

ML-Plainsboro

4/16/79

The Linpro Company Modification  
of general development plan

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## PLAINSBORO TOWNSHIP PLANNING BOARD

## RESOLUTION

The Linpro Company  
Modification of General Development Plan

WHEREAS, Linpro (formerly Lincoln Property Company) has applied to Plainsboro Township Planning Board seeking conceptual approval of expansion of its planned development within the PCD zone and revision of its 1971 general development plan as follows:

1. To increase the residential acreage of its development by 317 acres.

2. To construct 1,214 additional residential units (350 single-family residences on approximately 168 acres and 864 townhouses on approximately 159-166 acres on property known as Block 8, Lots 1, 2, 4A, 13, 14 and part of 15.02; Block 9, Lot 2; Block 11, Lot 12; and Block 10, Lot 7.

WHEREAS, the applicant has complied with all the procedural, notice and public hearing requirements in order for the Board to entertain jurisdiction of the application; and

WHEREAS, the Board after reviewing the evidence presented by the applicant, applicant's planner, township engineer, the special planning consultant to the Board, and the general public has made the following factual findings and conclusions based thereon;

1. The Board entertains jurisdiction of the application in accordance with Section 85-61 of the Subdivision and Site Plan Review Ordinance.

2. The March 31, 1971 development plan provides for the construction of 5,110 residential units of which approximately 2,400 (including the 440 units in Phase VII) have been constructed or are in the process of construction. The modification proposal would increase the total units to 6,324.

3. The Board considered the revision of the zoning ordinance as it applied to the P.C.D. zone and the revision of the site plan review ordinance as it applied to a planned development, coincident with its review of the subject application.

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The Board recognized that the question of the acreage remaining in the P.C.D. zone was an issue in the subject application and the ordinance revisions.

4. In support of its application, the applicant submitted a letter dated January 15, 1979 incorporating its revised proposals. The applicant's representations contained therein are presently accurate and binding and will survive any approval granted herein, including but not limited to the representations that there will be 350 single-family homes, no more than 25% of all building lots <sup>for such homes</sup> will be less than 10,000 square feet and minimum lot size will be 6,000 square feet with the smaller lots being oriented to open space.

5. The applicant's traffic engineer and the Board's special planner agree that the local roadways are near capacity, that additional development will hasten that event and will prolong peak hour traffic congestion. There was also general agreement that the construction of the Plainsboro By-Pass Road is necessary in order to relieve local traffic congestion in the area of the P.C.D. planned unit development.

6. The applicant contended and the Board recognized that under present zoning the acreage in question could be developed to accommodate approximately 325 units without any controls including the phasing of development and the relationship of the additional areas to the entire planned development. The Board further considered the overall planned development previously approved in conjunction with its consideration of the subject application.

7. The applicant recognizes that there be an off-tract improvement for the Plainsboro By-Pass Road. The Planning Board recommends this improvement to the Township Committee. The applicant agrees to contribute \$400,000 towards the planning, design and construction of the Plainsboro By-Pass Road in accordance with a schedule to be included in a proposed off-tract development ordinance.

8. The applicant has agreed to be bound by the original approval of its general development plan of March 31, 1971, all subsequent approvals and the conditions attached to all approvals with the exception of the specific modifications approved herein.

9. Each section of the proposed new development will be planned so that no housing will have direct access to any existing Township or County road except for a few lots on Warren Petty Road. There will be a network of minor access and collector roads with ingress and egress to Plainsboro Road, George Davison Road, Scotts Corner Road, Dey Road and Warren Petty Road. Tentative plans call for an extension of Hunters Glen Drive to loop back toward Plainsboro Road and to intersect directly opposite George Davison Road. A road from Scotts Corner Road through to Warren Petty Road is also tentatively planned.

It is proposed that internal roads serving detached, single-family dwellings and access roads serving attached homes shall be dedicated to the Township as public streets.

All site plans will be designed so as to assure pedestrian safety.

10. Linpro Company has received approval of a conceptual design plan from the Department of Environmental Protection for the expansion of the existing sewer treatment plant in stages to attain a capacity of 1.5 million gallons per day. The plant will have sufficient capacity to treat the sewerage that will be generated by the proposed additional development as well as the development heretofore approved. The provision for the treatment of additional sewerage will not affect the capacity of the plant reserved for the Township under the Sewer Agreement dated October 15, 1975.

Water service will be provided by Elizabethtown Water Company. The delivery system will eventually be looped from Hunters Glen area to the Pheasant Hollow area along Dey Road to Scotts Corner Road, returning it along Plainsboro Road to the Hunters Glen area.

Adequate provision will be made for solid waste disposal, snow removal and street cleaning services.

11. The proposed development will comply with all applicable zoning regulations as set forth in the proposed P.C.D. ordinance and the amended subdivision and site plan review ordinance, which has been recommended for approval by this Board and will shortly be adopted by the Township Committee.

12. The proposals for maintenance and conservation of common open space are reliable, and the amount, location and purpose of common open space are adequate. Under the existing general development plan, there is approximately 198 acres of land planned for common open space. Such open space consists of the following: rambling easements, 58.5 acres; golf course and recreation area, 125 acres; park site, 14.5 acres. Under the revised general development plan, an additional 38 to 45 acres will be devoted to rambling easements, and provision will be made for segregated pedestrian trails. The total amount of common open space will exceed 25% of the total land area within the P.C.D. planned unit development. There will also be additional open space in excess of that required, including recreation areas to be improved with tennis courts and/or swimming pools that will be incorporated into specific site plans for the new housing. This additional open space will be owned and maintained by the homeowners' associations.

13. The provisions through the physical design of the planned development for public services, control over vehicular and pedestrian traffic, and the amenities of light and air, recreation and visual enjoyment are adequate.

14. In view of all of the foregoing circumstances, the revised P.C.D. planned unit development will not have an unreasonably adverse impact upon the area in which it is established.

15. The terms and conditions intended to protect the interests of the public and of the residents, occupants, and owners of the planned development in the total completion of the development are adequate.

WHEREAS, the Board has determined that the application is in the public interest and is in compliance with the proposed P.C.D. ordinance and the proposed Subdivision and Site Plan Review Ordinance;

NOW, THEREFORE, BE IT RESOLVED by the Plainsboro Township Planning Board on this 16th day of April, 1979, that the application for conceptual approval be granted subject to the following conditions:

1. Adoption of the proposed amended Zoning Ordinance and amended Subdivision and Site Plan Review Ordinance and in particular the sections relating to planned developments and the P.C.D. zone with the exception relating to spacing requirements in accordance with the Addendum attached hereto.

2. Dedication of municipal site. Linpro Company shall dedicate a 15-acre site located on the north side of Plainsboro Road, east of and adjacent to the Hunters Glen apartment complex, in Lot 7, Block 10, to the Township for municipal purposes within 24 months following the date of this approval. The Planning Board recommends to the Township Committee that the future use of the site exclude a municipal garage or similar type service structures. Such site shall be accepted in lieu of the site referred to in the approval of the original development plan.

3. Dedication of rambling easements. The dedication of additional open space for rambling easements shall be determined during site plan review.

4. Staging of Development.

A. Residential. Commencing on the date of this approval, not more than 3,588 additional housing units shall be occupied until the Plainsboro By-Pass Road is completed.

From the date of this approval, the applicant shall receive certificates of occupancy for not more than 465 housing units during the remainder of 1979 and the number of units

or which certificates of occupancy shall be issued shall not exceed the cumulative number shown in the following schedule until the Plainsboro By-Pass Road is completed:

<u>Year</u>	<u>Estimated Number of Units Per Year</u>	<u>Cumulative Number of Units</u>
1979	465	465
1980	475	940
1981	475	1,415
1982	475	1,890
1983	475	2,365
1984	400	2,765
1985	400	3,165
1986	423	3,588

Beginning in the year 1980, 10% of the estimated number of housing units to receive certificate of occupancy in accordance with the schedule set forth above shall consist of detached single-family homes and attached homes (townhouses).

B. Nonresidential. Subject to site plan and subdivision approvals, construction of at least 10,000 square feet of office space shall be commenced in 1979, an additional 10,000 square feet in 1980, and an additional 10,000 square feet in 1981 with completion by June 1983. Subject to site plan and subdivision approval, construction of at least 10,000 square feet of retail commercial space shall be commenced in 1980 and an additional 10,000 square feet in 1981 with completion by June 1983. The entire office and retail commercial development proposed for the P.C.D. planned unit development shall be completed not later than the completion date of all of the 3,588 housing units referred to above.

Unless modified by the Board upon application by the applicant, failure to comply with the above staging requirements will result in the discontinuation of all pending and proposed site plan applications and the suspension of the issuance of all building permits for future residential developments.

5. Dedication of streets. Internal roads serving detached, single-family dwellings and access roads serving attached homes shall be dedicated to the Township as public streets.

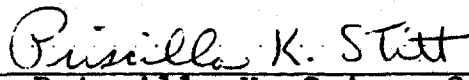
6. The light industrial uses in the originally approved P.C.D. area will be modified to allow only the following uses:

- (a) uses permitted under proposed Sections 101-65 and 101-80 (E);
- (b) uses permitted under proposed Sections 101-80 (D) and (F) but only if the Planning Board shall find that the proposed uses in Sections 101-80 (D) and (F) are compatible with the applicant's general development plan and consistent with community development patterns.

Bulk requirements will be determined at the time of site plan review.

7. Availability of sewer service. The developer shall obtain, on a phased basis, all necessary final approval from the Department of Environmental Protection so as to assure that the sewer treatment plant will have sufficient capacity to serve each section of the development for which final approval is sought as well as those sections of the development previously approved.

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Plainsboro Township Planning Board on April 16, 1979.

  
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Priscilla K. Stitt, Secretary  
Plainsboro Township Planning Board

ADDENDUMMinimum spacing between buildings:

A. Because of the uniqueness of the Linpro development the spacing requirement shall be controlled by the following provisions:

- (1) End wall to end wall:  $1/2$  height of highest wall (12 feet minimum) (end walls may contain windows);
- (2) Any building wall to street curb: Height of highest wall (20 feet minimum);
- (3) Any building wall to parking area:  $1/2$  height of highest wall (12 feet minimum);
- (4) End wall to window wall: the average height of the two walls (30 feet minimum); and
- (5) Window wall to window wall: Two times the average wall height (40 feet minimum).

The building wall height is measured from the finished floor of the lowest living unit to the underside of the lowest ceiling of the highest living unit. Window wall means the longer wall.