

LAND USE PLAN



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III. LAND USE PLAN ELEMENT

A. Introduction

Plainsboro is a desirable community within which to live, work, and relax. The Township offers a blend of suburban and rural atmospheres influenced as much by its expansive farmland and open space as by its proximity to Princeton and its midway location between the City of Philadelphia and New York City. It is an hour's drive to the Atlantic Ocean and the rolling hills of New Jersey. The Township is 11.8 square miles with a population slightly over 21,000. Located in the southern section of Middlesex County, Plainsboro borders the Townships of Princeton, West Windsor and East Windsor in Mercer County and the Townships of Cranbury and South Brunswick in Middlesex County (**See Figure 1: Vicinity Map**). Plainsboro is noted as a premier location for major corporate, professional office, and research facilities.

Historians differ as to how Plainsboro acquired its name. The oldest section of the community is the intersection of Plainsboro and Dey Roads. A tavern, constructed in the early 1700's and still standing today, called "Plane Tavern" was at this location. Some historians argue that the old bottles found by local residents give evidence that the Township was first called "Planesborough" after the tavern. Other researchers maintain that the area was first called the "Borough of the Plains" or simply "The Plains". The first U.S. Post Office designated the area as "Plainsborough". A subsequent Presidential decree in 1894 shortened the name to "Plainsboro".



The Unami, a sub-tribe of the Lenni Lenape Native Americans, were the first inhabitants of the Plainsboro area. The Lenni Lenape were a part of the larger Delaware tribe. The Plainsboro area offered fertile soil and ample water to suit this peace-loving tribe's agricultural interests.

The Dutch, migrating from the original settlement of Peter Minuet in New Amsterdam during the mid 1600's, became the first European

Historic Office Conversion

settlers. English settlers soon joined them. Given its climate, good soils, and available water, agriculture became the important economic focus. In 1897, the Walker-Gordon Laboratory Company selected Plainsboro as the site for its innovative certified dairy farm. Designed to produce clean, high quality milk and milk formulas for infant feeding at a time before pasteurization was a common practice, the farm grew to become the largest certified dairy farm in the

world. The farm's "Rotary Combine Milking System", also known as the "Rotolactor", a 50 stall merry-go-round milking facility, went into operation in 1930. The farm and its Rotolactor became a novel tourist attraction.

The Walker-Gordon dairy operation ceased in 1971, about the same time that the community transformed from a small rural farm community into a more modern and built up suburban area.

The First Presbyterian Church of Plainsboro was established in 1879. The current building was constructed in 1932 on the site of the original church.

During the 1970's, the community experienced unprecedented residential development led by the Linpro Company. During the 1970's and 80's, the community's largest property owner, Princeton University, began to market and develop its prestigious office park, the Princeton Forrestal Center. Today, the community is noted for its balance of commercial, office, and residential development and the preservation of open space and farmland. The end result is a quality suburban community that retains much of its agricultural and open space heritage within a high quality built environment.



Historic Wicoff House

which began in the 1970's. In contrast to this once rapidly developing area are the secluded woods near Devil's Brook, east of the railroad, and the still homogeneous rural areas south of the Cranbury Brook extending to the Millstone River and the Cranbury Township border.

From an almost exclusively rural, farming community, Plainsboro Township has evolved in about three (3) decades into a community exhibiting a wide variety of conditions, uses, and life styles. The Route 1 corridor contains major office, research, shopping, and medium density residential developments. On both sides of Plainsboro Road, between the Cranbury Brook and Dey Road, the Linpro Company, otherwise known as Lincoln Properties, completed its large mixed-use development

The major focal objective of Plainsboro's land use policies has been to concentrate development through the timely provision of supportive infrastructure facilities, such as roads, public sewers and centralized water systems, in the desired growth areas. As a result, the agricultural activities on those of the Township's prime farmlands that have not been set aside for more intensive development are still protected against the presence of incompatible land uses. This condition is delicate because Plainsboro is located in the New York-Philadelphia corridor and continues to be subjected to ever intensifying urbanizing pressures from both directions. In the past, as the lands which were zoned so as to permit the



Township of PLAINSBORO

Middlesex County, New Jersey

VICINITY MAP

April 2008

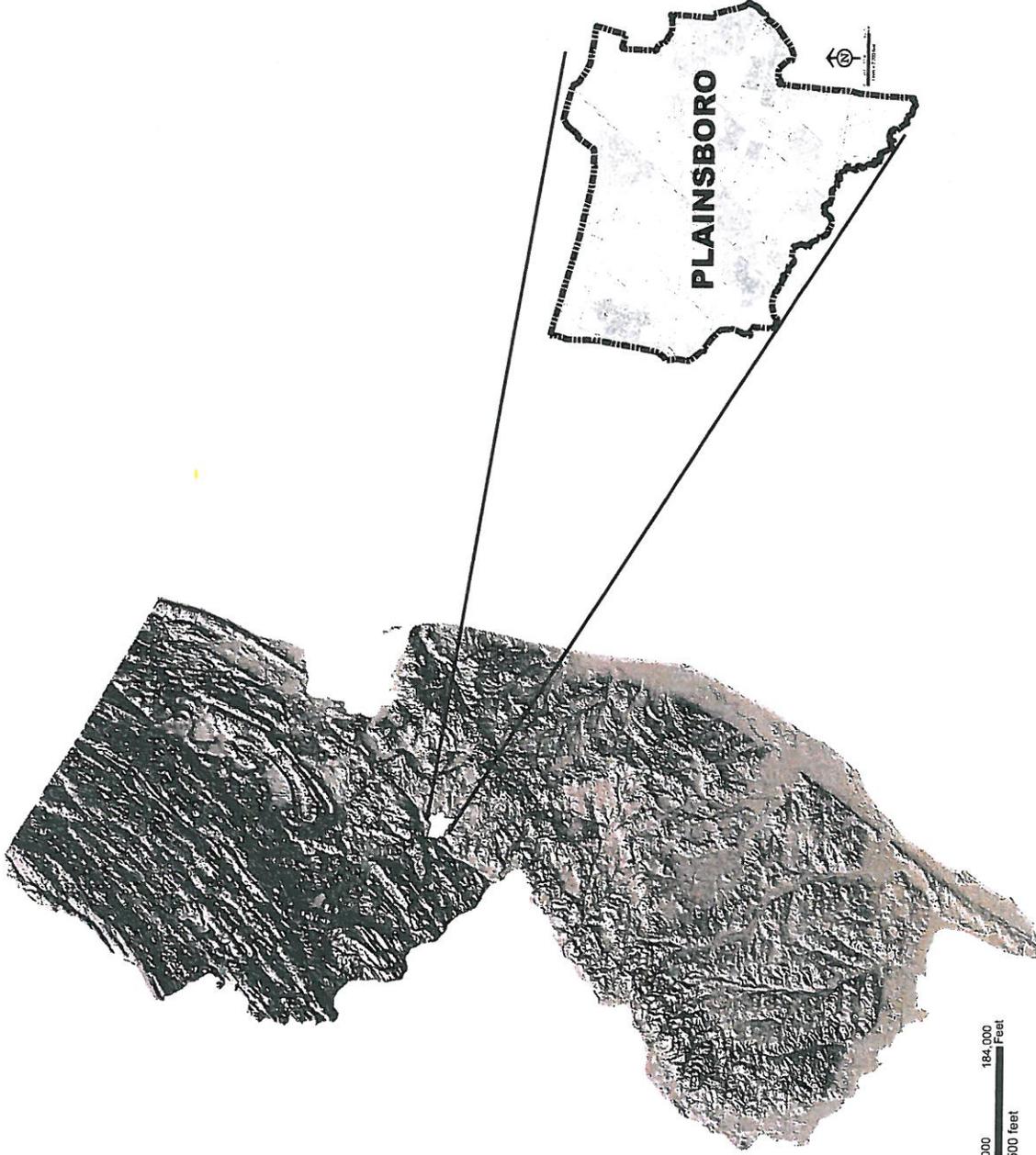
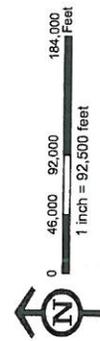


Figure 1



Prepared By:
David J. Samuel, P.E.
Township Engineer



Source: This map was developed using NJDEP digital GIS data. This secondary product has not been verified or authorized by the State. This map was prepared for visual representational purposes only and not intended for engineering analysis.

development of housing, offices, and industry became used up, the pressure for the opening up of all of the remaining buildable land become more and more intense. Today, most of these developable lands have been occupied by buildings, parking lots, and other site improvements. Infill development will continue to occur east of the railroad tracks while larger contiguous parcels located west of the railroad tracks will be the subject of development applications like that of the Princeton Medical Center, Princeton University, and the Patrinely Group.

The Land Use Plan Element is based on an overall development strategy for Plainsboro Township designed to help it achieve its principles, assumptions, policies, standards, and objectives in the areas specified herein. The Land Use Plan is closely related to all Master Plan elements, but most specifically with the housing, circulation, utility, community facilities, and recreation plan elements in that all are designed to accommodate the level of growth allowed for within the Township. The Land Use Plan is also respectful of the natural environment and historic resources, while permitting continued growth and development. The Element supports policies, standards, and assumptions that protect and enhance existing topography, soil conditions, groundwater supply, natural drainage patterns, flood plains, wetlands, scenic vistas, and woodlands.

B. New Jersey State Development and Redevelopment Plan

The Township received Initial State Plan Endorsement on January 18, 2006 from the State Planning Commission. As part of this endorsement the Township has sought to have the State Planning Areas Map amended to reflect local land use realities. The map amendments are discussed below.

There is a growing consensus that smart growth encourages economic development that will create healthy, vital communities. Smart growth promotes more options in transportation, housing, and employment. It creates communities with a strong sense of place. The result of this healthier community environment is a better place to do business as well. Businesses throughout the country and state are finding that smart growth is good for their bottom line and they are choosing to work actively to promote smart growth in their communities. Business leaders and public officials have realized that they have a choice – they can help create the communities they would like to live and work in, or they can live with the consequences of inaction.



Westin Hotel

The reality is that the lack of coordinated smart growth planning has resulted in sprawling patterns of land use. Sprawl is inherently inefficient; homes, jobs, shopping, recreation and schools are often separated by large distances. This creates a dependence on the automobile which in turn puts an unrealistic demand on our roadway systems. Congestion on the roads reduces the productivity of freight transportation and the reliability of employees. In fact all infrastructure requires expansion if we have sprawl. Ultimately residents and businesses must pay for these costs, yet all the while the quality of life in the community is diminishing.

The Township has sought through its Master Plan and land use approvals to create a pattern of development that does not result in sprawl. The Township will continue to promote policies that support smart growth and compact development patterns.

According to the State Office of Smart Growth the State Plan “provides a balance between growth and conservation by designating areas that share common conditions with regard to development and environmental features”. The State Plan map for the Township reflects the following categories: Suburban Planning Area (PA2), Rural Planning Area (PA4), Environmentally Sensitive Planning Area (PA5), Municipal Parks (PA6), State Parks (PA8), and Critical Environmental Sites (CES). The bulk of the land area in the Township is covered by the PA2 designation which includes all developed or developing lands while the PA4 designation covers the Townships farmland preservation area located just south of the Cranbury Brook.

Sixty-seven percent (67%) or 5,185 acres of the Township is within Planning Area 2, nineteen percent (19%) or 1,451 acres is in Planning Area 4, and fourteen percent (14%) is in Planning Area 5.

The State Plan Delineation Criteria and Intent for both the PA2 and PA4 areas are noted below:

1. Planning Area 2 “Delineation Criteria”
 - a. Population density of less than 1,000 people per square mile.
 - b. Natural systems and infrastructure systems reasonably anticipated to be in place by 2020 that have the capacity to support development that meets the Policy Objectives of this Planning Area. These systems include public water supply, sewerage collection and treatment facilities, stormwater, transportation, public schools, and parks.
 - c. A land area contiguous to the Metropolitan Planning Area.
 - d. Land area greater than one square mile.

2. Planning Area 2 “Intent”
 - a. Provide for much of the State’s future development.
 - b. Promote growth in Centers and other compact forms.
 - c. Protect the character of existing stable communities.
 - d. Protect natural resources.
 - e. Redesign areas of sprawl.
 - f. Reverse the current trend toward further sprawl.
 - g. Revitalize cities and towns.
3. Planning Area 4 “Delineation Criteria”
 - a. Population density of less than 1,000 people per square mile.
 - b. Area greater than one square mile.
 - c. Land currently in agricultural or natural production or having a strong potential for production.
 - d. Undeveloped wooded tracts, vacant lands; large, contiguous tracts of agricultural lands; and other areas outside Centers predominantly served by two-lane rural roads and individual wells and septic systems, with some Centers served by sewers and public water.
4. Planning Area 4 “Intent”
 - a. Maintain the Environs as large contiguous areas of farmland and other lands.
 - b. Revitalize cities and towns.
 - c. Accommodate growth in Centers.
 - d. Promote a viable agricultural industry.
 - e. Protect the character of existing stable communities.
 - f. Confine programmed sewers and public water services to Centers.

As can be seen on **Figure 2: State Plan Policy Area Map**, all of the state planning areas have been shown including the Environmentally Sensitive Planning Area (PA5), the Municipal Parks (PA6), State Parks (PA8), and

the Critical Environmental Sites. The PA5 areas located east of the railroad tracks are comprised of wooded areas, stream corridors, and wetlands, and some farmland. The PA6 areas include the 18-hole Middlesex County Golf Course as well as the large county park called "The Preserve". In addition, the PA8 area is defined as the D&R Canal Park. Critical Environmental Sites in the Township are generally defined as stream corridors, wetlands and some wooded areas including permanently preserved open spaces.

During the Cross Acceptance and Plan Endorsement Process the Township informed the State that certain of their mapped Critical Environmental Sites should be fine tuned to reflect the realities of local development activity and proposed improvement projects. As such the Township requested the following: to remove the CES designation from the Barclay Square housing site, to remove the CES designation from the existing BMS Child Care and parking lot site and existing Campus Road, to acknowledge that the planned extension of Campus Road will have to cross over an existing CES area, and to change the shape of the CES area to reflect the realities of the Walker Gordon farms development site, facilities at the United Water-Princeton Meadows Sanitary Sewer Treatment Plant site, new Village Residential II housing, and the Villas and Highlands at Cranbury Brook housing development.

C. Rural Land Uses

Township efforts to preserve agricultural lands are likely to produce results only if three essential pre-conditions exist. The first is that the amount of contiguous agricultural land must be sufficient to permit the



Farmland

creation of an environment conducive to the continuation of farming and the provision of support facilities. The second is a clear separation of agricultural lands from other types of land uses, and especially from residential ones. The third is that the value of land in the agricultural area continues to reflect farming as a viable alternative to development. These three pre-conditions are believed to be operative, with farmland preservation as an important policy objective, the Township will continue to develop and enact effective preservation programs as outlined herein.

Since 1982, the Township has been successful in encouraging agricultural activities and in preserving farmland within its agricultural zones south of the Plainsboro Pond and Cranbury Brook. The only development "intrusions" into this 1,400 acre area has been 14 single-family detached homes on 1-acre lots at the corner of Nostrand Road and Cranbury Neck Road, which were approved prior to the adoption of the



Township of PLAINSBORO

Middlesex County, New Jersey

STATE PLAN POLICY AREA MAP

April 2008

PLANNING AREAS (PA#, Description)

-  PA2, SUBURBAN
-  PA4, RURAL
-  PA5, ENVIRONMENTALLY SENSITIVE
-  PA6, MUNICIPAL PARK ENDORSE
-  PA8, STATE PARK
-  Critical Environmental Site

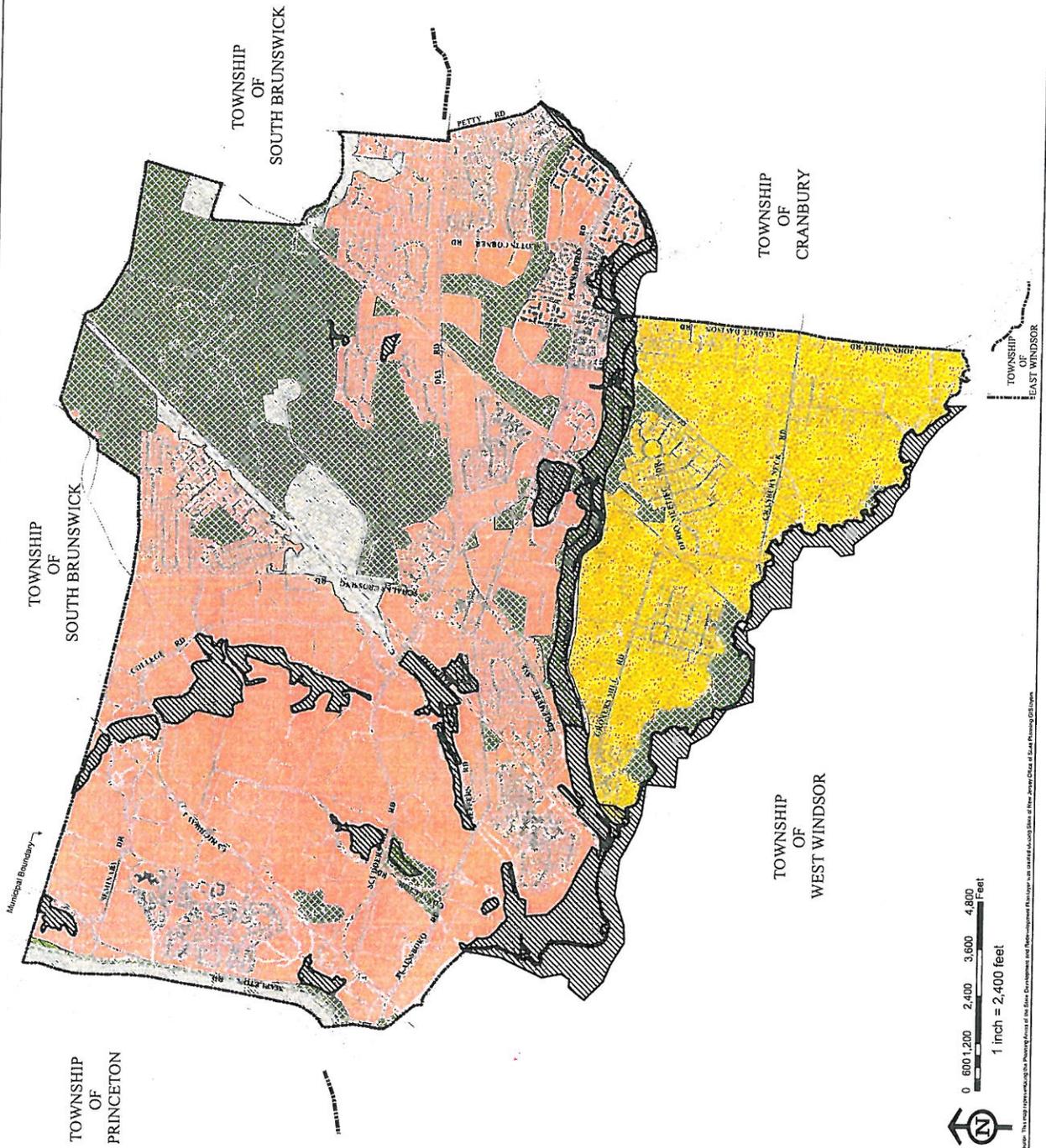


Figure 2

Prepared By:
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Source: This map represents the Planning Areas of the State. Development and Redevelopment Planning has not been completed for these areas. Please refer to the State Planning 2015 Report.

1982 Master Plan, modest residential expansion of the Beechwood neighborhood, and some scattered housing on minimum 6 acre lots. In addition, the West Windsor-Plainsboro Regional School District has constructed a new Community Middle School on a 30.47-acre parcel along Grovers Mill Road just south of the Plainsboro Pond. The School District has also constructed the Millstone Elementary school on an adjacent 38.95-acre parcel and a new High School North on an 89.76-acre parcel.



Farmland bordered by trees

The R-100 and R-150 rural residential areas, which comprise the Township's agricultural and farmland preservation zones, remain extremely viable for preserving farmland because of their predominant agricultural use. The R-100 zone contains 798.12 acres and the R-150 zone contains 661.87 acres. Over 70% of the area's total acreage continues to be farmed. The lack of adequate major road access coupled with little or no public sewer capacity has helped to preserve this area from intense development. Those municipalities which adjoin Plainsboro to the south and east (Cranbury and West Windsor Townships) have primarily agricultural and low density residential land uses which complement the agricultural districts in the Township. Both zones continue to exist in relative isolation, being well buffered from adjoining zones and not located in the direct path of major outside regional growth influences and pressures. There are no public sewer and centralized water lines within the area, except for those which have been designed with limited capacity solely to service the aforementioned public school sites and clustered housing developments. No major regional roadways provide access into and out of the area and none are planned.



Preserved Farmland Sign

The 1982 Township Master Plan recommended the permanent preservation of farmlands be attempted through use of the Transfer of Development Credits (TDC) technique, combined with an increase in the minimum lot area requirement in the agricultural "preservation" area from one (1) acre to six (6) or ten (10) acres. This transfer technique

recommendation resulted from a detailed study of varied agricultural preservation programs and their applicability to the Township, undertaken by the Planning Board in the early 1980's.

To encourage landowners in the agricultural preservation area to participate in the preservation program, by placing the necessary deed restrictions on their land, it was recommended that they be awarded one (1) development credit for each acre of developable land. The R-300 zone was designated as the receiving area because it was capable of absorbing higher density development. The TDC classification in the R-300 zone would have permitted a single family detached house at an as-of-right base density of one unit per acre. A Conditional Use zoning provision would permit lot area reductions below a one-acre lot size if either a public water or sewer system was available and if any increase in density in the area was accompanied by a significant preservation of land in the agricultural preservation area through the transfer mechanism. A detailed transfer of development credits mechanism was to have been developed as part of an ordinance following adoption of the 1982 Master Plan. To determine the number of credits to which he or she would have been entitled, a landowner in the agricultural preservation area would prepare a sketch plat meeting all basic requirements of the ordinance for a one-acre residential lot subdivision and submit it to the Planning Board for its review and approval. The number of credits available for sale and transfer into the receiving area would equal the number of one-acre minimum lots in the approved sketch plat.

Absent state enabling legislation, which would have clearly permitted implementation of transfer of development credits at the local level, the Township has sought since 1982 to foster agricultural activities and to encourage farming to continue by zoning for agricultural development with minimum 6-acre lots.

In order to encourage the retention of significant areas of contiguous acreage for use as farming and related agricultural activities, a variety of techniques must be utilized where feasible including TDC and variations on its premise, the use of agricultural clustering, permanent agricultural deed restrictions and acquisition of farmland easements which appear to be but a few of the techniques that continue to warrant further evaluation in order to provide a broad range of options from which a permanent preservation scheme can be derived.

This Rural Land Use section is consistent with all Township policies, standards, and assumptions. Specifically, the planning in this section implements the Circulation Plan Element by discouraging the widening of roadways beyond 2-lanes. The Utility Plan Element is supported because planned housing areas will only be serviced with community septic systems or public sewer in combination with centralized water. It is recommended that the approximately 1,400 acres of primarily Class I soils be designated on the Land Use Plan as an agricultural preservation area. As explained below, this area will always remain well insulated

from any adjacent residential development both in Plainsboro and in adjoining municipalities.

1. Regional Guidelines

The above recommendations are in accordance with applicable regional guidelines. The State Plan Policy Area Map specifically designates this area for agriculture (PA4 Rural Planning Area formerly Tiers 6a and 6b) as does the Middlesex County Master Plan and the final Route One Regional Forum Plan.



Residential Farmland Housing Cluster

2. Adjoining Municipalities

The proposed agricultural lands merge harmoniously with similar lands in Cranbury, which are also planned and zoned for agricultural preservation with a permitted residential density of one unit per six (6) acres in the A-100 Agricultural Preservation Zone. The adjacent lands in West Windsor Township, which are buffered from those in Plainsboro by the Millstone River, are mapped in a low-density residential zoning classification east of the railroad tracks and research and development west of the railroad tracks. To the north, across Cranbury Brook, lies existing multi-family housing development which is separated from the proposed agricultural area by the substantial setback and buffers provided by Cranbury Brook and associated wetlands and existing ramble easements. All of these land uses will prevent any future conflicts between residential and agricultural uses.

The R-100 and R-150 Rural Residential Zones correspond to the Rural Land Use classification and permit the following uses:

- Agriculture and farms
- Farm buildings
- Nurseries and greenhouses
- Riding academies, bridle paths and stables
- Detached single-family dwellings
- Parks and playgrounds
- Conservation and open space areas
- Rural residential planned village clusters
- Childcare centers
- Family day care homes

- Necessary public utilities and services, including schools and other public facilities
- Public schools
- Buildings and structures owned and operated by the Township
- Home occupations and professional offices

The minimum total area to be developed as a planned village cluster development is 150 acres in the R-100 zone and 150 acres in the R-150 zone. The maximum unit density must be calculated on the basis of 0.3 dwelling units per acre of developable land plus 0.166 dwelling units per acre of environmentally constrained land. A minimum of 75% of the site must be devoted to permanent open space or recreational areas. The minimum house lot size is 20,000 square feet with the average lot not less than 25,000 square feet and with a minimum lot frontage of 125 feet. The maximum building height is 35 feet. All clustered residential lots must also be serviced by a public centralized water system, community septic system or individual septic systems acceptable to the New Jersey Department of Environmental Protection and to the Township.

Conditional uses are permitted for the following:

- Farm stands, primarily for the sale of dairy and agricultural products grown on the farm
- Necessary public utilities and services
- Churches or other places of worship
- Camps for children
- Housing for transient or migratory farm workers
- Detached single-family clusters on minimum 150-acre tracts with homes on minimum one-acre lots

Conditional use detached single-family cluster development is permitted only if the maximum number of residential lots is no greater than the number arrived at by the applicant submitting a sketch plat showing a conventional 6-acre lot subdivision conforming to the permitted zoning bulk and area regulations of the land development ordinance.

To the maximum extent practicable, cluster developments must be located on land not well suited for agricultural purposes because of size, location, proximity to neighboring land uses, existing tree mass, access, shape, quality of soil and drainage. The design and location of rural village clusters must give priority to protecting the most suitable soils for subsurface septic disposal in unsewered areas only; to leaving prime agricultural soils for agricultural uses; to avoiding environmentally constrained areas; to locating dwellings along wooded areas to reduce impacts upon agriculture; to provide summer shade and shelter from winter wind and to enable new residential construction to be visually absorbed by natural landscape features; to not blocking or interrupting scenic vistas, as seen from the public roadways; and to locating dwelling units and other improvements on the lower-quality agricultural soils.

When the major purpose of a rural village cluster is to preserve open space for agricultural and farming purposes, all dwelling units must be located and constructed at such places on the tract and in such a manner that, to the greatest extent possible, they will not segment land of any one farm into awkward or odd-shaped parcel sizes difficult to support viable farming operations, nor interfere with the conduct of agriculture, on- or off-



site, by limiting or interfering with the access to fields or the effectiveness and efficiency of the farmer and farm equipment, including crop-spraying aircraft.

The minimum 6-acre lot size in both rural residential areas continues to be viable for new single-family residential

Farm Vehicles

construction. In fact, the Township has found that even a minimum 10-acre lot size would be reasonable within either zone given the large tract sizes and rural/agricultural characteristics of the area.

The Rural Land Use areas are compatible with planning and zoning in adjacent municipalities and other land uses within Plainsboro Township. To the north is Linpro's high density PCD zone, which has been effectively separated from rural areas by a wide band of environmentally sensitive areas. To the east is Cranbury Township's A-100 Agricultural Preservation Zone, which permits residential development on minimum 6-acre lots. To the south in West Windsor Township is the R-2 Low-Density Residential Zone. This area is both visually and physically separated from the R-100 and R-150 areas by the Millstone River. To the west is the existing R-85 Zone in Plainsboro Township, which permits single family residential development on minimum 15,000 square foot lots.

The Planning Board has broadened its efforts to protect agricultural lands and open space by establishing a program that redirects growth pressure away from these two sensitive zones. The Planning Board has chosen to continue to permit agricultural and residential development on minimum 6 acre lots, to permit the clustering of the base 6 acre residential yield on minimum 1 acre lots given a large minimum tract size, and to permanently preserve at least 75% of its rural land mass by permitting the clustering of a maximum 342 new homes within three (3) designated housing areas. Although the location of these housing areas is fixed, their general shapes can change as a result of Planning Board input and refinements at the time of actual site plan and subdivision review and approval. Two of the three areas in the R-100 Zone have been developed and the third area in the R-150 Zone is occupied by preserved and pending preserved

farmland. The Rural Land Use areas naturally permit and even encourage agriculture and farms, farm buildings, nurseries and greenhouses, riding academies, bridle paths and stables, parks and playgrounds, and conservation and open space areas.

Homes located within clustered housing areas are permitted to locate on an average lot area of not less than 25,000 square feet and the minimum lot area would be 20,000 square feet. The Rural Land Use areas implement the following major Township land use objectives:

1. Protect environmentally sensitive lands, i.e., floodplains, wetlands and wooded areas.
2. Permanently protect large contiguous agricultural and open space parcels with desirable vistas and views from roadways.
3. Promote Township jobs/housing balance.



Housing in Farmland Area

4. Minimize undesirable farmland/residential development conflicts.
5. Provide for middle and upper income single-family detached housing.
6. Locate rural village clusters next to public schools, parks and utilities or along minor and/or scenic roadways with sufficient setbacks to promote open space views.

The three (3) clustered housing areas take full advantage of existing 12 and 16-inch New Jersey American Water lines, which have been reasonably extended to promote fire protection and a reliable and safe source of drinking water with the additional benefit of not having to impact upon the Township's valuable ground water resources. A maximum 342 dwelling unit yield within these housing areas also permits the



Farm Stand

Township to not only meet but exceed the NJ DEP nitrate dilution model target water quality standard of 5 milligrams per liter based upon a 1.6 to 2 acre minimum lot size for this watershed, because cluster development within the Rural Land Use areas is dependent upon either individual or community septic systems in the absence of public sewer. In addition, the maximum development density permits the Township's rural areas to maintain their existing 2-lane rural roadway network with minimal shoulder and intersection improvements while also maintaining a Level of Service "C" to accommodate existing traffic, site traffic and other regional growth.

Today, the Grovers Mill residential development has taken place in the R-100 zone which has resulted in the permanent preservation of hundreds of acres of farmland and has created meaningful open spaces within the development. The Grovers Mill residential development was built in two cluster locations in accordance with the Master Plan recommendations noted above and being consistent with the ordinance requirements that permitted clusters in exchange for permanent farmland preservation. In addition, the Grovers Mill residential development also resulted in the preservation of lands located in the R-350 zone, which are now part of the Plainsboro Preserve, by transferring residential units into this rural village cluster development.

One aspect of land development within these zones that should be explored in some depth by the Township is "Agritourism". Agritourism promotes the use of agricultural amenities and resources, such as open fields, farm houses, livestock, and other scenic components of the farm for the purpose of offering fee-based recreational opportunities. Agritourism can benefit the Township by attracting tourists to the area who not only spend time at participating farms, but spend money in other local businesses. Farmers benefit by supplementing their income from these added activities.

There are many potential agritourism opportunities for farmers. Farm related activities include roadside stands, farm market, Christmas tree farm/cut your own, gift shop/agricultural crafts, winery, picnic areas, petting zoos, agricultural fair/show/festivals, serving food and drinks, wagon/sleigh rides, corn maze, hay rides, farm tours, and pick-your-own fruits and vegetables. Non-farm activities may include hunting, fishing, bed and breakfast, camping, horseback riding, hiking, and cross country skiing.

Other agritourism activities may include school tours, farm-related museum, garden/nursery tours, agricultural exhibits/tours, and crop identification programs.

Take note the Land Use Map shows all of the present land use/zoning categories as discussed in this Element as well as the location of all other major land use categories. The land use categories on this map identifies zones in which agriculture is a permitted use. The following is a listing of these zones and uses:

- | | |
|---------------|--|
| 1. R-100 Zone | Agriculture and farms, farm buildings, nurseries and greenhouses, riding academies, bridle paths and stables, farm stands, housing facilities for transient or migratory farm workers. |
| 2. R-150 Zone | Agriculture and farms, farm buildings, nurseries and greenhouses, riding academies, bridle paths and stables, farm stands, housing facilities for transient or migratory farm workers. |
| 3. R-200 Zone | All farm and agriculture activities, including nurseries, small animal and livestock raising; the sale of farm or dairy produce. |
| 4. R-300 Zone | Conservation and open space areas, e.g. wilderness areas, forest, scenic areas, and woodlot management; agriculture. |
| 5. R-350 Zone | Agriculture. |
| 6. GB Zone | All farm and agricultural uses. |
| 7. OB-1 Zone | All farm and agricultural activities, including nurseries and small animals and livestock. |
| 8. I-100 Zone | Agricultural activities. |
| 9. PCD Zone | Agricultural activities. |
| 10. PMUD Zone | Agricultural activities. |
| 11. R-95 Zone | Farm and agricultural activities. |
| 12. VC Zone | Farm market. |

D. Residential Land Uses

The Land Use Plan makes provision for eight (8) residential land use categories which range from the traditional single-family homes on 3-acre lots to village residential areas to multi-family housing at up to twelve (12) units per gross acre.

The residential component of the Land Use Plan is generally consistent with the Utility Service Element since those areas located outside of sewer service areas are classified as low density, which can be serviced by on-site wastewater disposal systems. Similarly, the low density residential areas correspond to environmentally sensitive areas, thereby being consistent with the Conservation Plan Element. The Planned Medium-High Density and Medium Density residential areas are consistent with the Housing and Fair Share Element because they provide opportunities for low and moderate income housing construction and a variety of housing styles and types. The medium and high density residential areas are also located adjacent to major collector and arterial roadways and are serviced by public sewer and centralized water systems.

The following describes the several residential land use classifications proposed in this plan:

1. Low Density Residential Light Impact Zone (one du/3 acres, R-350)

In the R-350 low density residential zone, the following uses are permitted:

- Detached single-family dwellings
- Parks, playgrounds and golf courses
- Childcare centers
- Family day care homes
- Membership clubs for outdoor sports
- Necessary public utilities and services, including schools and other public facilities
- Buildings and structures owned and operated by the Township
- Home occupations and professional offices
- Planned residential clusters with no less than 50% of tract area devoted to common space

The minimum lot size is three (3) acres with a maximum unit density of one dwelling unit per lot. The minimum lot frontage is 250 feet and maximum building height is 35 feet.

Conditional uses are permitted for the following:

- Agricultural activities
- Institutions
- Camps for children

This low-density residential category is located adjacent to South Brunswick Township, to the north, bordered by Scotts Corner Road and Friendship Road to the east, the existing R-300 zone and a stream corridor to the south



Environmental Education Center

and the existing railroad tracks to the west. The existing R-350 zone also completely surrounds the new I-100 zone district, which has vehicular access from Schalks Crossing Road. Lands located in the R-350 zone are generally impacted by a lake, soils with seasonal high water table, wetlands, flood hazard areas and woodlands, which make them generally unsuitable for intense

development. Only small islands of developable land exist within the zone. No public sewer or centralized water service exists within or in proximity to this zone. Because of the area's varied and important natural conditions, the planning is sufficiently flexible to allow development on suitable sites and to encourage the conservation of those areas that are environmentally sensitive.

The area placed in this residential classification includes most of the lands north of Shallow Brook, which were previously planned and zoned for heavy industrial development (formerly the I-200 Industrial zone district), totaling approximately 943.98 acres. The land use change from I-200 to R-350 was made to avoid obvious future incompatibility between residential and industrial uses, especially the possibility of heavy industrial and commuter traffic traveling by and through nearby residential areas. The existing IRL buildings with access from Schalks Crossing Road on 38.28 acres will continue to remain as a permitted activity within the I-100 Limited Industrial zone district.

The R-350 Low Density Residential Light Impact Zone has been found to specifically implement many of the goals and policies of this Master Plan. Specifically, it contributes to a better local balance between total jobs and housing units thereby moving the Township toward regional plan consistency, it provides for more single family detached housing units, permits clustering to preserve critical environmental and open space corridors, and reduces negative industrial traffic impacts, i.e. noise, congestion, and safety at intersections and on nearby bridges. The R-350 zone is compatible with planning and zoning in adjacent municipalities and other zones within Plainsboro Township. To the north and east in South Brunswick, the land is planned for open space, conservation, recreation and rural residential. South Brunswick zoning requires a minimum of 2 acres and 3 acres of land per dwelling unit and also permits clustering on minimum 1 acre lots. The minimum lot area for agricultural uses is 5 acres. An area located further to the east of the zone in nearby Cranbury Township is classified Light Impact Residential which also permits single family detached residential on minimum 4 acre lots. To the south in Plainsboro Township are the Shallow Brook and associated flood plains, wetlands and woodlands which function as a substantial natural buffer between the R-300 low density residential zone and the R-350 zone. Residential single-family detached development on minimum 1-acre lots is currently permitted in the R-300 zone.

This low density residential area contains a desirable natural setting for housing. Residential development is compatible with and preserves environmentally sensitive areas and enhances wildlife corridors. Residential development within this zone should be aware of the need to accommodate the planned northerly alignment of State Route 92.

This low density residential area also permits single family detached dwellings clustered on minimum 1 acre lots, provided that the maximum number of clustered dwelling units cannot exceed the number arrived at by an applicant submitting a sketch plat showing a conventional 3 acre subdivision which meets all the Township's site plan and subdivision requirements.

In addition, the zone also permits a cluster bonus of one building lot for each upland acre (as defined in the land development ordinance) to be conveyed to the Township, provided that the developer permits direct vehicular access to the conveyed property and to the lake, that the property adjoins lands already dedicated or conveyed to the Township, and that the Township has already agreed to accept such a conveyance prior to the submission of a development application. Clustering in the zone also requires that no less than 50% of the tract be devoted to common open space and that recreational facilities be provided by the developer.

This zone is largely defined by preserved open space and the 1,000 acre Plainsboro Preserve and Environmental Education Center which has all but removed all development potential from this zone other than the recognition of existing houses located along roadway frontages.

5. Low Density Residential Zone (one du/acre, R-300)

In the R-300 low density residential zone, the following uses are permitted:

- Detached single-family dwellings
- Parks and playgrounds
- Conservation and open space areas
- Necessary public utilities and services, including schools and other public facilities
- Cemeteries
- Volunteer organizations
- Planned residential cluster Type I on minimum 100 acre tracts at a maximum residential density of .65 du's per gross acre
- Planned residential cluster Type II on minimum 50 acre tracts at a maximum residential density of .55 du's per



Single Family Detached House

- gross acre
- Planned residential cluster Type III on minimum 100 acre tracts at a maximum residential density of .34 du's per gross acre
- Childcare centers
- Family day care homes
- Home occupations and professional offices

The maximum dwelling unit density is one unit per lot. Minimum lot size is 43,560 square feet with a minimum frontage of 200 feet. The maximum building height is 35 feet.

Conditional uses are permitted for the following:

- Agricultural activities
- Institutions
- Camps for children

This land use classification is located east of the Amtrak railroad tracks along Dey Road. The northern boundary of this area consists of the Shallow Brook which, with its stream corridor and adjacent poor quality soils and mature tree masses, provides a permanent buffer and land use separation between any residential development within the zone and the existing R-350 zone to the north of the Shallow Brook. The R-350 zone allows for single-family detached residential development at one du/3 acres and clustering on minimum 1 acre lots and even smaller lots provided septic system suitability is proven by the developer.

The southern border of the R-300 area abuts the existing high density PCD zone. The PCD zone contains thousands of residential dwelling units developed by Linpro, an 18-hole Middlesex County Golf Course, the Enterprise Business Park, and the Princeton Meadows Neighborhood Shopping Center. The PCD zone also permits the development of low and moderate-income housing.

To the west, the R-300 zone is bordered by the VC Village Center Zone and the Amtrak railroad tracks. The Queenship of Mary Church is located opposite the Municipal Center within the R-300 zone along the western edge. To the east, the zone is bordered by South Brunswick Township and is also within



Single Family Detached House

proximity to Cranbury Township. The land in South Brunswick is planned for open space conservation, recreation, and rural residential development. South Brunswick requires a minimum of 2 acres and 3 acres of land per dwelling unit and also permits clustering on minimum 1 acre lots. The area in Cranbury is classified Light Impact Residential which permits single family detached residential on minimum 4 acre lots. Two (2) minimum 1-acre single-family residential development projects known as Harding Hills and Brentwood Estates are located within the eastern portion of the R-300 zone. The construction at both of these projects has been completed for a number of years.

The R-300 zone contains approximately 840.31 total acres. Dey Road, Scudders Mill Road, and Plainsboro Road are the three major roadways which service the zone. Middlesex County someday plans to widen Dey Road from 2 to 4 lanes and the Township has implemented a secondary parallel collector roadway network to interconnect various development parcels located north of Dey Road in the R-300 zone. The collector roadway is known as Woodside Drive. The zone contains many scattered single-family detached dwellings located along Dey Road, Scotts Corner Road and Eiker Road. A significant amount of residential development within the R-300 zone is serviced by public sewer and centralized water.

The R-300 zone permits single-family dwellings on minimum 1-acre lots as well as parks and playgrounds, conservation and open space areas, and planned residential clusters on minimum 100-acre tracts. The maximum residential density of a planned residential cluster is not permitted to exceed .65 dwelling units per gross acre. In addition, planned residential clusters must devote at least 45% of their land mass to conservation, open space, and/or recreational purposes and be serviced with a public sewer and centralized water system. Single-family homes in a planned residential cluster development would have to be located on minimum 20,000 square foot lots. The R-300 zone provides the Township with a low-density residential environment that promotes a desirable and necessary contrast from townhouse and garden apartment living in the nearby PCD zone and elsewhere.

Much of the new residential subdivision activity in the R-300 zone has been clustered to create significant amounts of common open space that has been permanently preserved as natural conservation areas, buffer areas, farm land or land used for a Township Community Park and the Township Public Works facility.

3. Low Density Residential Zone (one du/35,250 square feet, R-200)

In the R-200 low-density residential zone, the following uses are permitted:

- Detached single-family dwellings
- Agricultural activities, farms and nurseries
- Existing cluster development
- Parks and playgrounds
- Childcare centers
- Family day care homes
- Home occupations and professional offices

The maximum unit density shall be one dwelling unit per lot. Minimum lot size shall be 35,250 square feet with a minimum frontage of 200 feet. The minimum lot size for clusters planned before June 17, 1985 is 15,000 square feet with a minimum lot frontage of 100 feet. The maximum building height is 35 feet.

Conditional uses are permitted for the following:

- Institutions
- Necessary public utilities and services
- Cemeteries
- Camps for children
- Volunteer organizations
- Non-profit clubs for outdoor sports
- Housing for transient or migratory farm workers

This low-density residential land use zone has been developed to reflect a traditional single-family development pattern. The area contains 299.46 acres and is located in the northwest part of the Township, which includes the existing 420 unit Princeton Collection (U.S. Homes) housing development and other smaller residential subdivisions that have located along Perrine Road and Schalks Crossing Road, i.e. the completed Plainsboro Acres subdivision, the approved and under construction Levico development which includes a daycare center, and the ZAHAB residential development which is also under construction.

4. Planned Medium-High Density Residential Zone (3.1 du/acre, R-95)

In the R-95 zone, the following uses are permitted:

- Planned residential cluster developments
- Parks, playgrounds, and golf courses
- Farm and agricultural activities
- Necessary public utilities and services
- Buildings and structures owned and operated by the Township
- Childcare centers
- Family day care homes
- Home occupations and professional offices

The minimum area to be developed is 100 acres with a maximum unit density of 3.1 dwelling units per acre. A maximum of 40 moderate-income units is required. No less than 25% of the site will be devoted to common open space. The minimum frontage of a site is 1000 feet and the maximum building height is 35 feet.

Conditional uses are permitted for the following:

- Institutions
- Cemeteries

This 156.42 acre planned medium-high density residential category is adjacent to the existing R-85 medium density residential zone to the west and includes the Municipal Center, borders the existing R-300 low density residential zone and Dey Road to the north, and is next to Linpro's PCD medium-high density zone to the east and south which includes the 18-hole Middlesex County Golf Course, condominiums,



Town Center Elementary School

apartments and single family homes, the Enterprise Business Park, the Princeton Meadows Neighborhood Shopping Center and a professional office building complex. Lands within the planned medium-high density residential zone are characterized by flat and gentle slopes. Soils within the zone are predominantly Sassafras, which contain slight limitations for the construction of dwellings, picnic areas, paths and trails, and moderate limitations for the construction of streets and playgrounds. No flood plains or wetlands exist within the zone. The two (2) major treed areas located in the zone have been protected as much as possible through the development process and more trees have been added through reforestation efforts. Development is serviced by public sewer and centralized water service. The area placed in this residential classification includes lands between Plainsboro Road and Dey Road, which was previously planned and zoned for low density residential, and a portion of the PCD zone which had been designated a Mt. Laurel COAH housing site. The area zoned R-95 was originally zoned R-300 and PCD with a theoretical build-out of 558 dwelling units. The change to R-95 was proposed to implement the Township's Mt. Laurel II settlement agreement with the Greater

Civic League of New Brunswick for the provision of moderate-income for-sale units and rental units equally divided between low and moderate income. As envisioned only 423 dwelling units have been constructed in the R-95 zone as follows: 162 single-family detached patio homes, 96 for-sale townhouses with garages, 40 moderate income for-sale Mt. Laurel condominium flat units, and 125 low and moderate income rental Mt. Laurel flats. Mt. Laurel buildings have the same exterior treatments as the market units and the 40 moderate-income for-sale units have been located in separate buildings mixed in with various market rate units.

The R-95 zone has been found to specifically implement many of the goals and policies of this Master Plan. Specifically, it has increased the amount of housing construction for middle and low income families, provided affordable housing opportunities for young families and senior citizens, and clustered dwelling units to achieve over 70% common open space which included the public dedication of 34 acres located adjacent to the Municipal Center. Development within this zone has resulted in the construction of Wyndhurst Drive, a collector roadway, which connects Plainsboro Road and the signalized entrance to the Princeton Meadows Neighborhood Shopping Center with Dey Road. The Town Center Elementary School is also located within this zone.

The R-95 zone is compatible with planning and zoning in adjacent zones within Plainsboro Township. To the north the land is zoned R-300 and planned for single family detached construction on minimum 1 acre lots and located to the east is the PCD zone which has permitted single family detached, townhouse, and multi-family development. To the south is the existing Enterprise Business Park, a new senior citizen housing development and the Princeton Meadows Neighborhood Shopping Center which provides convenient employment and retail opportunities for new residents located within the zone. Governmental services are provided by the nearby Municipal Center, which includes the police department and rescue squad.

This zone reflects a desirable natural setting for housing. Residential development is compatible with adjacent land uses and the existing treed environment. Any residential development within this zone has been effectively screened from Dey Road and Plainsboro Road.

This zone permits agricultural uses, detached and attached residential dwelling units (i.e. patio homes, townhouses, and 2 or 3 story multi-family buildings), parks, playgrounds and golf courses and municipal uses, and permitted conditional uses such as home occupations, churches, nursery schools and child day-care centers.

5. Planned Medium Density Residential Zone (1.13 du/acre, R-90)

In the R-90 Planned Medium Density Zone, the following uses are permitted:

- Planned residential cluster developments
- Parks, playgrounds, and golf courses
- Necessary public utilities and services
- Childcare centers
- Family day care homes
- Buildings and structures owned and operated by the Township
- Home occupations and professional offices

Conditional uses are permitted for the following:

- Institutions
- Cemeteries
- Church day care centers

The planned medium density residential zone is located on the former Walker-Gordon farm site. The R-90 zone, containing 250.21 acres, is bounded by the Devil's Brook, Plainsboro Road, the Millstone River and the existing railroad tracks. The former farm site contains mature tree masses and other vegetation. Southern portions of the site are heavily wooded on both sides of

the Millstone River and Devil's Brook. Large Oak, Maple, and Sycamore trees line both sides of existing on-site driveways and Plainsboro Road. Many older buildings including barns and silos and foundations were once located on the site. The site is



Plainsboro Road Pathway

relatively level, with the highest elevation occurring near Plainsboro Road at 86 feet, and dropping off to a flat 54 feet along the Millstone River. Water drains in two major directions from a ridge running from the northeast corner to the southwest corner of the site.

The Walker-Gordon site has been determined to be a desirable natural setting for single-family housing. The geology of the site includes the Stockton Formation, or Stockton Sandstone and the Magothy and Raritan Formations. The Stockton is composed of sandstone of Triassic age, which is locally important for water supply for both domestic and industrial uses. The Magothy and Raritan Formations is partially consolidated sandstone of Cretaceous age that is of great regional importance, providing water to large areas of the Coastal Plain. The site has a high aquifer recharge potential. Wetlands, floodplains, and the DRCC buffer are located on the site adjacent to the Walker-Gordon Pond, Devil's Brook, and the Millstone River. All water features are perennial and aesthetically significant.

Prior to its current residential land use classification, the site had been zoned I-100 which permitted general corporate, administrative and professional office, computer center, publishing houses and printing plants, research laboratories, limited manufacturing, and agricultural activities. The change from I-100 to R-90 was proposed to protect the existing 2-lane Plainsboro Road treed environment and adjacent single-family neighborhood from significant non-residential through traffic impacts and the widening of Plainsboro Road. Housing implementation on the site has protected existing internal tree-lined driveways and scenic views of the site, preserved wildlife corridors, wetlands, and flood hazard areas. Another significant positive by-product of the exclusive single-family detached development has been usable open space located within and next to housing areas and a permanent open space corridor along Plainsboro Road.



The Planning Board granted conceptual approval for a 560-unit planned residential development consisting of 141 patio homes, 58 manor homes, 321 townhouses and 40 Mt. Laurel affordable condominium units in 1988 under the provisions of the new R-90 zone. Pursuant to N.J.S.A. 40:55D-10.1, this approval was non-binding on the Board and the developer. The developer (Linpro Princeton, Inc.) failed to submit preliminary and final

Township Community Garden

subdivision plans for development of the concept plan for over 5 years. In 1993, the same developer submitted a new concept plan to the Planning Board for a 515-unit residential development consisting of 86 single-family, 165 zero lot line, and 264 townhouses of which 40 were affordable units. The Board did not approve or reject the new concept plan but instead identified many areas of concern including vehicular traffic, signalization, off-tract improvements for streets and roads, pedestrian access, residential garages, construction phasing, environmental issues, the pond and dam, off-site sanitary sewers, recreation facilities, and sound attenuation along the Amtrak railroad tracks. The Board felt it necessary to re-do the R-90 zone by reducing its overall gross density, eliminating the requirement for townhouses and low- and moderate-income Mt. Laurel housing units, and increasing the common open space requirement.

A planned residential development is permitted on the site subject to specific design criteria to encourage creative use of the land area, protect environmentally sensitive areas and providing adequate noise buffers from the railroad. The minimum total area to be developed into a planned residential development is 50 acres. The maximum unit density is 1.13 dwelling units per gross acre. No more than 275 dwelling units are permitted within the entire zone. No less than 60% of the entire tract would be designated as common open space. A mix of two (2) housing types is required between single-family detached on minimum 10,000 square foot lots and single-family zero lot line dwellings on minimum 5,000 square foot lots. The maximum building height is 35 feet. The R-90 zone must be serviced by public sewer from the Stony Brook Sewerage Authority Treatment Plant and centralized water service.

The R-90 zone helps promote a better Township balance between single-family detached construction and the development of multi-

family and townhouse units, permits the construction of affordable non-Mt. Laurel housing for individuals and families who will be moving up the housing ladder, and provides yet another opportunity for many of Plainsboro's renters to own a single-family house. The existence of a variety of housing types increases consumer choice and in turn permits the filtering of sound housing units for all income sectors within the Township.

Residential development trends within the Township during the 1970's and into the early 80's resulted in the approval and construction of over 6,000 units of which over 80% were multi-family and only 17% were single-family detached and townhouses. Since the mid-80's the total number of new units had dropped by over 4,000 and the mix had changed to reflect over 56% single-family detached with only 20% multi-family. The desire on the part of the Township was to encourage the construction of more single-family detached homes to balance the large amount of multi-family development that occurred in the 1970's. The goals of the Master Plan are to provide affordable housing including Mt. Laurel units, to encourage the construction of more single-family detached dwellings, and to provide a better balance between the different housing types.

Housing implementation within the R-90 zone creates a better Township balance between total jobs and housing units, thereby moving toward better regional plan consistency; provides for more single-family detached housing units; permits clustering to preserve critical environmental and open space corridors; and eliminates negative traffic impacts, i.e. poor industrial access, widening of Plainsboro Road, and increased traffic volumes within the village area of the Township.

The Walker-Gordon site has been and continues to be predominantly surrounded by single-family detached residential development, open space, and environmentally sensitive areas.

Most of the existing and ongoing development activity adjacent to the site is residential single-family detached. Thirty-five (35) single-family homes are located in the Jeffers Road neighborhood and along Plainsboro Road, forty-nine (49) homes have been constructed in the Pond's End development across the railroad tracks and another 13 are located on the Jefflands II site located off of Grovers Mill Road. Firmenich office and warehouse construction is the only exception to residential development in the immediate area. Visual and aesthetic impacts associated with Firmenich construction have been dealt with through enhanced levels of landscaping, the upgrading the building facades, and appropriate site lighting.

The existing Walker Gordon Farm development is consistent with the Master Plan and current zoning in that conventional single-

family detached units were built on minimum 9,500 square foot lots and patio homes were built on minimum 4,500 square foot lots. The site contains 121 conventional units and 234 patio units and related roads, utilities, recreation facilities and common open space. The project complies with the net residential densities for single-family and patio single-family homes which are 2.75 dwelling units per acre and 5 dwelling units per acre, respectively. The project provides for 55.1% of the tract or 133.23 acres in common open space and active recreation. Total impervious site coverage is at 39% of the development tract.

Development of only single-family detached residential units on the Walker-Gordon site is in keeping and totally compatible with existing development adjacent to and surrounding the site.

The Devil's Brook and Walker-Gordon Pond provide satisfactory buffering between the R-90 zone and the I-100 and ROM-1 industrial zones, and afford visual and aesthetic protection to new R-90 dwelling units from existing industrial uses.

The entire zone has frontage on Plainsboro Road which is classified as a major collector. One of the original goals of rezoning the property from I-100 to R-90 was to protect the existing treed environment along Plainsboro Road and to maintain its existing 2-lane character. Residential development of the site has resulted in the following improvements to Plainsboro Road:

- 4-way intersection with Pasture Lane; the design consists of one (1) lane of travel in the eastbound and westbound approaches, an exclusive left-turn lane and a shared thru/right-turn lane on the westbound approach and two (2) exit lanes on the northbound approach.
- A one-way entrance driveway for vehicles traveling eastbound on Plainsboro Road and designed to also permit westbound emergency vehicles to use the entrance.



Millstone River

Only a few existing trees had to be removed as a result of making these intersection improvements because pavement widening and transition to existing pavement at the 4-way intersection were kept to a minimum and the development of the one-way entrance utilized mountable Belgium block curb, stabilized turf, and transitions into the existing Plainsboro Road edge of pavement.

Development on the Walker-Gordon site benefits from the installation of the traffic signal at the 4-way intersection with Pasture Lane.

The primary trade-off in signaling this intersection has been reduced delay for exiting traffic with the addition of a delay for Plainsboro Road traffic. To the extent that good levels of service and short delays are encountered for Plainsboro Road traffic the signal does not pose a serious problem.

Secondary benefits to nearby driveways and intersections result from the stopping of Plainsboro Road traffic at the 4-way intersection. The signal tends to group or platoon Plainsboro Road traffic with corresponding larger gaps than would occur under a free flow, random arrival condition. Review of future traffic volumes and the impact of Route 1 and Scudders Mill Road improvements need to be completed to determine if this type of secondary benefit will occur or be measurable in terms of effects on other locations.

6. Medium Density Residential Zone (3 units/acre, R-85)

In the R-85 Residential Zone, the following uses are permitted:

- Detached single-family dwellings and accessory structures and uses
- Parks and playgrounds
- Garage facilities for only the motor vehicles owned by the occupant of any single dwelling to which such garage is accessory
- Family day care homes
- Childcare centers
- Home occupations and professional offices

The maximum unit density will be one unit per lot. Minimum lot size is 15,000 square feet with a minimum frontage of 85 feet. The maximum building height is 25 feet. The zone includes bulk provisions consistent with the Village Area Plan recommendations, (i.e., FAR and building coverage restrictions, reduced front building setbacks for front porches and covered front stoops, subdivision restrictions to prevent demolition of existing dwellings) and a maximum building lot coverage of 20% of the lot area.

Conditional uses are permitted for the following:

- Institutions, including charitable organizations, houses of worship, and parochial and private schools and nursery schools
- Necessary public utilities and services

- Cemeteries
- Volunteer organizations

The medium density residential land use classification comprises the Jeffers Road neighborhood, historic cemetery, Merrill Lynch open space west of the railroad tracks, and the old Village area, which is currently mapped in the R-85 zone, for a total of 346.32 acres. The Land Use Plan reflects its traditional boundaries as a predominant single-family residential neighborhood zone.

E. Commercial Land Uses

The Commercial Land Use Plan provides shopping and work opportunities for people who live in Plainsboro and surrounding municipalities and other areas.

1. NB Neighborhood Business Zone

In the NB zone, the following uses are permitted:

- Stores and shops
- Personal service establishments
- Small offices
- Repair and servicing establishments
- Buildings and uses owned or operated by the Township
- Newspaper offices
- Carpentry, electrical, masonry, plumbing and painting services
- Detached single-family dwellings
- Mixed use structures with no more than two (2) dwellings in conjunction with another permitted use
- Family day care homes
- Home occupations and professional offices

Conditional uses are permitted for the following:

- Public utility substation

The minimum lot size is 15,000 square feet with a minimum frontage of 100 feet. The maximum building coverage is 20% and the maximum lot coverage is 60%. The maximum building height is 35 feet. The total size of the NB zone is 1.69 acres.



Neighborhood Cleaners

Special design considerations for this zone include:

- All provisions and facilities for storage other than pickup of refuse must be contained within a principal building.
- No permitted use may use any noise making devices such as phonographs, loudspeakers, amplifiers, radios, television sets, machinery or similar devices so situated as to be heard outside any building.
- The treatment of side and rear walls of any building in terms of building materials must be similar to the treatment of the front facade and adjacent residential buildings.
- Buffering must be located within minimum yard setbacks. Buffer areas must be located along the edge of parking lots and property lines that abut residentially zoned lots or uses to prevent any and all reflection of lights and to prevent windblown or other debris from being blown or transported to or be visible from the adjacent or neighboring residential premises.
- Buffering must consist of fencing, landscaped berms, evergreens, shrubs, bushes, deciduous trees, plants, or a combination thereof, and must be installed to have an immediate positive impact.
- Adequate lighting must be provided to ensure safe movement of persons and vehicles and for security purposes. Directional lights must be arranged and shielded in such a manner as not to create a hazard or nuisance to adjoining residential properties or the traveling public. Spotlight-type fixtures attached to buildings and visible to the public will not be permitted.

2. SR Service Residential Zone

In the SR zone, the following uses are permitted:

- All uses permitted in R-200 Low Density Residential Zone
- Motels or motor courts
- Multi-family dwellings or apartments
- Childcare centers
- Family day care homes
- Home occupations and professional offices

The maximum net unit density is 12 dwelling units per acre. The minimum area to be developed for multi-family dwellings is 10 acres, and the maximum building height is 38 feet.

This 28.78 acre area, located along Route 1 and Mapleton Road, consists of existing small-scale office development, the 120-unit Millstone Apartment complex, lands owned by the Delaware and Raritan Canal Commission, and wetlands.

3. GB General Business Zone

The 43.45 General Business area contains a U.S. Post Office; a 210,000 square foot shopping center, which includes a SuperFresh grocery store, ACE Hardware, a Peebles department store, and numerous smaller stores. The shopping center also includes a freestanding CVS pharmacy. The zone includes the existing freestanding PNC Bank which is not officially a part of the shopping center. The GB zone is bordered by the Amtrak railroad lines, Plainsboro Road, Schalks Crossing Road, and Scudders Mill Road.

In the General Business Zone, the following uses are permitted:

- Stores and shops for any retail business
- Personal service establishments
- General corporate and administrative offices
- Offices for professional service
- Small commercial and government offices
- Restaurant and neighborhood taverns, excluding drive-in and curb service
- Repair and servicing
- Funeral parlors
- Banks
- Attended laundry and retail dry cleaning
- Buildings and structures owned and operated by the Township
- Agricultural uses
- Carpentry, electrical, masonry, plumbing and painting services
- Copy centers and newspaper offices
- Childcare centers
- Common open space
- Parks and playgrounds
- Shopping centers
- Drive-through facility for shopping center pad site



Plainsboro Plaza

only.

The minimum lot size is twenty-five (25) acres with a minimum frontage of 425 feet. The maximum improvement coverage is 65% and the maximum building height is 30 feet. For all business, commercial, and office uses in the General Business zone, the maximum permitted floor area ratio shall be .20, which would allow 285,945 square feet of development on the shopping center lot in combination with development on the adjacent already developed lots.

Conditional uses are permitted for the following:

- Public utilities substation, and electric and gas facilities
- Facilities for the covering, altering, finishing or assembling of goods for sale



ACE Hardware

The entire General Business Zone has developed into a comprehensively planned mixed-use non-residential development, including the existing commercial and retail stores, office space, and open space areas.

The General Business Zone is intended to permit retail business, personal service establishments, general corporate and administrative offices and other non-residential uses within a shopping center-style environment. Development within the zone strives to promote the sharing of parking and storm water management facilities, have well-landscaped and adequate building setbacks from surrounding roads, provide off-street parking that is well screened from public view, control means of access and coordinate internal pedestrian and vehicular traffic flows relating to existing and proposed development, and insure design compatibility with existing development that considers building height, materials, colors, landscaping and signage.

Development within the General Business Zone must reflect a shopping center-style environment and design principles contained in the Township Master Plan's "Village Area Plan" adopted by the Planning Board as part of its Land Use Element, including to:

1. Encourage innovation in design and reflect changes in land development technology to enhance the existing village character.
2. Provide for necessary commercial facilities and services.
3. Encourage the highest quality design and architecture.
4. Encourage better movement and transportation of people.
5. Prevent strip commercial development by ensuring that new development reflects and respects the existing and evolving village area.
6. Provide a more defined "sense of place" along Schalks Crossing Road.
7. Preserve the residential integrity of adjacent areas.
8. Create a zone with enough flexibility that permits the land use variety of a village yet prohibits the chaotic character of an unplanned area.

Development on adjacent properties has been designed to "fit" with the existing shopping center, existing out-parcels (i.e., the firehouse, the bank, and post office) and residential land uses along Plainsboro Road.

Some of the most desirable site planning aspects that exist in the zone includes pedestrian and bikeway interconnection(s) to the shopping center, turning lanes along Plainsboro Road, common detention and shared parking with the shopping center, adequate, well-landscaped building setbacks from Plainsboro Road, off-street parking screened from public view, and architectural compatibility with the existing Town Center Shopping Center to include building height, materials, and colors.

Previously, the General Business Zone had permitted a maximum of 91,345 square feet (.18 FAR x 11.65 acres) on the vacant lot between Plainsboro Road and the shopping center. When the Town Center Shopping Center was being reviewed by the Planning Board in



Village Detached Housing

1984 and 1985, plans for 140,000 square feet of office development were proposed for the vacant GB site. In November 1988, a plan was submitted by the then current owner of the property for a total of 71,776 square feet. The new maximum overall .16 FAR permitted a 2,500 square foot CVS expansion and a 10,400 square foot SuperFresh expansion, as well as 22,400 square feet of new office space, 22,050 square feet of retail, and an 8,400 square foot freestanding restaurant. This total square footage (including the 210,000 square footage of the existing shopping center) of 275,750 square feet was far less than the 362,500 square feet which previous zoning and development plans reflected. A few years ago the vacant lot located along Plainsboro Road was rezoned to become a village residential zone that permitted a mix of 27 single-family detached and attached townhouse units instead of non-residential development.

Today, the Town Center Shopping Center has been built-out. Improvements are anticipated to the parking lot and to pedestrian and bicycle facilities, both on and off-site.

F. Village Area Plan

As part of the 1998 Master Plan Review, the Planning Board identified the need to evaluate the Township's Village Area in a comprehensive fashion. The general purpose of this review was to see that future plans for the Village Area would ensure that the existing character of the Village was protected and enhanced and that future development would evolve in a manner consistent with agreed upon Village Design Principles.



Village Outdoor Dining

The Village Area is identified as the central portion of the Township bounded by Scudders Mill Road to the north, the Amtrak railroad tracks to the west, the Cranbury Brook to the south and the Enterprise Business Center to the east. The results of this review are contained in the report prepared by special Township Consultants Killinger Alberto, entitled *Plainsboro Township Village Area Master Plan Review*. This report is included as an addendum to the Master Plan and serves as a supporting document. The plan recommendations that have been summarized and outlined in this section were a result of this planning process. The Village Area Plan seeks to provide an integrated plan for the Village Area that addresses land use, circulation, housing, and various other Master Plan elements and considerations.

1. Village Planning Process

Key to the success of the Village Area review and the formulation of the plans and policies contained herein is the nature and quality of the planning process. The Planning Board mandated and carefully planned a participatory process, which elicited public input throughout the process. The Planning Board sought to establish a partnership with the public in identifying study goals. Public input sessions were held with the consultant team to discuss village planning concepts and gain input and support from the public. Likewise, two public sessions were held to provide the public with an opportunity to comment on the recommendations of the Killinger Alberto study. These were key points of participation, though other input was gained through the process. The importance of this dialogue with the public cannot be understated. It was a key element in contributing to the Boards understanding of conditions in the Village, citizen concerns regarding future development and, in particular, in developing a consensus around the goals of the study.

2. Village Planning Goals

In March of 1998, the Board conducted a “Goal Setting Session”, with Planning Board and public participation, to outline goals for the Village Area. The goals of the Village Area, as defined by the Board and the public, were expressed as follows:

- a. Emphasize pedestrian mobility and provide opportunities for cyclists and transit in order to improve area-wide connectivity.
- b. Place a priority on aesthetic improvements and landscaping throughout the Village Area.
- c. Provide public spaces and green spaces.
- d. Respect existing uses within the Village Area and provide transition areas accordingly.
- e. Address unmet public facility and housing needs.
- f. Design pedestrian-friendly neighborhoods.
- g. Assess tax impacts.
- h. Provide recreational opportunities, especially for toddlers.
- i. Evaluate market for uses considered.

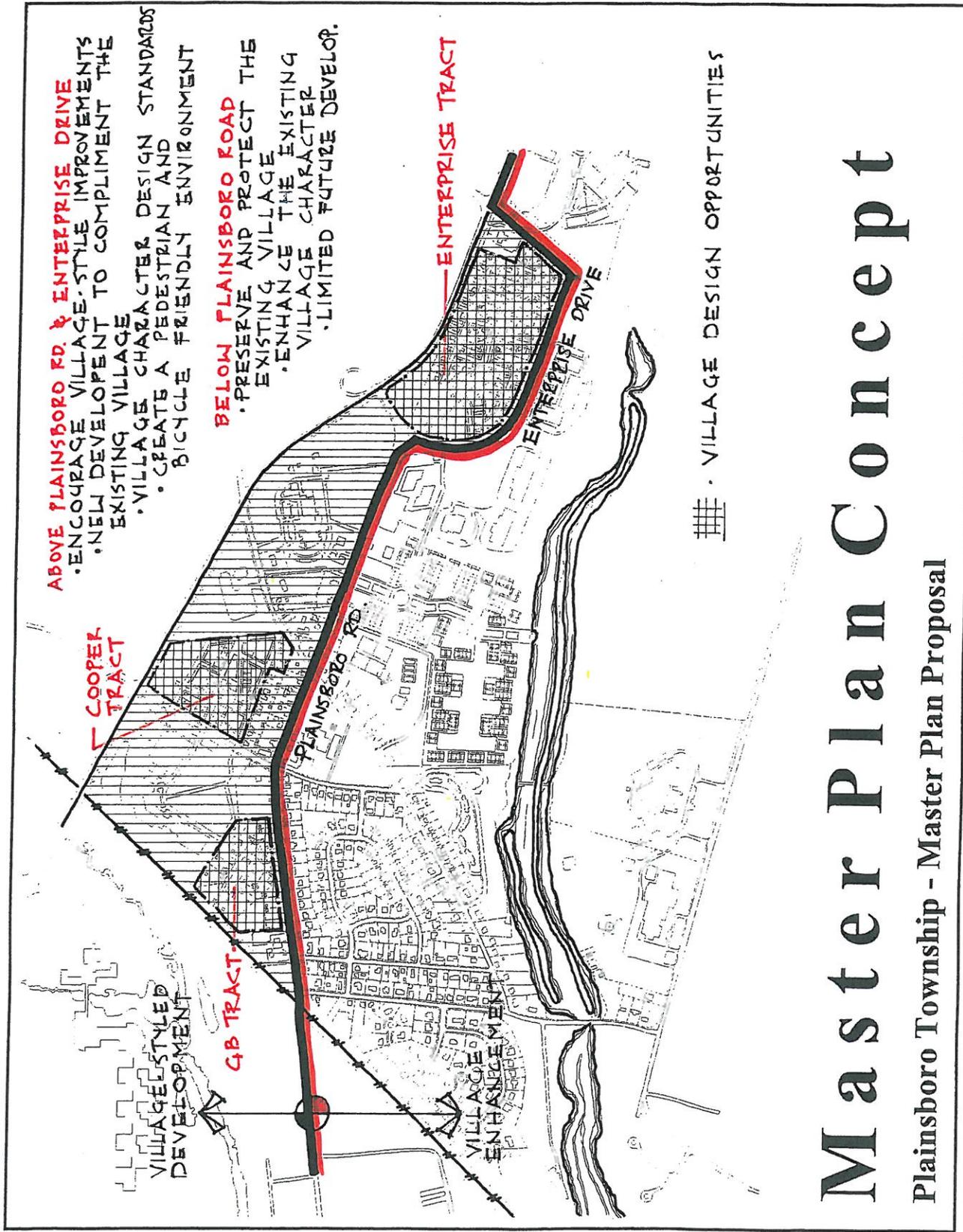
These goals guided the planning process and are represented in the various plans and recommendations outlined for the Village Area. Collectively they represented a vision for the Village Area that guided all planning matters for this area of the Township. The plan entitled: Master Plan Concept, shows village style development north of Plainsboro Road and Village enhancement south of Plainsboro Road.

3. Village Design Principles

Planning for the future development of the Village Area had to abide by appropriate village design principles. These general principles included the following:

- a. Create a Sense of Place

Design decisions in the Village Area should seek to create places with a definable center and edges that provide a sense of closure and safety.



Master Plan Concept

Plainsboro Township - Master Plan Proposal

STREET TREES

- INVENTORY EXISTING STREET TREES
- PREPARE A DETAILED PLAN
- INFILL MISSING TREES
- STREET TREE PLAN REQUIRED FOR NEW DEVELOPMENT

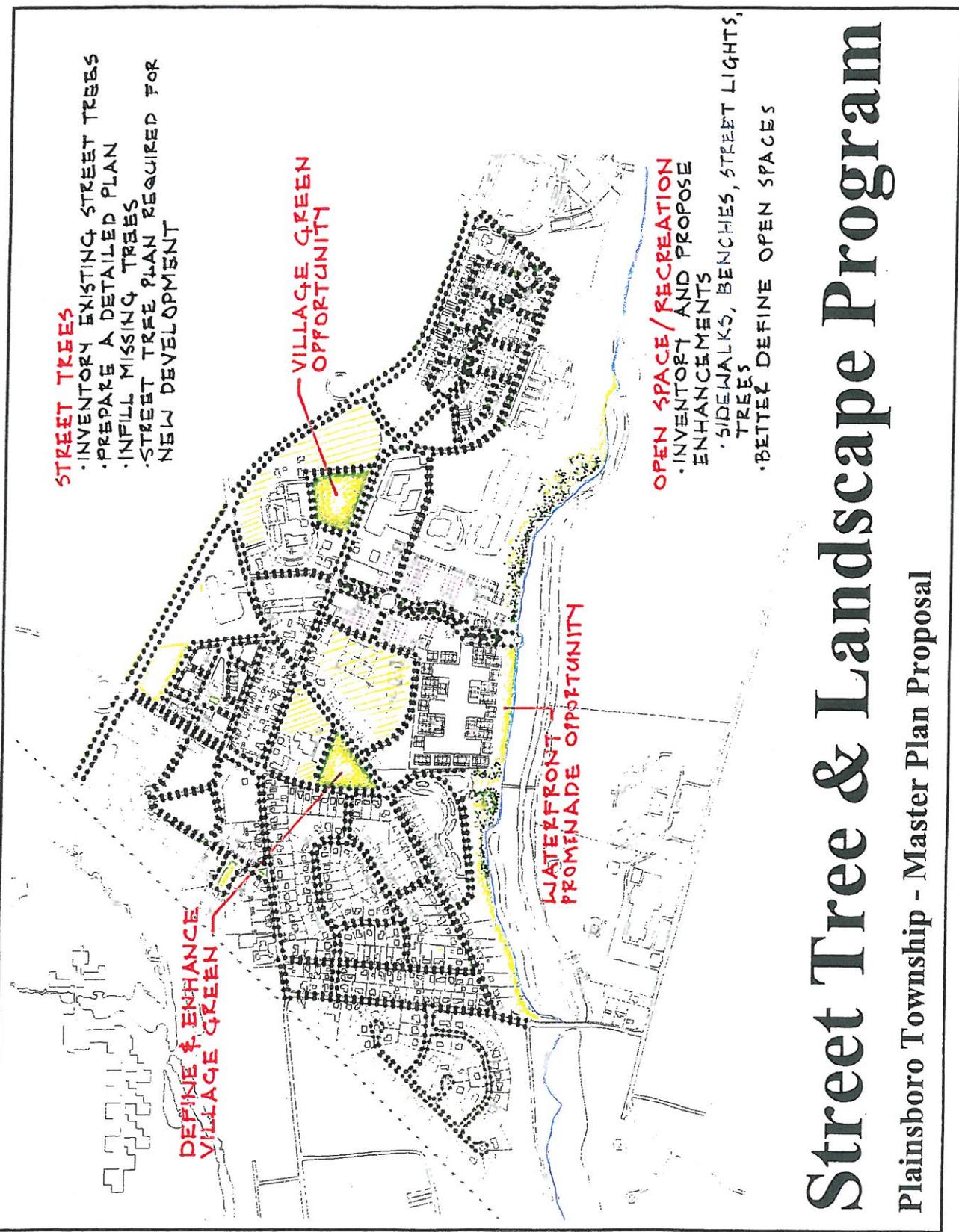
VILLAGE GREEN OPPORTUNITY

OPEN SPACE / RECREATION ENHANCEMENTS

- INVENTORY AND PROPOSE ENHANCEMENTS
- SIDEWALKS, BENCHES, STREET LIGHTS, TREES
- BETTER DEFINE OPEN SPACES

DEFINE & ENHANCE VILLAGE GREEN

WATERFRONT PROMENADE OPPORTUNITY



Street Tree & Landscape Program

Plainsboro Township - Master Plan Proposal

b. Pedestrian-Scaled Neighborhoods

In the Village Area, seek to maintain and create neighborhoods that provide opportunities for and encourage pedestrian activity. The residential area should be located in proximity to jobs, services and recreational opportunities. Neighborhoods should be designed, with a priority placed on smaller “pedestrian-scaled” blocks.

c. Mix of Uses and Housing Types

The future development of the Village Area should encourage, to the extent appropriate, a mix of uses and housing types. It is through the mix of uses and housing types that Village character is established and a pedestrian-friendly environment evolves.

d. Pedestrian-Friendly Street Design

Future development and road improvements should include road design that, to the extent possible, provides pedestrian compatible environments and calms traffic speeds.



Historic Village House

e. Provision of Green Spaces and Public Amenities

Future planning should seek to enhance existing, and provide for additional, public spaces and green spaces. The provision of these spaces adds to the aesthetic quality of the community and provides opportunities for community interaction.

Plainsboro Road serves as the spine road for the Village Area and generally serves as a dividing line between the established area of the Village to the south and the northern portion of the Village. The northern portion of the Village includes key undeveloped properties and the majority of the Village’s non-residential uses. The Village Area has many existing Village-defining features, such as a strong sense of edge and center, a network of streets and open space, a mix of uses and a pedestrian scale. In addition, the Village currently contains classic Village uses such as small-scale non-residential uses, the Municipal Complex, the Plainsboro

Public Library, three churches, one elementary school and other essential service and retail uses.

The plan for the Village Area recognizes a distinction between the areas located north and south of Plainsboro Road. South of Plainsboro Road, the Village is, for the most part, developed and Master Plan proposals seek to enhance the existing Village qualities present. North of Plainsboro Road and Enterprise Drive, the Village has an open suburban quality where future village-style development should occur. This area also suggests the need for future enhancements such as sidewalks, landscaping and other features to link the north and south sides of Plainsboro Road. New development and accompanying street design north of Plainsboro Road have followed the above-referenced Village design principles. Likewise, plans extend the pedestrian and bicycle-friendly environment throughout the entire Village Area.

The plan entitled: Village Area Master Plan Concept, shows how development in the village area should take place in the context of the existing older village area to include a new village residential area along Plainsboro Road between the existing firehouse and the PNC Bank; a proposed mixed-use village center concept located across from the existing Plainsboro Plaza Shopping Center and an age-restricted housing development planned for the remaining vacant lands of the Enterprise Business Park. Since the Village Area Master Plan concept map was created the PNC Bank has received final site plan approval to replace their existing building with a new building, both the village residential and village center developments are either complete or under construction, and Toll Brothers is completing construction at the senior development know as "Cranbury Brook".

4. Specific Plan Proposals

Recognizing the existing character of the Village as well as opportunities for extending the assets of the existing Village character to the remainder of the Village Area, the following programs and plans have guided development activities within the Village Area:

a. Street Tree and Landscape Program

The street system establishes the Village's structure and provides a well designed network of streets, which reflect and improve connectivity. A street tree program is recommended to compliment this street system and form a protective edge between pedestrians and automobiles. A consistent canopy of shade trees adds considerably to the Village character. Through a shade tree program, it is recommended that an inventory of street trees be conducted and that a program be put in place to

supplement this considerable Village asset. The program could include the development of street tree standards to apply to existing as well as future development in and immediately adjacent to the Village.

Opportunities for additional tree planting and other landscaping enhancements exist in the public areas present in the Village. These areas include the Wicoff School area and the Municipal Center, and are focal points of community activity that could be considered for landscape upgrades.

A planting maintenance program should be in place to ensure an attractive and healthy look into the future.

The plan entitled: Street Tree and Landscape Program, shows village green opportunities, street trees, a waterfront promenade opportunity and open space/recreation.

b. Village Gateway Program

Gateways into Plainsboro will create a sense of entrance and place for the Village Area. A gateway could be anything from signage or lighting to an architectural feature. Such gateway treatments may help traffic calming as motorists enter the Village. When gateways are strategically placed, visitors and residents alike are provided with a feeling of arriving and departing a meaningful, identifiable local place. The Township should review recommended locations for possible gateway treatments and begin the process of design and implementation.

c. Sidewalk and Bikeway Connections

The presence of an extensive sidewalk and pathway network throughout the Village Area allows people to move freely within the Village without use of an automobile. These elements are fundamental to Village design. In 1997, the Planning Board adopted amendments to the Pathways Plan that identified missing links in the sidewalk network within the Village Area and other parts of the community. The

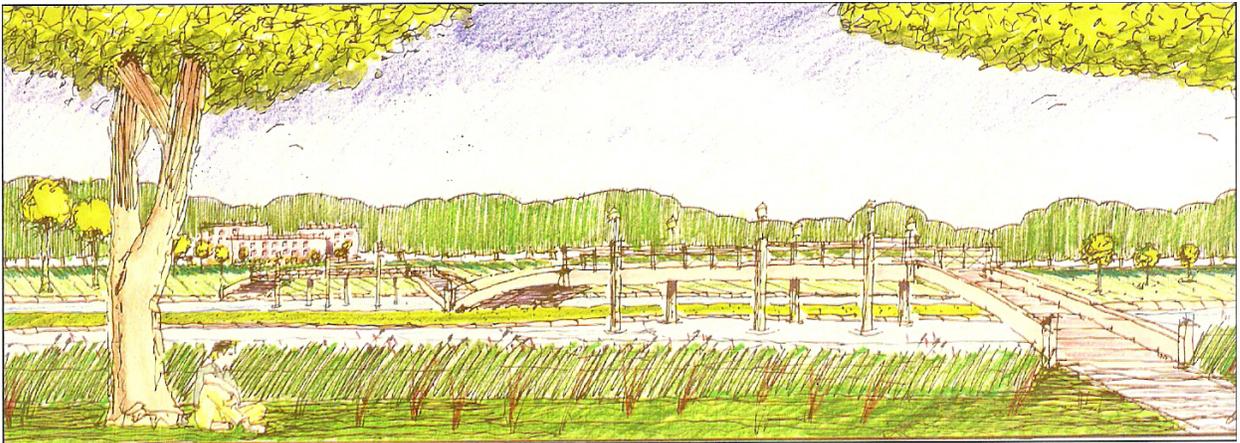


Village Walkways

construction of these missing links is an essential step in improving the connectivity of the Village Area. Likewise, ongoing reviews should be conducted to identify additional opportunities for improving sidewalk connectivity within the Village and connections into and out of the Village Area. In addition, the Township's bikeway planning should pay special attention to the Village Area in identifying opportunities for bike path connections.

d. Pedestrian/Bicycle Bridge and Greenway Connections

Currently, there is no direct and convenient connection between the Village and the public school campuses located on Grovers Mill Road. Connections between the Village Area and this part of the community are limited to the Maple Avenue dam area. It is recommended that a site be identified for the construction of a pedestrian/bicycle bridge over the Plainsboro Pond to connect the Village Area and the school campuses located in the R-100 zone. This bridge would provide the Village with a safe connector, as well as an additional community amenity. This would provide residents the opportunity for an additional, non-automobile connection. A preliminary evaluation should be conducted to determine the cost of constructing this bridge and to determine the engineering and permitting hurdles that may be encountered. Likewise, great care needs to be given to the location of this bridge in order to enhance public safety and be sensitive to environmental constraints that are present along the stream corridor.



Village-School Pedestrian Bridge Connection.

e. Fox Run Pedestrian Greenway

Currently, the Fox Run apartment development separates the Village from the Plainsboro Pond area and the Lenape

Trail. Future considerations should be given to evaluating the main drive and parking area of Fox Run as an opportunity for the development of a greenway connection for pedestrians and bicycles. Such a greenway connection could prove a significant amenity to the immediate community and provide access to Plainsboro Pond from Plainsboro Road and the Municipal Center.

5. Village Land Use Plan

a. Prior Zoning

A 12-acre parcel zoned GB was located adjacent to the Plainsboro Plaza Shopping Center to the north, Amtrak rail lines to the east and Plainsboro Road to the south. The GB Zone permits a variety of uses, which include stores and shops, personal service establishments, offices, restaurants, banks and child care facilities.



Village Center

The 1992 Township

Master Plan called for the vacant portion of the GB Zone to be developed in a comprehensive way that extended the uses of the existing Plainsboro Plaza Shopping Center. The current GB zone would have permitted approximately 68,500 square feet of commercial development on the parcel. The Planning Board questioned the relationship this zoning would have on the adjacent homes and the traffic impacts on Plainsboro Road.

The Cooper Tract was a 17-acre parcel that was located behind the historic, mixed-use village area. The Cooper Tract was located across from the Plainsboro Plaza Shopping Center to the west and adjacent to Schalks Crossing Road to the east, Scudders Mill Road to the north, and was located just off of Dey Road. The Cooper Tract was located in the R-300 Zone. The R-300 Zone provided for single-family detached dwelling units on one acre lots. It also provided for schools and other public facilities as permitted uses. Given the one-acre lot requirement for single-family units, it was assumed that

between 12 and 14 single family detached units could potentially be developed. The development of low density housing on this site adjacent to an existing mixed-use area as well as along a major highway was questioned by the planning team and the Planning Board.

Lastly, the 35 plus acre Enterprise Business Tract was zoned non-residential PCD to accommodate approximately 400,000 square feet of office space. This non-residential development would be adjacent to compatible uses; however, the impact this amount of office development would have on the existing Village Area was also questioned.

b. Master Plan Concept

Planning the three parcels together and as part of an overall existing Village Area resulted in a number of



proposed changes to the then current zoning. Like most village plans, the master planning for the three parcels began at the center of the existing Village, in this case, on the Cooper Tract. Because this

Village Square

parcel lies in the center of the Village and is adjacent to the existing mixed-use center, it was proposed that the Cooper Tract be developed as a mixed-use village center extension. The goal was to have a “seamless” extension of the existing village into a village-scale area.

Table 2 Prior Zoning Versus Village Master Plan/Zoning

AREA OF LAND	USE	PRIOR ZONING (1999)	VILLAGE MASTER PLAN/ZONING
GB TRACT	Non-Residential	68,00 sq. ft.	0
	Community	One Site	One site
	Residential	0	22 SF, 5 TH
ENTERPRISE BUSINESS TRACT	Non-Residential	400,000 sq. ft.	0
	Community	0	One site
	Residential	0	102 SF, 93 MF
COOPER TRACT	Non-Residential	0	122,000 sq. ft.
	Community	0	One Site
	Residential	14 SF	8 MF, 12 TH, 13 SF

The proposal for the GB tract was residential development, as an extension of the existing residential use across the street. The goal was to create a buffer and transition between the existing residences on the south side of Plainsboro



Village Detached House

Road with the Plainsboro Plaza Shopping Center north of Plainsboro Road. Similarly, complimentary housing along both sides of Plainsboro Road would be more reflective of the Village quality goals of the Master Plan process and this design would tend to calm traffic passing through the Village and the new residential use would reduce traffic volume over the development that was allowed at that time. It was determined that 400,000 square feet of additional office development in the Village on the Enterprise Business Tract would have a negative impact on the character of and traffic in the Village area. The present owner of the tract expressed an interest in possibly building age-restricted housing on the site. The Township project team saw this interest as an opportunity to reduce

the impact on the community, as well as an opportunity to satisfy one of the Master Plan goals of fulfilling unmet housing needs of the community. Conceptual sketch plans were prepared to illustrate the possible implementation of village design principles. It was noted that the sketch plans were not supposed to be treated as site plans and it was recognized that the successful implementation of the design principles could result in other plans. Likewise, the preparation of pictorial renderings sought to illustrate in general terms the physical environment that the design principles wanted to create.



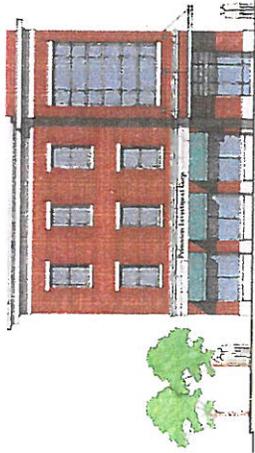
Concept view for new village homes along Plainsboro Road

c. Land Use Plan

As a result of this comprehensive Master Plan process it was recommended that the GB Tract be rezoned from General Business to a residential zone classification (Village Residential I zone). As the Master Plan Concept and GB Concept Diagram suggested, residential development on this tract would reflect the character of the existing residential homes along Plainsboro Road.

By responding to the character of homes on the south side of Plainsboro Road, on the north side, it created a symmetrical street facade, which was typical of a traditional village. This character has fostered a sense of safety and enclosure.

Lots of similar size to those on the south side of Plainsboro Road and residential architecture appropriate to a village setting were recommended for the new homes along Plainsboro Road. The development of residential homes

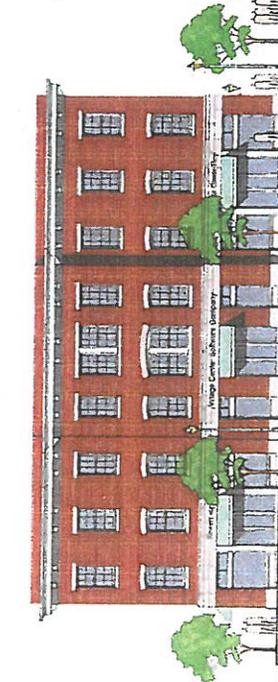


BUILDING - 10 Cox Street Elevation



BUILDING - 10 Liberty Street Elevation

BUILDING - 11 Liberty Street Elevation



BUILDING - 11 Market Square North Elevation



BUILDING - 12 Market Square North Elevation



BUILDING - 12 Van Doren Street Elevation

on the GB Tract were to buffer and form a transition between the existing homes on the south side of Plainsboro Road and the Plainsboro Plaza Shopping Center. As part of the village-wide Master Plan recommendations, tree-lined streets and sidewalks were to be part of the design to promote pedestrian mobility, traffic calming and character.

The interior of the GB tract were required to have smaller village-scaled lots and a series of attached houses overlooking a green space. The number of attached homes was limited but it was recommended to provide a village-like mix of residential styles. The green space would provide a focal point for this development.

The GB tract was rezoned Village Residential I and as such was developed by the Sharbell Corporation into a village residential neighborhood with 22 single family detached units on 7,584 to 13,244 square foot lots and 5 townhouses on 4,844 to 7,475 square foot lots with a 1.352 acre open space lot dedicated to the Township as a public neighborhood park. The park was developed and now includes a large open grassed play area bordered by street trees with a sidewalk and sitting wall.

It was recommended that the Enterprise Tract be rezoned from PCD to an age-restricted residential zone classification (Village Residential II zone). The design concept for this site was to create an auto and pedestrian-friendly road connection through the development. A "spine road" was to organize the development and connect the development to the Municipal Center area to the northwest and the existing shopping center and bank on the east. The Concept Diagram suggested that the

development's community center and larger-scale apartment structures were to be located at the northwest entrance. These significant buildings would create an architectural "terminus" to Plainsboro Road and a gateway entrance into the age-restricted complex. Locating the structures here would also connect the development to the Municipal Center across Plainsboro Road.



Multi-Family Senior Housing

The architectural design, character and building/lot placement of the age-restricted homes were critical to incorporating the design into the Plainsboro village. A majority of age-restricted detached residential units are smaller versions of single-family suburban models and are not appropriate for a Village. Garages on the front were prohibited. Simple rectangular, cottage architectural precedents with decorative detailing were preferred to the typical massing and building frontage of suburban homes. The age-restricted residential development was allowed to have a mix of housing types, ranging from single-family detached and single family attached, to apartment units. Attached townhouse units had to be strategically dispersed throughout the development to terminate streets, accent the design and add variety to the residential neighborhood.

At one time Enterprise Drive terminated at the east end where non-residential development stopped. It was recommended that Enterprise Drive continue north and connects at the existing Center Drive traffic light. The Concept Diagram also suggested improvements at the intersection Plainsboro Road, Enterprise Drive and the entrance into the new development.

The Concept Plan suggested about 100 single-family detached and attached homes and about 120 apartment/condo units. Opportunities for the provision of low/moderate income housing were also carefully evaluated.



The PCD Enterprise tract was rezoned Village Residential II and as such was approved for the construction of an age-restricted housing development by Toll Brothers who is currently completing the construction of 102 single family detached units (Villas at Cranbury Brook) located on 6,451 to 7,344 square foot lots, a 93 unit freestanding 3-story story condominium building

Village Center

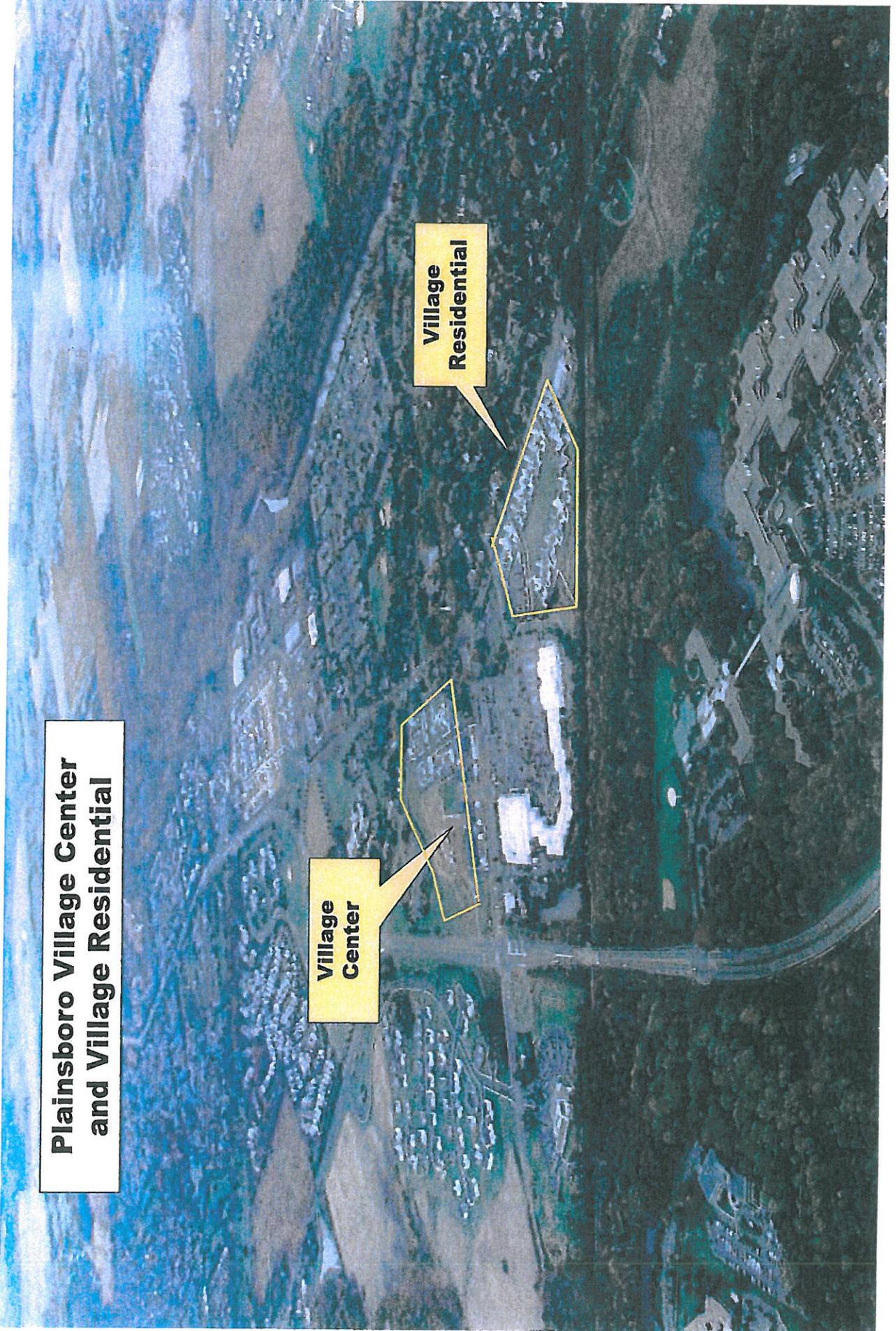
(The Highlands at Cranbury Brook at 50,568 square feet) at 39 feet 2 inches tall, a freestanding 6,724 square foot recreation building which includes an outdoor swimming pool and 2 bocce courts.

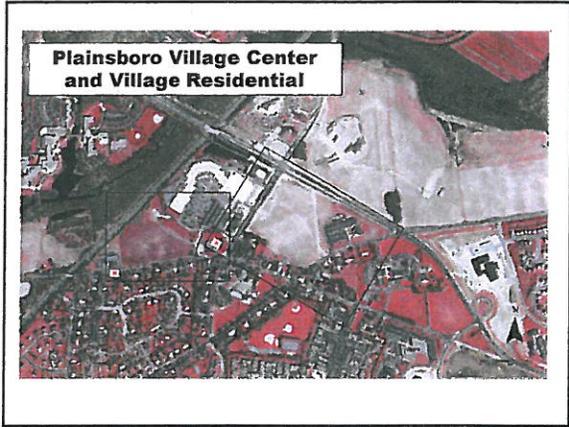
A Mixed-Use Village center zoning (the existing Village Center zone) was recommended for the Cooper Tract.

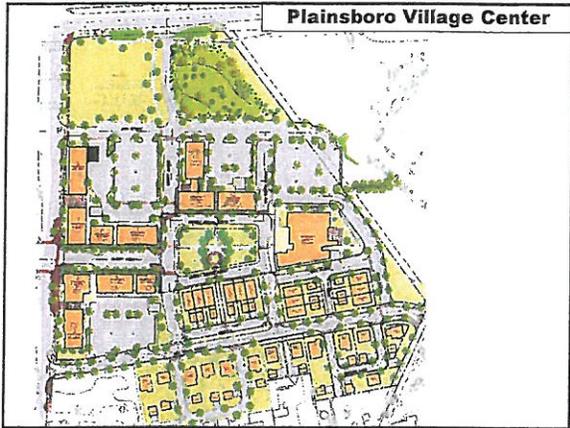
**Plainsboro Village Center
and Village Residential**

**Village
Center**

**Village
Residential**







Several factors pointed toward this use on the Cooper Tract.

The Cooper Tract is in the physical east/west center of the existing Village and provides convenient pedestrian access from the east, west, and south.

The Cooper Tract lies behind the existing mixed-use Village area. The proposal was viewed as a logical extension of the existing center that could invigorate and increase business for the existing commercial uses.

The Cooper Tract lies adjacent to the existing (non-village-like) commercial center known as the Plainsboro Plaza. The Village Center zone connects and can be viewed as an extension and enhancement of this existing commercial area.

The Cooper Tract serves as a buffer and transition between the slow traffic paced Village Center area and the high-speed traffic corridor of Scudders Mill Road.

The location of the Cooper Tract between the slow traffic paced Village Center and the high-speed traffic of Scudders Mill Road helps solve the often-difficult dilemma of reducing village traffic, yet attracting users for commercial functions. Higher speed auto traffic will more conveniently access the Cooper Tract off of Schalks Crossing Road and Scudders Mill Road, while village residents can safely access the Center by foot, bicycle or car from the south and other directions.

A successful village design for the Cooper Tract has set an example for future mixed use and commercial improvements on adjacent commercial properties. For example, successful village architecture along Schalks Crossing Road will prompt similar traffic calming architecture across the road next to the Plainsboro Plaza Shopping Center. Similarly, a successful village design for the Cooper Tract will prompt more village-like improvements should the Plainsboro Plaza Shopping Center ever be retrofitted to be more village-like (to a large extent, this is reflected in the 2014 renovations to Plainsboro Plaza by the Plaza owners, Onyx Equities, LLC).

The development of the Cooper Tract has resulted in a building architecture that is reflected in the Looney Ricks Kiss (LRK) colored building elevations presented in this section of the Master Plan on the following page.

The Cooper Tract has become a mixed use area of residential, office, retail, and institutional or civic uses. The concept that has been illustrated and developed is now centered on a village-scaled green.

Street level shops with offices above and civic uses such as the Township Library surround the green. On-street parking and small, between-building parking lots are dispersed throughout the site. Entry is encouraged along Schalks Crossing Road and entrances exist directly opposite the existing entrances into the Plainsboro Plaza Shopping Center.

A key element of the ultimate development of the Village Center is the development of the corner site at Schalks Crossing Road and Scudders Mill Road, west of the existing detention basin. This corner site will function as a gateway into the Village Center from the north at Scudders Mill Road. Given the high visibility of this parcel and the volume of traffic along Scudders Mill Road, retail and restaurants uses are encouraged at this location. The character of the development of this site, both in terms of the quality of the architecture of the building and the site improvements, should be visually inviting, drawing positive attention to this corner and the presence of the adjoining Village Center development. The placement of the building on this site should be such that it both holds the corner, creating a strong edge for the northern boundary of the Village Center, yet provides the opportunity for views into the Village Center beyond. Similarly, the site improvements, including landscaping, signage, walls or fences, parking, and dumpster enclosures, should be handled in a high quality manner commensurate with the importance of this gateway site to the Village Center.



Concept for a Mixed Use Center on the Cooper Tract.

The R-300 zone was rezoned for the construction of a planned village center by the Sharbell Corporation. The Village Center project as completed includes 8 apartments, 13 single family detached units on 5,286 to 11,896 square foot lots, 12 townhouses on 2,800 to 4,000 square foot lots, plus 59,500 square foot of retail space, 62,500 square foot of office space, a 35,000 square foot Township Library, and a Township owned Village Green of 0.511 acres.

The Planning Board proposed a unique transition zone between the buildings along Plainsboro Road and the new development. The concept was to create a "seamless" flow from the existing mixed-use area along Plainsboro Road into the Cooper Tract. The concept proposed that residential development be permitted at the rear of the deep properties that exit along Plainsboro Road. This option, depending on the discretion and desire of each individual landowner, would simply create village housing that would face on a new village street on the Cooper Tract. This solution has created a classic village relationship of (existing and new) private backyards facing each other, while the existing Plainsboro Road and new Cooper Tract Street have front yards facing onto them.

The Planning Board hopes and desires that, in the future, the successful village design of the Cooper Tract

influences design decisions at the Plainsboro Plaza Shopping Center.



Village Center

The “Cooper Tract Diagram” identifies a buffer (transition) area between the Village Center area and Plainsboro Road. This area is currently zoned Village Center and contains existing single-family detached houses. Two (2) additional single-family detached houses are proposed to be constructed with direct front facade building orientation and driveway access onto McNamee Street at the back of infill Block 1404, Lot 26. The developer of these two (2) additional houses must, in addition to submitting detailed plans for the homes, also submit a comprehensive site plan for the

upgrading of physical conditions on Lot 26 to address the Plainsboro Road frontage streetscape conditions (i.e., removal of parking along the front of the non-conforming commercial/residential building), on-site parking, landscaping, pedestrian access, solid waste storage and removal, lighting, signage and building elevation upgrades. This must be done by the developer to integrate the entire site in the context of the Village Area Plan, including the existing house and the existing commercial/residential building and the proposed houses. These matters must be addressed at the time of consideration of any land use application for this property.

All planning and construction on Block 1404, Lot 26 must recognize the existing and emerging Village Center streetscape and that both new dwellings will in all ways be consistent and compatible with the existing Village Center development. The two (2) units must also be included in the existing residential homeowners association.

The Cooper Tract concept design originally called for 85,000 square feet of commercial use, a community use and 33 residential units. The Township project planners suggested that, by using traditional planning densities and principles, the site could comfortably accept this level of development and still maintain a pleasant and attractive village character.

The Plainsboro Village Center and Village Residential areas are visually represented in this Master Plan by the series of photographs on the following pages.

6. Schematic Design Guidelines

The following Schematic Design Guidelines were intended to provide general dimension to the planning principles that were utilized in the overall master plan and schematic designs for each Village parcel. The following schematic guidelines served as a basis for future master plan amendments, guidelines and/or implementation ordinances. The standards outlined below are illustrative of the manner in which village planning principles have been advanced in practice; while the actual implementing ordinances may vary. The specific design standards recommended for village developments are identified in Table 3.



Schalks Crossing Road: Concept for a pedestrian friendly street.

a. Plan Submission

It was recommended that the plan review and approval process be sensitive to the physical constraints of the land area involved, and when appropriate, consider flexibility as opposed to strict adherence to zoning if the intent of the zoning were respected. Plan submissions had to include and illustrate the relationship to the immediate context and the overall village.

b. Parcel Plan

This plan was to only detail the development parcel proposal. Among the requirements of the submission are that all plans include and illustrate sidewalks, street trees and landscaping, lighting standards, benches and other amenities, civic spaces (if appropriate) and pedestrian cross street materials.

c. Context Plan

The applicant had to include as part of the submission, his parcel specific plan within a detailed plan of the surrounding context. This plan would illustrate street, sidewalk, landscape and other connections to the surrounding community. The Township had to describe to the developer the parameters of the context drawing. The Township could require the developer to make off site connections and improvements as part of the context plan.

d. Village Plan

The developer had to provide a village-wide plan, which included the development proposal within the existing Village.

e. Village Residential Zone



Village Detached House

The GB and Enterprise concept plans suggested "residential uses" for each parcel. It was recommended that a Village Residential zoning designation be developed for development on both the GB and Enterprise sites. This zoning designation would permit flexibility in lot sizes and residential types, so that new village housing reflected the existing residential lot sizes, setbacks, etc. that surround new development. Likewise, flexibility would permit a mix of house and lot types to

reflect the housing variety of existing Plainsboro village. The zone does not preclude limited non-residential uses such as a corner store, recreation area, or professional office in a structure that reflects the surrounding architectural character. The goal was to create a zone with enough flexibility that permits the organic variety of a traditional village yet prohibits the chaotic character of an unplanned area.

f. Village Center Zone

This zoning classification permits and promotes a full mix of commercial, institutional and residential uses. The goal was to create a vibrant, pedestrian-friendly, mixed-use center with an emphasis on local serving retail, office and personal service uses. In the Plainsboro Village Center,

this zoning classification was appropriate for the uses on the Cooper Tract and could be utilized in the future to guide growth in other areas to make Plainsboro Plaza more village-like.

g. Precedents

It was recommended that proposals be based on regional precedents. All proposal submissions had to include a minimum of three (3) photo examples of buildings that were similar to the proposal. Precedent examples from outside the region are permitted, but they needed to reflect a historic style (colonial, federal, Georgian, other) that related to the Plainsboro community.

h. Building Setbacks

Building setbacks and front yards must generally be small to create a village-like, pedestrian environment. Setbacks along a street should be consistent to create a street façade of buildings. Slight or local setback variations add to the imperfect character of village centers and should be permitted. Setback dimensions are from the property line, which is generally at the edge of the sidewalk. Setbacks must be measured from the property line to the main building façade. Awnings, porches, signs, overhangs and other projections may encroach into the setback line. Note that residential development in mixed-use areas may follow mixed use or residential setbacks.

i. Front Façade

The front of the house is dedicated to the public and should reflect a village character. Porches and decorative entries are encouraged. Garages on the front are prohibited.

Architectural Detail, Style, Color, Proportion and Massing should reflect regional precedents.

j. Materials

Natural materials such as wood and local stone are recommended. Stucco is discouraged, though may be used on a limited basis for accent treatments.

Sidewalks on both sides of the street are required. A planted landscape strip is required between the sidewalk and street, where feasible; however, where deemed appropriate by the Planning Board, brick pavers may be substituted.

Architectural paving such as brick, stone, cobbles and other pavers are encouraged for sidewalks and streets.

Landscape details such as gates, walls, and benches must be integrated into the design and illustrated as part of any development proposal.

Lighting will be the minimum required for safety and must be provided by the least intrusive facilities practical. Traditional light standards are recommended along streets and within plazas and courtyards.

k. Streets

Streets must be narrow and tree-lined. Traffic calming devices (i.e., roadway surfaces, lane width, etc.) will be integral to the design to slow down traffic. Two lane or one-lane/one way streets are encouraged. Narrow village street width standards have been incorporated into the Township ordinances. Rear yard access alleys are encouraged, where appropriate.

l. Parking

On street parking is encouraged. Parking and building service locations must be hidden between buildings in parking courts. Landscaping in combination with low wall screening are recommended for exposed parking areas.



Parking Lot Screening

Table 3 Village Design Standards

Residential Setbacks:	
Single Family Detached:	Minimum/Maximum Front: 10'/25' Side: 8' Minimum Rear: 25'
Attached Town Homes:	Minimum/Maximum Front: 10'/25' Side - end Unit: 8' Minimum Rear: 25'
Multi-Family Senior Housing:	Flexible treatment based on design principles
Mixed Use Area:	Minimum/Maximum Front: 0'/15' Side: 0' Minimum Rear: 0'
Garage Rear & Side yard:	Minimum: 0' Rear access alleys are encouraged
Building Heights (all parcels):	Traditional Buildings are 2.5 stories. Corner buildings, buildings that terminate an axis and buildings on significant sites are encouraged to be higher.
Allowed:	3 stories (non-residential and mixed-use buildings)
Recommended:	2.5 stories
Permitted:	2.0 stories (infill or: 1.5 stories)
Limited:	1-1.5 stories on accessory and age-restricted buildings at the Planning Board's discretion.
Maximum:	3.5 Stories (limited to significant buildings)
Lot Sizes:	
Residential Detached:	Minimum: 4,000 sf. Typical: 5-7,000 sf.
Residential Attached:	Typical: 1,300 - 2,000 sf.
Attached Buildings:	
Commercial:	No more than four attached commercial buildings.
Residential:	No more than six attached residential. Four attached units are recommended unless more are integral to the design.
Roofs:	Pitched roofs (5:12 - 12:12) are recommended. Roof pitches should reflect regional precedents and be consistent throughout the project. Peaked roofs are encouraged. Mansard roofs are discouraged. Flat Roofs are permitted in mixed-use areas, but not recommended. Flat

roof building proposals must have a traditional cornice and reflect a design that successfully screens rooftop mechanical equipment.

7. Circulation Plan

Circulation is a critical element to the Village Area plan. Providing pedestrian-friendly streets, pedestrian circulation opportunities and traffic calming measures will continue to enhance the function of the Village Area and the quality of life for its residents, workers, and visitors.

Street design concepts for villages tend to be quite different than typical highway or subdivision street design. Village streets are generally narrow and tree lined which is intended to slow or “calm” vehicular traffic as it moves through neighborhoods.



Village Center

Unlike dead-end, cul-de-sac subdivision streets, villages are characterized by a network of connecting streets. The street network serves to disperse traffic and provide traffic options as a measure to reduce traffic volume on individual streets. The street analysis of the village revealed that the village has both traditional village streets (Plainsboro Road, Dey Road) as well as typical subdivision streets in the Pondview and Country Village neighborhoods.

a. Circulation Connection

The Village Land Use Program outlined above results in a significant traffic reduction from previously planned development scenarios. Evaluations conducted by the Township Engineer and contained in the *Traffic Impact Report for the Proposed Village Area*, dated January 1999, noted the significant benefits that accrue to future traffic generations. In the AM peak period, the proposed village Land Use Program for the vacant properties would have generated 340 trips, while the previous land use plan would have generated 802 trips. Likewise, the PM peak period suggested a traffic yield from the new village Land Use Program of 597 trips, while the previous land use plan would have resulted in 897 trips. Therefore, it is clear that

the land use plan prescribed meets the important goals of reducing congestion in the Village Area. Minimizing future traffic impact is also critical to providing the type of pedestrian-friendly environment essential to a healthy Village. In the traffic report, the Township Engineer noted that in general, a small portion of the traffic generated by retail, restaurant and service establishments tended to be pass-by traffic that already existed on the adjacent roadway system. Likewise, the incorporation of age-restricted housing into the Village Area plan would lesson peak hour traffic generated by the development. Non-residential uses on the Cooper Tract would also help minimize local roadway impacts since larger traffic generators will be located closer to Scudders Mill Road.

b. Village Traffic Improvement Plan

It was noted in the 1996 Transportation Improvement Project Management Plan, prepared by the Township Engineer, and included as part of this Master Plan, that a comprehensive program of traffic and intersection improvements was necessary in the Village Area. These traffic needs were the result of overall community and regional growth experienced at that time. The Land Use Plan proposed reduced traffic impacts from future development within the Village and did not require significant augmentation of the existing improvement plan. However, the basic needs contained in the program remain. The success of this plan in creating the desired Village environment rests in great measure on the successful implementation of this improvement program. Likewise, future development proposals will require detailed traffic impact analysis to determine proportional impacts on various traffic and transportation "hot spots." The key Village Area traffic improvements, as identified in the 1996 Transportation Improvement Project Management Plan, include:

1) Intersection Improvements at Schalks Crossing Road and Scudders Mill Road

This intersection had been identified as operating at an unacceptable level of service during AM and PM peak periods. The Township entered into an agreement with Middlesex County for the improvement of this intersection. The engineering of this project design was completed. Improvements include the addition of lanes on all approaches and the construction of a jug handle in the northwest corner of the intersection, to allow westbound left turns from Scudders Mill Road to

Schalks Crossing Road to be rerouted to southbound Schalks Crossing Road.

Improvements also included the implementation of a long-planned signalization of the main entrance to the Plainsboro Plaza Shopping Center on Schalks Crossing Road. This improvement has been critical in managing the safe access to both the shopping center and the Village Center development. Likewise, this has had a beneficial effect of calming traffic along Schalks Crossing Road, improving the pedestrian environment and providing an important pedestrian connection across Schalks Crossing Road, between the Village Center zone and the Plainsboro Plaza Shopping Center.

2) Intersection Improvements at Dey Road and Scudders Mill Road

Improvements at this intersection are now underway and they include the construction of left turn lanes for Dey Road on both the eastbound and westbound approaches, the extension of the existing left turn lane on Scudders Mill Road on the eastbound approach and other signalization and geometric improvements. Pathways are being constructed as well as a sidewalk from this intersection to Schalks Crossing Road. A bus shelter will also be installed near the Schalks Crossing/Scudders Mill Road intersection.

3) Intersection Improvements at Plainsboro Road, Dey Road and Edgemere Avenue

The existing geometry of this stop sign-controlled intersection includes a single lane for all approaches. Evaluations and observations have noted that this intersection was in need of improvement. Its central location to the Village Area made the implementation of this improvement critical to the overall effectiveness of the Village Plan. The intersection was severely restricted by the close proximity of existing dwellings on three of the four corners of the intersection, which limited sight distance. Recommended improvements to this intersection included the installation of a traffic signal in order to improve traffic flow. This project has been completed.

4) Intersection Improvement at Maple Avenue and Edgemere Avenue

This stop sign-controlled intersection currently experiences delays with Edgemere Avenue traffic attempting to enter Maple Avenue. At the present time, the installation of a traffic signal at this intersection is recommended primarily due to the narrowness of the two intersecting streets and the traffic volumes experienced at peak periods.

5) Intersection Improvements at Plainsboro Road and Schalks Crossing Road

Under existing conditions, this intersection operates at unacceptable levels of service in the AM peak and in the PM peak.

Future traffic volumes will only serve to worsen an already poorly functioning intersection and will ultimately require improvement; however, physical constraints do exist at this intersection.

Future improvement plans should carefully balance the need to expand the intersection in order to improve levels of service, using village-planning principles that emphasize pedestrian-friendly design and traffic calming.

c. Schalks Crossing Road

Schalks Crossing Road is a critical element in the Village Plan. Currently, during peak periods, the road experiences significant traffic demands, requiring the full four-lane cross section of the existing roadway. However, the functional demands on this roadway compromise its ability to encourage pedestrian crossings, particularly in the off-peak period. The ability to calm traffic along Schalks Crossing Road and make it a more pedestrian-friendly environment has been critical to encourage pedestrians to cross between the Cooper Tract and the shopping center. This has been an essential element of the Village Plan. The construction of a traffic signal at the entrance to the shopping center has contributed to improving this condition. Also, it is anticipated that future development will be successfully accompanied by other existing improvements to Schalks Crossing Road that have improved its aesthetic quality and its pedestrian-friendly environment. These improvements include the construction of a landscaped median down the center of Schalks Crossing Road. This median not only has an aesthetic benefit, but also serves to calm traffic and improve the pedestrian scale of the roadway. The construction of this median has been carefully evaluated,

designed and constructed to not compromise the access to and from both the Village Center and the existing Plainsboro Plaza Shopping Center.

d. Existing and Ongoing Development

1) Village Residential II (Enterprise Tract)

Important design concepts have been considered and traffic impacts evaluated as this zone has developed. The intersection of Plainsboro Road at Enterprise Drive now serves as the main entrance to an existing age-restricted development. Careful consideration has been given to the design of that intersection, with the goal of improving traffic flow. Likewise, secondary impacts at the nearby intersection of Scudders Mill Road and Plainsboro Road (the P Loop) have been successfully addressed. At the eastern end of the tract, connections to the existing Centers Drive have been carefully planned so as to efficiently accommodate the additional access and anticipated traffic. As previously mentioned, interior street design sought to pursue Village design principles by creating smaller pedestrian-scale blocks and employing traffic calming measures to further encourage a pedestrian-friendly environment. This zone totals 41.09 acres.

The Village Residential II site is currently under construction. Toll Brothers is building single-family detached residential dwelling units in this village area. The developer has completed construction of a multi-level age-restricted condominium building on the site.

2) Village Residential I (GB Tract)

Development within this zone has considered the impacts on the intersection of Schalks Crossing Road and Plainsboro Road. A longstanding Master Plan goal called for the construction of a roadway to connect the Plainsboro Plaza Shopping Center to Plainsboro Road and this was also accomplished. Internal roadway design in the zone has taken place to emphasize calming traffic. This zone totals 13.99 acres.

The GB Tract has been developed into a residential area that conforms to the design and land use principles of the Village Center. Refer to the aerial

view entitled: Plainsboro Township, Middlesex County, NJ 2008 Smart Growth Awards to see the location and layout of the existing village residential development in relationship to the entire Village area and surrounding environs.

3) Village Center Zoning (Cooper Tract)

Critical to the success of the development of this site has been the provision of a grid street system that serves to provide a pedestrian-scaled development which also encourages low speed traffic circulation. Previously outlined improvements to Schalks Crossing Road have been implemented in conjunction with the development of this site. Access onto Schalks Crossing Road now provides easy interconnections with access points to the Plainsboro Plaza Shopping Center. To the greatest extent possible, traffic is being encouraged to access this site from Schalks Crossing Road. Access onto Dey Road should be limited to a single access street. A single right-in and right-out driveway/roadway curb cut may be permitted onto Scudders Mill Road if and as determined necessary by the Planning Board. This zone totals 20.86 acres.

The Cooper Tract has been developed and is currently under construction to conform to the design and land use principles of the Village Center. Refer to the aerial view entitled: Plainsboro Township, Middlesex County, NJ 2008 Smart Growth Awards to see the location and layout of the existing mixed use village center development in relationship to the entire Village area and surrounding environs.

G. Office, Research and Industrial Uses

The Office Research and Industrial Land Use Plan are consistent with all Master Plan policies, standards, and assumptions. The plan promotes job growth within the Route 1 corridor and permits a level of development that is compatible with its immediate surroundings.

1. OB-1 Office Business Zone

In the OB-1 zone, the following uses are permitted:

- General corporate, administrative and professional offices
- Computer centers
- Training centers for business and professional office personnel

- All farm and agricultural activities
- Childcare centers

The minimum lot area is five (5) acres with a minimum frontage of 500 feet. The maximum building coverage is 25% and the maximum building height 35 feet.

As a result of changes to the OB-1 zoning of the St. Joseph Seminary property (see Section I, St. Joseph Seminary Development Area), only one property is now zoned OB-1, that being the 2.96 acre New Jersey State Police Barracks property located along Route 1 next to the Princeton Forrestal Village.

2. I-100 Limited Industrial Zone

In the I-100 zone, the following uses are permitted:

- General corporate, administrative and professional offices
- Computer centers
- Training centers for business and professional office personnel
- Product development and research laboratories
- Limited manufacturing
- Childcare centers
- Agricultural activities
- Buildings, structures and uses owned and operated by the Township
-

The minimum lot size is five (5) acres with a minimum frontage of 500 feet. The maximum floor area ratio is 0.3, provided, however, that the maximum floor area ratio for lands in the I-100 Limited Industrial Zone east of the Amtrak railroad lines, as shown on the Land Use Plan map, is established at 0.07.

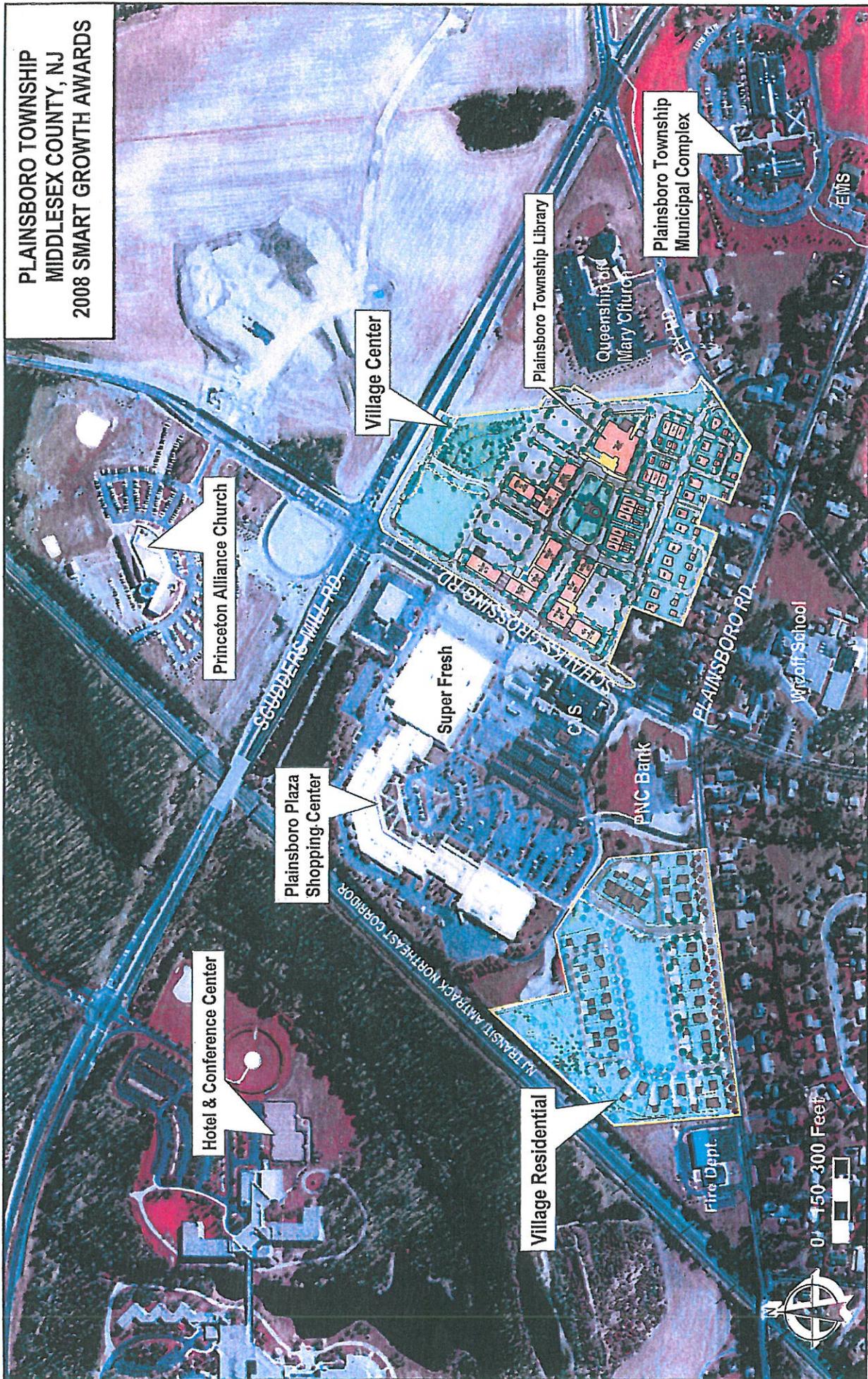


Firmenich

The maximum building height is 60 feet and the maximum lot improvement coverage is 50%. This zone totals 253.75 acres.

Along that portion of Plainsboro Road that lies west of the railroad and adjacent to the PMUD zone is located the largest area of Plainsboro's second research and industrial development zone,

PLAINSBORO TOWNSHIP
MIDDLESEX COUNTY, NJ
2008 SMART GROWTH AWARDS



Princeton Alliance Church

Village Center

Super Fresh

Plainsboro Plaza Shopping Center

Hotel & Conference Center

Village Residential

Plainsboro Township Library

Queenship of Mary Church

Plainsboro Township Municipal Complex

PNC Bank

Wyoriff School

0' 150' 300 Feet



which includes the unique and extensive research, industrial and office campus facilities of FMC and Firmenich. Because of their unusual blend of highly visible research and manufacturing activities with prestigious office buildings, this area excludes heavy manufacturing.

Warehouse and wholesale storage activities would only be permitted as accessory uses and subject to the following minimum design standards:

- a. Such facilities must be within completely enclosed buildings.
- b. No loading dock or service area may be on or visible from the lot line or any street frontage. Provisions for handling all freight must be on those sides of any buildings, which do not face on any street or proposed streets.
- c. No accessory use will be construed to permit open storage of materials or goods on the lot.
- d. Rear and side yards must be screened by a solid masonry wall and/or landscaped so as to provide an effective screen, at the time of planting, to obscure from view at ground level the permitted use from adjoining uses and streets.
- e. The exterior design of all permitted buildings on lots that abut a residential district or any street opposite land in a residential district must be in harmony with the general character of the residential neighborhood.

The smaller I-100 zone is located east of the Amtrak railroad lines on Block 6 Lot 6.01 and includes direct roadway access to Schalks Crossing Road. The IRL buildings on the lot constitute approximately 61,000 square feet of administrative, limited manufacturing and storage use, which has been present on the site since 1958. The facility is located along an access roadway approximately 1 mile off of Schalks Crossing Road. Under current use, approximately 25 full-time and 9 part-time employees are present at the site, which houses a modest pharmaceutical business.

There are no significant differences between the I-100 zone located west of the Amtrak lines including its uses and standards with the PMUD zone. However, the permitted maximum floor area ratio does take into consideration and, in fact, accommodates long range expansion plans of both FMC and Firmenich. Land areas adjacent to the Millstone River, Devil's Brook and the Walker-Gordon Pond are shown as open space conservation, which

becomes an extension of the Princeton Forrestal private open space system.

The I-100 ordinance limits uses in a way that clearly states that no adverse effect to the normal use of any adjoining property can result from nuisances or hazards that may occur. It is clear from the location of the IRL site, far removed from roadway frontages and nearby residential uses, that it does not present an adverse impact on its neighbors. Bulk standards will limit the future development or expansion of this use.

H. FMC Redevelopment Plan

The Township Committee has adopted a Redevelopment Plan for the FMC site which is located in the I-100 Limited Industrial Zone. The extent of the redevelopment area is shown on the land use plan. As a result of Redevelopment Plan adoption it will not be necessary to change any of the zoning or land development codes to address this development plan.

The Redevelopment Area Land Use Plan is divided into five (5) major land use categories as described below and shown on the adopted Redevelopment Area Land Use Plan as Figure 6 on the following page.

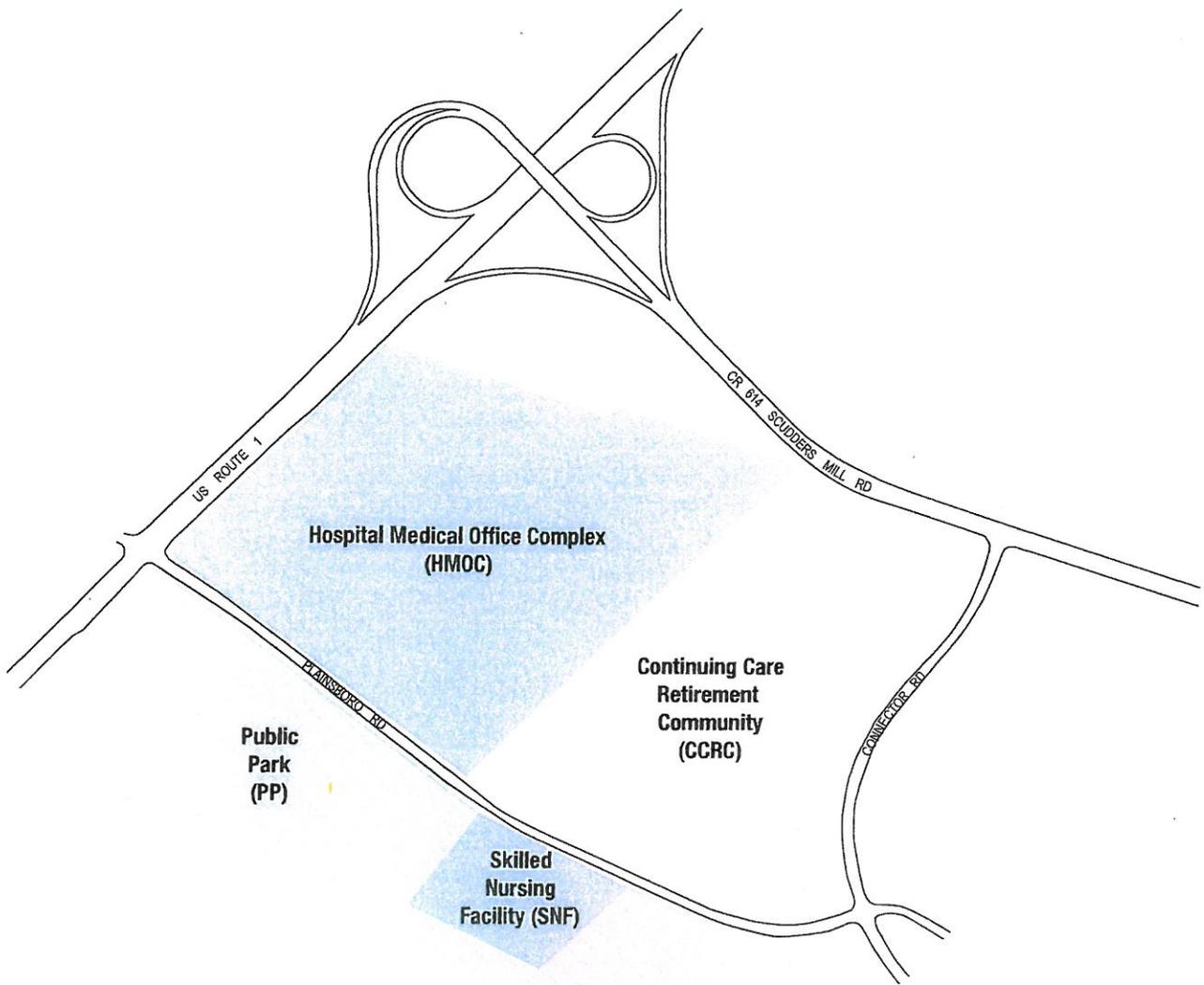
The reflective design elements of the Redevelopment Plan are shown on the following Figure 10, 11, and 12 that are part of the adopted plan.

1. Hospital/Medical Office Complex (HMOC)

The area shown on the Redevelopment Area Land Use Plan as Hospital Medical Office Complex (HMOC) will permit the development of that portion of the Redevelopment Area as a Hospital/Medical Office complex. The HMOC will be developed as a single, integrated and comprehensively designed and planned hospital/medical office campus, designed to allow for safe and convenient access by all forms of transportation—vehicular and truck circulation, bus rapid transit, pedestrian and bike circulation—interspersed with gardens and landscaped areas and visually and functionally connected to the other components of the Redevelopment Area, including the Continuing Care Retirement Community (CCRC), the Skilled Nursing Facility (SNF) and a Public Park (PP). The hospital and medical offices will be developed with state of the art facilities, incorporating striking architectural features and sustainable building materials and design, and able to accommodate expansions and changes in health care technology and delivery well into the future.

a. Principal hospital and hospital-related uses include:

- Patient rooms, for both inpatient and outpatient treatment and care.



Hospital Medical Office Complex (HMOC)

Continuing Care Retirement Community (CCRC)

Public Park (PP)

Skilled Nursing Facility (SNF)

General Office Research Complex (GORC)

US ROUTE 1

CR 614 SCUDDERS MILL RD

PLAINSBORO RD

CONNECTOR RD

SCUDDERS MILL ROAD

BIKE PATH

DE
St

US
ROUTE #1

DIRECTIONAL
SIGN

HOSPITAL
DEVELOPMENT
SITE

PARKING STRUCTURE
EXCISE

MPD
PHASE 1

MPD
PHASE 2

PHASE 1

PHASE 2

GYMNASIUM

FITNESS

BIKE RACKS

BUS RAPID
TRANSIT
STOP

RETENTION BASIN

BIKE RACKS

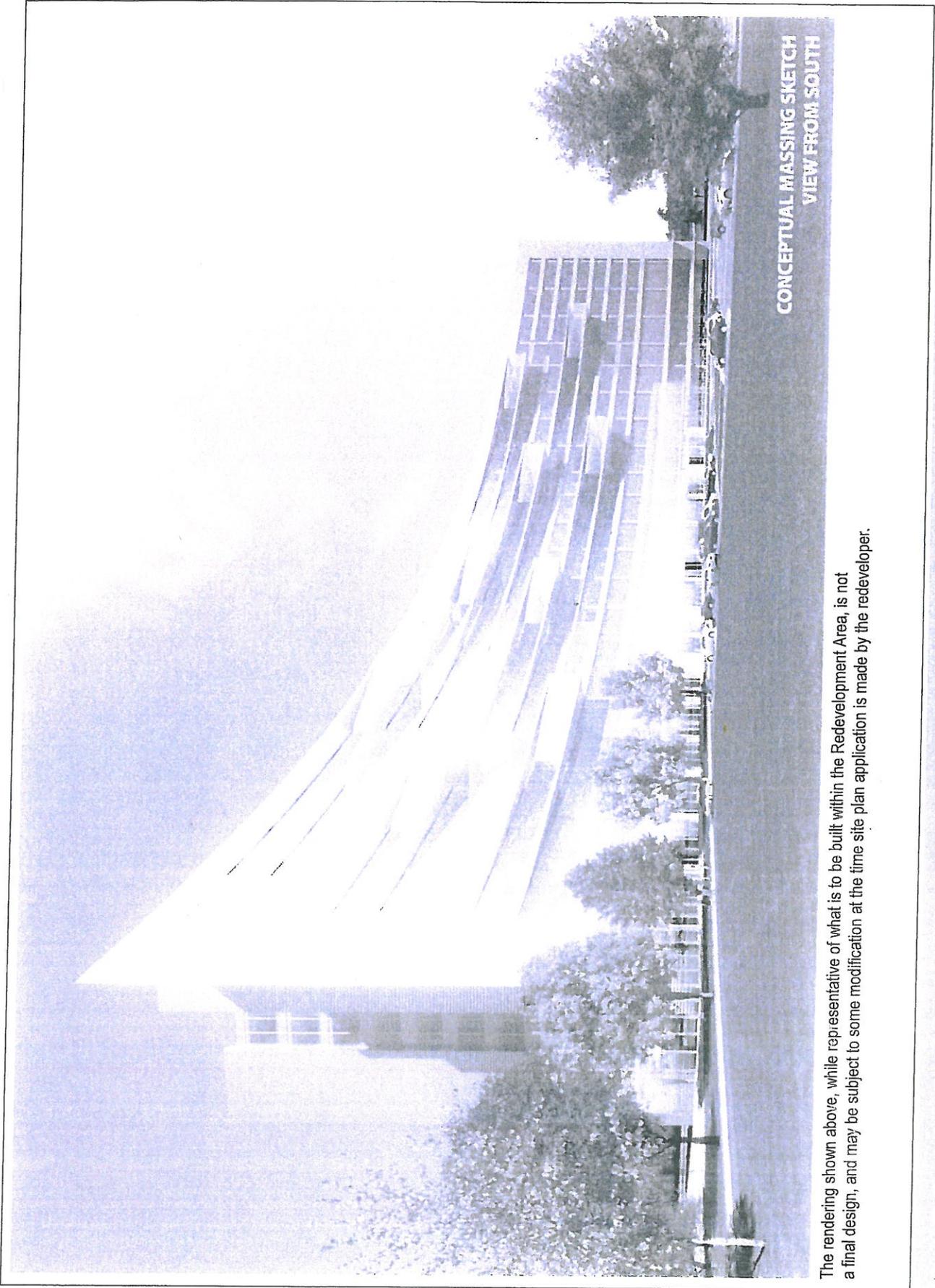
PLAINSBORO ROAD

MIN. SIGN
ELEV.

MIN. SIGN
ELEV.

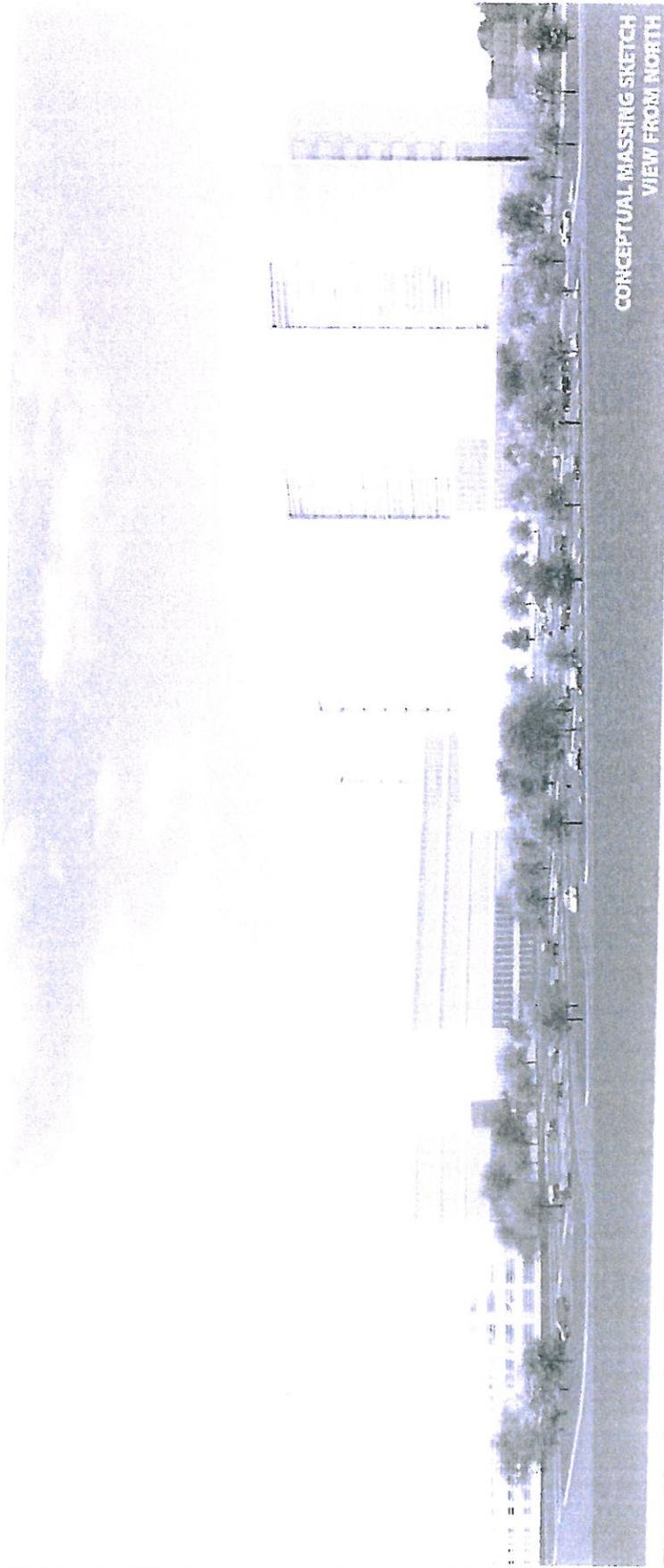
LOW BORO
WA. UNID. E.

Scale: 1" = 100' (Horizontal) 1" = 10' (Vertical) Date: 10/15/10



CONCEPTUAL MASSING SKETCH
VIEW FROM SOUTH

The rendering shown above, while representative of what is to be built within the Redevelopment Area, is not a final design, and may be subject to some modification at the time site plan application is made by the redeveloper.



CONCEPTUAL MASSING SKETCH
VIEW FROM NORTH

The rendering shown above, while representative of what is to be built within the Redevelopment Area, is not a final design, and may be subject to some modification at the time site plan application is made by the redeveloper.

- Hospital support facilities, such as medical laboratories, medical clinics, surgical facilities, diagnostic testing, physical therapy and inpatient pharmaceutical facilities.
 - Hospital operations, including but not limited to food service, laundry facilities, housekeeping, security facilities, and maintenance and storage facilities for medical supplies and equipment.
 - Offices for hospital administration and hospital employees.
 - Educational, training and conference facilities.
- b. Medical offices, which may include diagnostic, treatment and medical procedure facilities for private physicians, other health care practitioners and their employees, whether or not having staff privileges at the hospital.
- c. Accessory uses and facilities, as follows:
- Overnight accommodations and eating facilities for on-duty hospital employees and medical residents.
 - Overnight accommodations within the hospital for patients' families.
 - Accessory retail facilities serving hospital employees, patients and visitors, including but not limited to dry cleaning (drop-shop only), barber and beauty shops, massage therapy/health spa, pharmaceutical and medical supply sales, branch banks, gift shops, newsstands, and florists.
 - Employee services, such as credit unions.
 - Cafeterias for visitors and employees.
 - Child care center, subject to the minimum standards of the Plainsboro Zoning Ordinance § 101-65F.
 - Chapels and places of worship.
 - Off-street parking and loading facilities, including both surface parking and multi-level parking garages.
 - Transit facilities, including Bus Rapid Transit stops.

- Heliport or helipads meeting the applicable FAA requirements.
- Communication facilities, including radio communications and radio and satellite antennas.
- Outdoor and indoor gardens, open space and landscaped areas.
- Utility and heating, air conditioning and ventilating facilities.
- Other accessory uses customarily incidental to hospital facilities.

2. Skilled Nursing Facility (SNF)

The area shown on the Redevelopment Area Land Use Plan as the Skilled Nursing Facility (SNF) will permit the development of that portion of the Redevelopment Area as a skilled nursing facility, to provide a broad array of short-term and long-term medical and health care services to patients suffering from chronic illness and disabilities, or requiring long-term rehabilitation and care. The SNF will be designed as a single, self-supporting entity, but with functional and physical connections to other components of the Redevelopment Area, with particular orientation to and physical integration with the Public Park (PP).

a. Principal Uses, as follows:

- Patient rooms and treatment areas, for both inpatient and outpatient treatment and care.
- Support facilities, such as medical laboratories, medical clinics, diagnostic testing, physical therapy and pharmaceutical facilities.
- Facility operations, including but not limited to food service, laundry facilities, housekeeping and maintenance and storage facilities for medical supplies and equipment.
- Offices for facility administrators and employees.

b. Accessory Uses and Facilities, as follows:

- Overnight accommodations and eating facilities for on-duty facility employees.
- Cafeterias for visitors and employees.

- Off-street parking, limited to surface parking only, and loading facilities.
- Outdoor and indoor gardens, open spaces and landscaped areas.
- Utility and heating, air conditioning and ventilating facilities.
- Other accessory uses customarily incidental to skilled nursing/rehab facilities.
- Accessory retail facilities, such as barber shops and beauty parlors, and facilities for the sale of sundries such as newspapers, personal articles, gifts, flowers, food and similar convenience products for residents and their guests.

3. Continuing Care Retirement Community (CCRC)

The area of land shown on the Redevelopment Area Land Use Plan as the Continuing Care Retirement Community (CCRC) will permit that portion of the Redevelopment Area to be used as a Continuing Care Retirement Community. The CCRC will be age restricted as set forth in the definition of CCRC, and will include independent living units, assisted living units and nursing care units. The CCRC will also include facilities and arrangements for providing continuing care and meals for residents, with or without common dining facilities, and may include accessory services customarily incidental to a continuing care retirement community. The applicant for a CCRC must demonstrate that the continuing care retirement community has received or will be eligible to receive a Certificate of Authority from the State of New Jersey, Department of Community Affairs, pursuant to the Continuing Care Retirement Community Regulation and Financial Disclosure Act (N.J.S.A. 52:27D-330, et seq.).

The CCRC must be designed to be a self-contained and self-sufficient residential and health care community, but also should have functional connections to other components of the Redevelopment Area, most especially the Hospital/Medical Office Complex (HMOC) and Skilled Nursing Facilities (NSF), as well as the Public Park (PP). The CCRC must provide all of the facilities necessary to deliver a coordinated set of services designed to address the comfort, health and wellbeing of the residents it serves, from those who are independent and in good health, to those requiring assisted living services, all the way through to those in need of 24-hour nursing care. The design and arrangement of buildings, grounds, parking and other accessory functions must be designed as a comprehensive single, harmonious, architecturally compatible and integrated community,

with opportunities for a full spectrum of indoor and outdoor social and recreational activities, provided in an aesthetically pleasing environment, and at a pedestrian-friendly, human scale.

- a. Principal Uses must include:
 - Independent living units, in townhouses or apartments.
 - Assisted living units, consistent with the definition in Section 101-37L(3) of the Plainsboro Zoning Regulations.
 - Nursing care units, consistent with the definition in Section 101-037L(4) of the Plainsboro Zoning Regulations.

- b. Accessory uses and facilities, limited to the use and benefit of the residents, staff and guests of the CCRC, which may include:
 - Indoor and outdoor recreational facilities, gardens and open space.
 - Physical therapy and nursing services.
 - Food preparation facilities and dining facilities.
 - Support services, including laundry services, housekeeping services, security facilities, storage and maintenance facilities.
 - Administrative offices and staff facilities.
 - Libraries and rooms for social activities, meetings and entertainment.
 - Accessory retail facilities, such as barber shops and beauty parlors, and facilities for the sale of sundries such as newspapers, personal articles, gifts, flowers, food and similar convenience products for residents and their guests.
 - Places of worship and meditation.
 - Temporary guest lodging facilities.
 - Off-street parking and loading facilities, which may include surface parking lots, enclosed garages for townhouses and below-grade or below-building

enclosed parking garages for all other buildings, but not multi-level parking garages.

- Utilities and heating, air conditioning and ventilating facilities.

c. Maximum Number and Mix of Units

The total number of units and/or beds to be provided in the CCRC, including independent units, assisted living units and nursing care units or beds, cannot be greater than four hundred and forty-five (445). The combined number of assisted living units and nursing care units or beds cannot be less than twenty percent (20%) nor more than thirty-five percent (35%) of the total units in the CCRC.

4. General Office Research Complex (GORC)

The area shown on the Redevelopment Area Land Use Plan as General Office Research Complex (GORC) will permit the development of that portion of the Redevelopment Area for a General Office and Research Complex. The GORC may be designed and developed to be integrated with the other components of the Redevelopment Plan, or may be developed as an extension of the office and research complexes to the west of the Redevelopment Area along Plainsboro Road, or as an independent and self-contained development. However, in all cases, the vehicular, pedestrian and bike circulation system shall be integrated into that of the comprehensive circulation system for the Redevelopment Area, especially with regard to linkages to the Public Park (PP) component. Moreover, the design and construction of the GORC component must be of an equally high standard as the remainder of the Redevelopment Area, and must be similarly treated with respect to landscaping, signage, stormwater drainage and utilities, including the utilization of sustainable design and materials.

a. Principal permitted uses in the General Office Research Complex (GORC) include:

- General corporate, administrative and professional offices.
- Computer centers.
- Training centers for business and professional office personnel.
- Product development laboratories.

- Research laboratories engaged in scientific investigation, testing or the production of factual information for industrial, commercial or institutional clients or patrons where no tangible or physical product for general marketing is directly produced therein and where no danger, hazard or nuisance will extend beyond the borders of any lot which exceeds that created by such similar activities as are permitted as education-research uses in the PMUD Zone.

b. Accessory uses and facilities, as follows:

- Assembly halls for meetings incidental to the business of the principal use.
- In-service training schools for employees.
- Restaurants or cafeterias, primarily for supplying meals only to employees and guests of the principal use, and newsstands, post offices, branch banking facilities and similar conveniences serving primarily employees and guests of the principal use, provided that there will be no external evidence of such use.
- Indoor and outdoor recreation facilities, provided that all such accessory buildings and uses must be planned as an integral part of the principal use development.
- Custodial living quarters.
- Child care centers, subject to the minimum standards found in Ordinance § 101-65F.
- Other accessory uses, customarily incidental to the principal permitted uses in the GORC.

5. Public Park (PP)

The area shown on the Redevelopment Area Land Use Plan as the Public Park (PP) will permit development only of a Public Park. The public park must be developed as a publicly-accessible, passive open space facility. The park must be developed in a manner which preserves as much of the natural vegetation that exists on the property as possible, and with the demolition and removal of all present buildings, structures, paving and other improvements (except for maintenance of one driveway access and off-street parking area for between 25 and 50 off-street spaces), and the remediation and replanting of such areas with

lawn, shrubs, trees and other self-sustaining indigenous plant materials, to create a natural meadow on the upland portion, and preserved wetland and associated waterfront vegetation along the Millstone River. To the extent permitted, walkways must be provided down to the Millstone River waterfront, and benches and other sitting areas must be provided to afford visitors views of the water. Vehicular, pedestrian and bike access must be provided into the park and a small off-street parking area must be provided for vehicles and bikes. Paved walking trails, which can accommodate wheelchairs and strollers, and which provide a firm footing for walkers of all ages and conditions of health, must be provided. Cyclists must not be permitted to share the circular walkway with pedestrians. Small recreational structures aside from benches, such as gazebos, sheds, shelters, restrooms and other like structures will be the sole improvements permitted within the remainder of the park.

Permitted uses and structures in the public park must include:

- Passive recreational facilities, including meadows and lawn areas, paved walking paths, and where permitted, low-impact, handicapped-accessible walking trails to the banks of the Millstone River, benches, gazebos or shelters.
- Off-street vehicular and bike parking.
- Rest rooms and maintenance sheds.

I. St. Joseph Seminary Development Area

The St. Joseph Seminary Development Area is an area which, because of its unique characteristics, including its existing buildings, site/landscape features, location and land uses, justifies creating a special land use development area that is designed to preserve and protect the unique qualities specific to this area.

The St. Joseph Seminary property at 75 Mapleton Road contains approximately 45 acres of land and has been owned and operated since 1914 by the Eastern Province of the Congregation of St. Vincent DePaul (Congregation). A recent proposal has been made to utilize and substantially preserve the existing buildings and property in association with a proposed non-profit educational and cultural arts use and non-profit cemetery use.



St. Joseph Seminary

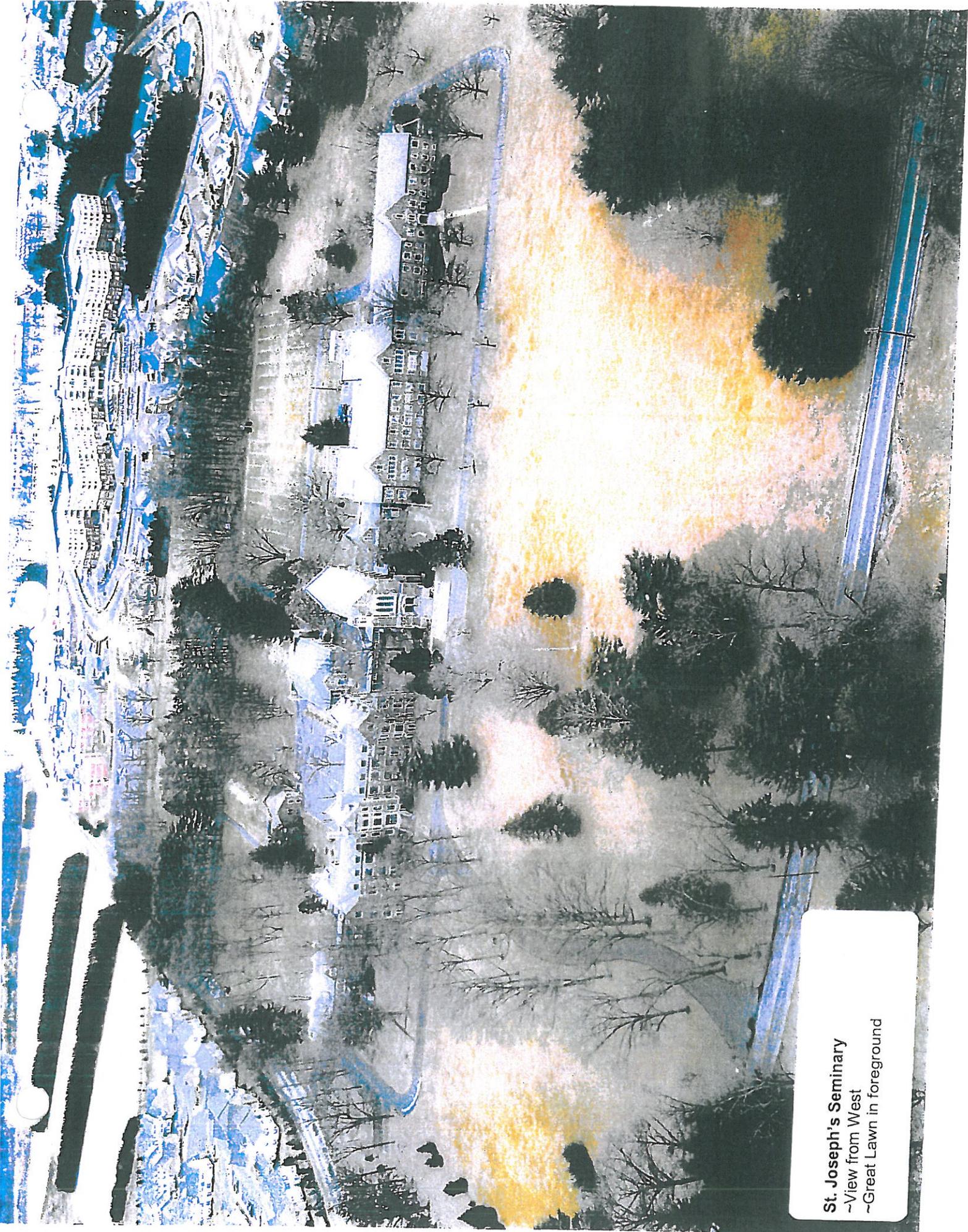
The property is primarily characterized by a series of connected buildings formerly used by the seminary for various purposes including education, residential, kitchen/dining, recreational, religious worship, and office/administrative. The principal buildings include Skelly Hall, St. Vincent Hall, Queen of Miraculous Medal Church, St. Joseph Hall and Slattery Hall. On the premises there are also accessory freestanding buildings including a gymnasium, a maintenance building and a caretaker's house. There is also a small cemetery along the eastern portion of the property that is used by the religious order or congregation (Vincentians) that owns and has occupied the property for nearly 100 years.

The subject property is currently in limited use, including residences for two members of the Congregation and two staff persons, a caretaker house, weekday and Sunday public worship in the church, and offices for two non-profit organizations (Reading for the Blind and Dyslexic, and North East Career Center). The proposal that has been presented to the Township involves utilizing approximately 33 acres of the property for a non-profit educational and cultural arts institution and approximately 12 acres for a non-profit cemetery. The current concept for the educational/cultural arts use would have it utilize the existing buildings on the property, along with parking, recreational facilities, and open space. The proposed cemetery use would utilize the balance of the property, including the Seminary's existing cemetery, and possibly some existing parking and the caretaker house. A series of concept images have been developed that show how the property might be utilized, the final details of which will be worked out through the development of appropriate zone regulations and the site plan and other development review processes, as appropriate.

The existing zoning of the property, OB-1 Office Business Zone does not permit schools or cemeteries, either as principal permitted uses or conditionally permitted uses; while the surrounding PMUD Zone permits schools, it does not permit cemeteries.

With the preservation of the existing buildings and the overall character of the property viewed as the principal goal that should guide the future development of this property, consideration was given to the possibility of amending the current OB-1 Zone regulations or incorporating the property into the surrounding PMUD zone. After careful consideration of both options, it was determined that neither option was particularly suited to the subject property and the goal at hand, and that the best approach would be to craft a new set of zoning regulations that would be tailored to the unique attributes of the property and would include provisions that would ensure a better match between the specific characteristics of the property and existing buildings and a limited set of uses, complemented by design and development standards that would be tailored to take advantage of these unique characteristics.

Given the educational and cultural arts uses contemplated for the majority of the property versus the cemetery use for the remaining portion, it was



St. Joseph's Seminary
~View from West
~Great Lawn in foreground



DIAGRAM C.2

ST. JOSEPH'S SEMINARY
PROJECT COMPONENTS
MARCH 2010

SITE USES

- A1-Existing Campus and Long Term Growth Zone
- A2-Great Lawn
- A3-Passive & Active School Recreation
- B-Chapel
- C-Natural Open Space/ Passive School Use
- D1-Existing Cemetery
- D2-Cemetery Expansion

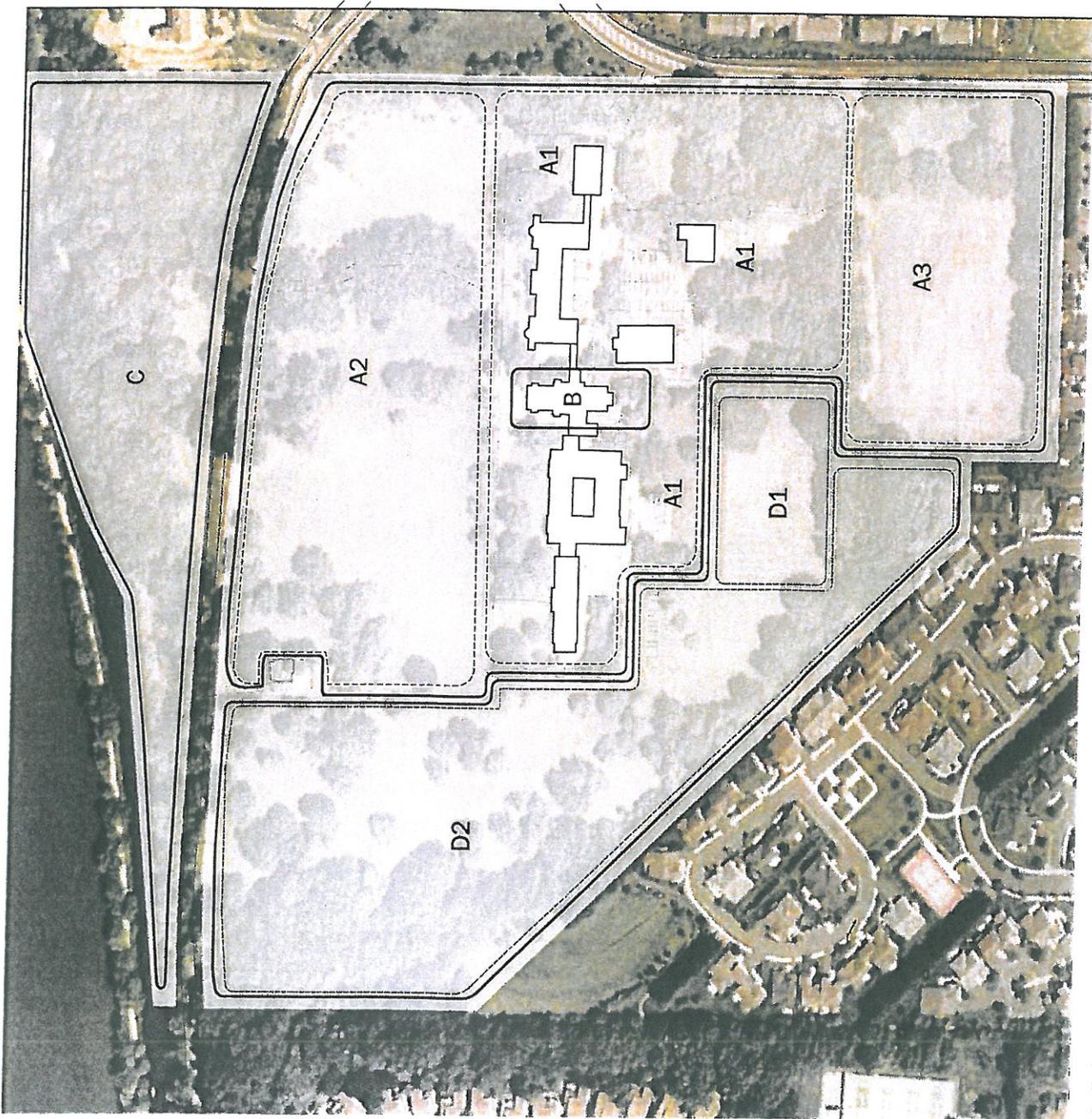


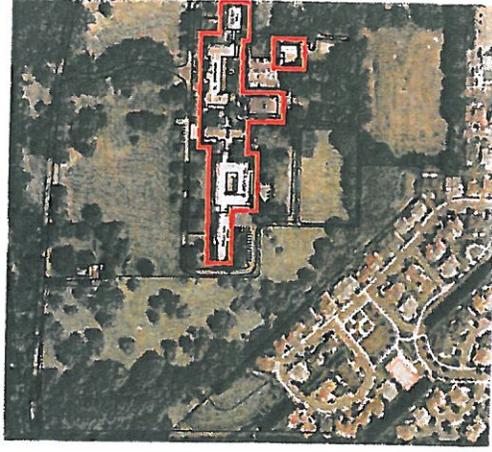


DIAGRAM C.3

ST. JOSEPH'S SEMINARY
PROJECT COMPONENTS
MARCH 2010

PRINCETON CENTER FOR EDUCATION & ARTS

1. American Boychoir School Residences
2. French American School
Princeton International Academy
3. Joint performance, rehearsal and celebration space
4. American Boychoir Academic Building
5. New School for Music
6. Joint gymnasium and auditorium
7. Joint athletic fields
8. Open grounds

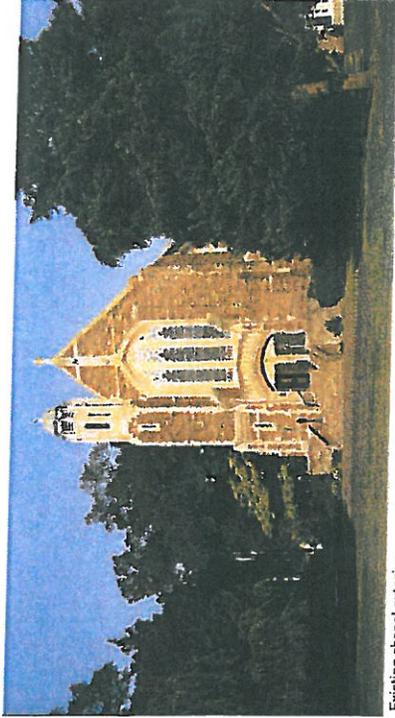
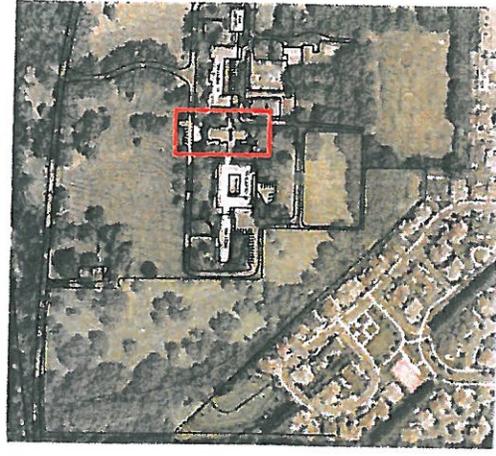




ST. JOSEPH'S SEMINARY PROJECT COMPONENTS MARCH 2010

CHAPEL BUILDING

- + Preservation of exterior elevations as historic landmarks
- + Preservation of architectural integrity of interior areas
- + Desanctification of church & transfer of religious artifacts to other Vincentian Chapels
- + Mixed use space for performance, rehearsal, public gatherings, memorialization, burial, and worship
- + Seating arrangement to accommodate performances and gatherings
- + Integration of additional memorialization & burial within existing space



Existing chapel exterior



Choir performance



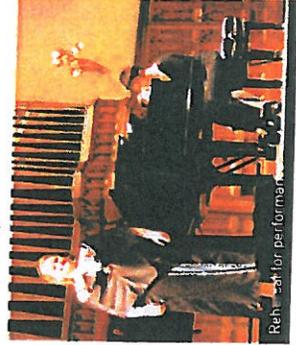
Memorialization plaque at cremation niche



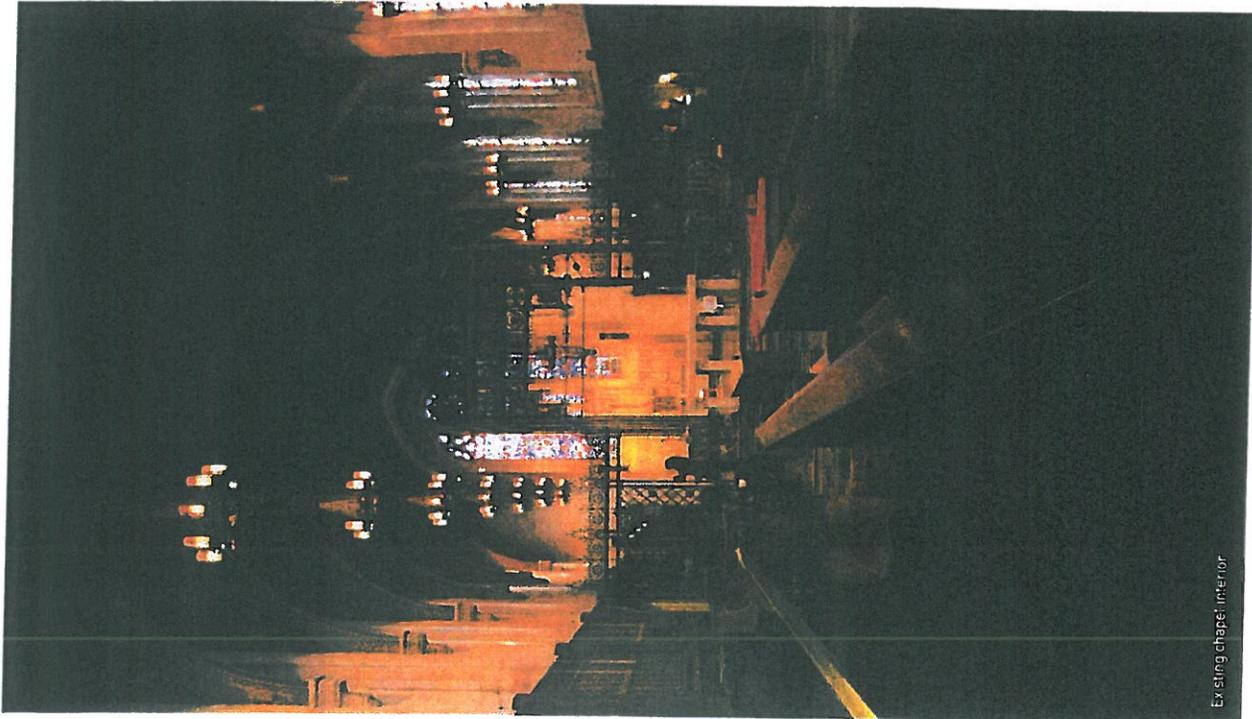
Wedding ceremony



Public gathering



Rehearsal performance



Existing chapel interior

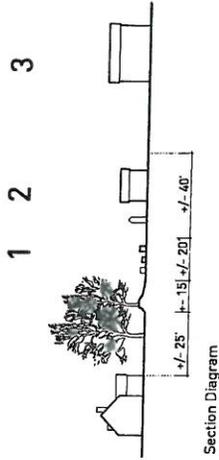


DIAGRAM C.5

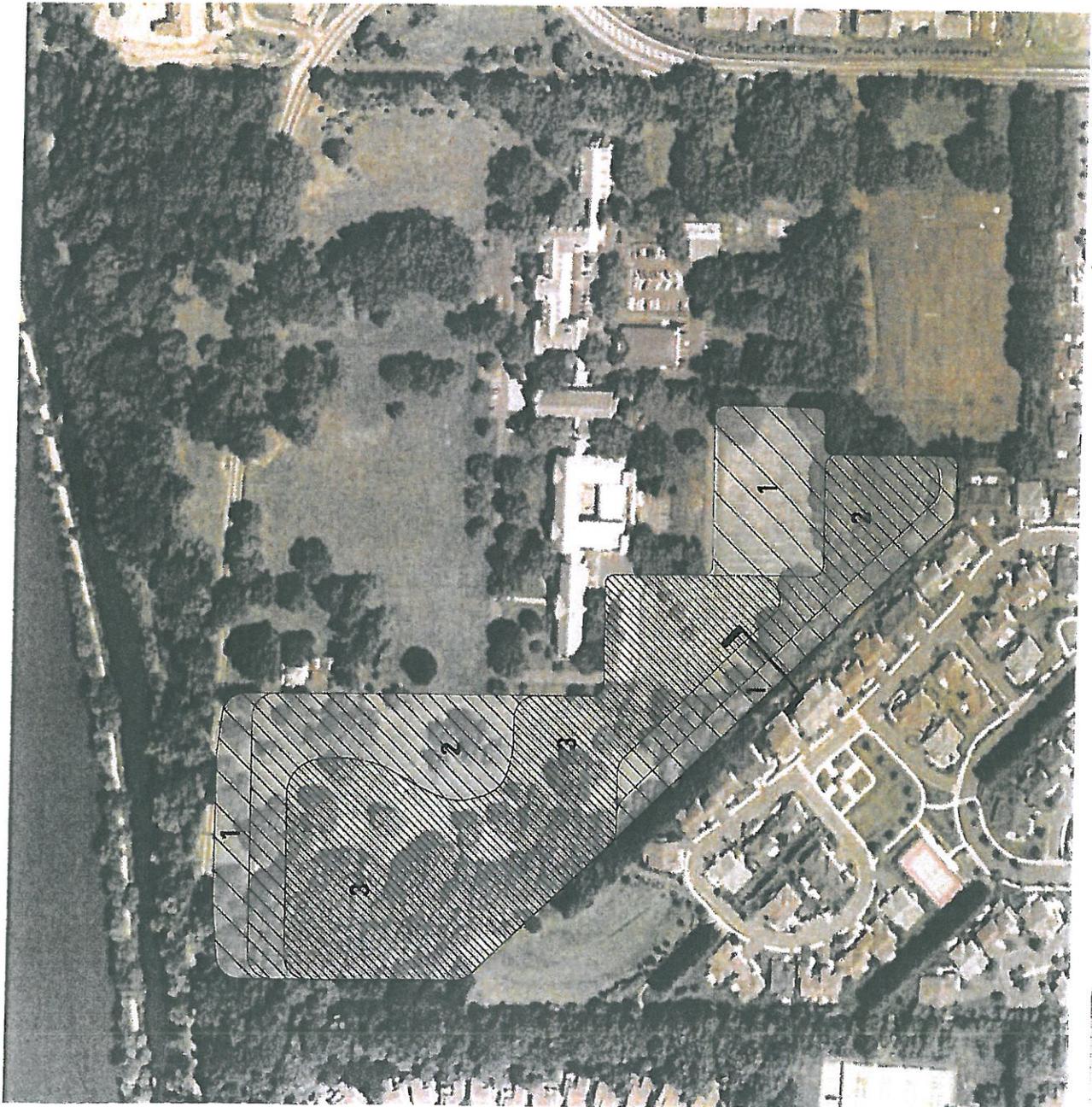
ST. JOSEPH'S SEMINARY
PROJECT COMPONENTS
MARCH 2010

CEMETERY ZONES

- Cemetery Zone 1:
Maximum structure height: 3 feet
- Cemetery Zone 2:
Maximum structure height: 15 feet
10 feet (roof eave)
- Cemetery Zone 3:
Maximum structure height: 25 feet
20 feet (roof eave)



Section Diagram



determined that utilizing two separate zone districts specifically designed to attend to the unique attributes of these two distinct uses would be the most appropriate response to the situation at hand. Appropriate bulk restrictions and design and development standards are needed to ensure that both uses of the property are handled in a manner that protects the integrity of the existing property and its buildings.

The design and development standards to be incorporated into the Educational and Cultural Arts (ECA) Zone should include standards that relate to: A) possible future building expansion, both in terms of location and architectural design relative to the existing buildings; B) the type of materials and design elements (e.g., roof slopes) appropriate to future building expansion and various accessory site improvements; C) the preservation of the "Great Lawn" area between the existing seminary buildings and Mapleton Road; D) the location and treatment of parking areas, including vehicular and pedestrian circulation elements; and E) landscaping improvements intended to enhance and integrate future building and site improvements into an overall design concept for the property, including additional in-fill landscaping along the perimeter of the property, to further buffer adjacent residential properties as appropriate.

Unlike the ECA Zone regulations, the "New Jersey Cemetery Act, 2003" (Act) does not permit cemetery zone regulations to contain the level of design and development controls contemplated for the ECA Zone as permitted under New Jersey Municipal Land Use Law. Consistent with the Act, the Cemetery Zone should include restrictions that limit the height and setback of mausoleum and other cemetery structures, and provide for reasonable parking standards.

The Act places local authority to approve a plan of cemetery development with the Township Committee (Committee). In this regard, it is recommended that in considering a request to approve the establishment or expansion of a cemetery, the Township Committee require the cemetery operator to meet the following minimum requirements, together with such other conditions and requirements as it deems appropriate:

- 1) submission of a detailed narrative statement describing the proposed cemetery plan and the manner in which the cemetery will be operated;
- 2) submission of a detailed development plan that conforms to a set of specific restrictions dealing with the height, setback and number of specific structures and utilizing current best engineering and site design practices for cemeteries;
- 3) provide vehicle parking, circulation and traffic analyses demonstrating that the proposed site is able to adequately accommodate the use and that there will be no adverse impact from proposed use on the existing site and surrounding areas;
- 4) preserve existing site characteristics including unique topographic features and mature landscaping through minimum site disturbance;

- 5) additional landscaping shall be used to enhance the character of the site and to improve the effectiveness of buffer areas along existing neighboring residential development areas;
- 6) all buildings and structures shall be designed to be harmonious with the character of the existing site and principal buildings and shall be carefully located and designed using site topography, existing and additional landscaping, appropriate high quality building materials (e.g., stone, brick, precast masonry, or high quality wood projects), and color to enhance their appearance and mitigate any adverse visual impact from both on and off site locations;
- 7) all structures shall utilize traditional sloping roofs to be covered with high quality roofing materials such as standing seam metal roofing or synthetic slate roof shingles;
- 8) all fences and walls shall be constructed of high quality materials including traditional black wrought-iron or similar metal picket type fence; stone, brick or similar type of masonry wall with complementary wall cap detail; and
- 9) cemetery shall utilize a high quality, unified sign program that is compatible and complementary to the overall building and site development program.
- 10) driveways, burial sites, mausoleum structures, and other principal or accessory cemetery improvements shall be located so as to minimize any adverse impact on nearby roadways and properties.

In regard to the Committee's consideration of a detailed cemetery development plan, it is recommended that the Cemetery Zone regulations include a provision that would allow the Committee to refer any request to establish or expand a cemetery to the Planning Board for review and recommendations prior to taking action on such plan (analogous to the Municipal Land Use Law's process for considering proposed land use related ordinances).

J. Planned Development Areas

The Planned Development Areas are fully supported in the Master Plan. They encourage innovative land use planning while protecting the health, welfare, and general well being of resident, visitors and workers within both areas.

1. High Density (2.5 units per gross acre, PCD)

In the PCD zone, the following uses will be permitted:

- All uses permitted in R-200 Low-Density Zone
- Agricultural uses
- Recreational and cultural facilities
- Places of worship, facilities for social and civic clubs
- Public buildings
- Schools and other community facilities
- Retail commercial centers, limited to uses permitted in the



Town Center Zone

- Office, research and light industrial uses permitted in the OB-1 Zone and the I-100 Zone
- Childcare centers
- Family day care homes
- Home occupations and professional offices
- Residential

The minimum land area for a PCD development must be 250 contiguous acres. A reasonable mix of units must be provided including single-family dwellings, patio homes, semi-detached and two-family dwellings, townhouses, and multi-family units. The minimum total area to be developed must be 50 contiguous acres with 25% devoted to common open space. The dwelling unit density is 2.5 dwelling units per acre. The minimum frontage is 300 feet and the maximum building height 35 feet. The maximum improvement coverage is 40%. This zone totals 950.15 acres.

Not more than five (5) percent of the land area within a PCD Zone can be devoted to retail commercial centers and not more than thirty (30) percent of the land area can be devoted to office, research, and light industrial uses. The zone includes the Princeton Meadows Neighborhood Shopping Center, an adjacent bank, and office and research uses. It is recommended that the shopping center be upgraded to reflect many of the design qualities that now exist in the Village Center, i.e. signage, landscaping, and building materials.

Millbrook Properties and Empire Development are proposing to upgrade the existing shopping center property at 660 Plainsboro Road. This will enhance the appearance of the shopping center and bring it in line more with other current buildings in the community.

This project will take place in two phases. Phase 1 involves rebuilding the building shell for fire damaged stores – Al Johns Pizza, Hot Breads, and Dr. Kadiyala Dental Office, reface and upgrade all remaining stores, and landscape. In Phase 2 the following will be accomplished:

- Install new store front windows and doors.
- Reface the front with hard coat stucco.
- Install Veneer stone.
- New columns.
- Install new vinyl soffits with upgraded lights.
- New signs and Goose neck lights.

- All new sidewalks will be repaired or replaced.
- New paint at rear of building.
- New Asphalt shingle roof.

The two artist renditions on the next page shows what the shopping center will look like after rehabilitation.

This zone has over the years received approval for thousands of dwelling units of all types, as well as a supporting commercial center and a substantial amount of office, research, and flex development space. The zone now contains garden apartments, townhouses, and single-family homes. The build out within this zone project, together with Princeton Forrestal Center development in the PMUD zone and residential development in the R-90 and R-95 zones, will meet foreseeable housing requirements of future households of all types and income levels that wish to live in the Township

2. High Density (8 units per gross acre, PMUD)

In the PMUD zone, the following uses will be permitted:

- Dwelling units in detached, semi-detached, attached, groups of attached or clustered structures, or any combination thereof
- Mixed-use multiple dwellings
- Recreational and cultural facilities, including but not limited to, golf courses, clubhouses and swimming pools
- Planned Retirement Community
- Common open space
- Childcare centers
- Family day care homes
- Home occupations and professional offices
- Agricultural uses
- Public buildings, public schools and private schools
- Places of worship and other community facilities
- Office, research and industrial uses permitted in the I-100 zone



Forrestal Village



Windrows

- General educational and research activities
- Business and commercial uses permitted in the GB and OB-1 zones
- An indoor motion picture theater and a hotel or motel and related facilities, including but not limited to a conference center auxiliary to the hotel or motel use.

The minimum land area for a PMUD planned development is 500 contiguous acres. There must be an average of not more than eight (8) dwelling units per acre of land devoted to residential use; unless the development involves mixed-use multiple dwellings at the Princeton Forrestal Village (PFV), in which case the density shall not exceed seven (7) dwelling units per acre of land associated with the PFV. In view of its unique nature, a Planned Retirement Community should not be deemed either a residential use or a nonresidential use for the purpose of this requirement. In a retirement community, only age-restricted units shall be deemed dwelling units. This zone totals 2,023.28 acres.

There must also be a set aside for common open space not less than one (1) acre of land for every eight (8) dwelling units. In view of the unique nature of mixed-use multiple dwellings at the PFV, such use should not be deemed either a residential use or a nonresidential use for the purpose of this requirement. There must be set aside for common open space not less than 3 acres of land for every 10 acres of land devoted to office, research, industrial uses and/or educational-research uses, and/or business and commercial uses. The location of common open space should be consistent with its declared function.

The height of any residential building cannot exceed 35 feet, unless the development involves mixed use multiple dwellings at the PFV, in which case the building height shall not exceed four (4) stories or sixty (60) feet, whichever is less. The height of any other building cannot exceed 60 feet.

There should be set aside for common space not less than three (3) acres of land for every ten (10) acres of land devoted to independent living units, assisted living units and nursing care units within a Retirement Community and not less than one (1) acre of land for every (8) age-restricted units.



Ruby Tuesday

In a Planned Retirement Community, a building containing nursing care units may have a height not exceeding 40 feet and a building containing assisted living units and/or independent living units may have a height not exceeding 60 feet.

In 1995, the Planning Board approved the Windrow at Princeton Forrestal full-service retirement community development consisting of a skilled nursing facility with 180 beds, 83 assisted-living units, 192 independent living units, 101 age-restricted villa units, a common building, a community medical center and related support facilities.

The Princeton Forrestal Center General Development Plan permitted the former Holiday Inn site together with Block 3 Lot 7 (approximately 3.7 acres in size) and part of Block 3 Lot 1.22 (approximately 4

acres in size) to be developed for a total of 300 hotel rooms in one or two lodging facilities, which could include restaurant and conference facilities, and a free-standing restaurant of not more than 10,000 square feet. In fact, this area has been developed into a 157-room Marriott Courtyard Hotel, a new 143-room Homewood Suites Hilton Hotel, and a Ruby Tuesday restaurant.



Homewood Suites

An existing 14 acre site has been added to the PMUD zone. It is known as Block 5.02, Lot 11Q and 59 and is located on the border of the Township with South Brunswick Township. Vehicular access is and will be provided from Schalks Crossing Road and from within the Princeton Forrestal Center. A theoretical maximum of 150,000 square feet of new office and research use could develop on the property subject to Planning Board review and approval. The intent of this land use change was to make it more consistent with the existing PMUD zoning of the Princeton Forrestal Center and the adjacent nonresidential office and research zoning in South Brunswick Township. The site will be fully integrated into the Princeton Forrestal Center with regard to all aspects of traffic and pedestrian circulation, utilities, building design and architecture and on-site amenities including landscaping and signage. In 2002, a developer known as CRA II secured Planning Board approval to construct 150,000 square feet of office/research consisting of one (1) single story building

(75,000 square feet) and one (1) four story building (75,000 square feet).

The Princeton Nurseries site is located between Seminary Road and College Road and the South Brunswick Township border. Up to 2 million square feet of nonresidential uses may be built on the Nurseries site, of which not more than 100,000 square feet may be devoted to commercial uses, and up to 220 dwelling units could be built at the maximum gross density of 4 units per acre. The planned development housing area is comprised of a minimum 55 acres. Four types of single-family dwelling units are permitted: traditional single-family detached, single family detached cluster, single family semi-detached, and single family attached. At least two residential types have been provided for in the planning of this area. Lands west of Mapleton Road will be preserved as open space pursuant to approved build out of the Nurseries Site and the land being counted as a residential area for the purpose of residential density. In 2002, the Planning Board approved the construction of a multi-family residential development known as Barclay Square at Princeton Forrestal which resulted in the preservation of lands between the D & R Canal and Mapleton Road, the realignment of Mapleton Road with Seminary Road, and the construction of off-tract pathways to the Forrestal Village and the D & R Canal.



Forrestal Village

On-going major issues in the PMUD Zone include the revitalization of the Forrestal Village shopping center by introducing a new mix of retail and commercial uses, as well as a street/pedestrian oriented multiple dwelling development of 394 units in three and four story buildings; replacing and improving signage; the construction of additional outdoor recreational facilities; the construction of earthen berms between Route 1 and Princeton Landing to mitigate the noise effects of Route 1 improvements; the future planned construction of a Route 1 off-ramp through the State Police

Barracks site; and Planning Board approval of the realignment of College Road West and Seminary Drive, along with a new road (Nursery Road) extending from the new Seminary Drive/College Road West intersection north into the Princeton Nurseries property. More recent additions to the Village now include the Salt Creek Grille pad site restaurant, Ruth Chris pad site restaurant, the Cando Fitness and Koi Spa, the new Eden Autism Services facility, and the relocation of the food court.

The Campus Road project consists of the creation of the right-of-way for a road to access campus parcels from Scudders Mill Road. This road has been identified and included in this Master Plan. To the north, the right-of-way follows the Bristol-Myers Squibb property line and an existing tree line at the northernmost end. The southern portion of the road alignment was chosen so that the road would share an intersection with the proposed Connector Road (recently renamed as Campus Road) from Plainsboro Road.

At its intersection with Scudders Mill Road, the access road has a 100' right-of-way, accommodating four travel lanes with a landscaped median and turning lanes. At approximately 500' north of this intersection with Scudders Mill Road, a four-way intersection is planned, allowing access to parcels both east and west of the roadway. After this point, the roadway begins to taper to a 40' cartway (66' right-of-way), which remains for the rest of its length. Traffic volumes indicate the need for only two travel lanes, with the additional right-of-way width to provide for turning movements. The 66' right-of-way would allow for expansion to four travel lanes if deemed necessary at some point in the future. The road specifications will meet the criteria for a public road in anticipation of possible dedication some time in the future.

Typical existing and ongoing development in this zone is accurately represented by the "Phase 3 Submission Existing Aerial View of Phase 1, 2A, 2B with Parking Expansions" at the Merrill Lynch complex located along Scudders Mill Road.

K. Population Density and Development Intensity

The Township has a total of 7,067 acres of which 1,467 acres have been planned for residential development. It is estimated that 9,333 dwelling units have already been constructed (as of 2005).

There is limited approach for significant future residential development in the Township. The ZAHAB and Levico developments are in the process of completing their small single-family detached subdivisions and a recent Planning Board approval along Dey Road will yield 2 additional homes. There are only a handful of isolated residentially zoned sites that may generate half dozen homes. The only significant residential project planned at this time is the Continuing Care Retirement Center (CCRC) portion of the Redevelopment Plan for the FMC site to include up to 445 independent assisted living and nursing care units or beds. An increase in the number of these units would require amendments to the Redevelopment Plan.

The following two (2) tables present Middlesex County Population & Employment Projections for Plainsboro Township as presented in the Middlesex County Cross-Acceptance Report.

Phase 3 Submission



Existing Aerial View – Phase 1, 2A, 2B with Parking Expansions

Table 4 Middlesex County Population Projections for Plainsboro Township

1970	1980	1990	2000	2005	2010	2015	2020	Change 2000- 2020
census	Census	census	census	estimate	Estimate	Estimate	estimate	Estimate
1,658	5,605	14,213	20,215	21,987 21,900	24,361 22,750	27,660 22,780	30,386 22,820	10,174 2,605

Table 5 Middlesex County Employment Projections for Plainsboro Township

1990	1995	2000	2005	2010	2015	2020
14,000	19,549 14,750	25,098 15,080	27,873 16,650	30,647 18,457	32,034 21,470	33,421 24,262

Township estimates are presented beneath the numbers that were developed by the County. They more accurately reflect the population and employment situation in Plainsboro now and into the future.

The Middlesex County Cross Acceptance Report reflects the level of population and employment to be absorbed by the county from state totals. According to the Middlesex County Planning Board, the state has not completely settled on its projections. The County has accepted the projections offered by the Township and has added a Year 2025 population projection figure for the Township of 22,850 and an employment projection figure of 25,314 which is consistent with the rate of population and employment growth recommended by the Township.

L. Land Use Plan

The major proposed land use categories are discussed below. The Land Use Plan map (**See Figure 3: Land Use Plan Map**) shows the major land use patterns and development proposals, but without the supportive features, such as local roads or recreation and other public facilities and Table 6 identifies the area associated with each zone.

Table 6 Land Use Map Categories

Land Use	Acres	Percentage
Commercial	99.21	1.4
Future Preserve Farmland	15.23	0.2
Future Private Open Space	18.30	0.3
Future Public Open Space	51.65	0.7
Industrial	168.32	2.4
Institutional	148.01	2.1
Mixed-Uses	298.79	4.2

Office	741.73	10.5
Preserved Farm Land	672.20	9.5
Private Open Space	945.94	13.4
Public Facilities	268.23	3.8
Public Parks and Open Space	1636.83	23.2
Residential	1987.98	28.1
Undeveloped	15.45	0.2
Total	7067.85	100%

Source: Township Engineer. These area and acreage figures were generated with the use of GIS technology utilizing a digital parcel map for the Township of Plainsboro. These figures are based on the computer generated area of the digitized polygons and may not correlate to the acreage identified on the Township Tax Maps or on property surveys. These figures are presented for planning analysis only.

M. Action Plan

1. The Land Use Plan Element is based upon the principles and assumptions contained in the Master Plan Overview section. The Land Use Element should be read in conjunction with the Policies, Standards, and Objectives section which gives an overview of all the elements of the Master Plan. Taken together these elements provide a comprehensive plan for the development of Plainsboro.
2. The Land Use Plan Element spells out the existing and proposed location, extent, and intensity of development of land to be used in the future for residential, commercial, industrial, agricultural, educational, and other public and private purposes. The Master Plan is consistent with the existing zoning ordinance in all respects.
6. The population density and development intensity recommended for the Township are those specified above. The Master Plan recommends continuation of the existing zoning and the level of development permitted through and by it.
7. The Land Use Plan Element supports the redevelopment of properties in the public interest like the FMC site.
8. The Land Use Plan Element encourages the ongoing careful and comprehensive planning of individual development sites that may want or need to reinvent themselves by way of introducing pad sites, new and different land uses, and physical site upgrades to become yet more attractive and smart growth oriented.
9. Re-evaluate permitted and conditional uses in the R-100 and R-150 zones, in addition to other appropriate zone districts, to further promote and support agricultural and farming activities. Farm related activities include roadside stands, farm market, Christmas tree farm/cut your own, gift shop/agricultural crafts, winery, picnic

areas, petting zoos, agricultural fair/show/festivals, serving food and drinks, wagon/sleigh rides, corn maze, hay rides, farm tours, and pick-your-own fruits and vegetables. Non-farm activities may include hunting, fishing, bed and breakfast, camping, horseback riding, hiking, and cross country skiing.

10. Support amendments to the existing approved Water Quality Management Plan (Lower Raritan-Middlesex County Wastewater Management Plan) for the Township, of proposed, that provides for consistency between the sewer service area and the policies and objectives of the State Plan and State Plan Policy Map with specific consideration given to areas with preserved farmland and public open space currently located in the sewer service area.
11. Continue to support local and state planning objective within PA 4: preserve high values agricultural soils and agrarian properties and cluster development within such areas.

