

# **TOWNSHIP OF PLAINSBORO**

## **MASTER PLAN**

### **RE-EXAMINATION REPORT**

May 29, 2014

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## 1. INTRODUCTION

The Township of Plainsboro, as well as other municipalities within the State of New Jersey, is required to maintain an up-to-date Master Plan and associated land development regulations. The Township last undertook a comprehensive review of its planning/land use policies back in January 2009. According to New Jersey Municipal Land Use Law (NJSA 49:55D-89), municipal Planning Board's are required to undertake a re-examination of their Master Plan and development regulations at least every ten (10) years. This Re-examination is intended to fulfill this municipal obligation, the findings and conclusions of which shall be adopted by the Planning Board by resolution and a copy sent to the County Planning Board and the Municipal Clerk of each adjoining municipality.

## 2. OVERVIEW

The Municipal Land Use Law (MLUL) requires a municipality to re-examine its Master Plan and land development regulations at least every ten (10) years. Such re-examination is required to include consideration of the following items:

- A. The major problems and objectives related to land development in the Township at the time of the adoption of the last Master Plan or Re-Examination Report.
- B. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- C. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis of the Master Plan and development regulations, as last revised, with particular regard to the density and distribution of land uses, housing conditions, circulation, conservation of natural resources, energy conservation, the collection, disposition and recycling of designated recyclable materials, and changes in State, County and municipal policy, goals, and objectives.
- D. The specific changes recommended for the Master Plan and development regulations, if any, including underlying objectives, policies and standards, whether a new plan or regulation should be prepared.

The purpose of the re-examination requirement is to ensure that the local Master Plan and development regulations remain viable, current and capable of addressing the development pressures and concerns of the Township. The 2009 re-examination represented a comprehensive re-examination of the Master Plan and resulted in an entirely updated Master Plan document. Since that time, there have been no substantive changes in local conditions or policies to warrant comprehensive re-examination of the Master Plan or development regulations. The current re-examination is focused on particular changes to the Master Plan and zoning regulations (PMUD Zone) related to a proposed housing development at the Princeton Forrestal Village. As such, the response to the required review items below will be within the context of the proposed changes to the Master Plan and PMUD Zone regulations relative to the subject residential project under consideration.

**3. ISSUES AND OBJECTIVES RELATED TO LAND DEVELOPMENT IN THE TOWNSHIP OF PLAINSBORO AT THE TIME OF THE ADOPTION OF THE LAST RE-EXAMINATION REPORT AND MASTER PLAN AND THE EXTENT TO WHICH SUCH MATTERS HAVE BEEN REDUCED OR INCREASED SINCE THAT TIME**

The primary issues and objectives set forth in the 2009 Master Plan were identified in the areas of land use, circulation, and parks and open space. These same issues and objectives are recognized as being as relevant today as they were in 2009. With the township approaching full build-out of much of its land under current planning policies, a new emphasis has been placed on opportunities for redevelopment and strategic development of properties in the township, whose current use is inefficient and does not represent the full development potential and positive impact that such properties could provide in terms of satisfying the varied goals and objectives of the Master Plan.

**4. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE PRINCIPLES, ASSUMPTIONS, POLICIES, GOALS AND/OR OBJECTIVES SINCE THE ADOPTION OF THE LAST RE-EXAMINATION REPORT AND MASTER PLAN**

There have been no major changes in circumstances or policies related to land development since the adoption of the 2009 Master Plan. In 2009, construction of the new health care campus in the Redevelopment Area was just getting underway, with Phase One of the new University Medical Center of Princeton at Plainsboro and the new Skilled Nursing Facility (Merwick Care and Rehabilitation) under construction. Since that time, such facilities have been completed and others have been added; including Phase One of the Medical Office Building (Medical Office Pavilion), the Co-generation power plant, and the Princeton Fitness and Wellness Center. In 2013, the Redevelopment Plan for the former FMC site was amended to allow for the development of a Pediatric Medical Office (PMO), Office and Residential Complex (ORC), and Day Care Complex (DCC) on the site previously designated for a Continuing Care Retirement Community (CCRC); and for an Adult Retirement Community (ARC) on the site previously designated for a General Office Research Complex (GORC). In April 2013 the Planning Board approved the site plan for Phase One of the proposed Children's Hospital of Philadelphia (CHOP) pediatric specialty care center on the site designated for the PMO. Concept plans are currently under consideration for an assisted living facility and day care center on the ORC and DCC designated sites, respectively; with formal site plan applications anticipated shortly.

In 2010 the Master Plan and development regulations were amended to allow for the adaptive re-use of the former Saint Joseph Seminary property on Mapleton Road for an educational and cultural arts facility and planned cemetery. Since that time, the Princeton Center for Arts and Education has occupied the existing building on the property. While a cemetery operator has acquired the cemetery zoned portion of the site, no plan for the cemetery has yet been considered by the Township.

In 2011 the Master Plan and development regulations were again amended to address some minor house keeping matters related to family care homes; which, pursuant to state law, are a required permitted use in all residential zones in the township.

In 2012, Township staff entered into discussions with the current owners of the Princeton Forrestal Village (Lincoln Equities Group and Investcorp International) who are interested in developing a 7.6± acre portion of the site for multifamily housing to compliment the existing mixed hotel, office, commercial use of the property. Issues related to the architecture/urban design, parking, traffic, pedestrian circulation, and open space have been discussed and studied. A concept plan for 394 apartments ranging from studio to three bedroom units, including 50 affordable housing units pursuant to applicable state (COAH) affordable housing policies, has been prepared and is currently under concept plan review.

## **5. PROPOSED MASTER PLAN AND ZONING ORDINANCE AMENDMENTS**

### **Rationale for Proposed Amendments**

The Princeton Forrestal Village (PFV) was approved by the Township in June 1985 as a planned upscale mixed commercial development, including a hotel, retail shops, restaurants, and offices. Since opening in 1986, the center has struggled as a retail center; first as a high-end retail center, then for a period as a retail factory outlet. Most recently with the addition of a health club, restaurants and more office tenants, it now functions as a mixed commercial center with less emphasis on retail and more emphasis on restaurants and office uses. Over the years there has been talk about the need for residential development at the PFV to help bolster the retail and restaurant market for this center. The owners of the center share this perspective and have been in discussions with Township staff and officials over the course of the last year and a half, explaining how a well designed residential development could be built in a manner that would not only provide a high quality residential environment, but would enhance the overall design and appearance of the center; providing an enhanced pedestrian environment around the proposed buildings and open spaces, and would provide a permanent neighborhood population of several hundred residents that could patronize existing and new restaurants, neighboring serving shops and services, and the existing Cando Fitness health club.

The subject property is located in the PMUD Planned Unit Development Zone District with roadway frontage on College Road West and Route One South. While the PMUD Zone permits various types of residential development, the proposed residential use within a mixed use development is not currently permitted in this zone. Staff has prepared and recommended a number of amendments to the Master Plan and the PMUD Zone regulations to accommodate the proposed residential development as an integral use within the mixed use context of the Princeton Forrestal Village. On February 7<sup>th</sup>, these recommendations were favorably considered by the Master Plan Subcommittee and were recommended for consideration by the Planning Board in conjunction

with its consideration of the proposed concept plan for this residential development.

**Specific Amendments**

The following represents the changes to the Master Plan that are relevant to the proposed land use and zoning changes contemplated for the Princeton Forrestal Village property.

Note: New text is **bolded** and underlined; deleted text is **bolded** and marked with a ~~strike-through~~.

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**I. LAND USE PLAN ELEMENT**

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)
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



**Forrestal Village**

- Office, research and industrial uses permitted in the I-100 zone
- 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.



Windrows

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.** ~~and t~~ 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.** ~~and t~~ 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. 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.



**Ruby Tuesday**

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**

Homewood Suites Hilton Hotel, and a Ruby Tuesday restaurant. 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 sShopping cCenter 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, a new Campus Road extension to the intersection of College Road East and Research Way.** ~~New land uses~~ More recent additions to the Village now include the Salt Creek Grille pad site restaurant, ~~the recently approved~~ Ruth Chris pad site restaurant ~~which is under construction~~, 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.

## PROPOSED DRAFT ZONING ORDINANCE AMENDMENTS

Note: New text is **bolded** and double-underlined; deleted text is **bolded** and marked with a ~~strike-through~~.

# Chapter 101. ZONING

## Article XII. PMUD Planned Unit Development Regulations

*Editor's Note: This Article formerly consisted of §§ 101-70 through 101-78. These sections were renumbered as §§ 101-135 through 101-143, respectively, by Ord. No. 0-79-7, adopted 5-1-1979.*

**[Added 3-11-1974; amended 1-27-1977 by Ord. No. 0-77-3]**

### § 101-135. Where permitted.

PMUD planned unit development shall be permitted in the area specified on the Zoning Map as having a district classification of PMUD Planned Unit Development.

### § 101-136. Area requirement.

The minimum land area required for a PMUD planned unit development shall be 500 contiguous acres. For the purpose of this requirement, streets shall not be deemed to divide acreage.

### § 101-137. Permitted uses.

**[Amended 5-1-1979 by Ord. No. 0-79-7]** The following uses shall be permitted in a PMUD planned unit development:

- A. Office, research and industrial uses permitted in the I-100 Limited Industrial Zone under Article VIII of this chapter and any amendments thereto ~~and the I-200 Industrial Zone under Article VIII A of this chapter and any amendments thereto.~~ **[Note: this deletion is proposed since the I-200 Zone no longer exists.]**
- B. General educational and research activities conducted exclusively by a nonprofit educational institution or a nonprofit organization serving the interests of such in situation, which activities may include but shall not be limited to instruction in general academic and religious education, instruction and research in the fields of science

and engineering, including such branches as agriculture, astronomy, chemistry, general and nuclear physics, ballistics, biology, biochemistry, physiology, psychology, mathematics, metallurgy, chemical, mechanical, electrical and aeronautical engineering, aerodynamics, flight dynamics, gas dynamics and jet propulsion; and buildings used in connection with such activities, which buildings may include but shall not be limited to classrooms, meeting halls, offices, laboratories, shops, powerhouses, observatories, hangars, airstrips, barns, garages, dormitories and group dining facilities for faculty and staff.

- C. Business and commercial uses permitted in the GB Business Zone under Article VII of this chapter and any amendments thereto and the OB-1 Office Business Zone under Article VIIA of this chapter and any amendments thereto. 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, shall be permitted as commercial uses.
- D. Dwelling units in detached, semidetached, attached, groups of attached or clustered structures, or any combination thereof.
- E. Public buildings, public schools and private schools not for pecuniary profit, places of worship, facilities for social or civil clubs or organizations, hospitals and other community facilities.
- F. Recreational and cultural facilities, including but not limited to golf courses, clubhouses and swimming pools.
- G. Agricultural uses.
- H. Common open space.
- I. Accessory uses, including but not limited to facilities for administration, maintenance and fire prevention and safety.
- J. Child-care centers located next to or within residential areas shall be subject to the minimum standards found in § 101-25F.

**[Added 12-10-1990 by Ord. No. 0-90-24]**

- K. Child-care centers located within nonresidential areas shall be subject to the minimum standards found in § 101-65F.

**[Added 12-10-1990 by Ord. No. 0-90-24]**

- L. Child-care centers as an accessory use are permitted, subject to the standards contained in § 101-13.4.

**[Added 11-10-2011 by Ord. No. 0-11-13]**

- M. Family day-care homes, subject to the terms set forth in the family day-care home definition in § 101-1.

**[Added 11-10-2011 by Ord. No. 0-11-13 Editor's Note: This ordinance also redesignated former Subsections L and M as Subsections N and O, respectively.]**

- N. Home occupations and professional offices, subject to the standards found in § 101-13.5.

**[Added 8-12-1998 by Ord. No. 0-98-19]**

- O. Retirement community, providing for a range of living accommodations, health care services and support facilities for people who are 50 years of age or older or for couples one of whom is at least 50 years of age (except to the extent otherwise provided in the certificate of need issued by the New Jersey Department of Health for a nursing facility with respect to age restriction), and which may include age-restricted units, independent living units, assisted living units and nursing care units. For the purpose of this Article XII:

**[Added 2-8-1995 by Ord. No. 95-01]**

- (1) An "age-restricted unit" is a dwelling unit in a retirement community which is unrestricted except as to an age requirement for occupancy.
- (2) An "independent living unit" is a self-contained unit for an older adult or adults who are capable of caring for themselves but for whom dining, social and health related services are provided within the community through contractual arrangements with the owner/manager, either as a complete package or on a-la-carte basis.
- (3) An "assisted living unit" is a unit in an assisted living facility which is licensed by the New Jersey State Department of Health. Such units shall offer, at a minimum, one unfurnished room, a private bathroom, and a lockable door on the unit entrance. "Assisted living" is a level of care between nursing care and independent living and includes a coordinated array of supportive personal and health services, available 24 hours per day, to residents who have been assessed to need such services. Assisted living is intended to promote resident self-direction and participation in decisions that emphasize independence, individuality, privacy, dignity, and homelike surroundings.
- (4) "Nursing care unit" is a bed in a nursing facility that is licensed by the New Jersey State Department of Health to provide health care under medical supervision and continuous nursing care to patients who do not require the degree of care and treatment which a hospital provides and who, because of their physical or mental condition, require continuous nursing care and services above the level of room and board.

The following accessory structures and uses shall be permitted in a retirement community: Indoor and outdoor recreation facilities, allied medical facilities, entertainment facilities, libraries, food preparation facilities, dining facilities, laundry and linen service facilities, nursing services, housekeeping services, security facilities, administrative

offices, staff facilities, storage and maintenance, chapels, temporary guest lodging facilities, parking facilities, barber shops and beauty parlors, facilities for the sale of sundries, personal articles, newspapers, food and similar convenience products to the residents, and such other uses as are customarily associated with and subordinate to the principal permitted uses.

Independent medical and specialty care offices and treatment facilities shall also be permitted in a retirement community.

Independent medical and specialty care offices and treatment facilities shall also be permitted in a retirement community.

**P. Mixed Use Multiple Dwellings, providing the Multiple Dwelling development is integrated within an existing planned development containing a mix of uses permitted under sections 101-137.A. and 101-137.C. of this zone, including, but not limited to, office, retail, restaurant, health club, hotel, and educational uses; on a site containing a minimum of 50 acres of land; which land area may be subdivided into multiple parcels under separate ownership; the entirety of which shall be referred to as a Mixed Use Planned Development.. A Mixed Use Multiple Dwelling development may include outdoor amenity spaces, leasing center, structured parking, and recreational facilities.**

## § 101-138. Ratio of nonresidential and residential uses.

[Amended 3-9-1987 as Ord. No. 0-87-1; 2-8-1995 by Ord. No. 95-01] For each acre of land devoted to residential use, there shall be at least seven acres devoted to nonresidential uses, excluding common open space. In view of its unique nature, a retirement community **and a Mixed Use Multiple Dwelling development** shall not be deemed either a residential use or a nonresidential use for the purpose of this requirement.

## § 101-139. Residential density.

[Amended 2-8-1995 by Ord. No. 95-01] There shall be an average of not more than eight dwelling units per acre of land devoted to residential use; **except for Mixed Use Multiple Dwellings where the permitted density shall be an average of not more than seven (7) dwelling units per acre of land devoted to the Mixed Use Planned Development.** For the purposes of this requirement, land devoted to residential use shall be deemed to include private lot areas of owners or residents of such dwelling units, parking areas, utility easements and rights-of-way, walkways, roads and alleys and any other areas serving primarily such owners or residents, and, in the case of condominiums, "common elements" and "limited common elements" (as defined in N.J.S.A. 46:8B-3) except any structure or part thereof which comprises a part of such common elements or limited common elements; it shall not be deemed to include

common open space. In a retirement community, only age-restricted units shall be deemed dwelling units.

## § 101-140. Common open space.

- A. There shall be set aside for common open space not less than one acre of land for every eight dwelling units. In view of its unique nature, this section shall not be applicable to Mixed Use Multiple Dwellings within an existing planned development.
- B. There shall be set aside for common open space not less than three 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.
- C. The location of the common open space shall be consistent with the declared function of the common open space, and where possible the common open space shall be planned as a contiguous area located for the maximum benefit of the area which it was designed to serve, preserving and where possible enhancing natural features.
- D. The requirements set forth in Section 1503 of the Subdivision and Site Plan Review Ordinance *Editor's Note: See Ch. 85, Subdivision and Site Plan Review, § 85-59.* with respect to the maintenance of common open space and provisions for an organization to own and maintain the open space which is to be set aside as herein provided shall be applicable to a PMUD planned unit development. Land dedicated for public use and maintenance for recreational or conservational purposes pursuant to Section 1503 of said ordinance shall be deemed land devoted to common open space for the purpose of satisfying the requirements set forth in Subsections **A** and **B** of this section.
- E. There shall be set aside for common open space no less than three acres of land for every 10 acres of land devoted to independent living units, assisted living units and nursing care units, and not less than one acre of land for every eight age-restricted units.

[Amended 2-8-1995 by Ord. No. 95-01]

## § 101-141. Evaluation standards and criteria.

In order to foster the attractiveness of a site designated as a PMUD planned unit development and the surrounding neighborhoods and thereby preserve property values, and in order to provide an efficient road and utility network, ensure the movement of traffic, implement comprehensive planning and better serve the public health, safety and general welfare, the following standards and criteria shall be utilized by the Planning Board in reviewing all site plans and subdivision plats relating to a PMUD planned unit development. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation.

- A. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal.

- B. Proposed buildings shall be related harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings.
- C. The distance between buildings shall be sufficient to provide adequate light and air.
- D. With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties.
- E. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system.
- F. All permanent utility lines, pipes and conduits shall be located below ground and all other installations and appurtenances shall be adequately screened.
- G. The size, location, design, color, texture, lighting and materials of all temporary and permanent signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and structures and the surrounding properties.
- H. Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.
- I. Adequate provision shall be made for a sewage disposal system which shall be of sufficient size, capacity and design to collect and dispose of all sewage from all present and proposed buildings in the PMUD planned unit development and which shall be otherwise constructed and maintained in conformity with all applicable state, county and municipal regulations and requirements.
- J. Adequate provision shall be made for a storm drainage and surface water detention system which shall be of sufficient size, capacity and design to collect, carry off and dispose of all predictable surface water runoff within the PMUD planned unit development and which shall be otherwise constructed and maintained in conformity with all applicable state, county and municipal regulations and requirements.
- K. Adequate provision shall be made for a water system which shall be of sufficient size, capacity and design to supply potable water and fire protection to each of the buildings within the PMUD planned unit development and which shall be otherwise constructed and maintained in conformity with all applicable state, county and municipal regulations and requirements.
- L. Adequate provision shall be made for the collection and disposal and, where possible, recycling of garbage, trash and solid waste generated by the PMUD planned unit development, and such system shall be maintained in conformity with all applicable state, county and municipal regulations and requirements.

- M. Adequate provision shall be made for a system of interior roads sufficient to accommodate predictable vehicular traffic within the PMUD planned unit development and to ensure safe and efficient vehicular access, including access of fire-fighting equipment to and from each of the buildings within the PMUD planned unit development.
- N. In the event that PMUD planned unit development is to be constructed in sections over a period of years, then the provisions for the sewage and garbage disposal, storm drainage and water supply and for interior roads, specified in Subsections **I, J, K, L** and **M** of this section, need to be adequate only in respect to the sections of development which have previously received final approval and the section of development for which final approval is being sought. The developer shall supply to the Planning Board information disclosing such adequacy and obtain the Planning Board's approval thereof.
- O. Except as otherwise provided in this section, there shall be no minimum lot area, width or frontage, no minimum building setback, no maximum percentage of lot coverage, no requirement as to front, side or rear yards and no requirement concerning the location of accessory buildings or structures for any land use in a PMUD planned unit development. However, no plan for a PMUD planned unit development shall be approved unless the lot areas, widths, depths and frontages, building setbacks, percentages of lot coverage, front, side and rear yards and locations of accessory buildings or structures provided for in the site plan and subdivision plan are consonant with the public health, safety and general welfare. Nor shall regulations otherwise applicable to temporary or permanent signs apply to such signs relating to uses permitted in a PMUD planned unit development; the standards applicable to such signs set forth in subsection **G** of this section shall, however, be observed.
- P. (Reserved) *Editor's Note: Former Subsection P, regarding single-family detached dwellings, was repealed 3-9-1987 by Ord. No. 0-87-1.*
- Q. The height of any residential building within a PMUD planned unit development shall not exceed 35 feet, **except for Mixed Use Multiple Dwellings which shall not exceed four (4) stories or sixty (60) feet, whichever is less.** and the height of any other building shall not exceed 60 feet; except that buildings used primarily as places of worship shall not be subject to any height limitation. In a retirement community, a building containing nursing care units may have a height not exceeding 40 feet, a building containing assisted living units and/or independent living units may have a height not exceeding 60 feet.

**[Amended 2-8-1995 by Ord. No. 95-01]**

- R. No building or structure, other than a fence or garden wall less than seven feet in height or a sign, shall be located within a distance of 50 feet of any exterior boundary line of the site designated for a PMUD planned unit development, and no such building or structure other than those excepted above shall be located within a distance of 50 feet of any state or county road. The Planning Board may reduce the setback from any exterior boundary line of the site designated for a PMUD planned unit development to not less than 15 feet where the Planning Board finds that the application of the above setback standard is not required in the interest of the

residents, owners, tenants, and occupants of the planned unit development, and will not result in a substantially adverse impact on any neighboring property owner.

[Amended 2-8-1995 by Ord. No. 95-01]

## § 101-142. Off-street parking.

- A. The minimum required number of parking spaces for uses permitted in a PMUD planned unit development shall be as follows:

<b>Building Type</b>	<b>One Parking Space for Each</b>
Academic and administrative buildings for educational institutions, other than places of public assembly	1.5 persons of rated occupancy
Auditoriums, theaters, convention centers and all other places of assembly providing seats for audiences, including places of worship	4 seats
Clubs	200 square feet of gross floor area
Coin laundries	1 washing machine
Commercial garages and gasoline stations	1/2 gasoline pump and each 400 square feet of ground area devoted to repair facilities (this to be in addition to any space that may be allocated for normal storage of motor vehicles)
Dwellings	<u>See prevailing RSIS standard</u>
<u>Dwellings, Mixed Use Multiple</u>	<u>See prevailing RSIS standard</u>
Elementary and junior high schools	1/3 classroom

<b>Building Type</b>	<b>One Parking Space for Each</b>
Hospitals, convalescent and nursing homes	1/3 bed and each employee
Hotels, motels	1 guest unit
Hotels with restaurant	As required for either, whichever is greater
Hotels with restaurants and convention center	As required for whichever is the greatest
Industrial buildings	2 employees
Professional offices, general office and research buildings	400 square feet of gross floor area
Restaurants	4 seats
Retail stores, supermarkets and shopping centers	180 square feet of gross floor area
Schools with auditoriums	As required for either, whichever is greater
Senior high schools and similar institutions	1/5 classroom

(1) The following parking requirements shall apply to a retirement community:

**[Added 2-8-1995 by Ord. No 95-01]**

- (a) Age-restricted units: 2 per unit;
- (b) Independent living units: 1.25 per dwelling unit;
- (c) Assisted living units: .33 per dwelling unit;
- (d) Nursing care units: .60 per bed;
- (e) Medical offices: 2 per 1,000 square foot.

- B. Other building types which do not fit into one of the above categories shall be referred to the Planning Board for determination of the appropriate parking space requirements.
- C. The required number of parking spaces may, in the discretion of the Planning Board, be reduced where the Planning Board finds that application of the above standards is not required in the interest of the residents, owners, tenants and occupants of the planned unit development and their employees and that modification of the above standard is consistent with the interests of the entire Township.
- D. Off-street parking spaces and parking area access aisles shall be dimensioned in accordance with the provisions of Chapter 85, Subdivision and Site Plan Review, § 85-44B.

[Amended 9-11-2002 by Ord. No. 0-02-15]

### § 101-143. Special provisions.

The special provisions set forth in Section 1500 of the Subdivision and Site Plan Review Ordinance *Editor's Note: See Art. XIII, Special Provisions Applicable to Planned Development, of Ch. 85, Subdivision and Site Plan Review.* shall apply to a PMUD planned unit development.

### § 101-144. (Reserved)

*Editor's Note: Former § 101-144, Family day-care homes, added 12-10-1990 by Ord. No. 0-90-24, was repealed 11-10-2011 by Ord. No. 0-11-13.*