

PLAINSBORO TOWNSHIP PLANNING BOARD
FEBRUARY 17, 2026 MEETING
MINUTES

MEETING HELD:

Tuesday, February 17, 2026 at 7:00 p.m. in the Municipal Building Court Room

PLANNING BOARD MEMBER ATTENDANCE:

Ed Yates, Cary Spiegel, David Bander, Arthur Lehrhaupt, Richard Keevey, Joseph Greer and Avanti Kanitkar were present.

Peter Cantú, Jetal Doshi, Sanjana Raturi and Sanjeev Agarwal were absent.

TOWNSHIP & CONSULTANT STAFF ATTENDANCE:

Bonnie N. Flynn, Director of Planning and Community Development; Ron Yake, Township Planner/Zoning Officer; Lou Ploskonka, CME Associates, Planning Board Engineer; Trishka Cecil, Mason, Griffin & Pierson, P. C., Planning Board Attorney and Josi Easter, Board Secretary.

MEMBERS OF THE PUBLIC:

There were 16 members of the public present, including the applicants.

MEETING CALLED TO ORDER:

Arthur Lehrhaupt called the meeting to order at 7 p.m. and read the certification of meeting notices.

ROLL CALL:

Yates	-	yes	Keevey	-	yes	Raturi	-	absent
Spiegel	-	yes	Cantú	-	absent	Agarwal	-	absent
Bander	-	yes	Doshi	-	absent	Kanitkar	-	yes
Lehrhaupt	-	yes	Greer	-	yes			

It was MOVED by SPIEGEL and SECONDED by KEEVEY and passed unanimously to approve the January 20, 2026 Planning Board Reorganization meeting Minutes as submitted.

It was MOVED by YATES and SECONDED by KEEVEY and by voice vote the January 20, 2026 Planning Board Executive Session meeting Minutes as submitted were approved.

Trishka Cecil indicated that the proposed resolution is changing the Legal Notice requirements because as of March 1, 2026 all public entities must publish their notices on their website. Therefore, Municipalities are no longer required to designate an official paper.

It was MOVED by KEEVEY and SECONDED by GREER and approved unanimously the resolution for the Legal Notice Law Change.

P20-04 Trustees of Princeton University – Five Year Extension, Temporary Addition to Princeton University Art Museum Storage Facility Minor Site Plan with Submission Waivers, Block 701, Lot 29

Christopher DeGrazia, Esq. of Faegre Drinker Biddle & Reath on behalf of the applicant, Trustees of Princeton University, is requesting a modification of a prior Minor Site Plan approval related to a temporary building that was constructed. The University has an art storage building in the Forrestal Campus, located on the east side of Route One on Forrestal Road. In 2020 the University came before the Board and asked for an approval to build a temporary addition. The intent was to house critical operations while the new art museum was being built. It was anticipated that once the art museum was built the temporary addition would be decommissioned. They are asking the Board for a five-year period to integrate some of the operations back and to study and evaluate current and future needs. The building was constructed to last and be of high quality since it was to keep art collections safe. There are no changes to the building or any of the improvements. However, the uses will be less intense because as part of the original approval some teaching classes were moved to the facility which have been moved back to the main campus.

Ms. Flynn indicated that staff did not create a report; there are no further comments and are hoping a decision can be made from the testimony this evening.

Mr. Keevey asked what is in the building?

Ms. Cecil swore in James Steward, Director of Princeton University Art Museum.

Mr. Steward indicated that the annex was an integral part in ensuring the completion of the new Art Museum and allowed the University to maintain critical operations during construction. It allowed support for teaching from their collection, which served about 199 courses with 2,000 students. The facility was essential in the preparation of nearly 4,000 objects to be displayed in the new Art Museum including conservation, mounting, matting and framing. Teaching has fully been transferred from Forrestal to the new Art Museum, resulting in a reduction in traffic, the annex remains a vital part of their operation.

Mr. Spiegel asked if it was their intention to demolish the building at the end of the five year extension.

Mr. Steward replied that they do not know because they need this time period to evaluate the overall operation of the museum. The building was constructed to be durable, but they don't know at this moment whether the need for it is there, and they will come back to the Board if that need arises.

Ms. Kanitkar asked if they have staff offices at that location, to which Mr. Steward replied that no they are adjacent to the building.

There being no further questions from the Board or from the Public, it was MOVED by KEEVEY and SECONDED by SPIEGEL to approve the request and to close the Public Hearing via a voice vote.

PLAINSBORO TOWNSHIP PLANNING BOARD - MINUTES

Page 3

February 17, 2026

Ms. Cecil indicated that the resolution explains that the applicant is requesting to keep the building in place for another five years and it will include the detailed letter and project narrative that Mr. DeGrazia submitted as exhibits.

It was MOVED by YATES and SECONDED by GREER to adopt the resolution.

ROLL CALL:

Yates	-	yes	Keevey	-	yes	Raturi	-	absent
Spiegel	-	yes	Cantú	-	absent	Agarwal	-	absent
Bander	-	yes	Doshi	-	absent	Kanitkar	-	yes
Lehrhaupt	-	yes	Greer	-	yes			

P25-07 PFV Holdings LLC. and PFV Holdings Land LLC. Preliminary and Final Major Subdivision, Block 104, Lots 1.03, 1.06, 1.05 and 1.08

Mr. DeGrazia representing the applicant stated that the application is for a preliminary and final major subdivision plan that takes place in the Princeton Forrestal Village in the PMUD Zone. What is unique about this application is that there is no development being proposed because the building, infrastructure and roads are already in place. What it is going to do is carve out the existing pad sites so that they may have better investment opportunity. The three pad sites are Ruth's Chris, Salt Creek Grille and Harmony School and the remainder lot that will contain the other six buildings that are on the property. Subdivisions have been done in the past at the Forrestal Village, such as the Hotel which is on a separate lot, and the Eden School. The intension is to have the lots be part of a shared infrastructure through a declaration or easement agreement which will be shown to the Township Attorney for review prior to recording. It allows for the buildings to be owned and taken care of individually but share in the cost of the infrastructure and have access to the utilities, stormwater management, driveways etc. throughout the whole Village.

Ms. Cecil swore in Ken Schilling, PLS (NJ) – Pennoni Inc., Licensed Surveyor, who gave an overview of his credentials and was accepted as an expert without exception by Chair Lehrhaupt.

Mr. DeGrazia marked the following exhibits: A1 entitled Final Major Subdivision Plan dated 10/7/25 and A2 entitled Easements, Restrictions and Constraints dated 9/25/25

Mr. Schilling stated that the applicant, PFV Holdings LLC. and PFV Holdings Land LLC. are the owners of Lot 1.051, which is being proposed to be subdivided. The property is located at College Road West and Route One and is in the PMUD Zone. The uses are mixed retail, commercial and office with parking, roadways and site improvements. The adjoining land uses are the undeveloped portion of the Princeton Nurseries property to the north, to the south is the Eden Autism Services and 150 College Road West, which is the state police facility that fronts Route One. To the East is Route One and the Westin Hotel and to the west is the Princeton Windrows and the Carnegie Post Acute Care Facility. Lot 1.051 is 36.426 acres, and the applicant is seeking to create three new lots which will include the existing buildings with a fourth lot containing the remaining land. The new lots will be as

PLAINSBORO TOWNSHIP PLANNING BOARD - MINUTES

Page 4

February 17, 2026

follows; lot 1.052 will be 1.854 acres with an 11,000 sq. ft. building known as the Ruth's Chris Steak House containing 88 parking spaces; lot 1.053 will be 1.699 acres with an 12,000 sq. ft. building known as the former Salt Creek Grille with 103 parking; Lot 1.054 is the Harmany School which is 9,700 sq ft with 54 parking space; and the proposed remaining lot will have 31.478 acres with the 6 existing office and retail commercial buildings as well as the parking garage which has roughly 1105 parking spaces. The previously approved and recorded residential lots within block 104 will remain unchanged and include lot 1.03 with 2.476 acres, lot 1.061 with 2.474 acres and lot 1.08 with 0.932 acres. There are no changes to the previously subdivided residential lots including lot 1.02, the Eden Institute, and lot 2, the Westin Hotel. No new construction is contemplated and all buildings, parking, access, utilities, stormwater will remain as they currently exist in the properties.

Mr. DeGrazia clarified that the intent is to have a shared declaration of cross easement agreement.

Mr. Shilling noted that there are no proposed separately delineated by metes and bounds easements on the proposed subdivision at this time. They believe that this subdivision furthers the intent and purposes of the Township Master Plan and Zoning Ordinance and they are not requesting any design waivers or variances. They agree with the DRC and staff comments and recommendations as per the memo dated 1/29/26 and will comply accordingly with the memo to finalize and perfect the subdivision.

Mr. Yake stated that the review memo is dated 1/29/26 the applicant requested 20 preliminary checklist waivers and 8 final checklist waivers. DRC and staff have reviewed the request which include justification for each and are of the opinion that the requests are reasonable and support they be granted. The property is in the PMUD Zone, and all the uses are permitted to the extent that the evaluation, standard and criteria apply to these properties, they all appear to satisfy those standards. The applicant has stated that there will be a declaration of easement providing a cost share approach of the utilities which include all the common elements, access way, parking and will be reviewed for approval by the Township attorney and staff prior to being recorded at the County's Clerks Office. The declaration will make sure that there are defined responsibilities for maintaining the property. The applicant shall provide to staff that the University consents to the subdivision prior to the filing of the subdivision map.

Mr. Ploskonka indicated that the applicant shall provide lot closure reports.

Mayor Yates asked why they don't have the University's approval, to which Mr. DeGrazia replied that he does not represent the University.

Mr. Greer asked if there were any businesses for sale and Mr. DeGrazia said that they are not for sale, that they are being leased.

There being no further comments or questions from the Board or the Public, it was MOVED by KEEVEY and SECONDED By BANDER to close the public meeting via a voice vote.

Ms. Cecil stated that the resolution is divided into two sections which are the findings of

PLAINSBORO TOWNSHIP PLANNING BOARD - MINUTES

Page 5

February 17, 2026

facts and the conditions of approval. The findings describe the four lots that are being created. The purpose for the subdivision and that there is no development as part of this application. That they will preserve all the elements, existing circulation and putting access easements as needed and that it is fully conforming. The conditions come from the review memo which will be attached to the resolutions.

It was MOVED by KEEVEY and SECONDED by SPIEGEL to approve the resolution.

ROLL CALL:

Yates	-	yes	Keevey	-	yes	Raturi	-	absent
Spiegel	-	yes	Cantú	-	absent	Agarwal	-	absent
Bander	-	yes	Doshi	-	absent	Kanitkar	-	yes
Lehrhaupt	-	yes	Greer	-	yes			

P25-08 Greenskies Clean Energy LLC. – West Windsor - Plainsboro Regional School District Solar Project at Community Middle School, High School North and Millstone River School, Minor Site Plan, Blocks 1901, 1902 and 2001 Lots 2, 23 and 1

Michael Floyd Esq. from Archer and Greiner on behalf of the applicant Greenskies Clean Energy LLC. stated that the application submitted is for a Minor Site Plan to install solar carports and provide clean energy to both the grid and to the schools known as Community Middle School located at 95 Grovers Mill Road, High School North located at 90 Grovers Mill Road and Millstone River School located at 75 Grovers Mill Road. They have four marked exhibits as follows: exhibit 1 is an aerial of the site; exhibit 2 is a color rendering of Millstone River School; exhibit 3 is a color rendering of Community Middle School and exhibit 4 is a color rendering of High School North.

Ms. Cecil swore in the witnesses.

Alexander Berry, VP of Engineering for Greenskies gave a background of the company. They develop, build and own and operate their assets. The project will provide clean energy to the grid and help the school district subsidize the cost of energy by entering into a Power Purchasing Agreement which enables them to leverage the federal investment tax credit as well as the SREC program.

Chris Rosati, P.E. P.P. Engineer for the applicant gave an overview of his qualifications and was accepted by Chair Lehrhaupt without objection. All schools have access to Grovers Mill Road as seen on exhibit A1 and the surrounding uses are residential uses in the R100 Zone. The solar project has different types of arrays; T; cantilever and carport structures. It is a large array supported in the corners and in the middle with steel columns. The elementary school will have 500 kilowatts ac system; the middle school has 565 ac kilowatts and 1,000 kilowatts ac system for the high school. The carports will have a 3 degree tilt and are very large arrays as shown in Exhibit A2, which is a color rendering for Millstone River Elementary School. Exhibit A3 is a color rendering of the Middle School which are standard carports with a little bit of tilt and columns in the center. A4 is a color rendering of the high

PLAINSBORO TOWNSHIP PLANNING BOARD - MINUTES

Page 6

February 17, 2026

School showing the standard T type of arrays. Those are the only differences in the projects that are seen as one application. The T sections are 6 panels in portrait across the length of the array, the cantilever canopy section has 4 panels in portrait configuration, and the larger canopy is a 36 panel in landscape configuration. They have 541 watt panels, and the modules are wired together in strings which are tied to inverters. The inverters convert the DC electric that the panel produces to ac electric that then runs down the column to the underground conduit to the electrical room into each of the schools. Another difference is that the high school has a longer conduit run, so they need an intermediate transformer and switch gear midway. The arrays will be on steel frames attached to steel columns attached to concrete footings. The footings will be a max of 36" in diameter and 36" off the ground. There will not be a loss of parking spaces. However, since the columns at the head of each parking spot are 36" wide there will be 18" on either side so where they have 18' deep parking stall in several locations they will have 16 1/2' wide stalls where the ordinance require 18'. They require a technical waiver from section 85-44B2 to allow the reduction of parking stall length. In the elementary school 28 of the 105 spaces under the canopy will be affected, in the middle school 24 of the 155 and in the high school 106 of the 370. The end result is that a full size pick-up truck SUV will not be able to park in those spots. The improvements will not interfere with ADA access path. The minimum clear height will be 14' therefore, no issues with fire vehicles access or maneuverability. All panels are fixed in place, and they will lose some light stands in the area by putting the solar arrays, but there will be LED lights underneath of the arrays. The canopy lighting will coincide with the on and off of the rest of the campus parking and lighting. The panels are typically 20 degrees warmer than ambient temperature. The panels will have space in between panel. Run off will drip each panel into the parking underneath. The panels have a 25 year life span, and they do not have any issues with the recommendations in the review memo.

Mr. Yake stated that the review memo dated January 30, 2026 states that the property is zoned R100 which is a residential zone classification and in that zone public schools as well as the accessory uses that are being proposed are permitted uses. The applicant's proposal gave details of the hardware, structures and finishes being used that are largely consistent with the Townships Design Standards for solar energy canopy installation. Including the that all columns and beams are boxed in with a high quality finish on the outside. The applicant is requesting a number of site plan waivers and the DRC and Staff are of the opinion that they should be granted. The applicant is requesting for a site plan waiver exception to allow for the reduction of a number of 18' in depth parking spaces to 16' in depth do to the placing of columns. DRC and Staff recommend granting of the waiver subject to the condition that a concerted effort be made by the applicant's engineer to design the solar canopies at each of the sites such that the support columns be located at the corners of the existing spaces thereby minimizing the impact of the columns on the existing parking spaces.

Mr. Ploskonka asked Mr. Rosati if he could discuss two items: the system that is inter connected with electric grid and the timing on the lighting under the canopies.

Mr. Rosati replied that the lighting will coincide with the other site lighting and with respect to the connection to the grid, called a net meter system, they are tied to the system to a certain extent. Therefore, if the arrays produce more energy than the school needs it will flow back into the grid. However, it is unlikely because schools use a lot of power. Being

PLAINSBORO TOWNSHIP PLANNING BOARD - MINUTES

Page 7

February 17, 2026

that it is connected to the school's electrical system and that system is also fed by the grid they are essentially connected to the grid, but they are not a producer. They are a user from the grid on a yearly basis, but they will be supplementing it with the array.

Mr. Yates asked what is the voltage on the load side of the inverters? To which Mr. Berry replied that it is 480 volts which is consistent with the main switchboard inside each of the buildings.

Mr. Spiegel asked what percentage will the solar collect of the overall demand and Mr. Berry replied that it is close to 100%.

Mr. Spiegel asked if there are any plans of battery installation if the solar collection improves, to which Mr. Berry replied no.

Mr. Spiegel asked if there are any plans to install signs for compact cars where the parking space is impinged and Mr. Rosati stated that yes.

Mr. Yates asked what kind of protection will there be around the transformers, to which Mr. Yake replied that they will have a decorative board to screen the switch.

Mr. Greer asked how will the underground utilities be tied in, to which Mr. Berry replied that they will be tied to the switch gear inside of the buildings.

There being no further comments or questions from the Board or from the public, it was MOVED by KEEVEY and SECONDED by KANITKAR and by a voice vote it was passed to close the public hearing.

Ms. Cecil reviewed the proposed resolution indicating that the findings are a generalized overview of what is being proposed, specific findings with respect to each of the schools with minor variations in terms of what is being installed and additional findings that are common to each site and the conditions are drawn from the Planning Board Review Memo.

Ms. Cecil asked if the Board wants to add a condition for the parking stalls that will be shorter than what is required, signs indicating that those parking spaces are for Compact Cars Only, to which the Board stated that it should be added to the resolution as a specific condition.

It was MOVED by KEEVEY and SECONDED by SPIEGEL to approve the resolution with the addition.

ROLL CALL:

Yates	-	yes	Keevey	-	yes	Raturi	-	absent
Spiegel	-	yes	Cantú	-	absent	Agarwal	-	absent
Bander	-	yes	Doshi	-	absent	Kanitkar	-	yes
Lehrhaupt	-	yes	Greer	-	yes			

PLAINSBORO TOWNSHIP PLANNING BOARD - MINUTES

Page 8

February 17, 2026

PMUD Zone Change Ordinance

Ms. Flynn stated that the draft ordinance is a direct response to the Land Use Element Amendment that was adopted by the Board in January. It is implementing our compliance mechanisms from our Housing Element and Fair Share Plan for our Affordable Housing application.

It was MOVED by YATES and SECONDED by GREER finding that the PMUD Zone change is not inconsistent with the Master Plan.

ROLL CALL:

Yates	- yes	Keevey	- yes	Raturi	- absent
Spiegel	- yes	Cantú	- absent	Agarwal	- absent
Bander	- yes	Doshi	- absent	Kanitkar	- yes
Lehrhaupt	- yes	Greer	- yes		

Mr. Yates wanted to comment on Staff for a great job on the Affordable Housing component.

Ms. Flynn stated that the Master Plan Subcommittee will be meeting on the Circulation Plan and that the Fusion project has been submitted.

It was MOVED by KEEVEY and SECONDED by SPIEGEL and unanimously approved to adjourn at 7:19 p.m.

Respectfully submitted,



Josi Easter, Board Secretary

Board Approval Date: 4/20/26