

U.L. v. Carteret (assuming)

Jan. 22, 1986

S. Brunswick

Letter from Narchetta to Bob Hall Re: Master
Development Plan Process w/ draft ordinance
attached

Pgs. Total: 7

CA00058/T

RIEDHAL INC.
100 CEDAR LANE
HIGHLAND PARK, NEW JERSEY 08904

(201) 846-2211

January 22, 1986

Robert G. Hall
Director of Planning
Township of South Brunswick
Municipal Building
Monmouth Junction, New Jersey 08852

Re: Master Development Plan Process

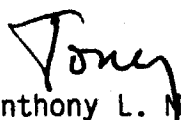
Dear Bob:

Enclosed please find the copy of a draft ordinance to create a development process which we believe would be beneficial for both the Township and Developers of large scale projects.

We have discussed this process with consultants of other developers, ie. John Chadwick, of Eugene Cross Associates, and they support the concept. I think it might be appropriate to meet and discuss this informally with yourself and perhaps Joseph Benedict or the Planning Board Council.

Please let me know what you think and when a meeting would be convenient.

Sincerely yours,


Anthony L. Marchetta

ALM/pam

CC: Joseph Benedict

Encl.

CA000581T

PROPOSED MASTER PLAN APPROVAL PROCESS
FOR AMENDMENT TO OR INCLUSION IN
PRD VII SECTION OF DISTRICT REGULATIONS
SOUTH BRUNSWICK TOWNSHIP REVISED GENERAL ORDINANCES

I. PURPOSE

The intent of the "Master Plan Approval" is to provide a flexible procedure for the review, consideration and hearings involving planned unit developments under the PRD VII section of the Ordinance. This procedure recognizes that planned unit developments in excess of 100 acres are sufficiently large and complex that applications under normal preliminary and final site plan approval processes cannot effectively be made and reviewed. Preparation of the fully engineered application for preliminary site plan application for such large projects cannot be economically accomplished without great risk to the applicant without first establishing with the Planning Board the general outlines and parameters of the overall plan. Similarly, the procedure is designed to enable the Planning Board to focus its review of the Master Plan on the overall plan, its principles and characteristics without being burdened with extensive technical review, which can occur at a subsequent application phase. The purpose of this section is to establish a procedure whereby the applicant may prepare and the Planning Board may review an overall "Master Plan" for the PRD VII prior to full engineering and establish the basic overall parameters and guidelines of the Master Plan. The applicant can subsequently submit normal preliminary site plan approval applications for either the entirety or portions of the property in accordance with the approved Master Plan for the Planning Board's review in accordance with the technical standards in the Ordinance.

With respect to technical review, the Master Plan is designed to establish overall feasibility of community-wide infrastructure and a reasonable probability that the infrastructure systems included in the Master Plan can be designed in accordance with

applicable technical and review standards at the time Preliminary and/or Final Site Plan applications are prepared. Such detailed designs will be reviewed by the Planning Board within the context of those subsequent submissions in accordance with all standards and criteria in the Ordinance

2. GENERAL PROCEDURE

Applications involving PRD VII over one hundred (100) acres may be submitted in three stages known as "Master Plan Approval", "Preliminary Site Plan Approval," and "Final Site Plan Approval". Master Plan Approval involves a submission with regard to the entire tract which will be the subject of the PRD VII. The applicant is not required to submit this application, but may proceed directly to an application for Preliminary Site Plan Approval. If the applicant chooses to apply for and is granted Master Plan Approval, the applicant may thereafter submit applications by section or in the entirety for Preliminary Site Plan Approval. In addition, the applicant may combine his application for Preliminary Site Plan Approval with Final Site Plan Approval. In the event that the applicant determines not to apply for Master Plan Approval, then the applicant shall apply for Preliminary Site Plan Approval and Final Site Plan Approval in accordance with the Ordinance.

3. MASTER PLAN APPLICATION DOCUMENTATION AND DETAIL

Application for Master Plan Approval for a PRD VII shall include the following, unless waived by the Planning Board:

A. Master Land Use Plan

At a scale of one inch equals two hundred feet or other appropriate scale, indicating:

1. Outbound limits of property.
2. Existing contours at two foot intervals
3. Existing roads.
4. Proposed roads or other public improvements in township Master Plan in vicinity of property.
5. Proposed arterial and collector roads in project.
6. Location map indicating relation to adjacent zoning districts.

7. Plan of adjacent development within 500 feet of property.
8. Land uses proposed for each "Designated Use Area" in the Master Plan.

The Master Plan shall show each proposed "Designated Residential Use" area within the context of the proposed collector and arterial roadway system, the open space system and recreation and other facilities and uses in the plan. Each particular designated residential use area shall be documented as to acreage, the type of residential dwelling unit proposed, and the number and net density of dwelling units proposed to be situated within each such area. If permitted commercial uses are intended, the proposed floor area shall be indicated within a designated use area and the floor area ratio shall be stipulated. The proposed total number of dwelling units and gross density for the PRD VII shall be indicated together with an indication of percentage and numbers of dwelling units by type for the entire tract.

B. Open Space and Recreation Plan

This plan will indicate the major areas to be devoted to common open space, passive and active recreation, major pedestrian systems and their relation to designated residential and commercial use parcels and to principal off-tract facilities, recreational facilities and other improvements within the open space, and any intended public facilities within the open space. The plan shall also describe the intended ownership, maintenance, and operation of common open space, recreation facilities and conservation areas within the PRD VII.

C. Traffic Circulation Plan

This plan will indicate all existing and proposed arterial or major collector streets, typical road cross-sections and critical elevations and grades for such streets. The plan shall indicate how the overall collector road network relates to the terrain, the overall design of the planned development, and the road network of the township. In addition, the plan shall indicate:

1. Projected peak hour traffic volumes on arterial and collector roads at the time of completion of each proposed section of development and at the time of completion of ultimate development of the project, including both internally and externally generated traffic volume.
2. Peak hour volume capacity relationship or level of service at ultimate development on major collector and arterial roads
3. Projected peak hour turning movements at ultimate development for all major intersections, both internally and adjacent to project.
4. Description of improvements to adjacent streets and roads necessitated by the PRD VII and a general schedule for their construction, including the applicants proposed contribution to their construction.

D. Utility Plan

This plan will indicate existing and proposed sewer and water lines, or the nearest such lines which will be extended to the property, any related facilities such as pump stations, and documentation from respective utility companies as to the feasibility and availability of connections to electric, gas, and telephone facilities. The plan shall also indicate:

1. Alignment, general grades and basic conceptual design of major elements of sanitary sewer collection system and documentation from appropriate agency regarding feasibility of serving and capacity for serving the project.
2. Alignment and basic design of major elements of the proposed water distribution system and documentation from appropriate agency regarding feasibility of providing potable water supply and fire protection to project.

E. Stormwater Management Plan

This plan will indicate the proposed method of controlling and draining storm water on and from the site and will indicate supporting calculations establishing feasibility of basic system proposed in terms of general location and size of drainage facilities. The plan shall indicate for storm drainage the alignment, general grades and basic design of major elements of collection system to confirm feasibility of handling anticipated runoff from project, subject to more detailed design at subsequent application phases.

F. Environmental Analysis

The principal environmental features of the property will be inventoried and assessed to establish a base of information as background to the preparation and review of those components of the Master Plan dealing with open space and sensitive environmental areas.

G. Development Sequence Plan

This plan will indicate the general sequence of development for each area of the plan, indicating the relationship between construction of residential and commercial use parcels and related open space, recreation facilities, roadways, and other community infrastructure as development proceeds. The plan will indicate that appropriate open space, recreational facilities and other public improvements will occur as needed to support development of designated residential and commercial use parcels as development proceeds in the general sequence indicated.

4. REVIEW AND ACTION BY THE PLANNING BOARD

The Planning Board shall follow the procedures and timing requirements for review and take action on submissions for Master Plan Approval for PRD VII projects in accordance with provisions for Preliminary Site Plan Approval in the Ordinance, provided that the application will be taken up for review directly by the Planning Board upon submission and determination that the application is complete in accordance with the documentation specified herein.

5. EFFECT OF MASTER PLAN APPROVAL

Master Plan Approval shall confer upon the applicant the following rights and obligations.

A. The submitted master land use plan shall not be changed with reference to the proposed total number of dwelling units permitted within the PRD VII, the proposed number and type of dwelling units within each designated residential use area and residential net densities, the gross floor area within any designated commercial area, and any variances or waivers from design standards granted in the Master Plan Approval. Provided, however, that the application submitted for Preliminary and/or Final Site Plan Approval must establish the technical engineering feasibility of realizing the number of units in each area and the engineering feasibility of infrastructure designs in accordance with existing township ordinances and established review standards

B. The location and general specifications for proposed arterial road and major collector roads shall not be changed.

C. The Open Space and Recreation Plan, Traffic Circulation Plan, Utility Plan, Drainage Plan, and Development Sequence Plan shall not be changed.

D. The applicant shall have the flexibility of making minor modifications in design detail as the result of more detailed planning and engineering in preparation of Preliminary and/or Final Site Plan Approval applications so long as the revised plans are generally consistent with and do not deviate significantly from the plans and planning principles established in the review and approval of the Master Plan and the related plans indicated immediately above.

E. These rights will be vested in the applicant for a period of years to be determined by the Planning Board, provided that that period provides adequate time for the complete development of the project, taking into consideration the size of the project and the uncertainties associated with the time required to develop such projects.