

~~ML~~ - Plainsboro

7/18/77

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Plainsboro Twp Planning Bd

Resolution - re: Princeton
in accept with
University's application ~~for~~ Subdivision
and Site Plan Review Ordinance

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PLAINSBORO TOWNSHIP PLANNING BOARD

ML000942T

RESOLUTION

Harold D. Sarshik and Ernest A. Edwards (hereinafter referred to as "Sarshik and Edwards"), and the Trustees of Princeton University (hereinafter referred to as "University"). Forrestal Village applications-simultaneous approval of preliminary and final Site Plans and preliminary and final Subdivision Plans.

WHEREAS, the University has applied to the Plainsboro Township Planning Board in accordance with the Subdivision and Site Plan Review Ordinance seeking the following approvals:

1. Preliminary Subdivision of Lot 1, Block 3 on the Plainsboro Township Tax Map into eight Lots.
2. Final Subdivision of Lot 1, Block 3 on the Plainsboro Township Tax Map into eight lots.

WHEREAS, Sarshik and Edwards have applied to the Plainsboro Township Planning Board in accordance with the Subdivision and Site Plan Review Ordinance seeking the following:

1. Preliminary Site Plan for a 600 unit residential development known as Forrestal Village.
2. Final Site Plan section 1 of Forrestal Village comprising of 120 dwelling units, and

WHEREAS, the applicants have complied with all the procedural requirements including Notice and Public hearing requirements in order to allow the board to entertain jurisdiction of the applications, and

WHEREAS, the board, after reviewing the evidence presented by the applicants, applicants' attorney, and architect, and the general public, has made the following factual findings and conclusions based thereon:

1. The board entertains jurisdiction of the application under Section 600, 700, 800, 900, 1000, 1100, 1400 and 1500 of the Subdivision and Site Plan Review Ordinance. The board specifically has permitted simultaneous review of the various Subdivision and Site Plan applications under Section 1404 of the Ordinance.

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2. The original tentative approval of the PMUD Development known as Princeton Forrestal Center dated May 27, 1975 provides that 75 acres of the west side of Route 1 were to be used for 600 dwelling units with a density of eight dwelling units per acre. Not more than 200 units are to be built in any one year. Additionally the following conditions were also included:

"Princeton University shall seek a responsible organization to develop 20% of the total housing units contemplated by the plan for low and moderate income families whether through federal or state mortgage or rent supplement or subsidization programs or otherwise. In the event Princeton University at any time shall seek dispensation from its obligation to seek such organization for said purposes, then the University shall show cause why it has been unsuccessful.

"Princeton University shall demonstrate to the Planning Board prior to or contemporaneously with the submission of an application for final approval of each section of development that adequate provision has been made for the preservation and maintenance of the common open space applicable to such section."

3. By resolution of the Plainsboro Township Planning Board dated June 20, 1977, the Trustees of Princeton University were allowed to expand the residential construction area of the PMUD from 75 to approximately 94 acres, resulting in a density of 6.38 units per acre while maintaining adequate open space.

4. The applicants represent all taxes presently due on the subject property have been paid.

5. The applicants' plans have been reviewed by the Township Engineer and his recommendations for changes either have been incorporated in the applicants' plans or will be made a condition of approval of the application.

6. The applicants have met the subsidized housing conditions of the original tentative approval of the PMUD by providing 120 moderate income dwelling units with rental rates lower than those available through a government subsidized plan. The following exhibits are incorporated herein by reference - letter of June 6, 1977 from John P. Moran to the Plainsboro Township Chairman, letter of August 25, 1976 from HUD to Harold D. Sarshik, letter of September 24, 1976 from Harold D. Sarshik to HUD, letter of October 7, 1976 from HUD to Harold D. Sharshik, letter of May 3, 1977 from Harold D. Sharshik to HUD, letter dated May 11, 1977 from HUD to Harold D. Sarshik.

7. The University has met the adequate open space requirements of the original tentative approval.

8. The applicants have agreed to comply with all the terms, conditions, and representations made in their respective applications and related documents, correspondence and exhibits submitted herein (including Sarshik's letter to the board of March 24, 1977).

9. The applicants propose to subdivide the present parcel known as Lot 1, Block 3, comprising 236.293 acres into 8 lots as shown on the preliminary and final subdivision plans. A 94 acre parcel will be sold by the University to Sarshik and Edwards.

10. Additionally Sarshik and Edwards seek relief from the road width and sidewalk requirements as set forth in the Subdivision and Site Plan Review Ordinance. Such relief will enhance aesthetic qualities of the development while maintaining sufficient traffic and pedestrian safety. The board finds the aforementioned requirements are not necessary in the interests of the owners and tenants of the housing units of Forrestal Village and that the waiver thereof is consistent with the interests of Plainsboro Township.

11. Additionally Sarshik and Edwards seek a six year period of approval in order to complete the 600 unit residential development in accordance with Section 1401D of the Subdivision and Site Plan Review Ordinance. Such a request is appropriate because of the size of the development, the number of dwelling units involved, and the proposed plan to market those units. The estimated timetable for development is outlined in the letter of July 12, 1977 from Sarshik to the board.

12. Additionally the applicant's request for approval to dedicate the access and loop roads is denied.

13. Since all utilities for Section 1 must be completed prior to occupancy of the housing units in Section 1, the Elizabethtown Water Co. letter of April 26, 1976 assures that water will be supplied to the development.

14. The development of roads, walks, swimming pools, tennis courts, and utilities for the 600 dwelling units is to be completed in accordance with Sarshik's letter of July 12, 1977 containing a "Schedule of Improvements."

WHEREAS, the Board has determined that the applications are in the public interest and in compliance with the applicable standards set by the Zoning Ordinance and the Subdivision and Site Plan Review Ordinance and the previous tentative approval granted herein of the PMUD as modified by the Board's resolution of June 20, 1977

NOW, THEREFORE, be it resolved by the Planning Board of Plainsboro Township on the 18th day of July 1977, that the following approvals be granted the applicants:

1. Preliminary Major Subdivision approval of Lot 1, Block 3, into eight lots conditioned as follows:

(a) Approval of the Middlesex County Planning Board.

2. Final Major Subdivision approval of Lot 1, Block 3, into eight lots conditioned as follows:

(a) Approval of the Middlesex County Planning Board.

(b) Posting of performance guaranty of \$1,900 for the installation of monuments.

3. Preliminary Site Plan approval for 600 dwelling units known as Forrestal Village, which approval shall extend for a period of six years, conditioned as follows:

(a) Approval of the Middlesex County Planning Board.

(b) Approval of sewer collection system for Section 1 by the Department of Environmental Protection and the receipt of a copy of a letter from South Brunswick Township regarding sewer agreement with University.

(c) Princeton University will maintain or cause to be maintained the open space designated on the Preliminary and Final Subdivision Plans and restrictive covenants shall be recorded to insure this guaranty.

(d) Prior approval of the use of the Smith House if used for any purpose other than:

(1) As the developer's office, and/or

(2) As the homeowners association's office, and/or

(3) As the Forrestal Center Administration Office.

(e) Receipt by the Board of a letter from the University committing itself to a feasibility study of the Mapleton loop water main. (To be received before final Site Plan approval of Section 2).

4. Final Site Plan approval for Section 1 of Forrestal Village consisting of 120 dwelling units conditioned as follows:

(a) Approval of the Middlesex County Planning Board.

(b) Providing the Board with a current rental schedule at the time the 120 units are marketed for rental including a statement that the rents are based on costs only (no developer profit).

(c) Approval of sewer collection system for Section 1 by the Department of Environmental Protection and the receipt of a copy of a letter from South Brunswick Township regarding sewer agreement with University.

(d) Princeton University will maintain or cause to be maintained the open space designated on the Preliminary and Final Subdivision Plans and restrictive covenants shall be recorded to insure the guaranty.

(e) Prior approval of the use of the Smith House if used for any purpose other than:

(1) As the developer's office, and/or

(2) As the homeowners association office, and/or

(3) As the Forrestal Center Administration Office.

(f) Soil conservation approval.

5. Waiver of the sidewalk and road pavement width requirements as requested by Sarshik and Edwards, pursuant to Section 1502 of the Subdivision and Site Plan Review Ordinance.

Roll Call:	Cantu- yes	Fleck - yes	Jeffers - absent
	Jones - absent	Luther - yes	Scheer - yes
	Snook - absent	Steen - yes	Stults - yes

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Plainsboro Township Planning Board on July 18, 1977.

Priscilla K. Stitt

Priscilla K. Stitt, Secretary
Plainsboro Township
Planning Board