BOARD
BOROUGH OF HIGHTSTOWN
156 BANK STREET, HIGHTSTOWN, NJ 08520**

This agreement made this 19th day of January, 2022 between:

Applicant Name: The Peddie School

Company Name: (if applicable) _____

Address: 201 South Main Street

Hightstown, New Jersey 08520-1010

Phone: 609-944-7512

E-mail: spuri@peddie.org

Type of Application: Preliminary and Final Site Plan

Amount of Escrow: \$1,250.00

Check Number: 208266.

Hereinafter called "Applicant"

And;

The Borough of Hightstown, in the County of Mercer,
A municipal corporation of the State of New Jersey

Hereinafter called the "Borough"

WITNESSTH:

THAT the Applicant has submitted a development application to the Borough's Planning Board for consideration in accordance with the New Jersey Municipal Land Use Law and the Borough of Hightstown Zoning Ordinance and Subdivision Ordinance and Applicant hereby covenant and agrees as follows:

1. Applicant agrees to pay all costs related to the Borough's review and administration of the proposed application with said costs including but not limited to:
 - A. Conceptual review, which entails professional consultant services as, may be required by the Borough.

- B. Full application professional review by the Borough's Planning Board which entails profession consultant costs for: Planning, Engineering, Legal and other extraordinary consultant services as may be required by the Borough.
 - C. In house application review of the application by the Borough's Department of Health and any other extraordinary review by any other department, office or municipal employee as may be required by the Borough.
- 2. Applicant understands and agrees to pay all costs as set forth above from the date of initial application submission through the Borough's signature of approved plans which shall include any costs for extensions and revalidations.
- 3. Applicant understands and agrees to deposit with the Borough's Planning Board an initial application filing fee in accordance with the fees and permits section of the Ordinance upon submission of the application.
- 4. Applicant understands and agrees that the Borough will draw down from said deposit to cover costs as set forth in Section 1 above.
- 5. Applicant understands and agrees to pay **WITHIN TEN BUSINESS DAYS** of receipt of the Borough's statement/billing all additional costs as may be incurred and billed to the applicant by the Borough relative to the review and administration of the application even if the costs of said review and administration exceed the initial filing fee deposit.
- 6. Applicant understands and agrees that in the event applicant fails to pay a billed amount the Borough may discontinue Planning Board review and consideration on said application or if Planning Board approval has been previously given the Borough may deny issuance of a construction permit and/or certificate of occupancy or if permit has been previously issued the Borough may initiate a **STOP WORK ORDER**.
- 7. The Borough agrees to refund to applicant any sum deposited with the Borough for review and administration of the application not spent nor needed by the Borough. Said refund will be issued by the Borough in accordance with the refund schedule and following completion of the Borough's review and administration of said application.
- 8. **APPLICANT AGREES AND UNDERSTANDS THAT IT IS INCUMBENT ON APPLICANT TO PERIODICALLY MONITOR THE STATUS OF SAID ESCROW ACCOUNT. APPLICANT AGREES AND UNDERSTANDS THAT RESPONSIBILITY TO PAY ALL ESCROW CHARGES IS THE APPLICANT'S**

EVEN IF APPLICANT SELLS OR CONVEYS SAID PROPERTY CITED ABOVE
TO ANOTHER PARTY.

The Peddie School

Applicant's Name (Printed)



Sanjeev Puri on behalf of Applicant

January 14, 2022

Date



Planning Board Secretary

1/19/22

Date

**Borough of Hightstown
Contribution Disclosure Statement
by Planning Board Applicant**

The following certification is required in accordance with subsection 26-9-5 of the *Revised General Ordinances of the Borough of Hightstown*. Any application not including this certification will be deemed incomplete.

Applicant name: The Peddie School

Applicant address: 201 Main Street

Hightstown, NJ

Date of application: January 19, 2022

I HEREBY CERTIFY that the following is a true and complete list of any and all contributions made, during the twelve (12) months prior to the filing of this application, to or on behalf of any candidate, candidate committee, joint candidates committee, political committee, continuing political committee or political party committee of, or pertaining to, the Borough of Hightstown, including any Mercer County Party Committee or political action committee (PAC) that is organized for the primary purpose of promoting or supporting Borough of Hightstown municipal candidates or officeholders:

Date	Amount	Recipient
		NONE

(Use additional pages if necessary.)

I FURTHER CERTIFY that I will provide continuing disclosure of any such contributions made following the filing of this Contribution Disclosure Statement and during the pendency of the application and/or approval process.

Subscribed and sworn before me this 14th day of
January, 2022

Bonnie L. Murphy
Notary Public

My Commission expires:
Bonnie L. Murphy
NOTARY PUBLIC

[Signature]
Signature of applicant

1/14/22
Date signed

**STATE OF NEW JERSEY
MY COMMISSION EXPIRES AUG. 11, 2024**

Application

4D. Variances and Waivers

SITE PLAN CHECK LIST WAIVERS:

- #11 REQUIRED: KEY MAP SHOWING EXISTING BUILDINGS WITHIN 200 FT.
PROVIDED: NO EXISTING BUILDINGS WITHIN 200 FT. PROVIDED: BEYOND CENTER OF PROPOSED DEVELOPMENT.
- #16A REQUIRED: OUTSIDE DIMENSIONS OF ALL PRINCIPAL BUILDING AND ACCESSORY STRUCTURES.
PROVIDED: ONLY WITHIN THE AREA OF THE PROPOSED DEVELOPMENT.
- #17 REQUIRED: DELINEATION OF ON-SITE WETLANDS.
PROVIDED: WETLANDS WITH BUFFER AS PREVIOUSLY DELINEATED AND CONTAINED WITHIN CONSERVATION EASEMENT. ALL DISTURBANCE TO TAKE PLACE IN EXISTING PAVED/DISTURBED AREAS.
- #19 REQUIRED: ALL BUILDINGS WITHIN 200 FT. OF P.I.D. IN SITE PLAN.
PROVIDED: NONE = BEYOND CENTER OF PROPOSED DEVELOPMENT
- #20 REQUIRED: ALL EXISTING CURB & SIDEWALKS ON SITE.
PROVIDED: ALL EXISTING CURB & SIDEWALKS WITHIN THE AREA OF PROPOSED DEVELOPMENT.
- #21 REQUIRED: ALL EXISTING UTILITIES (WATER AND SEWER) SHOWN ON SITE PLAN.
PROVIDED: ALL EXISTING UTILITIES (WATER AND SEWER). NOT AFFECTED BY APPLICATION.
- #22 REQUIRED: ALL LANDS DEDICATED TO THE MUNICIPALITY SHOWN ON SITE PLAN.
PROVIDED: ALL LANDS DEDICATED TO THE MUNICIPALITY SHOWN ON SITE PLAN WITHIN THE AREA OF PROPOSED DEVELOPMENT.
- #23 REQUIRED: FINISHED FIRST FLOOR ELEVATIONS AND CONTOURS.
PROVIDED: NO FIRST FLOOR ELEVATIONS BECAUSE THERE IS NO CHANGE TO BUILDING. SPOT GRADES ARE PROVIDED.
- #24 REQUIRED: PLANS AND CENTERLINE PROFILES PROVIDED FOR WIDENING OF ALL EXISTING ROADWAYS.
PROVIDED: NO WIDENING IS PROPOSED FOR EXISTING ROADWAYS.
- #25 REQUIRED: HALF CROSS SECTIONS - 50 FT ON CENTER PROVIDED ALONG SIDE OF EXISTING ROADWAYS TO BE WIDENED.
PROVIDED: NO WIDENING IS PROPOSED FOR EXISTING ROADWAYS.
- #26 REQUIRED: KIND AND LOCATION OF FENCES.
PROVIDED: ALL LOCATIONS OF FENCES WITHIN PROJECT AREA PROVIDED.
- #27 REQUIRED: DRAINAGE PLAN SHOWING LOCATIONS OF ALL EXISTING AND PROPOSED STORMWATER FACILITIES.
PROVIDED: ALL STORMWATER FACILITIES ARE SHOWN WITHIN PROJECT AREA PROVIDED.
- #28 REQUIRED: STORM SEWER PROFILES NOT SHOWN IN ROADWAY.
PROVIDED: STORM SEWER PROFILES NOT SHOWN IN ROADWAY FOR PROPOSED DRAINAGE STRUCTURE. ONLY ONE CONNECTION PIPE IS SHOWN.
- #30 REQUIRED: LOCATION, DIMENSION AND DETAILS OF ALL SIGNS.
PROVIDED: NO NEW SIGNS PROPOSED. EXISTING SIGNS REMAIN UNCHANGED.
- #32 REQUIRED: OFF-SITE TREE GROUPINGS WITHIN 200 FT.
PROVIDED: NONE = BEYOND CENTER OF PROPOSED DEVELOPMENT.
- #34 REQUIRED: DETAILS ON ALL PROPOSED OUTDOOR LIGHTING.
PROVIDED: ONLY NEW PROPOSED LIGHTING UNDERNEATH SOLAR PANELS IS SHOWN.

LIST OF VARIANCES AND DESIGN WAIVERS

SECTION 28.3-5 R-1 RESIDENTIAL DISTRICT
b.) MAX HEIGHT GREATER THAN 18FT.

SECTION 28.10-20 YARD STRUCTURES
b.) ACCESSORY STRUCTURES IN FRONT YARD
c.) SIZE OF ACCESSORY STRUCTURE GREATER THAN 256 S.F. -- HEIGHT OF ACCESSORY STREET EXCEEDS 16'

7G. List of all Maps and other Exhibits accompanying this Application

1. Signed application for Preliminary and Final Major Site Plan approval;
2. Completed checklists for the Preliminary and Final Major Site Plan application;
3. Preliminary/Final Site Plans prepared by Crest Engineering Associates, Inc.;
4. Stormwater Management Report;
5. Negative Declaration of Environmental Impact;
6. Statement of Negligible Community Impact; and
7. Plans for Canopy PV System, prepared by Ecology Energy.

(d) All public utilities in the Municipality registered pursuant to N.J.S.A. 40:55D-12.1.

6. The Board reserves the right to require additional information before granting approval when unique circumstances affect the tract and/or when the application for development poses special problems for the tract and/or the surrounding area. This includes, but is not limited to, buildings and structures with State or Federal historical designation or of local significance, or which are located within the Borough's Stockton Street Historic District. No application shall be deemed incomplete for lack of such additional information.

Subsection 26-9-2 Checklist for Site Plans. W-P = Partial Waiver

a. Requirements.

- | | | |
|---------------|-----|---|
| <u>W-P</u> | 1. | Designed, drawn, signed and sealed by a New Jersey licensed P.E., L.S., R.A., L.L.A. or P.P. as permitted by N.J.A.C. 13:40-7.1 et seq. See cover sheet. |
| <u>X</u> | 2. | Title Block as prescribed by N.J.A.C. 13:40-8. |
| <u>X</u> | 3. | Name, title and address of applicant, owner and person preparing application. |
| <u>X</u> | 4. | Place for signature of Chairman and Secretary of Planning Board. |
| <u>X</u> | 5. | Place for signature of Borough Engineer. |
| <u> </u> | 6. | Twenty-one (21) copies of a complete application and all drawings and documents. Fifteen (15) sets of drawings shall be half-size with graphical scale and six (6) sets of drawings shall be full-size. |
| <u>X</u> | 7. | List of all waivers requested. Check list on cover sheet design exceptions. |
| <u>X</u> | 8. | List of all variances requested from the Planning Board by Section of Ordinance. |
| <u>X</u> | 9. | Tax map lot and block numbers. |
| <u>X</u> | 10. | Date, scale and north arrow with reference meridian. |
| <u>W-P</u> | 11. | Key map of the site with reference to surrounding areas and to existing street locations, containing existing buildings and lot lines within two hundred (200) feet of the site. (Only affecting approximately 2.4 acres of 92.4 acres). |
| <u>W-P</u> | 12. | Boundary and topographic survey of the total tract as required by N.J.A.C. 13:40-7.2, signed and sealed by the preparing N.J. Licensed Land Surveyor in accordance with N.J.A.C. 13:40-5. Topography within 200 feet of the boundary shall be shown and a reference datum indicated. Same as above. |

- X 13. Zone district in which property in question falls, zone district of adjoining properties and all property within a two hundred (200) foot radius of the property in question.
- X 14. Names of owners of all contiguous land and adjacent property within two hundred (200) feet as per certified list obtained from the Borough.
- X 15. Zoning requirements tabulated to show all bulk requirements of the zone and the bulk data existing and proposed. All variance conditions are to be noted as such.
- X 16. The entire property in question even though only a portion of said property is involved in the site plan.
- W-P 16A. The outside dimensions of existing and/or proposed principal buildings(s) and all accessory structures. See cover sheet.
- W-P 17. Delineation of on-site wetlands as field identified by a qualified expert in accordance with the NJDEP standards, or statement by qualified expert that no wetlands or wetlands transition areas exist on-site. Copy of wetlands delineation report to accompany site plan submission. See cover sheet.
- X 18. Significant existing physical features including streams, water courses, rock outcrops, swampy soil, etc.
- W-P 19. All driveways, streets, buildings and lot lines within two hundred (200) feet of site. See cover sheet.
- W-P 20. All existing and proposed curbs and sidewalks. See cover sheet.
- W-P 21. All existing and proposed utility lines within and adjacent to the subject property and full explanation of source of water supply and means of sewage disposal. See cover sheet.
- P 22. Rights-of-way, easements and all lands to be dedicated to the municipality or reserved for specific uses.
- W-P 23. A grading plan with existing and proposed contours at one-foot intervals and finished first floor elevations. Additional spot elevations may be required to determine slopes in "critical" areas as deemed appropriate by the Borough Engineer. Spot grades
- W 24. Plans and centerline profiles shall be provided for widening of all existing roadways. No widening proposed.
- W 25. Half cross sections, 50 feet on center, shall be provided along the side of all widened existing roadways. No widening proposed
- W-P 26. Dimensions of lot, setbacks, front yard, side yards and rear yard; size, kind and location of fences.

- W-P 27. Drainage plan showing location of existing and proposed manholes, inlets, pipes, inverts, rims, grates, swales, berms, and other storm drainage facilities, including roof leaders. All pipe slopes, lengths and materials are to be identified. In area of project.
- W-P 28. Storm drainage profiles for all diversion swales, waterways, storm sewer pipe and any other conduit not shown on roadway plan and profile sheets shall be provided. Only 1 connection pipe shown.
- X 29. Stormwater Management Submission, including the following in accordance with Section 25-9 of the *Revised General Ordinances of the Borough of Hightstown*:
- a. Topographic base map
 - b. Environmental Impact Assessment, pursuant to Section 26-8 of the *Revised General Ordinances of the Borough of Hightstown*
 - c. Project Description and Site Plan
 - d. Land Use Planning & Source Control Plan
 - e. Stormwater Management Facilities Map
 - f. Hydrologic and Hydraulic Calculations
 - g. Maintenance & Repair Plan
- W-P 30. Location, dimensions and details of all signs. No new signs, existing signs not changing.
- X 31. Typical construction details shall be provided. Details to be shown shall include: typical roadway cross section; storm sewer inlets and manholes (each type proposed); storm sewer headwalls, storm sewer trench; storm sewer flared-end section; underdrain; curb; curb end treatment, depressed curb; sidewalk; handicap ramp; street signs; warning and regulatory signs; sump pump/underdrain to storm sewer connection; any "poured in place" concrete details and reinforcing schedules; and all retaining wall details; and other details deemed appropriate by the Borough Engineer.
- W-P 32. A landscaping plan showing the site, all existing and proposed topography, existing on-site tree groupings and off-site tree groupings within 200 feet; typical planting details; detailed locations of proposed plant materials; and enlarged details for individual multi-family units, landscaped islands, and landscaped berms. All trees and tree groups shown shall be classified as to general size and species. Proposed materials with a fall planting hazard are to be noted as such. See cover sheet.
- X 33. Plans of off-street parking, parking area layout and off-street loading facilities showing location and dimensions of individual parking spaces, loading areas, aisles, traffic patterns and driveways for ingress and egress.
- W-P 34. Details of all proposed outdoor lighting including site lighting stanchion locations including the 0.5 foot-candle boundary limit in plan form, details showing type of light(s), height of light(s), style of light(s), typical footing detail; typical illumination pattern (to Scale); color and wattage of lights; all lighting details may be included on the landscaping plan. Only new lighting under solar panels.

- X 35. Architectural plans showing, as a minimum, the first floor plan and front, rear and side elevations of all proposed principal buildings and structures and all accessory buildings and structures, and their materials and treatment. Solar panels and support system.
- X 36. Submission of Community Impact Statement, pursuant to Section 26-7.
- X 37. Submission of Environmental Impact Assessment, pursuant to Section 26-8.
- X 38. Contribution Disclosure Statement, pursuant to Subsection 26-9-5 of the *Revised General Ordinances of the Borough of Hightstown*.
- _____ 39. Owner's Certification or Affidavit of Title prepared by an N.J. Attorney at Law or N.J. Title Company with Commitment to insure and Consent to file the application.
- _____ 40. A draft public notice.
- _____ 41. Proof that no taxes, assessments, or sewer and water charges are due or delinquent on the subject property.
- _____ 42. Disclosure of ownership, if required, pursuant to N.J.S.A. 40:55D-48.1 and 48.2.
- X 43. Completion of W-9 form to accompany payment of applicable fees and escrow accounts.

b. Additional Instructions and Notes for All Applicants (Site Plan).

1. Plans may be reviewed by the Borough Engineer, Zoning Officer, Planning Consultants and other interested parties.
2. In addition, as required, the Mercer County Planning Board must receive a copy of the application and plan(s), and may review the plan and make comments.
3. The applicant shall give public notice by publication in the official newspaper of the Borough at least ten (10) days prior to the date of the hearing.
4.
 - (a) Affidavit of Service of Notice of Hearing on all owners of property within two Hundred (200) feet of subject property as shown on the current Borough Tax duplicate. A certified list of property owners obtained from the Borough Tax Assessor and Affidavit, along with USPS certified mail receipts arranged in the same order as the certified list of property owners (mounted on 8½ x 11" bond paper, six (6) receipts to a page), shall be submitted to the Planning Board Secretary at least forty-eight (48) hours prior to the hearing.
 - (b) Affidavit of Publication of Notice of Hearing in the official newspaper of the Borough at least ten (10) days prior to hearing (obtain this affidavit from the newspaper and submit to the Planning Board Secretary at least forty-eight (48) hours prior to the scheduled hearing).

January 10, 2022
File #N-1900

CREST

Engineering Associates, Inc.

Statement of Negligible Community Impact

for

The Peddie School – Athletic Center Solar and Parking Lot Reconfiguration

Lot 1.02 in Block 53

Hightstown Borough, Mercer County, New Jersey

This project has two goals:

1. Reconfigure the entrance and drop-off area at the building main entrance to provide a safer drop-off and pick-up area for school age students consisting of an area dedicated to this purpose as well as a by-pass lane and longer queuing so that queuing does not wrap through the parking aisles.
2. Strengthen Peddie School's commitment towards renewable energy by facilitating a deeper reduction in Peddie's environmental footprint. Once commissioned, this solar array would enable Peddie to increase the share of alternative energy to 40% of its overall consumption.

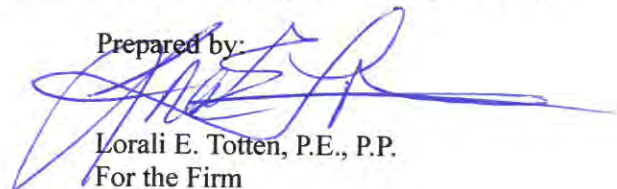
Neither of these goals increase Peddie's student enrollment. The construction of this project will have little to no negative impact on the Hightstown Borough infrastructure or services for the following reasons:

- The enrollment of The Peddie School will not increase.
- The existing utilities are not affected excepting that more of the electricity used by the school will be produced by solar power.
- The emergency services (Fire, Police and EMS) provided by Hightstown Borough are already provided to The Peddie School. There is no change to the operations of the school.
- Traffic patterns are altered slightly, but for improved drop off pick up queuing and enhanced safety of children. No new roads are proposed. The school has a proven method of handling traffic on campus.
- Other environmental positive impacts outlined in the Environmental Statement of Negative Impact.

The financial impact on Hightstown Borough should be neither negative nor positive, but remain essentially unchanged.

While this project will benefit those using the Athletic Center and the overall environment, the municipal services and the general infrastructure of Hightstown Borough will not be negatively affected by the reconfiguration of the access to the Athletic Center or the installation of the solar panel canopy structures.

Prepared by:



Lorali E. Totten, P.E., P.P.

For the Firm

Q:\1501-2000\1900\ATHLETIC CENTER SOLAR\HIGHTSTOWN\CIS.odt

100 Rike Drive
Millstone Township, NJ 08535
Ph 609-448-5550 • Fax 609-448-2157

crestnj@crestengineering.net
www.crestengineering.net

12 Robbins Parkway
Toms River, NJ 08753
Ph 732-244-0888 • Fax 732-244-0788

January 10, 2022

File #N-1900

Hightstown Borough Land Use Board and
Environmental Commission Members
156 Bank Street
Hightstown, NJ 08520

**Re: Negative Declaration of Environmental Impact
Peddie School – Parking Lot reconfiguration & Solar Panel Installation
Lot 1.02 in Block 53; South Main Street
Hightstown Borough, Mercer County, New Jersey**

Ladies and Gentlemen:

This project has two goals:

1. Reconfigure the entrance and drop-off area at the building main entrance to provide a safer drop-off and pick-up area consisting of an area dedicated to this purpose as well as a by-pass lane and longer queuing so that queuing does not wrap through the parking aisles.
2. Strengthen Peddie School's commitment towards renewable energy by facilitating a deeper reduction in Peddie's environmental footprint. Once commissioned, this solar array would enable Peddie to increase the share of alternative energy to 40% of its overall consumption.

The proposed reconfiguration of the entrance as depicted on the Site Plan as well as the installation of the canopy type solar panel structures all will occur within the limits of the existing parking lot with the exception of the actual connection to Etra Road.

As part of the reconfiguration:

1. The area of porous pavement is consolidated by replacing porous pavement under the proposed main entrance (also used as access to the rear of the Athletic Center for loading and unloading (existing) with standard impervious pavement.
2. The existing standard impervious pavement in the existing main entrance will be replaced with porous pavement and/or landscaping areas.
3. Where landscaped areas (lawn) will fall under the canopies, the areas are replaced with either porous pavement or decorative stone (pervious). (Without direct sunlight, the landscaping will not flourish and will likely die.)

The area of parking lot and sidewalk area with some lawn areas that comprises the work area and area of consideration is about 2.4 acres. Of this portion of the Peddie School Campus (including the portion in East Windsor Township),

1. The area of impervious pavement and sidewalk decreases,
2. The area of porous pavement and sidewalk is increases, and
3. The total pavement & sidewalk (both pervious & impervious increases by approximately 130 sf.

Hightstown Borough Land Use Board and
Environmental Commission Members
Re: Peddie School Athletic Center Parking Lot

January 10, 2022
File #N-1900
Page 2

Since the area of impervious surface decreases, the area of pervious surfaces increases and the existing stormwater system is enhanced by consolidating the porous pavement, there is no impact on stormwater management, including water quantity, water quality and ground water recharge.

Since the work area is whole within the parking lot perimeter, excepting the actual driveway connect to Etra Road, there is no impact to near wetlands, wetlands buffers, DRCC stream corridor and flood plains that have been previously delineated and are contained within conservation easement.

All proposed work is within previously disturbed areas.

Certification from Mercer County SCD is being sought in connection with good soil erosion and sediment control practices.

All trees that need to be removed (23) as part of the construction, will be relocated within the Peddie School Campus. Additionally, some of these trees or other landscaping are proposed to supplement the existing buffer between the parking lot and Etra Road.

The general onsite vehicular circulation is improved, one of the goals of this project. Because Peddie School will continue to operate as is currently does, there are no offsite traffic impacts.

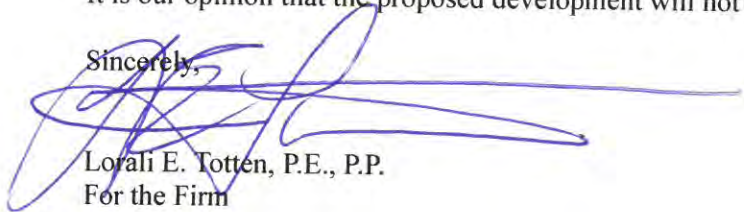
In addition to the benefits safer drop off and pick up of people at the entrance and the obvious benefits of solar produced electricity, the canopy style solar panels provide shade over the pavement, reducing the temperature the pavement reaches in the summer and provides less weather impact on the people as they exit their vehicles.

As summarized above, the environmental aspects of the already developed area of The Peddie School will not be significantly impacted by the proposed development/redevelopment.

There will be transitory and unavoidable impacts to the environment during construction. However, via well-planned construction sequencing (the school will be operational during the construction), good housekeeping and management practices and good soil erosion and sediment control practices, these impacts will be minimized.

It is our opinion that the proposed development will not have a negative impact on the environment.

Sincerely,



Lorali E. Totten, P.E., P.P.
For the Firm

LET:kl

cc: Sanjeev Puri of The Peddie School

CREST

Engineering Associates, Inc.

STORMWATER MANAGEMENT REPORT

for

PEDDIE SCHOOL

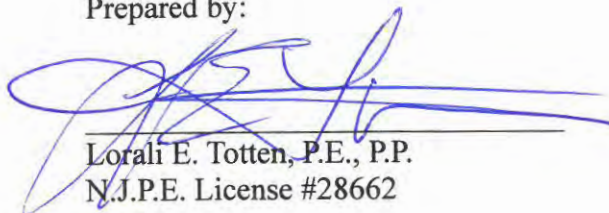
Athletic Center Parking Lot Reconfiguration and Solar Panel Installation

Lot 1.02. Block 53
Borough of Hightstown
Lot 3.01 in Block 28
East Windsor Township
Mercer County, NJ

January 10th 2022

File #N-1900

Prepared by:



Lorali E. Totten, P.E., P.P.
N.J.P.E. License #28662

PROJECT LOCATION

The project site, Peddie School, is known as Lot 1.02 in Block 53 as shown on Borough of Hightstown tax records, and Lot 3.01 in Block 28 as shown on East Windsor Township tax records. The School is bounded by South Main Street to the east, Etra Road to the South, East Ward Street to the North and Peddie Lake to the northwest. It lies on the eastern portion of the Borough of Hightstown near its border with East Windsor Township. The property is located on the Hightstown U.S. Geological Survey N.J. 7.5 minute Quadrangle Map. The project is located in the northeastern portion of the overall lot along the property boundary and Peddie Lake.

The portion of Peddie School where the development is proposed consists of the parking lot between the Athletic Center and Etra Road on the eastern portion of the School. It consists of consists of a small portion within East Windsor Township and the remaining area within the Borough of Hightstown. The total area of underconsideration is about is 2.4 acres.

PROJECT DESCRIPTION

Peddie School is proposing to:

1. Reconfigure the entrance and drop-off area at the building main entrance to provide a safer drop-off and pick-up area consisting of an area dedicated to this purpose as well as a by-pass lane and longer queuing so that queuing does not wrap through the parking aisles.
2. Strengthen Peddie School's commitment towards renewable energy by facilitating a deeper reduction in Peddie's environmental footprint. Once commissioned, this solar array would enable Peddie to increase the share of alternative energy to 40% of its overall consumption.

The proposed reconfiguration of the entrance as depicted on the Site Plan as well as the installation of the solar panel canopy structures all will all occur within the limits of the existing parking lot with the exception of the actual connection to Etra Road.

As noted previously, this application concerns itself with a small portion of the entire campus and the particular lot on which the improvements are proposed. This report addresses only the portions of the campus being disturbed by the project, i.e., the parking lot referenced above. Therefore all descriptions, narratives and calculations provided are only for the area of concern as described above.

Because the disturbance area is over an acre, the project is a major stormwater project. Since the net increase in impervious cover calculation dates back to 2004, the net increase in impervious cover also results in the major stormwater .

EXISTING DRAINAGE CHARACTERISTICS

The parking lot which is being re-developed with a reconfigured entrance and solar panel canopies has an existing stormwater management system which Has been in place for over 10 years, when the parking lot expansion was approved as part of a building addition to the athletic Center.

The existing system consists of porous pavement in all areas except for the main entrance aisle. The porous pavement is connected to infiltration beds. The parking lot slopes gently from the curb line adjacent to the soccer fields eastward to and across the East Windsor property line and to Schenck Brook (tributary to Rocky Brook/Peddie Lake) on the eastern side.

STORMWATER MANAGEMENT PLAN

The proposed storm water management plan is to maintain the existing storm water management system currently and slightly expand the porous pavement area.

A summary of the total reconfiguration is as follows:

1. The area of porous pavement is consolidated by replacing porous pavement under the proposed main entrance (also used as access to the rear of the Athletic Center for loading and unloading (existing) with standard impervious pavement.
2. The existing standard impervious pavement in the existing main entrance will be replaced with porous pavement and/or landscaping areas.
3. Where landscaped areas (lawn) will fall under the canopies, the areas are replaced with either porous pavement or decorative stone (pervious). (Without direct sunlight, the landscaping will not flourish and will likely die.)

A summary of the pervious / impervious surface changes are as follows:

1. The area of impervious pavement and sidewalk decreases.
2. The area of porous pavement and sidewalk is increases.
3. The total pavement and sidewalk (both pervious and impervious increases by approximately 130 sf. The drainage characteristics for the site will remain the same. Because the main access aisle is being relocated to the left and this access aisle serves provides access to the rear of the Athletic Center for loading and unloading, the it will be constructed from standard impervious pavement. However, the porous pavement that is displaced by the reconfiguration will be mitigated by installing porous pavement where the current standard pavement access aisle is located.

Note that an additional benefit is that the porous pavement and its storage will be consolidated and the runoff from the new standard pavement will drain to the porous pavement since the new access aisle will be located on the high side of the parking lot. In fact, it is proposed to expand the storm water management system slightly.

See proposed Existing Pavement Plan and Proposed Pavement Plan, attached.

Water Quantity

Due to the slight reduction of impervious surface and the slight increase in the porous pavement stone bed, the total peak rates of runoff as well as the volumes of runoff will be slightly reduced will be less under the proposed reconfiguration. In addition the available storage area is also being increased thus storing even more volume than what was originally designed for.

The factors that would contribute to modification of drainage characteristics, and therefore the quantity of stormwater runoff and volume include:

1. Time of Concentration
 - a. Porous pavement has a very fast time of infiltration to the stone bed, no modification to same
 - b. The stone bed has a long travel time to the infiltration beds, no modification to same
 - c. The infiltration beds are, infiltration beds, no modification to same
 - d. The slope of the drainage area (parking lot), steeper slope, shortly Tc, no modification to slope
2. Ground cover curve number (CN)
 - a. The total increase in any kind of pavement is on the order of 130 sf
 - b. However, the standard pavement are decreases and the porous pavement increases
 - c. Therefore, the CN of the cover reduces, no impact to existing drainage characteristics.

The peak rate and volume of runoff is being reduced overall. Therefore water quantity for the site is being improved upon, and storm water management measures are being satisfied.

Water Quality

The proposed improvements to the site will enhance the water quality within the area of disturbance:

1. The area of porous pavement will be slightly greater
2. The porous pavement areas will be consolidated
3. The standard pavement drains across the porous pavements
4. Porous pavement is a recognized Green Infrastructure Best Management Practice that provides 80% total suspended solids removal.

Therefore, stormwater quality requirements are met.

Annual Ground Water Recharge

NJDEP / DRCC / Borough of Hightstown: Because Hightstown is a town center, recharge is not a requirement. However, the proposed stormwater management plan does provide for groundwater recharge for proposed parking lot area. The recharge occurs via the existing infiltration beds, to which there is no change. Additionally, the overall imperviousness of this area of Peddie School Campus will be slightly reduced.

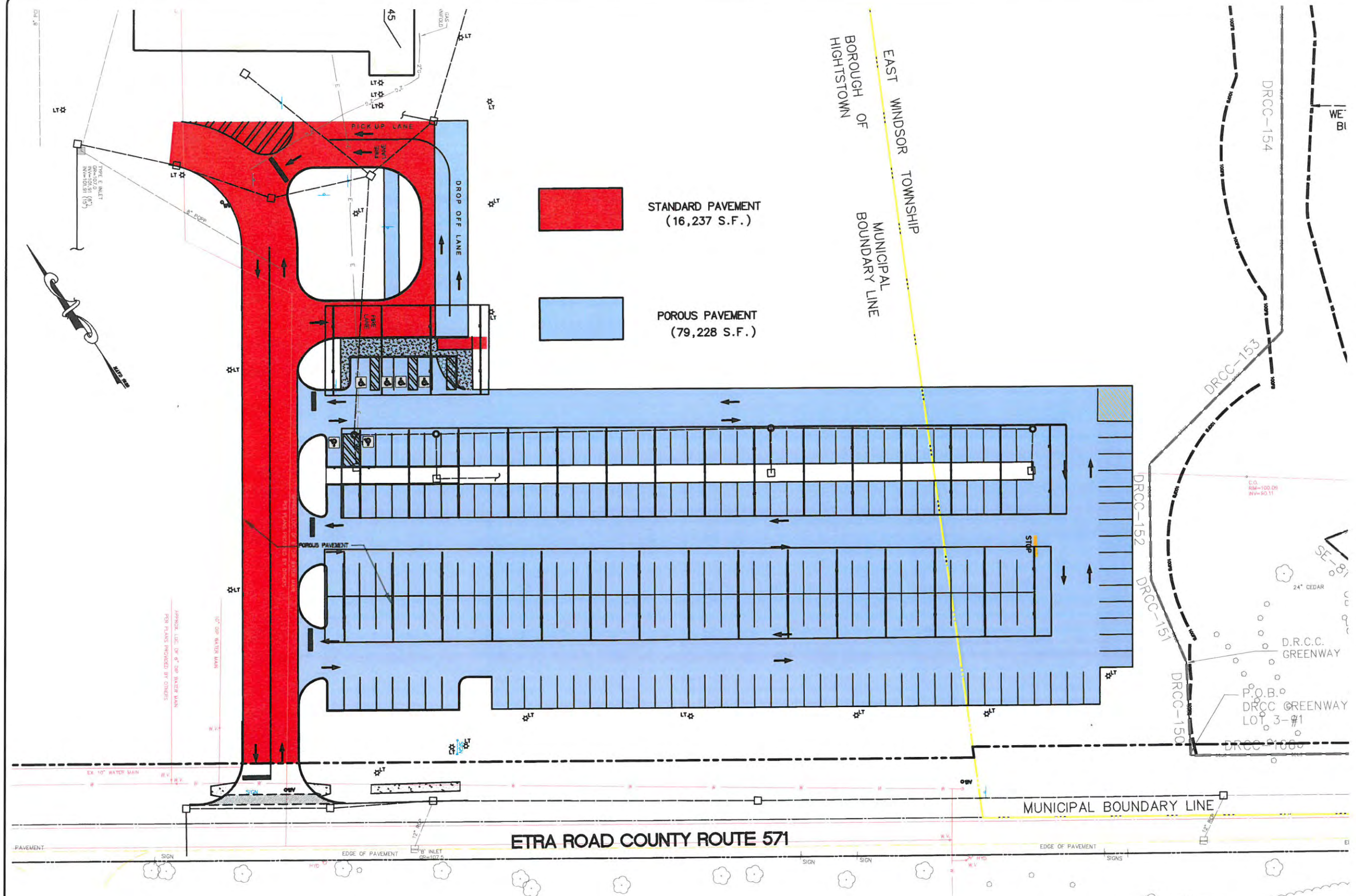
Therefore, there is no change, or a slight increase, in ground water recharge.

Soil Erosion and Sediment Control

The plans have been designed in accordance with the NJ Standards of Soil Erosion and Sediment Control. The plans will or have been submitted to Mercer County SCD for review and Certification.

In summary, the stormwater management system described herein improves upon the existing storm water system installed and will reduce overall peak rates and volumes of runoff from the original design. Therefore being that there is no change to water quantity, water quality, and groundwater recharge storm water requirements set forth by Hightstown Borough ordinances, the NJDEP rules and regulations and the DRCC rules and regulations have been satisfied.

Q:\1501-2000\1900\ATHLETIC CENTER SOLAR\SWM.odt



CREST Engineering Associates Inc. <i>Civil & Environmental Engineers Professional Planners - Surveyors - Landscape Architects</i> <u>CERTIFICATE OF AUTHORIZATION NO. 242478900300</u> DO NOT SCALE MILLIMETER CONVERSION: 1 IN. = 25.4 MM PLOT SIZE: 11" x 17"	DATE	1/19/72	LOT 1.02, BLOCK 53 (1/4 AC. WEST 1/4 S. 1) BOROUGH OF HIGHTSTOWN MERCER COUNTY, NEW JERSEY LOT 3.01, BLOCK 28 (1/4 AC. WEST 1/4 S. 19) EAST WINDSOR TOWNSHIP MERCER COUNTY, NEW JERSEY	FILE NO.	1000
	SCALE			DATE	1/19/72
	DESIGN			DATE	1/19/72
	DESIGNED			DATE	1/19/72
	DRAWN			DATE	1/19/72
	BY	1 of 1	PROPOSED PAVEMENT AREA PLAN	DATE	1/19/72
	PROJECT			DATE	1/19/72

PEDDIE SCHOOL CANOPY PV SYSTEM

806.4 KW-DC SOLAR PV SYSTEM
201 SOUTH MAIN STREET
HIGHTSTOWN, NEW JERSEY 08520

SCOPE OF WORK:

TO INSTALL A GROUND MOUNTED CANOPY SOLAR PHOTOVOLTAIC (PV) SYSTEM.
THE POWER GENERATED BY THE PV SYSTEM WILL BE INTERCONNECTED WITH THE UTILITY GRID.

THE PV SYSTEM DOES NOT INCLUDE STORAGE BATTERIES.

CODES & STANDARDS:

2017 NATIONAL ELECTRICAL CODE
2015 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL FIRE CODE
UL 1741

LOT INFORMATION:

1.8 ACRES
PARCEL ID# 04-00063-01-00001
ZONING DISTRICT - R-1

RECORD OWNER:

**PEDDIE SCHOOL
201 S MAIN ST
HIGHSTOWN, NEW JERSEY 08520**

RECORD APPLICANT:

ECOGY XENERGY NJ I, LLC
315 FLATBUSH AVENUE #393
BROOKLYN, NEW YORK 11217

SYSTEM SUMMARY:

806.4 kW DC
720.00 kW-AC

TILT ANGLE = 7 °
AZIMUTH = 214 °

EQUIPMENT:

MODULE:
(1792) 450W MODULE

INVERTER:
(6) SOLAREDGE 120K-US INVERTER

RACKING:
T.B.D

DAS:
ECOGY ECONODE

UTILITY:

JCP&L

REVIEW PLAN SET
ISSUE DATE: 1/11/2022

LOCATION MAP
SCALE: NTS

This location map shows the property boundary around Peddie Lake and Meadow Lakes. The property is outlined by a dashed black line. A green pin marks a specific location on the property. The map includes a key indicating the property line, a north arrow, and labels for various streets and landmarks. Streets shown include W Ward St, E Ward St, S Main St, Taylor Ave, Pershing Ave, South St, Grape Run Rd, Westerlea Ave, Spring Crest Dr, Leshin Ln, Orchard Ave, Meadow Dr, Meadow Lks, Meadow, Elmeter Rd, Etra Rd, Davidson Rd, and NJ Tpke (Toll road). Landmarks include Peddie Lake, Meadow Lakes, and the New Jersey Tpke Cars Only Ln N.

SATELLITE MAP
SCALE: NTS

This satellite map provides a detailed view of the same area shown in the location map. It clearly shows the property boundary around Peddie Lake and Meadow Lakes, along with surrounding residential areas, roads, and the New Jersey Turnpike. Labels for streets such as Mercer St, South St, Taylor Ave, S Main St, E Ward St, Davidson Rd, and NJ Tpke are visible. A blue pin marks the same location as in the location map. A north arrow is also present in the bottom right corner.



ECOGY ENERGY
315 FLATBUSH AVENUE, #393
BROOKLYN, NY 11217
assetmanagement@ecogyenergy.com
(718)-304-0945

Ecogy Energy NJ I LLC

Project Name:
PEDDIE SCHOOL
806.4 kW-DC PV SYSTEM

Project Site:
**201 S. MAIN STREET
HIGHTSTOWN, NJ 08520**

[illegible]

Professional Stamp

SHEET NAME:

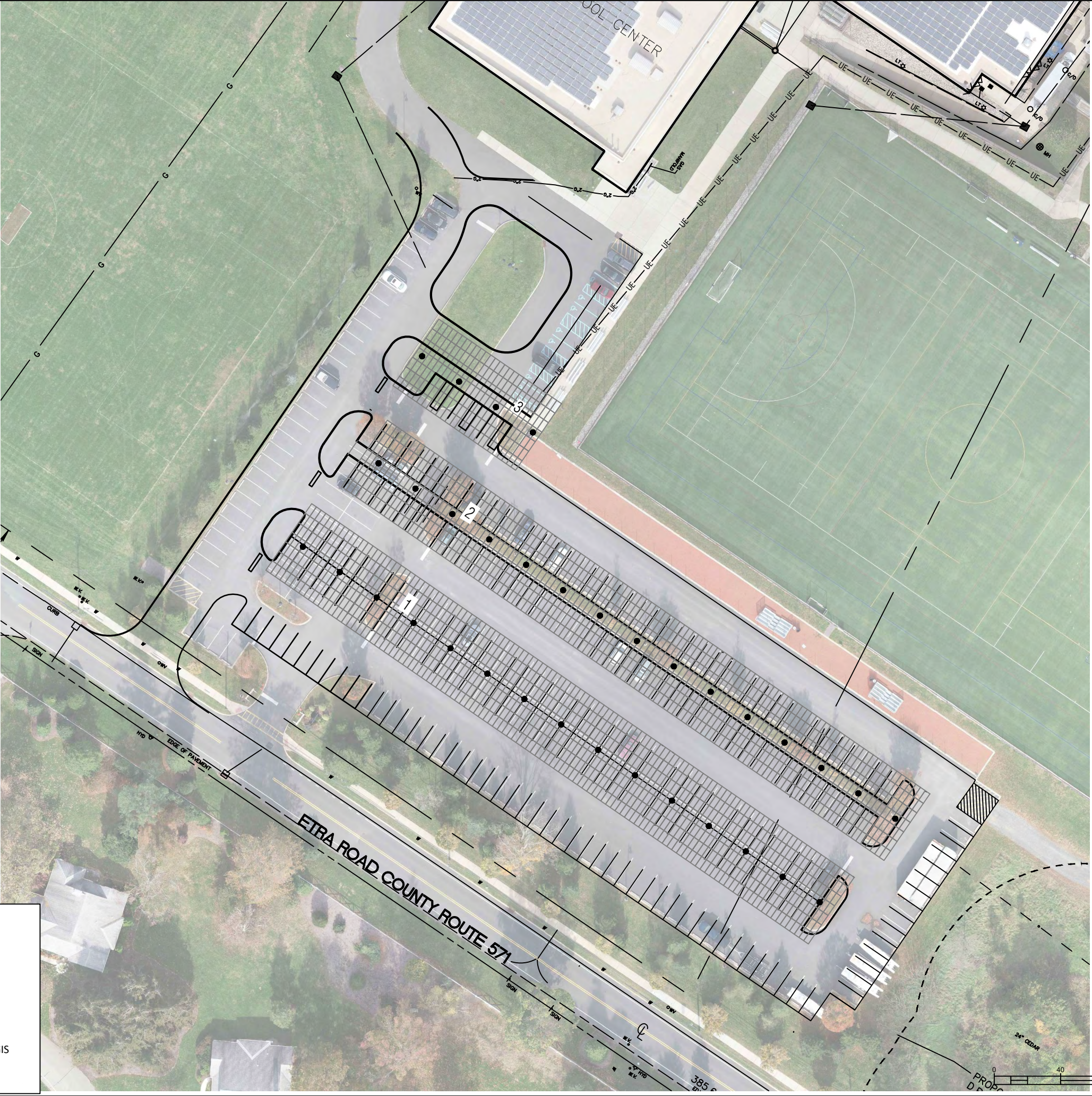
TITLE SHEET

PROJECT NUMBER: ---	DRAWN BY: TL	CHECKED BY: ---
DATE: 11/12/2021	DWG. NUMBER: G-001	
SHEET NUMBER: - of -		

ARRAY LEGEND			
ARRAY	CONFIG	MODULE COUNT	SIZE kW
1	7x115	805	362.25
2	7x115	805	362.25
3	7x26	182	81.90
TOTAL		1792	806.40
BOVIET 450 W MODULES			
STANDARD CANOPY CONFIGURATION			

SYMBOLS LEGEND:	
	EXISTING UTILITY POLE
	PROPOSED UTILITY POLE

LINETYPE LEGEND:	
---	APPROXIMATE PROPERTY LINE
- - -	PROPERTY LINE SETBACK
-X-X-X-	PROPOSED CHAINLINK FENCE
-OE-OE-	OVERHEAD ELECTRIC
-UE-UE-	UNDERGROUND ELECTRIC
- . . -	APPROXIMATE WETLAND BOUNDARY GIS
- - - -	WETLAND 100' BUFFER



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Ecogy Energy NJ I LLC

Project Name:
PEDDIE SCHOOL
806.4 kW-DC PV SYSTEM

Project Site:
201 S. MAIN STREET
HIGHTSTOWN, NJ 08520

							SCG	BY
							1/11/2022	DATE
							SHIFTED ARRAY 2 9' EAST	REVISION DESCRIPTION
						1	#	

Professional Stamp

SHEET NAME: SITE MAP		
PROJECT NUMBER: ---	DRAWN BY: SCG	CHECKED BY: ---
DATE: 11/12/2021	DWG. NUMBER: PV-100.1	
SHEET NUMBER: - of -		



PROJECT NUMBER: ---	DRAWN BY: TL	CHECKED BY: ---
DATE: 11/12/2021	DWG. NUMBER:	
SHEET NUMBER: - of -	PV-102	



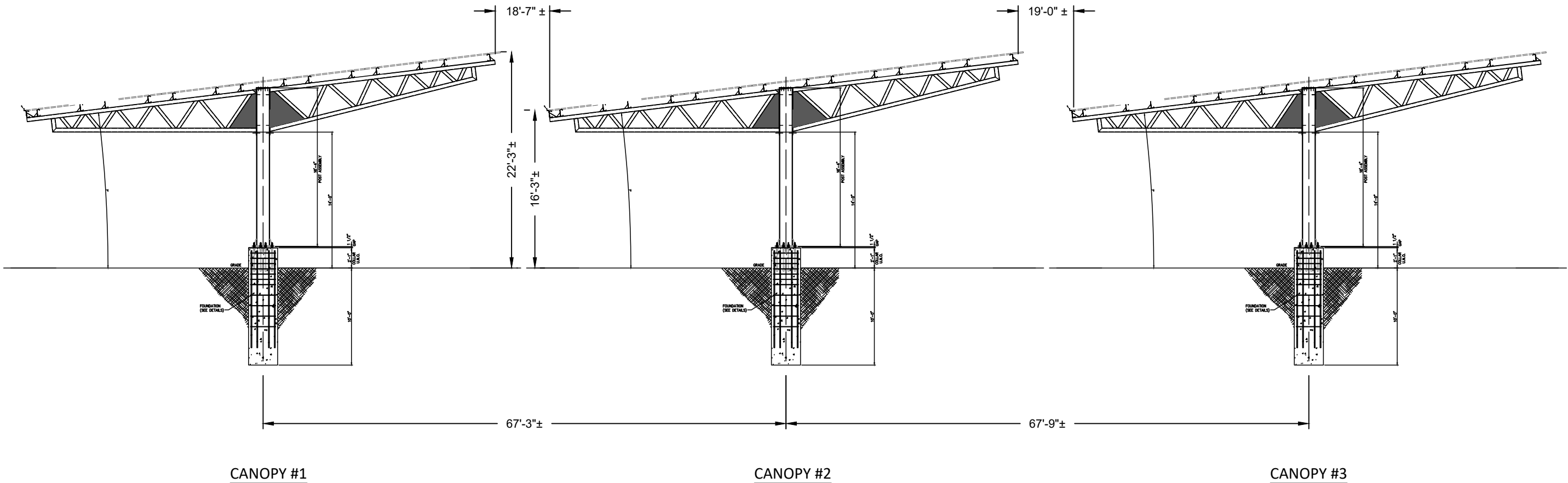
Project Name:
PEDDIE SCHOOL
806.4 kW-DC PV SYSTEM

Project Site:
201 S. MAIN STREET
HIGHTSTOWN, NJ 08520

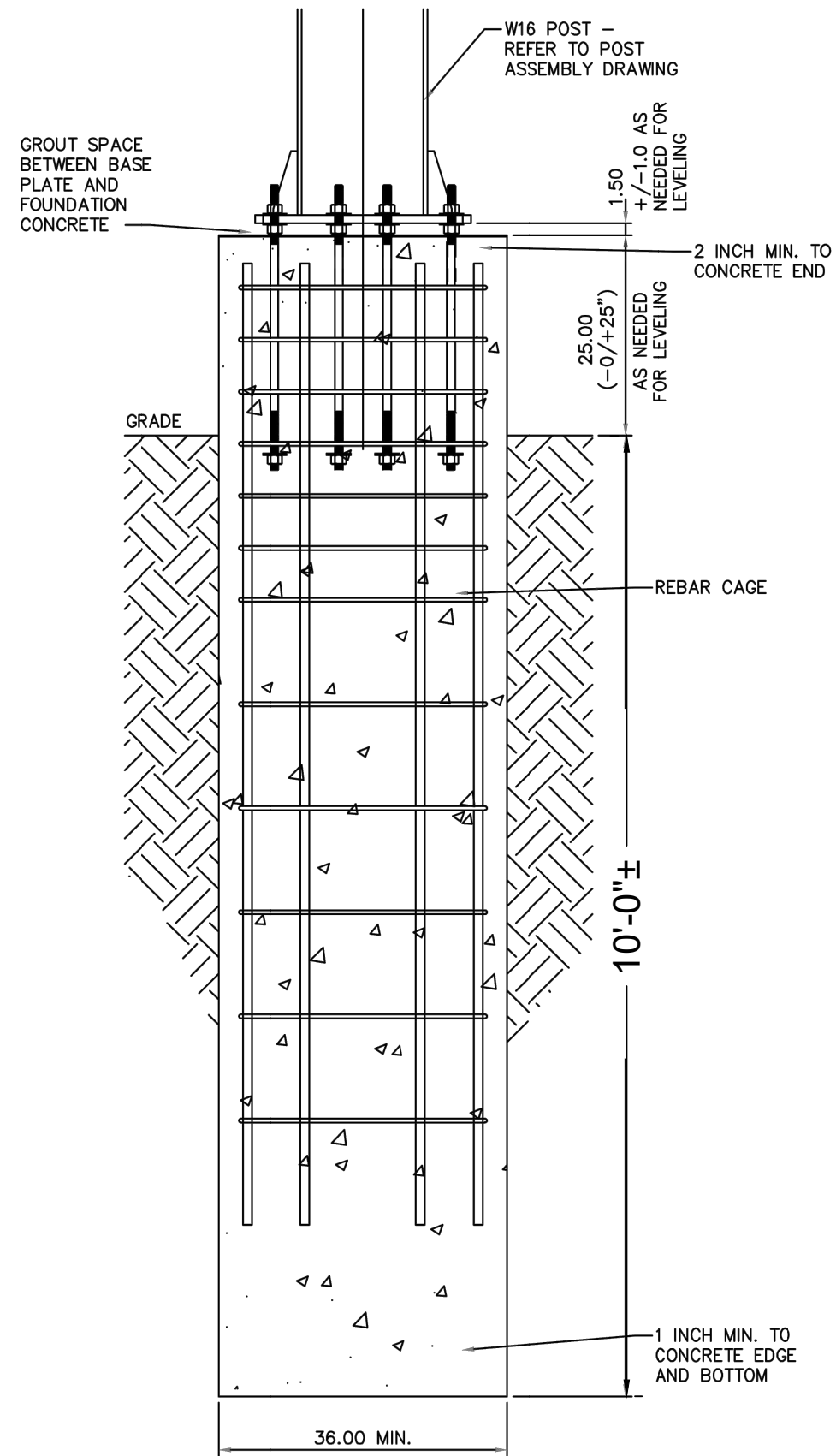
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SHEET NAME:
CANOPY
ELEVATIONS

PROJECT NUMBER: ---	DRAWN BY: TL	CHECKED BY: ---
DATE: 11/12/2021	DWG. NUMBER:	
SHEET NUMBER: of	PV-200	



ARRAY ELEVATIONS - NORTH-WEST



Post Foundation
Pier Footing



ECOGY ENERGY
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BROOKLYN, NY 11217
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Ecogy Energy NJ I LLC

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806.4 kW-DC PV SYSTEM

Project Site:
201 S. MAIN STREET
HIGHTSTOWN, NJ 08520

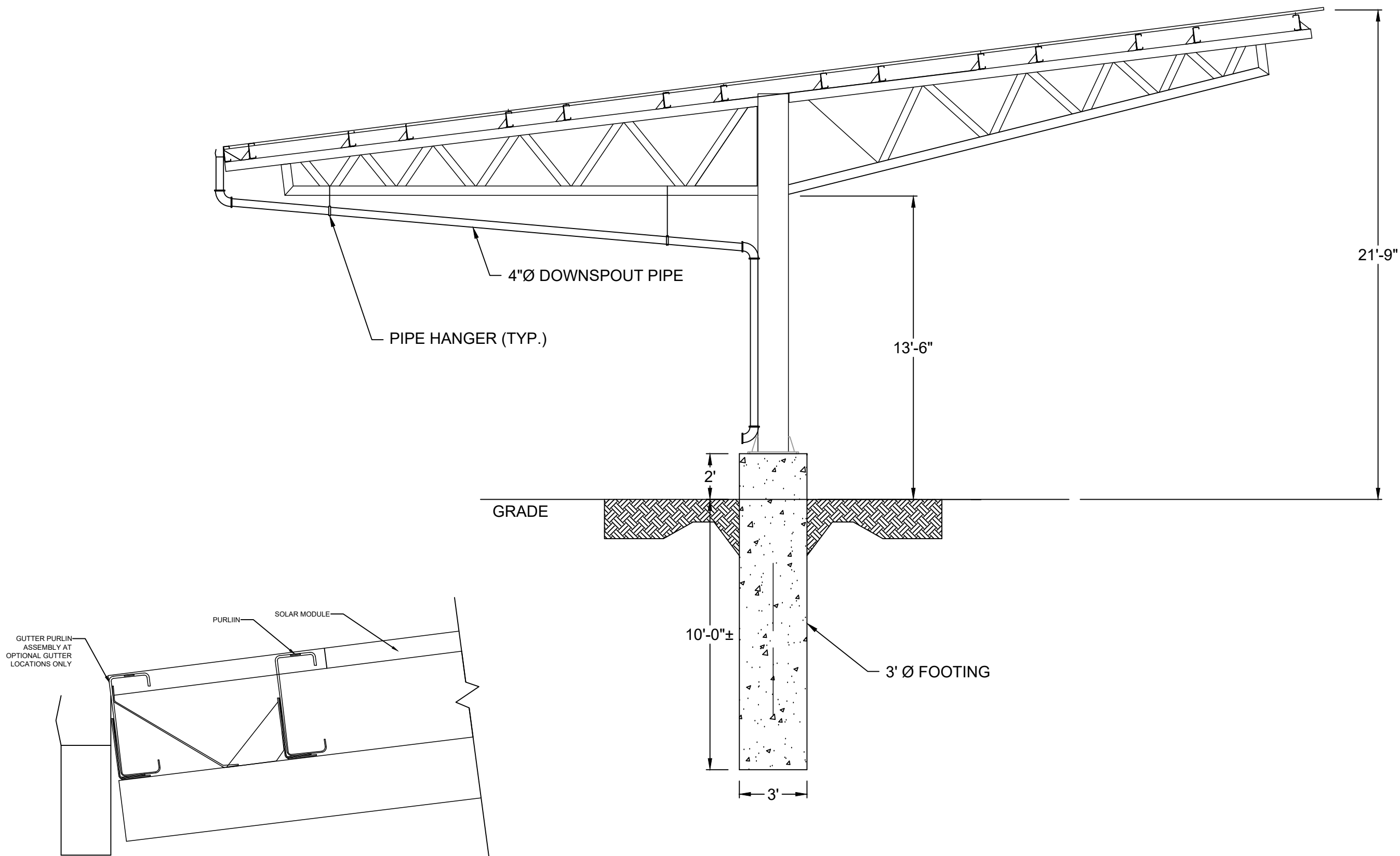
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										DATE
										REVISION DESCRIPTION
										#

Professional Stamp

PRELIMINARY

SHEET NAME:
**FOUNDATION
DETAIL**

PROJECT NUMBER: ---	DRAWN BY: DQP	CHECKED BY: ---
DATE: 11/12/2021	DWG. NUMBER: PV-201	
SHEET NUMBER: - of -		



GUTTER DETAIL
N.T.S.



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(718)-304-0945

Ecogy Energy NJ I LLC

Project Name:
PEDDIE SCHOOL
806.4 kW-DC PV SYSTEM

Project Site:
201 S. MAIN STREET
HIGHTSTOWN, NJ 08520

										BY
										DATE
										REVISION DESCRIPTION
										#

Professional Stamp

PRELIMINARY

SHEET NAME:
**GUTTER AND DOWN
SPOUT DETAIL**

PROJECT NUMBER: ---	DRAWN BY: DQP	CHECKED BY: ---
DATE: 12/06/2021	DWG. NUMBER: PV-202	
SHEET NUMBER: - of -		

COVER SHEET

iates Inc.

g Engineers

Landscape Architects

ON, CAN. 245-27989300

12 ROBERTS PKWY.

WATERBURY, CT 06705

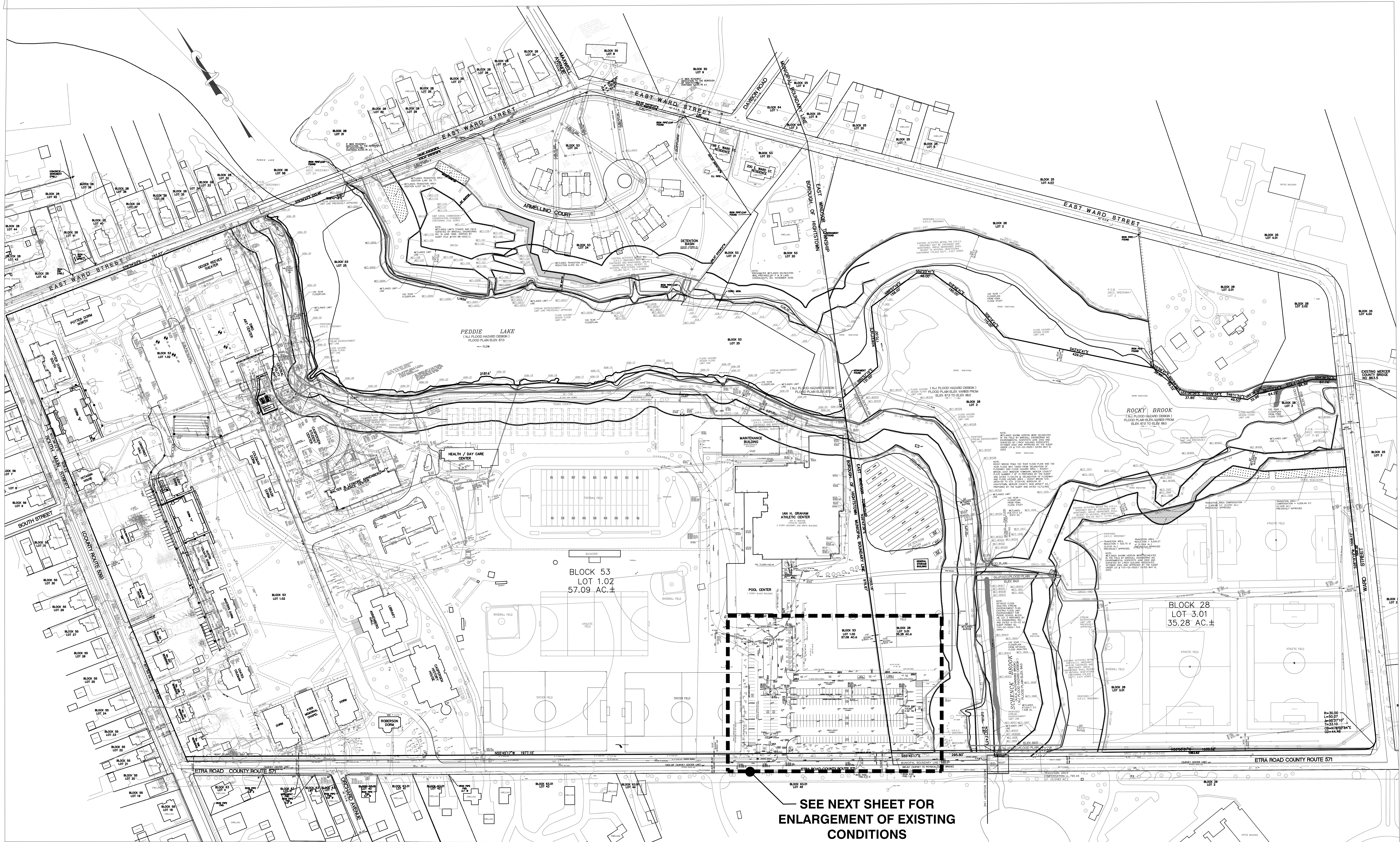
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LOT 1.02, BLO
(TAX MAP SHEET No. 15)
BOROUGH OF HIGHTST
MERCER COUNTY, NEW J
LOT 3.01, BLO
(TAX MAP SHEET No. 15)
EAST WINDSOR TOWNSH
MERCER COUNTY, NEW J

SHEET
1 OF 11
POCKET

COVER SHEET



SEE NEXT SHEET FOR
ENLARGEMENT OF EXISTING
CONDITIONS

LEGEND	
SANITARY SEWER	WATER MAIN
STORM SEWER	GAS MAIN
FLARED END SECTION	ELECTRIC LINE
DRAINAGE INLET	TELEPHONE LINE
DRAINAGE MANHOLE	GRADE ELEVATION
HEADWALL	ELEVATION BASE OF WALL
SANITARY SEWER MANHOLE	GROUND SURFACE BEHIND WALL
FIRE HYDRANT	CONTOUR ELEVATION
SIGN	LIGHT FIXTURE
UTILITY POLE	
VALVE	

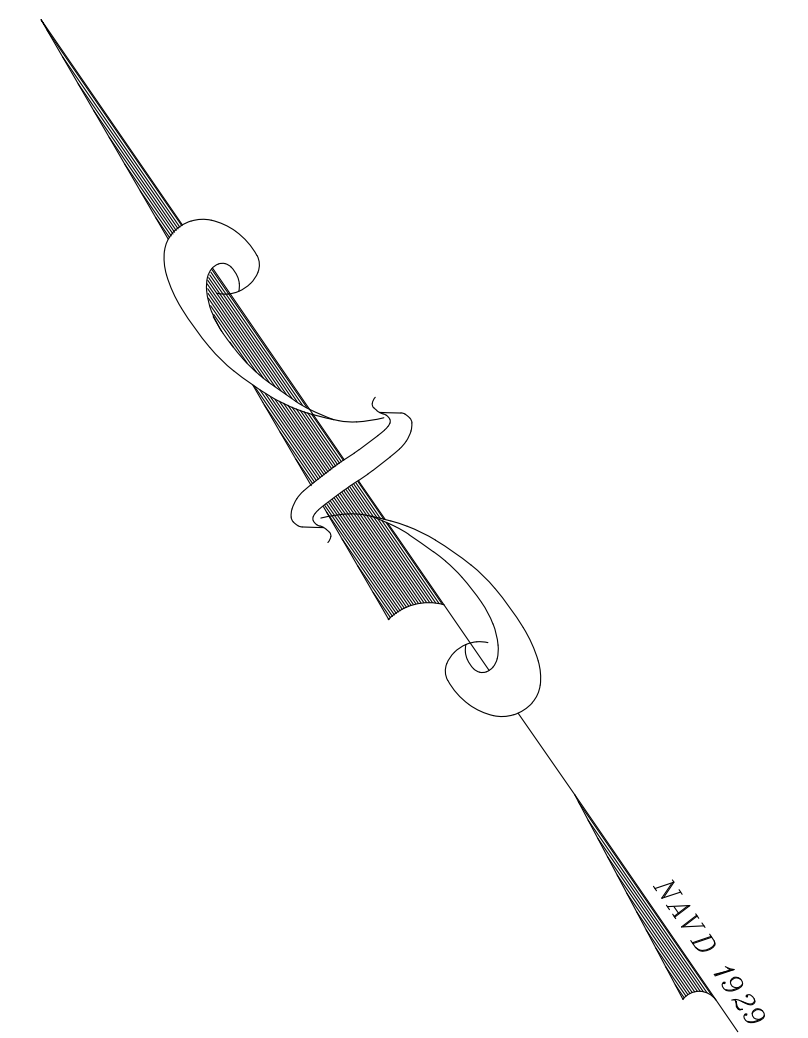
LEGEND	
WETLANDS FLAG AND NUMBER	TEST PIT AND NUMBER
STREAM ENCROACHMENT LINE	D.R.C.C. GREENWAY LINE
FLOOD HAZARD DESIGN FLOOD LINE	100 YEAR FLOODPLAIN FROM FEMA FLOOD STUDY LINE
NOMINAL 100' D.R.C.C. BUFFER LINE	WETLANDS LINE
50' WETLANDS BUFFER LINE	

LEGEND	
EVERGREEN TREE(SIZE)	WATER VALVE
FIRE DEPARTMENT CONNECTION	GROUND LIGHT BOXES
ABOVE GROUND PIPE LINE	UNDERGROUND ELECTRIC LINE
UNDERGROUND GAS LINE	UNDERGROUND STEAM LINE
DENOTES HANDICAP SPACE	DENOTES HANDICAP SIGN
DENOTES PARKING SPACES	

LEGEND	
TOP CURB ELEVATION	SPOT GRADE ELEVATION
TOP WALL ELEVATION	BOTTOM WALL ELEVATION
SURFACE ELEVATION	

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
CERTIFICATE OF AUTHORIZATION NO. 240A27989300
100 RKE DRIVE
MILLSBORO, DE 19966
TEL: 302.441.5555
12 ROBENS PKWY.
ATLANTA, GA 30328
TEL: 404.525.7575
DANIEL P. HUNDLEY
PROFESSIONAL LAND SURVEYOR N.J. LICENSE NO. 33174

LOT 1.02, BLOCK 53
(TAX MAP SHEET NO. 8)
BOROUGH OF HIGHTSTOWN
MERCER COUNTY, NEW JERSEY
LOT 3.01, BLOCK 28
(TAX MAP SHEET NO. 10)
EAST WINDSOR TOWNSHIP
MERCER COUNTY, NEW JERSEY
PLAN
OF SURVEY



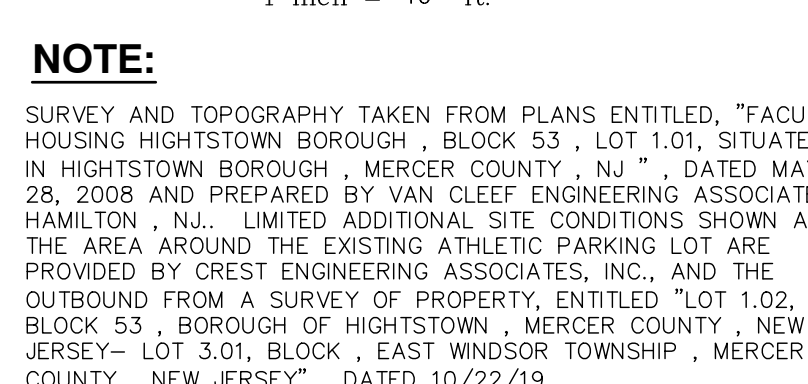
GRAPHIC SCALE

0 20' 40'

(IN FEET)
1 inch = 40 ft.

NOTE:

SURVEY AND TOPOGRAPHY TAKEN FROM PLANS ENTITLED, "FACULTY HOUSING HIGHTSTOWN BOROUGH , BLOCK 53 , LOT 1.01, SITUATE IN HIGHTSTOWN BOROUGH , MERCER COUNTY , N.J." , DATED MAY 6, 2008 AND PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES/HAMILTON , NJ., LIMITED ADDITIONAL SITE CONDITIONS SHOWN ARE THE AREA AROUND THE DESIGNATED PARKING LOT AS PROVIDED BY CRETE ENGINEERING ASSOCIATES, INC. AND THE OUTBOUND FROM A SURVEY OF PROPERTY, ENTITLED "LOT 1.02, BLOCK 53 , BOROUGH OF HIGHTSTOWN , MERCER COUNTY , NEW JERSEY - LOT 3.01, BLOCK , EAST WINDSOR TOWNSHIP , MERCE-



CREST

Engineering Associates Inc.

Civil & Environmental Engineers

Professional Planners • Surveyors • Landscape Architects

• CERTIFICATE OF AUTHORIZATION NO. 24A027989-300 •

100 WINE DRIVE
MILLSTONE TOWNSHIP, NJ 08550
PH(609)348-5592

12 KENNEDY BLVD.
AT WATER STREET
TOWNSHIP, NJ 08053
PH(732)244-0888

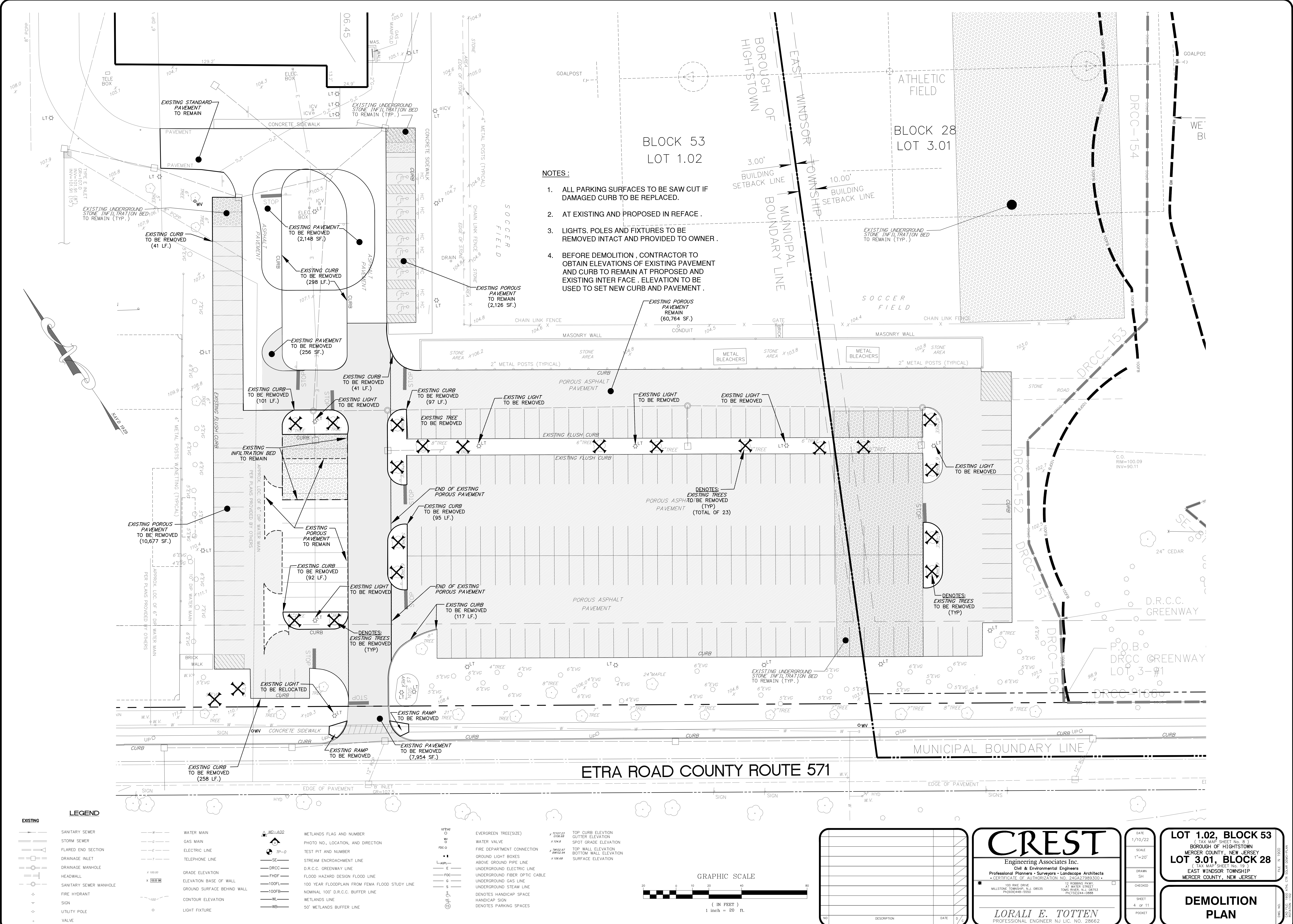
LORALI E. TOTTEN

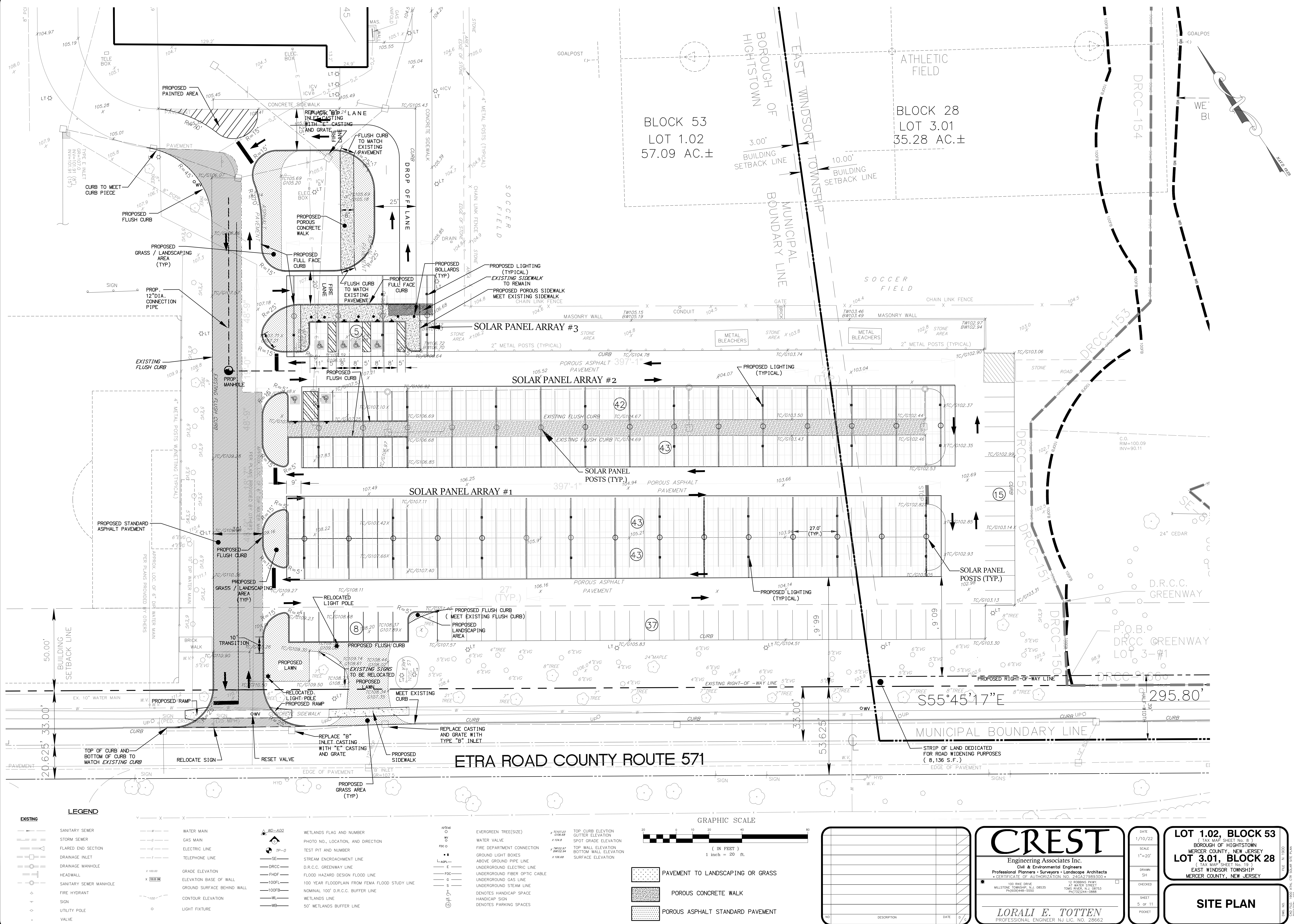
PROFESSIONAL ENGINEER NJ LIC. NO. 29662

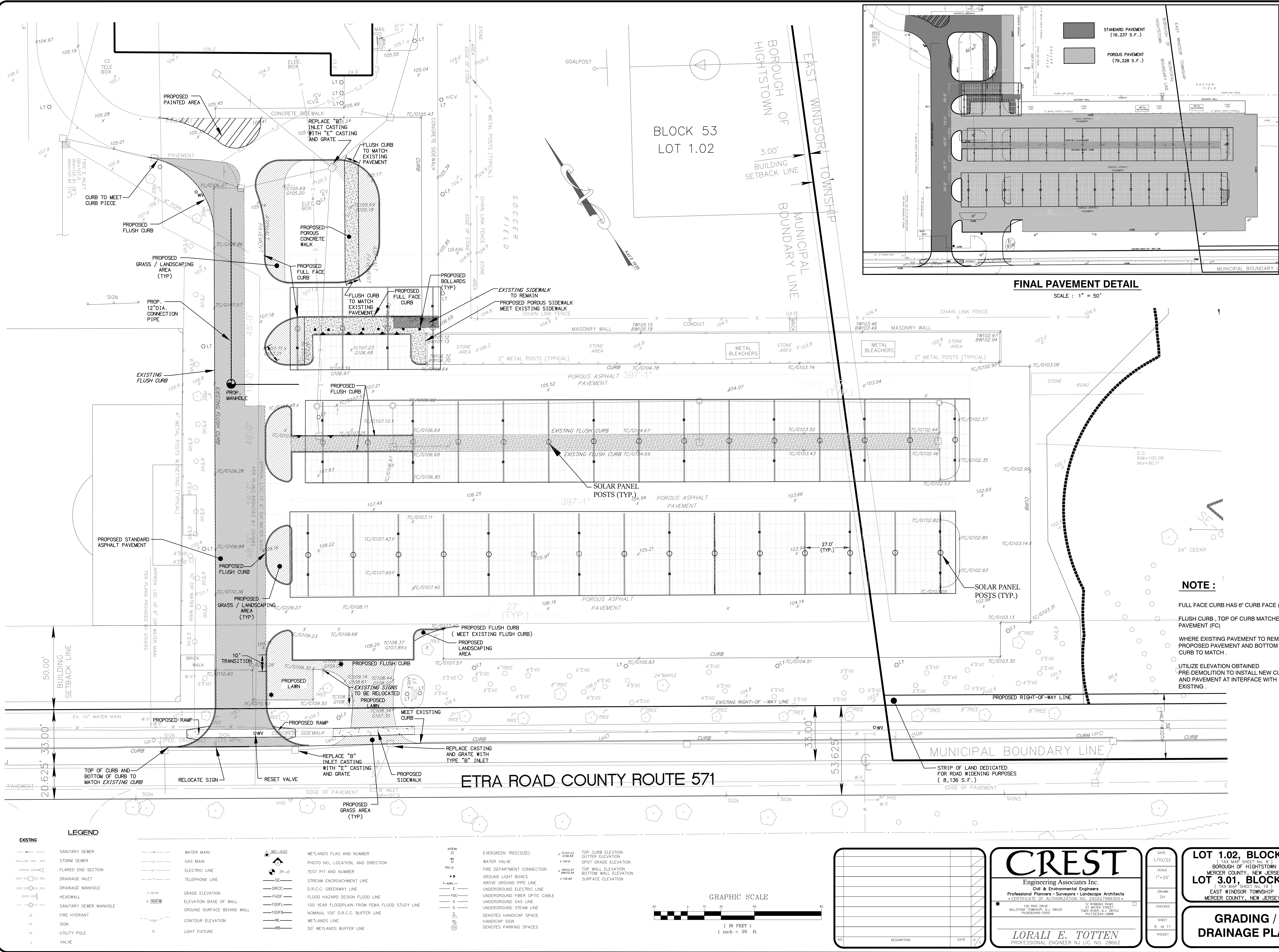
LOT 1.02, BLOCK 53
(TAX MAP SHEET No. 8)
BOROUGH OF HIGHTSTOWN
MERCER COUNTY, NEW JERSEY
LOT 3.01, BLOCK 28
(TAX MAP SHEET No. 19)
EAST WINDSOR TOWNSHIP
MERCER COUNTY, NEW JERSEY

**PARTIAL EXISTING
CONDITIONS
PLAN**

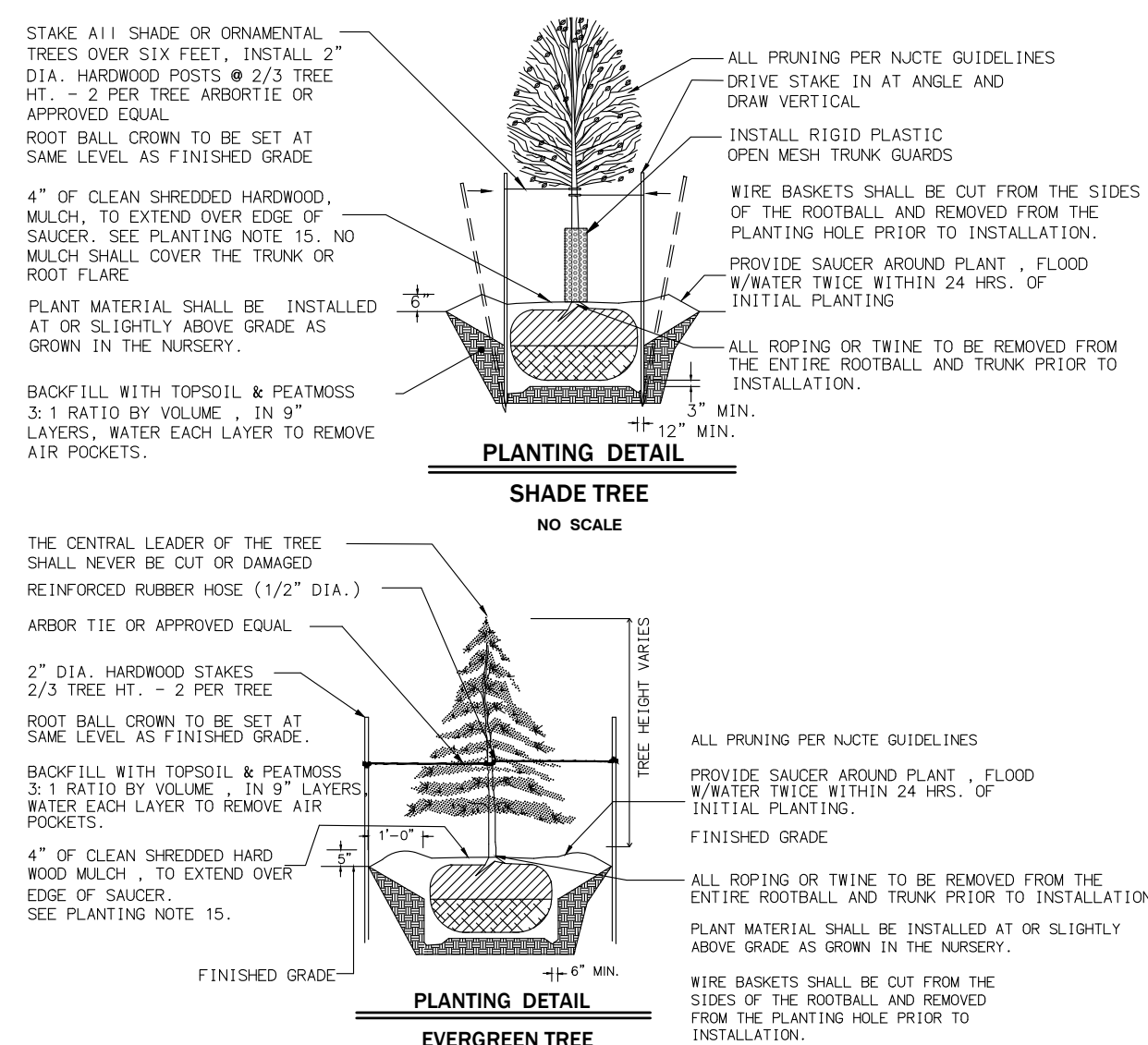
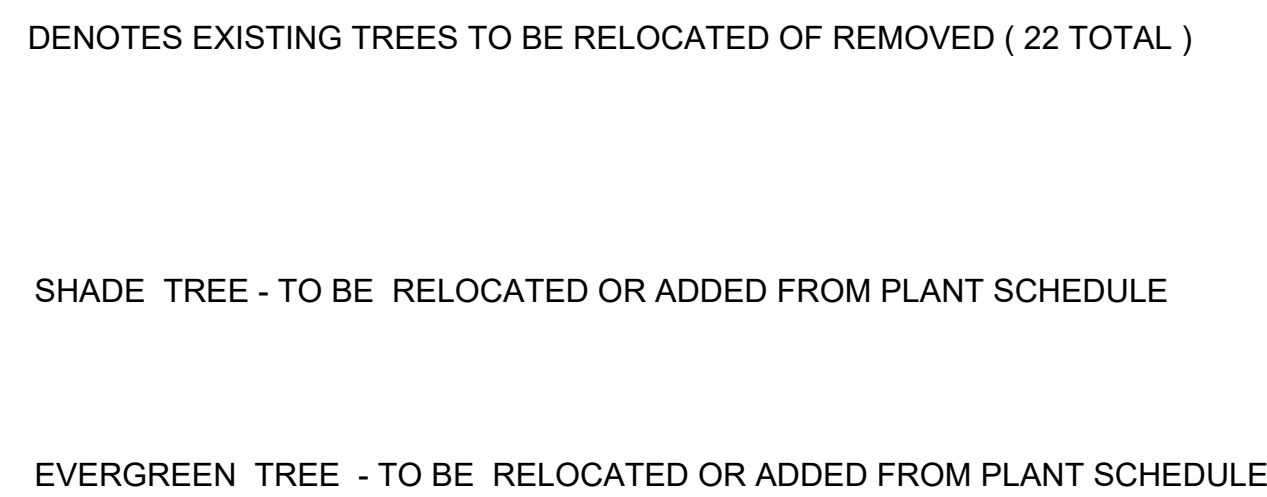
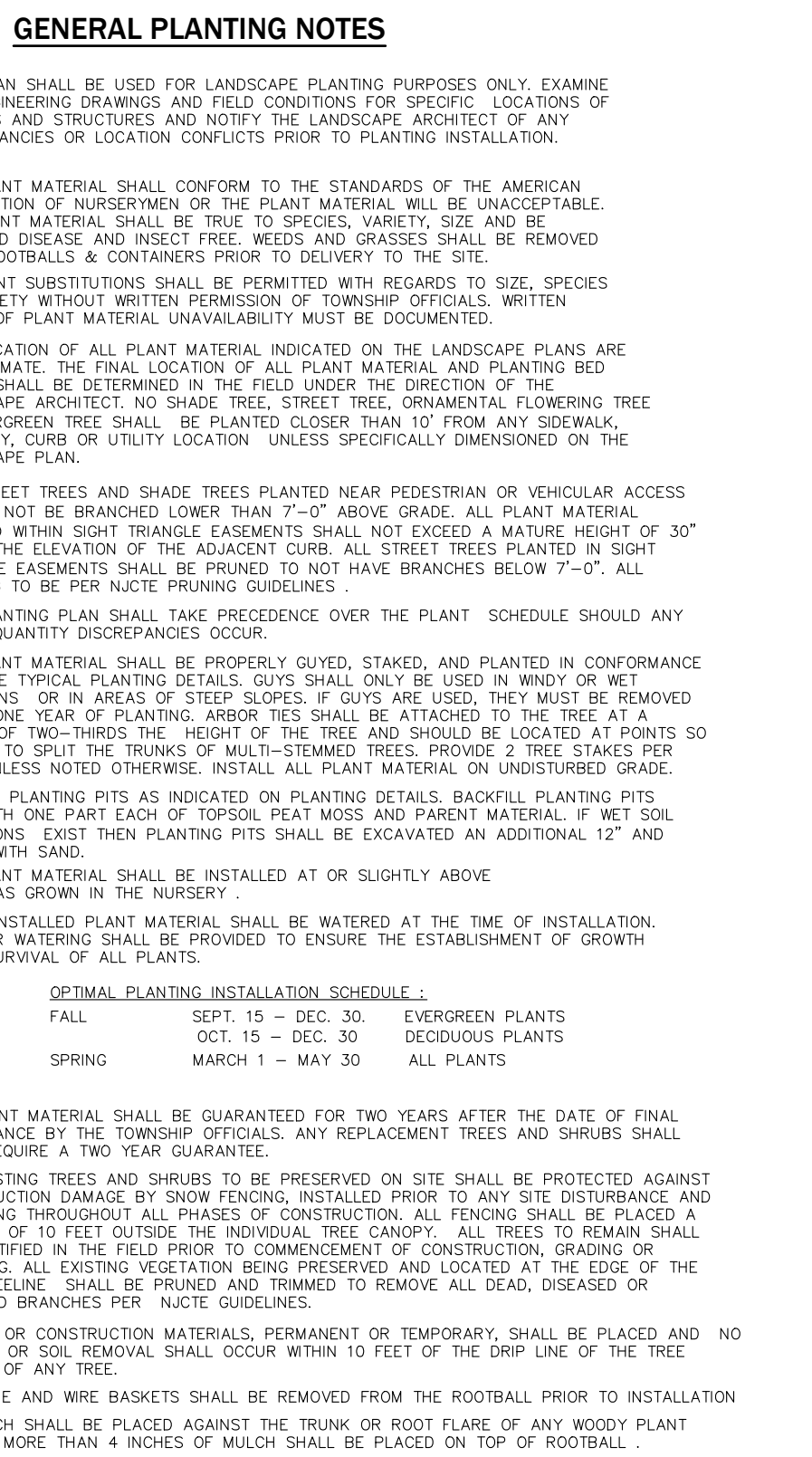
CAD FILE: 1900 ATHL CTR SOLAR EXIST.DWG
ROTATION -102







K:\1900\ATHLETIC CENTER SQUARE SITE PLANNING\11.17.2018.2022 AutoCAD PDF (General Documentation).pc3



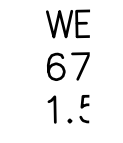
	AMOUNT	BOTANICAL NAMES	COMMON NAME	SIZE
SHADE TREES	10	ACER RUBRUM "RED SUNSET" TILIA TUMENTOSA	RED SUNSET MAPLE SILVER LINDEN	2 1/2- 3" CAL., B & B 2 1/2- 3" CAL., B & B
EVERGREEN TREES	12	CRYPTOMERIA JAPONICA PICEA OMORIKA	CRYPTOMERIA SERBIAN SPRUCE	7-8', B & B 7-8', B & B

[illegible]

DATE
1/10/22
SCALE
1"=30'
DRAWN
SH
CHECKED
SHEET
7 OF 11
POCKET

LOT 1.02, BLOCK 53
(TAX MAP SHEET No. 8)
BOROUGH OF HIGHTSTOWN
MERCER COUNTY, NEW JERSEY
LOT 3.01, BLOCK 28
(TAX MAP SHEET No. 19)
EAST WINDSOR TOWNSHIP
MERCER COUNTY, NEW JERSEY

LANDSCAPING PLAN



Expenditure	Line	Tag	Unit	MTD	OWT	Tt
1	6004	375	4833	10.5	SAFETY	10
2	6000	375	4833	16.5	SAFETY	10
3	6004	375	4833	16.5	SAFETY	10
4	6004	375	4833	16.5	SAFETY	10
5	6004	375	4833	16.5	SAFETY	10
6	6003	25	147	13.5	SAFETY	10
7	6003	25	147	13.5	SAFETY	10
8	6029	25	147	13.5	SAFETY	10
9	6029	25	147	13.5	SAFETY	10
10	6030	25	147	13.5	SAFETY	10
11	6030	25	147	13.5	SAFETY	10
12	6030	25	147	13.5	SAFETY	10
13	6030	25	147	13.5	SAFETY	10
14	6030	25	147	13.5	SAFETY	10
15	6030	25	147	13.5	SAFETY	10
16	6030	25	147	13.5	SAFETY	10
17	6062	486	375	13.5	SAFETY	10
18	6062	486	375	13.5	SAFETY	10
19	6062	486	375	13.5	SAFETY	10
20	6062	486	375	13.5	SAFETY	10
21	6037	405	375	13.5	SAFETY	10
22	6037	405	375	13.5	SAFETY	10
23	6037	405	375	13.5	SAFETY	10
24	6037	405	375	13.5	SAFETY	10
25	6037	405	375	13.5	SAFETY	10
26	6037	405	375	13.5	SAFETY	10
27	6037	405	375	13.5	SAFETY	10
28	6037	405	375	13.5	SAFETY	10
29	6037	405	375	13.5	SAFETY	10
30	6037	405	375	13.5	SAFETY	10
31	6037	405	375	13.5	SAFETY	10
32	6037	405	375	13.5	SAFETY	10
33	6037	405	375	13.5	SAFETY	10
34	6037	405	375	13.5	SAFETY	10
35	6037	405	375	13.5	SAFETY	10
36	6037	405	375	13.5	SAFETY	10
37	6037	405	375	13.5	SAFETY	10
38	6037	405	375	13.5	SAFETY	10
39	6037	405	375	13.5	SAFETY	10
40	6037	405	375	13.5	SAFETY	10
41	6037	405	375	13.5	SAFETY	10
42	6037	405	375	13.5	SAFETY	10
43	6037	405	375	13.5	SAFETY	10
44	6037	405	375	13.5	SAFETY	10
45	6037	405	375	13.5	SAFETY	10
46	6037	405	375	13.5	SAFETY	10
47	6037	405	375	13.5	SAFETY	10
48	6037	405	375	13.5	SAFETY	10
49	6037	405	375	13.5	SAFETY	10
50	6037	405	375	13.5	SAFETY	10
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53	6037	405	375	13.5	SAFETY	10
54	6037	405	375	13.5	SAFETY	10
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56	6037	405	375	13.5	SAFETY	10
57	6037	405	375	13.5	SAFETY	10
58	6037	405	375	13.5	SAFETY	10
59	6037	405	375	13.5	SAFETY	10
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61	6037	405	375	13.5	SAFETY	10
62	6037	405	375	13.5	SAFETY	10
63	6037	405	375	13.5	SAFETY	10
64	6037	405	375	13.5	SAFETY	10
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94	6037	405	375	13.5	SAFETY	10
95	6037	405	375	13.5	SAFETY	10
96	6037	405	375	13.5	SAFETY	10
97	6037	405	375	13.5	SAFETY	10
98	6037	405	375	13.5	SAFETY	10
99	6037	405	375	13.5	SAFETY	10
100	6037	405	375	13.5	SAFETY	10

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.



UNDER SOLAR PANEL LIGHTING PROVIDED BY ECOGY ENERGY. THE PURPOSE IS TO SHOW ADEQUATE LIGHTING FOR THE PARKING SPACES UNDER THE PANELS . EXISTING LIGHTING AND BUILDING MOUNTED LIGHTS TO REMAIN NOT INCLUDED IN LIGHTING PATTERN .

LOT 1.02, BLOCK 53
(TAX MAP SHEET No. 8)
BOROUGH OF HIGHTSTOWN
MERCER COUNTY, NEW JERSEY

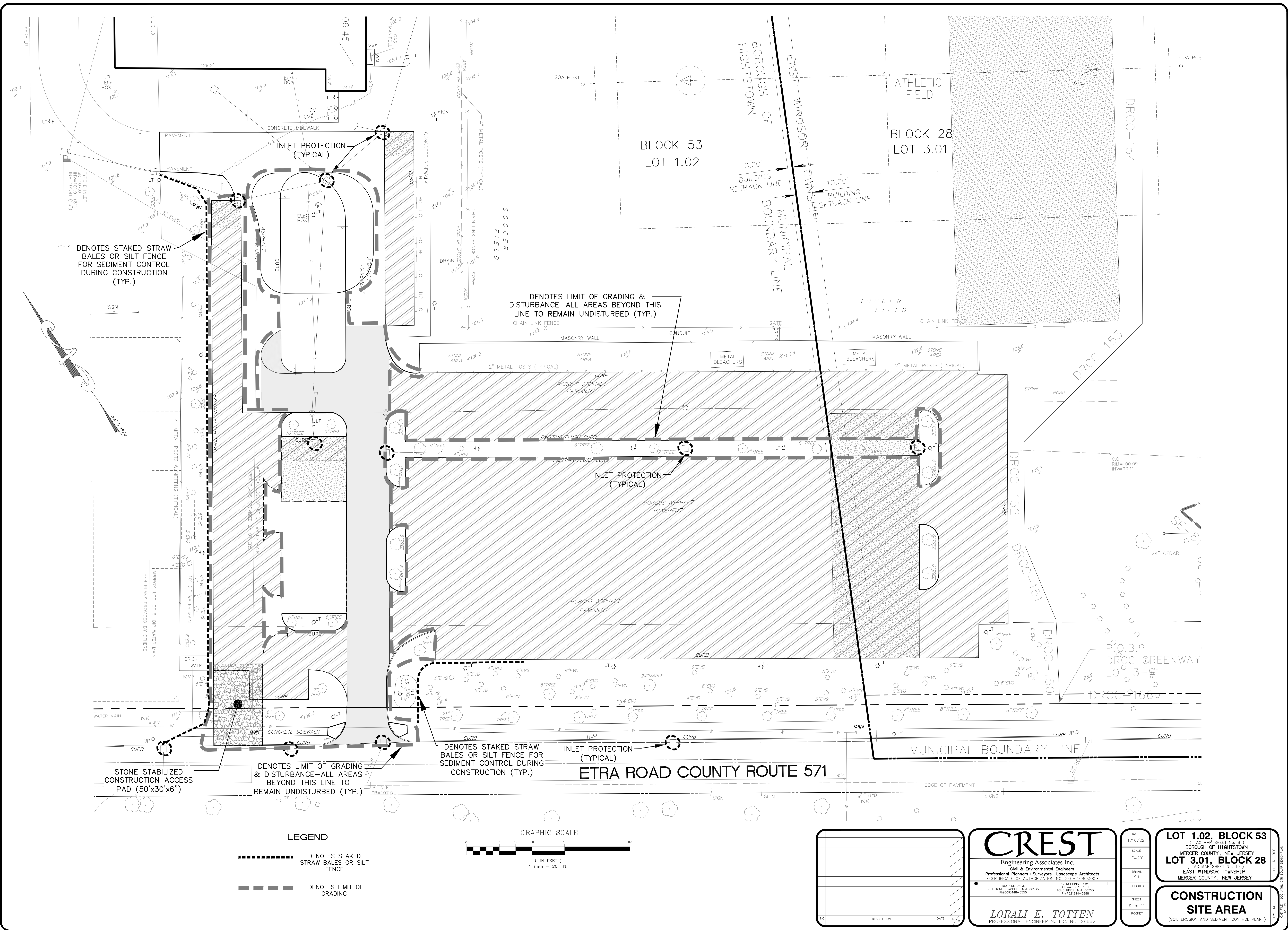
LOT 3.01, BLOCK 28
(TAX MAP SHEET No. 19)
EAST WINDSOR TOWNSHIP
MERCER COUNTY, NEW JERSEY

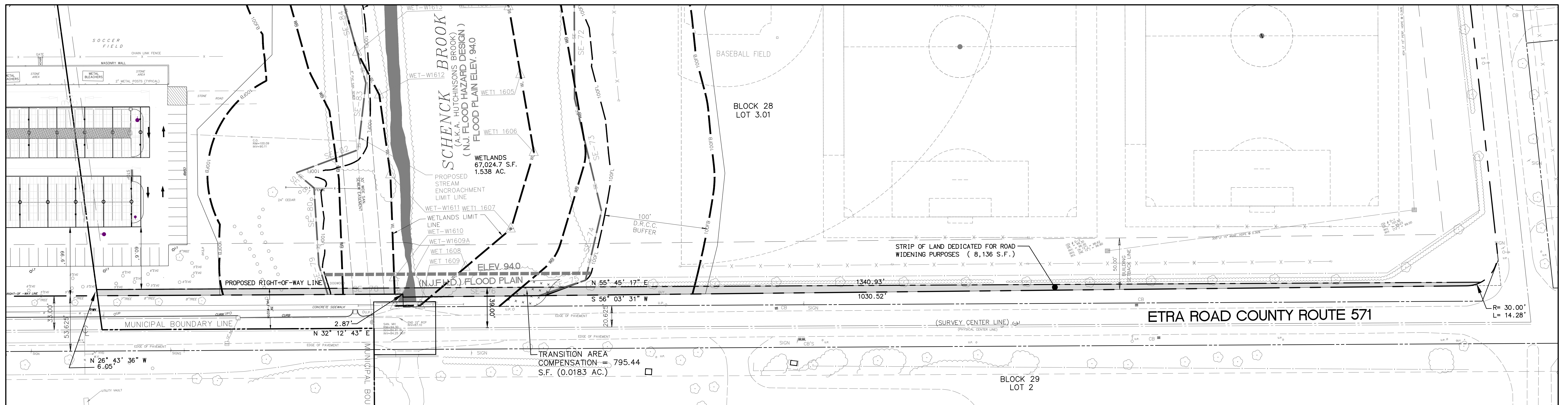
LIGHTING PLAN

LOT 1.02, BLOCK 53
(TAX MAP SHEET No. 8)
BOROUGH OF HIGHTSTOWN
MERCER COUNTY, NEW JERSEY

LOT 3.01, BLOCK 28
(TAX MAP SHEET No. 19)
EAST WINDSOR TOWNSHIP
MERCER COUNTY, NEW JERSEY

LIGHTING PLAN





SCALE : 1" = 40'

[illegible]

CREST

Engineering Associates Inc.

Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects

CERTIFICATE OF AUTHORIZATION NO. 24629789300

100 RIVE DRIVE
MILSTONE TOWNSHIP, N.J. 08055
PH(609)444-3000

13 ROBINSON PKWY.
45 WATER STREET
TOMBS RIVER, N.J. 08753
PH(732)244-0588

LORALI E. TOTTON
PROFESSIONAL ENGINEER N.J. UP. 029662

DATE
1/10/22
SCALE
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SHEET
11 OF 11
POCKET

LOT 1.02, BLOCK 53
(TAX MAP SHEET No. 8)
BOROUGH OF HIGHTSTOWN
MERCER COUNTY, NEW JERSEY

LOT 3.01, BLOCK 28
(TAX MAP SHEET No. 19)
EAST WINDSOR TOWNSHIP
MERCER COUNTY, NEW JERSEY

FILE N 1900
TR. SOLAR COUNTY, FLA.

DETAIL
(MERCER COUNTY R.O.W. DEDICATION)



Roberts

ENGINEERING GROUP LLC
Women Business Enterprise Certified

February 2, 2022

1670 Whitehorse-Hamilton Square Rd.
Hamilton, New Jersey 08690
609-586-1141 fax 609-586-1143
www.RobertsEngineeringGroup.com

Jane Davis, Planning Board Secretary
Hightstown Planning Board
Borough of Hightstown
156 Bank Street
Hightstown, New Jersey 08520

Re: Preliminary and Final Site Plan Review No. 1
Applicant: The Peddie School
Development: Athletic Center Solar
Block 53, Lot 1.02
Borough of Hightstown, Mercer County, New Jersey
Our File No.: HPB202202

Dear Ms. Davis:

The Peddie School is requesting Preliminary and Final Site Plan Approval with checklist waivers, to reconfigure the entrance and drop-off area at the Athletic Center's main entrance, as well as to reconfigure an existing parking area and entrance located between the Athletic Center and Etra Road for the installation of solar panel canopy structures.

The following documents have been utilized in our review:

1. Copy of the completed Planning Board Application for Preliminary and Final Site Plan Approval with requested checklist waivers, including a completed site plan checklist with Attachment A.
2. A set of plans entitled, "Preliminary and Final Site Plan for Peddie School Athletic Center Solar, Lot 1.02, Block 53, Borough of Hightstown, Mercer County, New Jersey," consisting of eleven (11) sheets, prepared by Crest Engineering Associates, Inc., dated January 10, 2022.
3. A set of plans entitled, "Peddie School Canopy PV System, 806.4 kW-DC Solar PV System, 201 South Main Street, Hightstown, New Jersey," consisting of seven (7) sheets, prepared by Ecogy Energy, dated November 12, 2021, issued January 11, 2022.
4. Plan of Survey for Lot 1.02, Block 53, Hightstown Borough, Mercer County, New Jersey, prepared by Crest Engineering Associates, Inc., dated January 10, 2022.
5. Negative Declaration of Environmental Impact prepared by Crest Engineering Associates, Inc., dated January 10, 2022.
6. Statement of Negligible Community Impact prepared by Crest Engineering Associates, Inc., dated January 10, 2022
7. Stormwater Management Report prepared by Crest Engineering Associates, Inc., dated January 10, 2022

We offer the following comments and recommendations for the Planning Board's consideration:

I. ZONING

1. This property is located in the R-1 Residential District. Public or private schools are a permitted use in this district.
2. The bulk requirements, setbacks, buffers and other zoning issues will be reviewed and discussed within the Borough Planner's Report.

Preliminary and Final Site Plan Review No. 1
Applicant: The Peddie School
Development: Athletic Center Solar
Block 53, Lot 1.02
Borough of Hightstown, Mercer County, New Jersey
Our File No.: HPB202202
Page 2 of 3

II. VARIANCES

1. Relief is requested from Ordinance Subsection 28-3-5-b-9 maximum height greater than 16 ft for an accessory structure, for the solar panels.
2. Relief is requested from Ordinance Subsection 28-10-20-b&c Yard Structures for structures placed in the front yard, greater than the maximum size of 256 square feet and maximum height of 16 ft., for the solar panels.

III. CHECKLIST WAIVERS

The Applicant is requesting waivers from the Site Plan Checklist for the following items:

1. **Item No. 11**

Key Map showing existing buildings within 200 feet.

2. **Item No. 16A**

Outside dimensions of all principal buildings and accessory structures.

3. **Item No. 17**

Delineation of on-site wetlands.

4. **Item No. 19**

All buildings within 200 feet of the site.

5. **Item No. 20**

All existing curbs and sidewalks in the site.

6. **Item No. 21**

All existing and proposed utility lines within and adjacent to the subject property.

7. **Item No. 22**

Rights-of-way, easements and all lands to be dedicated to the municipality or reserved for specific uses.

8. **Item No. 23**

Proposed contours at one-foot intervals and finished first floor elevations.

9. **Item No. 24**

Plans and centerline profiles shall be provided for widening of all existing roadways.

10. **Item No. 25**

Half cross sections, 50 feet on center, shall be provided along the side of all widened existing roadways.

11. **Item No. 26**

Dimensions of lot, setbacks, front yard, side yards and rear yard; size, kind and location of fences.

Preliminary and Final Site Plan Review No. 1
 Applicant: The Peddie School
 Development: Athletic Center Solar
 Block 53, Lot 1.02
 Borough of Hightstown, Mercer County, New Jersey
 Our File No.: HPB202202
 Page 3 of 3

12. **Item No. 27**

Drainage plan showing location of existing and proposed stormwater facilities.

13. **Item No. 28**

Storm Sewer Profiles not shown in roadway.

14. **Item No. 30**

Location, dimensions and details of all signs

15. **Item No. 32**

Off site tree groupings within 200 feet.

16. **Item No. 34**

Details of all proposed outdoor lighting

I have no objection to the waivers as outlined above because all of the construction activity will be confined to a small area located at the northeast section of The Peddie School Campus and the Applicant has supplied sufficient detail within this area to allow proper review.

IV. DESIGN WAIVERS

No design waivers have been requested for this development.

A design waiver is recommended for the reduced number of parking spaces provided for the Athletic Center.

V. COMPLETENESS

I recommend that this application be deemed complete with waivers requested.

I will follow up shortly with comments regarding the site plan submission.

Should you have questions, please do not hesitate to contact me.

Very truly yours,



Carmela Roberts, P.E., C.M.E.
 Borough Engineer

cc: Scott Micco, Esq., Parker McCay P.A, Planning Board Attorney
 Brian Slauch, PP, AICP, Clark, Caton, Hintz, Planning Board Planner
 Lorali E. Totten, P.E., P.P., Crest Engineering Associates, Inc., Applicant's Engineer
 Michael R. Butler, Esq., Applicant's Attorney, Eckert Seamans Cherin & Mellot, LLC
 Sanjeev Puri, The Peddie School

February 3, 2022
File #N-1900

Attn: Jane Davis, Planning Board Secretary.
Hightstown Borough Planning Board
156 Bank Street
Hightstown, NJ 08520

**Re: Preliminary & Final Site Plan for
Peddie School – Parking Lot Reconfiguration and Solar Panel Canopies
Lot 1.02, Block 53; Ward Street
Hightstown Borough, Mercer County, NJ**

Dear Ms. Davis:

We are in receipt of the completeness letter issued by Roberts Engineering Group LLC, dated February 2, 2022. In Item iv. Design waivers, it is recommended that a waiver be required for reduced number of parking spaces. We wish to take this opportunity to clarify this item.

The parking lot between Etra Road and Athletic Center contains 261 parking spaces. To accomplish a better and safer drop-off configuration for students, the number of parking spaces is reduced to 221 spaces.

The parking lot is only fully used during events such as sports tournaments and meets. These events occur about 5 to 6 times a year and occur when school educational activities are not occurring.

During these events, the other parking areas, including but not limited to the parking fields between Geiger Reeves and Potter Dorm North, and The Science Center and Annenberg Hall, as well as the Wilson Hall field are available. Additionally, an area between the driving aisle and the soccer field adjacent to the existing detention/solar panel installation is available and can accommodate up to 26 vehicles. Finally, there is on street parking on the main access drive as well. These areas are all available during the referenced events and are conveniently located within a few minutes' walk from major areas of the school campus.

Jane Davis, Planning Board Secretary
Peddie School – Parking Lot Reconfiguration
and Solar Panel Canopies

February 3, 2022
File #N-1900
Page 2 of 2

During these events, Peddie School has personnel to guide and assist in parking of vehicles.

Therefore, it is my opinion that since the Athletic Center parking lot is rarely full and there are other options for parking, that creating a safer drop-off area provides more benefits than the detriments caused by reducing the number of parking spaces.

We trust that this letter clarifies the issue discussed above.

Sincerely yours,



Lorali E. Totten, P.E., P.P.
For the Firm

LET:kl

encs.

cc: Sanjeev Puri, The Peddie School
Michael Butler, Eckert Seamans Cherin & Mellot, LLC

Q:\1501-2000\1900\ATHLETIC CENTER SOLAR\HIGHTSTOWN\HBPB1.odt



Roberts

ENGINEERING GROUP LLC
Women Business Enterprise Certified

February 9, 2022

1670 Whitehorse-Hamilton Square Rd.
Hamilton, New Jersey 08690
609-586-1141 fax 609-586-1143
www.RobertsEngineeringGroup.com

Jane Davis, Planning Board Secretary
Hightstown Planning Board
Borough of Hightstown
156 Bank Street
Hightstown, New Jersey 08520

Re: Preliminary and Final Site Plan Review No. 1
Applicant: The Peddie School
Development: Athletic Center Solar
Block 53, Lot 1.02
Borough of Hightstown, Mercer County, New Jersey
Our File No.: HPB202202

Dear Ms. Davis:

The Peddie School is requesting Preliminary and Final Site Plan Approval with checklist waivers; design waiver and a height variance for accessory structures, to reconfigure the entrance and drop-off area at the Athletic Center's main entrance; to reconfigure an existing parking area and entrance to the Athletic Center; and for the installation of solar panel canopy structures.

The following documents have been utilized in our review:

1. Copy of the completed Planning Board Application for Preliminary and Final Site Plan Approval with requested checklist waivers, including a completed site plan checklist with Attachment A.
2. A set of plans entitled, "Preliminary and Final Site Plan for Peddie School Athletic Center Solar, Lot 1.02, Block 53, Borough of Hightstown, Mercer County, New Jersey," consisting of eleven (11) sheets, prepared by Crest Engineering Associates, Inc., dated January 10, 2022.
3. A set of plans entitled, "Peddie School Canopy PV System, 806.4 kW-DC Solar PV System, 201 South Main Street, Hightstown, New Jersey," consisting of seven (7) sheets, prepared by Ecogy Energy, dated November 12, 2021, issued January 11, 2022.
4. Plan of Survey for Lot 1.02, Block 53, Hightstown Borough, Mercer County, New Jersey, prepared by Crest Engineering Associates, Inc., dated January 10, 2022.
5. Negative Declaration of Environmental Impact prepared by Crest Engineering Associates, Inc., dated January 10, 2022.
6. Statement of Negligible Community Impact prepared by Crest Engineering Associates, Inc., dated January 10, 2022
7. Stormwater Management Report prepared by Crest Engineering Associates, Inc., dated January 10, 2022

We offer the following comments and recommendations for the Planning Board's consideration:

I. ZONING

1. This property is located in the R-1 Residential District. Public or private schools are a permitted use in this district.
2. The bulk requirements, setbacks, buffers, and other zoning issues will be reviewed and discussed within the Borough Planner's Report.

Preliminary and Final Site Plan Review No. 1
Applicant: The Peddie School
Development: Athletic Center Solar
Block 53, Lot 1.02
Borough of Hightstown, Mercer County, New Jersey
Our File No.: HPB202202
Page 2 of 6

II. VARIANCES

1. Relief is requested from Ordinance Subsection 28-3-5-b-9 maximum height greater than 16 ft for an accessory structure: the solar panels.

III. CHECKLIST WAIVERS

The Applicant is requesting waivers from the Site Plan Checklist for the following items:

1. Item No. 11

Key Map showing existing buildings within 200 feet.

2. Item No. 16A

Outside dimensions of all principal buildings and accessory structures.

3. Item No. 17

Delineation of on-site wetlands.

4. Item No. 19

All buildings within 200 feet of the site.

5. Item No. 20

All existing curbs and sidewalks in the site.

6. Item No. 21

All existing and proposed utility lines within and adjacent to the subject property.

7. Item No. 22

Rights-of-way, easements, and all lands to be dedicated to the municipality or reserved for specific uses.

8. Item No. 23

Proposed contours at one-foot intervals and finished first floor elevations.

9. Item No. 24

Plans and centerline profiles shall be provided for widening of all existing roadways.

10. Item No. 25

Half cross sections, 50 feet on center, shall be provided along the side of all widened existing roadways.

11. Item No. 26

Dimensions of lot, setbacks, front yard, side yards and rear yards; size, kind, and location of fences.

12. Item No. 27

Drainage plan showing location of existing and proposed stormwater facilities.

Preliminary and Final Site Plan Review No. 1
 Applicant: The Peddie School
 Development: Athletic Center Solar
 Block 53, Lot 1.02
 Borough of Hightstown, Mercer County, New Jersey
 Our File No.: HPB202202
 Page 3 of 6

13. **Item No. 28**

Storm Sewer Profiles not shown in roadway.

14. **Item No. 30**

Location, dimensions, and details of all signs

15. **Item No. 32**

Off site tree groupings within 200 feet.

16. **Item No. 34**

Details of all proposed outdoor lighting

I have no objection to the waivers as outlined above because all of the construction activity will be confined to a small area located at the northeast section of The Peddie School Campus and the Applicant has supplied sufficient detail within this area to allow proper review.

IV. DESIGN WAIVERS

Relief is requested from Ordinance Subsection 28-10-20-b&c Yard Structures for structures placed in the front yard, greater than the maximum size of 256 square feet and maximum height of 16 ft.

- a. A design waiver is requested for an accessory structure in the front yard and for the size exceeding 256 square feet per Ordinance Subsection 28.10-20. The ordinance describes yard structures as free-standing gazebos, pergolas, or arbors. We do not interpret this subsection to be applicable to the solar canopies.

We defer to the planner for applicability of the subsection.

V. COMPLETENESS

I recommend that this application be deemed complete with waivers requested.

VI. SITE PLAN COMMENTS

- a. A variance is requested for an accessory structure (solar canopy) that exceeds 16 feet per Ordinance Subsection 28.3-5-b-9.

The Zoning R-1 table on Sheet 1, Cover Sheet indicates 23.75 feet (23'-9") and is noted as physical height + 2 ft.; however, there are inconsistencies on total height with other references, as shown on;

1. Dwg No. PV-200 by Ecogy Energy indicates a height of 22'-3" +/- feet to grade.
2. Dwg No. PV-202 by Ecogy Energy indicates a height of 21'-9" feet to grade.
3. Sheet 10, Details indicates a height of 21'-9" feet to grade.

Please clarify the total height and explain the note of "physical height + 2 feet."

- b. The Applicant is reducing the existing number of parking spaces. There are presently 304 spaces including eight (8) handicapped parking spaces and 221 spaces are proposed including seven (7) handicapped spaces, as noted on Sheet 1, Cover Sheet. This is a reduction of 83 spaces. The

Preliminary and Final Site Plan Review No. 1
 Applicant: The Peddie School
 Development: Athletic Center Solar
 Block 53, Lot 1.02
 Borough of Hightstown, Mercer County, New Jersey
 Our File No.: HPB202202
 Page 4 of 6

applicant is to provide testimony on why it is appropriate to reduce the number of parking spaces to such an extent. This is a reduction of 27% of the available parking.

However, Sheet 3, Partial Existing Conditions Plan, indicates a total of 261 existing spaces of which 8 are handicapped spaces, and Sheet 5, Site Plan, indicates 238 proposed spaces of which 7 appear to be handicapped spaces.

Please confirm the existing and proposed number of standard parking and handicapped spaces and the purpose of such a significant reduction.

- c. The Key Map, on the Cover Sheet is inconsistent with the list of owners for Blocks 56, 63 & 63.01. Please correct.
- d. The title of the Plan set is not consistent with the associated reports. Please assure all reports are consistently titled.
- e. Please place the "List of Owners," as shown on the Cover Sheet, for Hightstown and East Windsor, near their respective municipality's General Notes section.
- f. The Applicant is removing portions of standard pavement and portions of porous pavement and constructing a new parking lot with reconfigured pavement areas. Overall, the total existing standard pavement areas are being reduced and the porous pavement is being increased for the parking lot and driveway.

There are inconsistencies in the total square footage for the existing porous and standard pavements versus what is proposed for porous and standard pavements. Discrepancies are found on the Cover Sheet; the Partial Existing Conditions Plan; the Site Plan; the Grading & Drainage Plan; and the Stormwater Management Report.

Please review and provide consistent footages.

- g. The full extent of the depressed and full height curbs is not clear in the handicapped parking area. Please revise the plans to clearly show the distinction between the depressed and full height curb.
- h. Please provide the specific locations of any new or relocated traffic signs on the Site Plan.
- i. There is a brick walk near Etra Road that links the soccer fields to the new driveway entrance. Please indicate whether this walkway is to remain and if so, how safe passage will be provided across the entrance driveway.
- j. At the drop off area near the Athletic Center there is a proposed painted area. Please provide a detail of the color and line width of the striping.
- k. The Etra Road entrance must remain available for fire and other emergency vehicles during construction.
- l. Provide additional spot elevations to assure positive drainage at the new driveway and newly paved areas. Confirm that the driveway and paved areas will have a sufficient slope.
- m. The handicapped parking spaces have been relocated farther southeast of the Athletic Center. Although farther away, the handicapped parking is segregated from the drop off/ pickup traffic with a dedicated area of signage, sidewalks, and ramps. The new handicapped parking area appears to be safer by removing the traffic flow of the pickup and drop off area. Confirm that ADA compliant slopes are provided for the handicapped spaces and ramp/walk.
- n. We defer landscaping comments to the planner.
- o. Trees are much closer to the new driveway entrance location. Confirm that sight triangles are adequate and make any modifications necessary.

Preliminary and Final Site Plan Review No. 1
 Applicant: The Peddie School
 Development: Athletic Center Solar
 Block 53, Lot 1.02
 Borough of Hightstown, Mercer County, New Jersey
 Our File No.: HPB202202
 Page 5 of 6

- p. Indicate the specific locations where soil compaction testing is required.
- q. It appears that the Typical Porous Pavement Section detail is not consistent with the Typical Infiltration Bed in Parking Lots detail on Sheet 10, Details. Please correct.
- r. The concrete sidewalk detail should indicate a 5' width as shown on the site plan. Please correct.
- s. Provide details of the porous sidewalk, concrete curb, depressed curb, and handicapped ramps.
- t. Provide a detail of the interface between the porous and standard pavement areas.

VII. STORMWATER MANAGEMENT COMMENTS

- a. The project proposes to maintain the existing stormwater management system and slightly increase the porous pavement and decrease the existing standard pavement areas.
- b. in accordance with NJDEP Stormwater Management rules, the project is considered a major stormwater project since the area of disturbance is indicated as greater than 1 acre and the net increase in impervious coverage dates to 2004.
- c. The proposed standard pavement area will drain across the porous pavement and provide additional stormwater reduction.
- d. The water quantity and quality from the project have met the Hightstown Borough Ordinance and NJDEP requirements.
- e. Care must be taken during installation of the footing for the solar canopies in the areas of the existing underground stone infiltration beds so as not to attract sediment and compromise their intended purpose to filter and transport stormwater.
- f. The Stormwater Management Report indicates landscaped and lawns areas under the canopies will be replaced with either porous pavement or decorative stone. However, there is a lawn area under Solar Array #3. Please clarify or correct.
- g. Provide clear information on drainage structures. A proposed manhole and two 12" connection pipes are not connected to any existing structures on the plan sheets. Please correct.

VIII. LIGHTING COMMENTS

- a. The parking area is currently served by pole mounted lights and bollards. Bollard lighting along the existing walkway to the Athletic Building appears to remain unchanged.
- b. Seven pole mounted lights are to be removed with two (2) designated to be relocated.
- c. Parking and pedestrian lighting in the parking lot will be provided by thirty-eight (38) lights which are to be surface mounted beneath the solar canopies, two (2) relocated lights and the remaining pole mounted lights.
- d. The point-by-point lighting analysis indicates light intensities ranging from 0-foot candles by the Etra Road sidewalk to a high of 4.1-foot candles under the canopy lighting, as shown on Sheet 8, Lighting Plan.
- e. There is insufficient information to confirm adequate lighting at the proposed entrance, at the sidewalk along Etra Road, and in the overall parking area with the existing pole mounted lights.
- f. Please provide a full lighting analysis of the parking lot for all the lighting. The lighting intensity for the canopy lights is extremely high and appears will have a negative impact on the surrounding area.

Preliminary and Final Site Plan Review No. 1
 Applicant: The Peddie School
 Development: Athletic Center Solar
 Block 53, Lot 1.02
 Borough of Hightstown, Mercer County, New Jersey
 Our File No.: HPB202202
 Page 6 of 6

- g. Confirm the need for such bright lighting or reduce the lighting levels to current light levels in the parking lot.
- h. Provide a detail of the proposed light along with its placement under the solar canopy.
- i. It is recommended that the lights be motion activated and/or have dusk to dawn controls.
- j. The plans should identify all fixtures that will be used for security lighting with a notation added to the plan, indicating the shut off time for the remaining site lighting.

IX. FEES

<u>Description</u>	<u>Application Fees</u>	<u>Escrow Fees</u>
Preliminary Site Plan 43,500 sf of dist. x \$0.10	\$750.00	\$ 4,350.00
Final Site Plan 43,500 sf of dist. x \$0.05	\$500.00	\$2,175.00
<u>Bulk Variance</u>	<u>\$500.00</u>	<u>\$600.00</u>
Totals	\$1,750.00	\$7,125.00

X. APPROVALS

- 1. Mercer County Planning Board.
- 2. Mercer County Soil Conservation District.
- 3. Borough of Hightstown Fire Department.
- 4. East Windsor Township Planning Board.

Should you have questions, please do not hesitate to contact me.

Very truly yours,



Carmela Roberts, P.E., C.M.E.
 Borough Engineer

cc: Scott Micco, Esq., Parker McCay P.A, Planning Board Attorney
 Brian Slauch, PP, AICP, Clark, Caton, Hintz, Planning Board Planner
 Lorali E. Totten, P.E., P.P., Crest Engineering Associates, Inc., Applicant's Engineer
 Michael R. Butler, Esq., Eckert Seamans Cherin & Mellot, LLC, Applicant's Attorney
 Sanjeev Puri, The Peddie School, Assistant Head of School for Finance & Operations

MERCER COUNTY PLANNING BOARD



MCDADE ADMINISTRATION BUILDING

PO BOX 8068

TRENTON, NJ 08650-0068

Phone 609-989-6545 Fax 609-989-6546

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Planning Director

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Planning Board Secretary

LILLIAN L. NAZZARO, ESQ.

County Administrator

BASIT A. MUZAFFAR, PE.

County Engineer

ROBERT N. RIDOLFI, ESQ.

Planning Board Counsel

February 3, 2022

Lorali E. Totten, PE, PP
Crest Engineering Associates, Inc.
100 Rike Drive
Millstone Township, New Jersey 08535

Email: dshafer@eckertseamans.com & ltotten@crestengineering.net

Re: Site Plan
Peddie School Athletic Center - Solar
Block 53, Lot 1.02 & Block 28, Lot 3.01
261 Etra Road (CR 571)
Hightstown Borough & East Windsor Township
Mercer County File No. MC #22-801

Dear Ms. Totten:

Our office received the application for a major site plan approval concerning the above referenced project, prepared by Lorali E. Totten, PE, PP, of Crest Engineering Associates, Inc., dated January 10, 2022. Upon review of this submission, please be advised the **application has been determined complete**. The application will be heard at the February 9, 2022 Mercer County Land Development meeting. Your attendance is not necessary but if you would like to attend, please review the Mercer County Planning Board web page for meeting dates and online attendance.

I trust that this information is of assistance to you and if you have any questions or require additional information, please feel free to contact Matthew Zochowski of my office at (609) 989-6985 or mzochowski@mercercounty.org.

Sincerely,

Leslie R. Floyd (jkb)

Leslie R. Floyd
Planning Director

LRF:MZ:jkb

c: Robert Ridolfi, Esq.
Basit A. Muzaffar, PE, Mercer County Engineer
Mercer County Planning Board
Janice Mironov, Mayor of East Windsor Twp.
A. Maxwell Peters, East Windsor Twp. Engineer
Lori Bivona, East Windsor Twp. P. B. Sec.
Lawrence D. Quattrone, Mayor of Hightstown Boro.
Carmela Roberts, PE, Roberts Engineering
Sandy Belan, Hightstown Borough P.B. Secretary

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on Monday, February 14, 2022 at 7:30 pm, the Borough of Hightstown Planning Board will hold a public hearing on the application of the undersigned at which time interested persons or their attorney will be given an opportunity to participate virtually through a computer or other electronic means. In accordance with the Open Public Meetings Act, Chapter 231, P.L. 1975, and in consideration of Executive Order No. 103 issued by Governor Murphy on March 9, 2020, declaring a "State of Emergency and Public Health Emergency in the State of New Jersey," in order to protect the health, safety and welfare of area citizens while ensuring the continued functioning of government, the meeting of the Borough of Hightstown Planning Board will be held electronically only.

The property that is the subject of this Application is approximately 92 acres and contains the Peddie School Campus ("Property"). The Property is located in both the Borough of Hightstown, designated as Block 53, Lot 1.02 on the Borough Tax Maps, and the Township of East Windsor, designated as Block 28, Lot 3.01 on the Township Tax Maps. The Property is located in the R-1 zoning district for both Hightstown and East Windsor.

The Applicant is seeking Preliminary and Final Site Plan approval to reconfigure the entrance and drop-off area at the Athletic Center's main entrance along Etra Road, to reconfigure the existing parking area for the Athletic Center, and to install solar panel canopy structures within the same existing parking area. Variance relief is requested from Subsection 28-3-5b.9. of the Hightstown Borough Land Use Code ("Code") restricting the maximum height of an accessory structure to sixteen (16) feet as the proposed height of the solar canopies will be approximately twenty-three (23) feet, and from Subsection 28-10-20b.&c. of the Code regarding structures in a yard.

The Applicant also seeks to the extent necessary or as may be required as the result of further review, all variances, deviations, interpretations and/or design waivers/design exceptions and/or de minimis RSIS exceptions, and/or submission/checklist waivers from the Site Plan and RSIS standards applicable to R-1 zone, and the Code required to permit the proposed development. The layout and other information concerning the proposed development set forth in the plans entitled, "Preliminary and Final Site Plan for Peddie School Athletic Center Solar, Lot 1.02, Block 53, Borough of Hightstown, Mercer County, New Jersey," consisting of eleven (11) sheets, prepared by Crest Engineering Associates, Inc., dated January 10, 2022.

Members of the public can join to observe the meeting and participate during the public comment period of the hearing by using the Zoom remote meeting application. There will be no physical gathering of Board members or other in-person gathering for the meeting.

If you wish to participate and offer comments and/or questions at the Public Hearing, you must follow the steps below. Please click the link below to join the webinar:

Link to Meeting:

<https://us06web.zoom.us/j/86089092616?pwd=SlIXNkI4aEJWVkJZBL2o2NUhkV1EzQT09>

Meeting ID: 860 8909 2616
Passcode: nynE2L

and follow the instructions on the screen.

Members of the public participating in the meeting using this format will participate just the same as if they were present at an in-person meeting. There will be adequate opportunity for questions and comments from members of the public following the procedures that also govern regular in person meetings of the Planning Board.

For those without internet access, the meeting can also be accessed via telephone only by calling any of the following numbers:

By Phone: (646) 876-9923

Meeting ID: 860 8909 2616
Passcode: 818561

One tap mobile

+16468769923,,86089092616#,,,818561# US (New York)

A copy of the application and related documents are on file with the Office of Planning Board, 156 Bank Street, Hightstown, New Jersey, and are available for public inspection during regular business hours Monday through Friday, 8:30 a.m. to 4:30 p.m. **Interested parties must call the Planning Board Office (609) 490-1500, Ext. 617) to make special arrangements to view the documents in person as the municipal building is currently closed to the public; all are encouraged to access the documents via the web-site:**

<https://www.hightstownborough.com/planning-and-zoning/>

THE PEDDIE SCHOOL

By:

Michael R. Butler, Esq.

Eckert Seamans Cherin & Mellott, LLC

Attorneys for Applicant

Order Receipt

Packet Media LLC

57 1

130 Twinbridge Drive
Pennsauken, NJ 08110

Phone: 856-779-3800, ext 3825

Eckert Seamans
Eckert Seamans Cherin & Mellott
Attn: Alyson Perino
PO BOX 5404
Princeton, NJ 08543

Acct #: 00032170
Phone: (609)989-5091
Date: 02/02/2022
Ad #: 00484984
Salesperson: pacPT5 Ad Taker: pacPT5

Class: P0586

Ad Notes:

Description	Start	Stop	Ins.	Cost/Day	Extras	Amount
Notice of Public Hearing	02/04/2022	02/04/2022	1	100.56	15.00	100.56

Ad Text:

NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on Monday, February 14, 2022 at 7:30 pm, the Borough of Hightstown Planning Board will hold a public hearing on the application of the undersigned at which time interested persons or their attorney will be given an opportunity to participate virtually through a computer or

Payment Reference:

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Total: 100.56
Tax: 0.00
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