

**ORDINANCE OF THE TOWNSHIP OF PLAINSBORO, IN THE COUNTY OF MIDDLESEX, NEW JERSEY ADOPTING REDEVELOPMENT PLAN FOR DEY ROAD REDEVELOPMENT AREA**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “Redevelopment Law”) authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

**WHEREAS**, by Resolution #20-130 adopted on July 8, 2020, the Township Committee (the “Township Committee”) of the Township of Plainsboro (the “Township”) designated the properties identified as 52-54 Dey Road and designated as Block 1304, Lots 1.02 and 1.03 on the Tax Maps of the Township (the “Dey Road Redevelopment Area”) as an area in need of redevelopment under the Redevelopment Law; and

**WHEREAS**, in Resolution #20-130, the Township caused Beacon Planning and Consulting Services, LLC (the “Planning Consultant”) to prepare a redevelopment plan for the Dey Road Redevelopment Area; and

**WHEREAS**, the Planning Consultant prepared a redevelopment plan, entitled “52-54 Dey Road Redevelopment Plan” (the “Dey Road Redevelopment Plan”) for the Dey Road Redevelopment Area; and

**WHEREAS**, in accordance with N.J.S.A. 40A:12A-7f, the Planning Board reviewed the Dey Road Redevelopment Plan and found same to be consistent with the Township’s Master Plan.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Township Committee of the Township of Plainsboro, County of Middlesex, State of New Jersey, as follows:

1. The recitals hereof are incorporated herein as though set forth at length herein.
2. The Dey Road Redevelopment Plan, the provisions of which are incorporated herein by reference, is hereby approved and adopted.
3. The sections(s) of the Township’s Zoning Map that relate to the property governed by the Dey Road Redevelopment Plan are hereby amended to incorporate therein the provisions of the Dey Road Redevelopment Plan.
4. This ordinance shall take effect in accordance with applicable law.



---

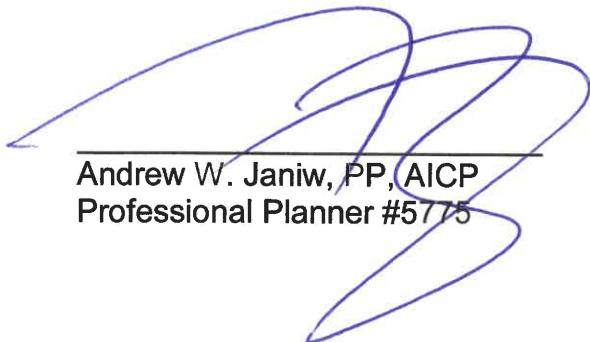
BEACON PLANNING AND CONSULTING SERVICES, LLC  
315 STATE HIGHWAY 34, SUITE 129  
COLTS NECK, NEW JERSEY 07722  
TEL: 732.845.8103/FAX: 732.845.8104

## DEY ROAD REDEVELOPMENT AREA PLAN

### TOWNSHIP OF PLAINSBORO, NEW JERSEY

Beacon File: A19233  
August 2020

The original copy of this report was signed and sealed in accordance with N.J.S.A. 45: 14A-12.



Andrew W. Janiw, PP, AICP  
Professional Planner #5775



Barbara J. Ehlen, PP, AICP  
Professional Planner #6924

## **PLAINSBORO TOWNSHIP COMMITTEE**

Peter Cantu, Mayor  
Neil J. Lewis, Deputy Mayor  
David Bander, Committeeman  
Nuran Nabi, Committeeman  
Ed Yates, Committeeman

## **PLAINSBORO PLANNING BOARD**

Peter Cantu, Mayor  
Joseph Greer, Official Representative  
Ed Yates, Township Committee Representative  
Arthur J. Lehrhaupt, Chairman  
Greta Kiernan  
Sanjeev Agarwal  
Richard Keevey, Vice Chair  
Pankaj Kumar  
Jetal Doshi - Alt. #1  
Deborah Westbrook - Alt. #2

## **PLANNING BOARD SECRETARY**

Debbie Dudek

## **PLANNING & ZONING STAFF**

Lester Varga, AICP/PP, Director  
Ronald Yake, AICP/PP, Planner and Zoning Officer

## **PLANNING BOARD ATTORNEY**

Trishka W. Cecil, Esq.

## **PLANNING BOARD ENGINEER**

CME Associates

## **REDEVELOPMENT COUNSEL**

Kevin P. McManimon, Esq.

## **TABLE OF CONTENTS**

| <b>TITLE</b>   | <b>PAGE</b> |
|--|-------------|
| 1.0 INTRODUCTION   | 1           |
| 1.1 Background   | 1           |
| 1.2 Statutory Basis for the Redevelopment Plan                                   | 1           |
| 1.3 Area Description   | 6           |
| 1.4 Utilities and Infrastructure   | 7           |
| 1.5 Environmental Conditions   | 7           |
| 1.6 Urban Enterprise Zone Status   | 7           |
| 2.0 DESCRIPTION OF SITE/FINDINGS OF NEED FOR<br>REDEVELOPMENT AND REHABILITATION | 8           |
| 3.0 REDEVELOPMENT AREA REGULATIONS   | 10          |
| 3.1 Approach   | 10          |
| 3.2 Plan Interpretation  | 10          |
| 3.3 Purpose and Intent   | 11          |
| 3.4 Permitted Uses   | 12          |
| 3.5 Development Standards  | 13          |
| 3.6 Supplemental Regulations   | 17          |
| 3.7 Design Standards   | 20          |
| 4.0 ACQUISITION AND RELOCATION   | 29          |
| 4.1 Properties to be acquired  | 29          |
| 4.2 Relocation   | 29          |
| 5.0 RELATIONSHIP TO OTHER PLANS  | 30          |
| 5.1 Plainsboro Master Plan   | 30          |
| 5.2 Sewer and Water Service  | 32          |
| 5.3 Transportation and Public Transportation                                     | 32          |
| 5.4 Relation to Master Plans of Adjacent Municipalities                          | 33          |
| 5.5 Relation to Middlesex County Plan  | 33          |
| 5.6 Relation to State Development and Redevelopment Plan                         | 33          |
| 6.0 AFFORDABLE HOUSING   | 35          |
| 6.1 Inventory and Replacement of Affordable Housing                              | 35          |

|     |  |    |
|-----|--|----|
| 7.0 | ELECTRIC VEHICLE RECHARGE STATIONS       | 36 |
| 8.0 | IMPLEMENTATION OF THE REDEVELOPMENT PLAN | 37 |
| 8.1 | Phasing                                  | 37 |
| 8.2 | Conditions in Redevelopment Agreement(s) | 37 |
| 8.3 | Development Review                       | 39 |
| 8.4 | Amending the Redevelopment Plan          | 39 |

## FIGURES

- Figure 1: Location Map
- Figure 2: Redevelopment Area Map
- Figure 3: Existing Property and Neighborhood Zoning
- Figure 4: Tax Map
- Figure 5: Proposed Zoning

| APPENDIX | TITLE  |
|----------|--|
| 1        | Plainsboro Township Committee Resolution No. 20-130, dated July 08, 2020 |

## **1.0 INTRODUCTION**

### **1.1 Background**

The subject properties are located within the east central portion of the Township proximate to the intersection of Dey Road and Woodland Drive. Parcels governed by this plan consist of the following blocks and lots: Block 1304, Lots 1.02 and 1.03. These parcels were found to be a “Non-Condemnation Area in Need of Redevelopment” by the Township Committee on July 08, 2020 as memorialized within Resolution No. 20-130. The resolution was adopted pursuant to the requirements of New Jersey’s Local Redevelopment and Housing Law (LRHL). Subsequently, the governing body directed the Planning Board to prepare a redevelopment plan for the area.

The resulting plan, which is comprised of this document, identifies the land uses that are suitable for the area. The plan is the product of an extensive review process that included an analysis of the local demographics, market conditions and project viability in conjunction with township committee members. The plan sets forth area and bulk requirements to guide the redevelopment of the area in a manner which promotes the health, safety and welfare of the Plainsboro community. The resulting plan establishes a comprehensive, integrated approach to development that will result in an attractive and complementary use of the properties in the redevelopment area. The plan is designed to complement and implement the specific goals, objectives and policy statements set forth in the Township Master Plan.

### **1.2 Statutory Basis for the Redevelopment Plan**

The Local Redevelopment and Housing Law (LRHL) sets forth the following criteria that must be addressed in a redevelopment plan:

- A. No redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by

Beacon Planning and Consulting Services, LLC  
Colts Towne Plaza, Suite 129, 315 State Highway 34  
Colts Neck, New Jersey 07722  
Tel: (732) 845-8103

ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, or in both, according to criteria set forth in section 5 or section 14 of P.L.1992, c.79 (C.40A:12A-5 or 40A:12A-14), as appropriate.

The redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
5. Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and

Redevelopment Plan adopted pursuant to the "State Planning Act," P.L.1985, c.398 (C.52:18A-196 et al.).

6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of

Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.

8. Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

B. A redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan.

C. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.

D. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed

to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.

- E. Prior to the adoption of a redevelopment plan, or revision or amendment thereto, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan. This report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate. The governing body, when considering the adoption of a redevelopment plan or revision or amendment thereof, shall review the report of the planning board and may approve or disapprove or change any recommendation by a vote of a majority of its full authorized membership and shall record in its minutes the reasons for not following the recommendations. Failure of the planning board to transmit its report within the required 45 days shall relieve the governing body from the requirements of this subsection with regard to the pertinent proposed redevelopment plan or revision or amendment thereof. Nothing in this subsection shall diminish the applicability of the provisions of subsection D. of this section with respect to any redevelopment plan or revision or amendment thereof.
- F. The governing body of a municipality may direct the planning board to prepare a redevelopment plan or an amendment or revision to a redevelopment plan for a designated redevelopment area. After completing the redevelopment plan, the planning

board shall transmit the proposed plan to the governing body for its adoption. The governing body, when considering the proposed plan, may amend or revise any portion of the proposed redevelopment plan by an affirmative vote of the majority of its full authorized membership and shall record in its minutes the reasons for each amendment or revision. When a redevelopment plan or amendment to a redevelopment plan is referred to the governing body by the planning board under this subsection, the governing body shall be relieved of the referral requirements of subsection E. of this section.

### **1.3 Area Description**

The subject properties consist of an assemblage of two parcels, Block 1304, Lots 1.02 and 1.03, which contain a total of ~20.35 acres. The parcels are situated along the southern side of Dey Road proximate to its intersection with Woodland Drive. Figure 1 shows the location of the redevelopment area within the Township. Figure 2 shows the location of the redevelopment district. As a result of a number of factors, such as ongoing farming activity, proximity to electrical infrastructure, adverse environmental conditions related to the historic use of pesticides, and underlying zoning, a stagnant condition has emerged for this parcel.

The redevelopment area is situated within a residential area of the Township of Plainsboro, New Jersey. The redevelopment area lies in a transitioning portion of the Township with respect to housing types. Specifically, to the north are large single-family homes. To the west and south is a subdivision consisting of single-family homes on smaller lots and 3-story apartment buildings. Finally, to the east is a power substation followed by a garden apartment development. Figure 3 shows the existing zoning of the subject properties and the zoning surrounding the subject properties.

## **1.4 Utility and Infrastructure**

Municipal water, sanitary sewer, storm water provisions, natural gas, electricity, and voice and data transmission facilities either serve or are available to serve the Subject Properties. Any and all redevelopment efforts must consider the capacity of these services to accommodate any and all proposed development at the Subject Properties.

- **Water:** The Township of Plainsboro is situated within a New Jersey American Water Company franchise area.
- **Sanitary Sewerage:** This portion of the Township is serviced by United Water Princeton Meadows (UWPM).
- **Electricity:** The Township of Plainsboro is serviced by Public Service Electric and Gas (PSE&G).
- **Natural Gas.** The Township of Plainsboro is serviced by Public Service Electric and Gas (PSE&G).
- **Voice and Data Transmission:** Comcast, Verizon and Direct TV service the Township of Plainsboro.

## **1.5 Environmental Conditions**

Any and all redevelopment efforts must consider the environmental status of the Redevelopment Area. Potential environmental liabilities present within the Redevelopment Area must be identified and all planning and redevelopment/rehabilitation pursued pursuant to all applicable laws, statutes and pertinent rules.

## **1.6 Urban Enterprise Zone Status**

The parcels are not located within an Urban Enterprise Zone.

## **2.0 DESCRIPTION OF SITE AND FINDING OF NEED FOR REDEVELOPMENT AND REHABILITATION**

Resolution No. 20-130: Resolution of the Township of Plainsboro, in the County of Middlesex, New Jersey Designating the Area Known as Block 1304, Lot 1.02 and 1.03 as a Non-Condemnation Area in Need of Redevelopment" was adopted by the Township Committee on July 08, 2020. The findings of the Planning Board's preliminary investigation are summarized in a report entitled "52-54 Dey Road Redevelopment Area Assessment" prepared by Beacon Planning and Consulting Services, LLC dated February 2020.

The following designated properties were incorporated into this resolution and are considered within this Redevelopment Plan:

| Block | Lot  | Statutory Criteria |
|-------|------|--------------------|
| 1304  | 1.02 | C, H               |
|       | 1.03 | C, H               |

The designated properties are qualified under Criterion C and H, the latter of which speaks to a land mass identified as an area where Smart Growth Planning Principles would apply. The following statutory criteria were cited together with a description of the condition evident as justification for inclusion of the property or properties for redevelopment:

**Criterion C:** Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

**Criterion H:** The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

The preliminary investigation and subsequent Planning Board recommendations represented the first step of an extensive planning process. In turn, the governing body elected to proceed with the recommendation of the Planning Board, pursuant to Township Resolution #20-130. Subsequently, Beacon Planning was directed to prepare a redevelopment plan for the subject area. The statute governing this process allows a redevelopment plan to encompass the redevelopment and/or rehabilitation of some or all of the properties within the delineated area. The analysis highlighted the fact that the properties within the study areas are not utilized in a manner that allows the achievement of their full development potential, and thus does not enable them to contribute to the public health, safety, and general welfare of the community.

## **3.0 REDEVELOPMENT AREA REGULATIONS**

### **3.1 Approach**

The community has identified a need to provide alternate housing options for the older segment of the population in order to allow this cohort to downsize and still stay within the community. The planning approach outlined in this redevelopment plan is to create an enhanced opportunity for an age-restricted residential district that advances the goals of the Master Plan and the vision of the community.

### **3.2 Plan Interpretation**

Unless otherwise specified herein, the standards contained within the Dey Road Redevelopment Area Plan shall regulate the land use, bulk requirements, sign regulations and design standards for the designated properties, and shall apply to any redevelopment project designed to implement the Plan. Where regulations of the Redevelopment Plan conflict with the zoning regulations of the Township (Township Code, Chapter 101), this Plan shall control. A new zoning district to accommodate the intended permitted land uses will be established and known as the Dey Road Redevelopment Area. This zoning district is not an overlay zone, but replaces the current zoning designation for the designated properties. Final adoption of this Redevelopment Plan by the Township Committee shall be considered an amendment to the Township zoning regulation and the Zoning Map. Unless otherwise defined herein, terms used in this plan shall have the same meaning ascribed to them in the Township's zoning regulations.

The continued use of existing properties made non-conforming by adoption of this Plan is permitted until the property is to be redevelopment. Thereafter, the provisions of this Plan shall apply. In the case where a particular land use or site standard is not specifically addressed in this redevelopment plan, compliance with the Township zoning regulations and/or other applicable

Township regulations shall be required.

The flexibility of land uses within the zone district is essential to achieve the best design possible to integrate the Dey Road Redevelopment Area with neighboring properties and to create a sustainable residential district. The Township development plan review process will be administered by the Township Planning Board to ensure that the goals and objectives of the Redevelopment Plan are met.

### **3.3 Purpose and Intent**

It is the intent of this Redevelopment Plan to achieve the following goals and objectives for the Township of Plainsboro:

- A. To redevelop underutilized properties into fully productive uses in a manner that is compatible with the character in the immediately surrounding area;
- B. To remediate existing environmental concerns that affect the feasibility of amenable neighborhood physical change by advancing residential development (single-family, semi-detached, and townhouse dwellings);
- C. To provide for the improvement of the functional and physical layout of the redevelopment area for contemplated new and infill development, and the removal of impediments to land disposition;
- D. To provide land in parcels of sufficient size and configuration so as to permit comprehensive, economically sound redevelopment of the area;
- E. To serve as the guiding document for the Township Committee and Planning Board for the designated properties;
- F. To create land use and building requirements specific to the designated properties that will promote the development of a variety of housing opportunities, including single family, semi-detached, and townhome

housing.

- G. To foster the development of residential uses that will advance the revitalization of the designated properties by providing for an increase in the Township's economic base;
- H. To promote the utilization of high-quality design standards in the construction of buildings and improvements;
- I. To stimulate an appropriate level of development that provides public benefits to the Township and does not overwhelm the Township's infrastructure.

### **3.4 Permitted Uses**

Due to specific attributes the Dey Road Redevelopment Area, and the intention for the parcels to provide for age-restricted housing, the following uses are permitted:

#### **A. Permitted principal uses**

The Redevelopment Plan seeks to permit a variety of age-restricted housing types in order to provide an expanded range of residential choices for the senior community and to encourage the redevelopment of these parcels. Table 1 lists the permitted uses for this area.

**Table 1**  
**Permitted Principal Uses**

---

- 1. Age-restricted single-family detached structures; \*
- 2. Age-restricted semi-detached or townhomes; \*
- 3. A combination of the above. \*

---

\* At least eighty percent (80%) of the dwelling units shall be permanently occupied by at least one (1) person 55 years of age or over, every unit shall be occupied by at least one (1) person of age 48 or older. No resident shall be younger than 19 years old.

B. Permitted accessory buildings, structures and uses.

Accessory buildings, structures and uses that are normal and customary to service a planned community, including but not limited to, passive and active recreational facilities, outdoor community kitchens, dog runs, identification signage, directional signage, clubhouses, and storage facilities. Accessory structures that are normal and customary to each detached dwelling shall include, but need not be limited to fences, decks and patios.

**3.5. Development Standards:** Replacement district bulk standards and development provisions shall include:

A. Dey Road Redevelopment Area Planned Community Standards:

|   |   |
|---|---|
| i. Minimum lot area   | 20 acres  |
| ii. Max. gross density  | 5.5 unit per acre of total lot area.<br>Total number of residential units not to exceed 110.                  |
| iii. Minimum setback from perimeter property lines for entire community | 35 feet   |
| iv. Minimum width of buffer to PSE&G ROW                                | 30 feet   |
| v. Maximum impervious lot coverage                                      | 55 percent of the gross lot area  |
| vi. Maximum building coverage   | 30 percent of the gross lot area  |
| vii. Recreation Facilities  | Recreation facilities shall include, at a minimum: a 2,500 sq. ft. clubhouse with an outdoor pool measuring a |

minimum 1,000 sq. ft.; a pool deck/patio with seating; a dedicated dog run area; one recreation court; and a paved walking path around the perimeter of the property. Parking shall be provided proximate to the clubhouse.

**B. Standards Specific to Single-Family Detached Dwellings:**

|    |  |   |
|----|--|---|
| 1. | Minimum lot area detached units                  | 4,250 square feet   |
| 2. | Minimum lot width<br>(Measured at front setback) | 45 feet   |
| 3. | Minimum lot depth                                | 90 feet   |
| 4. | Minimum front setback*                           | 20 feet   |
| 5. | Minimum side setback                             | 5 feet one side,<br>15 feet combined<br>Single-Family<br>Detached<br>Dwellings shall<br>have a minimum<br>side yard<br>separation of 15'.   |
| 6. | Minimum rear yard setback                        | 20 feet   |
| 7. | Maximum building height                          | 2 stories above<br>grade, or 30 feet  |
| 8. | Accessory structures                             | Accessory structures such as decks<br>and patios (not exceeding 240<br>square feet in area), if permitted by<br>community regulations, shall be located<br>in rear yards only. Minimum side and<br>rear yard setbacks for accessory<br>structures shall be 5 feet. Fences |

shall be limited in materials, color and construction by community regulations and shall not exceed 5 feet in height.

9. Off-street Parking      Off-street parking shall be provided pursuant to the requirements of the Residential Site Improvement Standards. Each dwelling shall provide two enclosed garage parking spaces.

\*Front yard setback for homes situated on corner lots shall be measured to the front elevation. The secondary frontage shall be considered a side yard. The side yard facing the street shall be a 10' setback.

C. Standards Specific to Semi-Detached Homes and Townhomes:

|   |                                       |
|---|---------------------------------------|
| i. Minimum width per unit   | 24 feet                               |
| ii. Maximum building height*  | 2 1/2 stories above grade, or 35 feet |
| iii. Maximum number of units per structure  | 6                                     |
| iv. Minimum number of units per structure   | 2                                     |
| v. Minimum distance between buildings (excluding covered porches, stoops, bay windows, chimneys, decks, patios and other similar projections) |                                       |
| (a) Between two side facades  | 30 feet                               |
| (b) Between any two rear facades  | 50 feet                               |
| (c) Between any side façade and any front or rear façade  | 40 feet                               |
| vi. Minimum setback from ROW  | 20 feet                               |

|                           |  |
|---------------------------|--|
| vii. Accessory structures | Accessory structures shall be limited to decks and patios not exceeding 240 square feet in total area and a maximum depth of 12'. Screening between units at the rear shall be limited to a length of 12' and a height of 5' and shall be from materials and in a configuration approved by the HOA. |
| viii. Off-street Parking  | Off-street parking shall be provided pursuant to the requirements of the Residential Site Improvement Standards. Each unit shall provide two enclosed garage parking spaces. Garages shall be a minimum 18'6" in width and 22' in depth to facility garage storage in lieu of sheds.                 |

#### D. General Standards Applicable to the Community

1. As a planned community, open space may be part of the land reserved for common use. Title to all reserved or common land shall be held in fee by the Homeowner's Association (HOA), except that the municipality may elect to have certain areas dedicated to the municipality.
2. Building height shall be measured from the average finished grade adjacent to the front and rear elevations of each unit to the mean elevation of a sloped roof between the roof ridge and eaves. Chimneys, spires and similar architectural projections shall not be included in calculating building height.
3. The access to the community should be from Dey Road and shall align with Woodland Drive located opposite the site. The entry drive shall be a 'split' boulevard configuration consisting of two 15-foot lanes and an 8-foot island between the lanes. The boulevard

and island shall be defined by mountable granite block curbing. Monument signage and an entry 'booth' or gate may be installed at the entry; however, in no instance shall signage, landscaping or structures interfere with sight triangles or restrict emergency vehicle access.

4. The internal circulation road(s) shall be defined with granite block curbing. The interior right-of-way shall be 32' in width with a 24' cartway and a 5' sidewalk along one side. A grass strip at least 3' wide shall separate the sidewalk from the cartway. (See Appendix 2) Internal circulation shall be adequate for emergency and refuse collection vehicles.
5. Parallel parking shall not be permitted along the cartway. Peripheral 'guest parking bays' shall be provided throughout the community and at the clubhouse. Each bay shall contain a minimum of 4 spaces. Guest parking, parking at the clubhouse, and all crosswalks shall be completed to accessible standards.
6. Each unit, whether single-family detached, semi-detached or townhome, shall store refuse within their garage in trash containers with lids. Trash containers are to be wheeled to the street no sooner than 7pm the night before pick-up and return to the garage by no later than 7pm the night of pick-up.
7. Outdoor storage of snow removal or landscaping maintenance equipment shall be prohibited in all instances, including equipment owned by or in service to the HOA.

### **3.6 Supplemental Regulations**

#### **A. General Regulations**

In the event of any conflicts between the regulations set forth herein and any other Township development regulations, the Dey Road Redevelopment Area Plan regulations shall apply.

#### **B. Distribution of Uses**

Delineation on the site plan. The amount of open space and landscaped open space shall be calculated and identified on the site plan.

#### **C. Prohibited Uses**

All uses not expressly permitted are prohibited.

#### **D. Signs**

A single monument sign identifying the community may be provided subject to the approval of the Planning Board at the time of site plan approval. The monument and/or identification signage must be identified and detailed at site plan application.

#### **E. Stormwater Management**

Stormwater management facilities located in and serving development at the Subject Properties shall meet all applicable requirements established pursuant to any and all local and state regulations.

#### **F. Street, Curbs and Sidewalks**

Unless otherwise addressed in this plan, proposed right-of-way improvements shall meet the requirements set forth in the Township subdivision and site plan regulations (Township Code, Chapter 85) and shall be consistent with the streetscape design and standards presently

being implemented in other areas of the Township. The interior circulation road and access boulevard shall be private roads, owned and maintained by the HOA.

The main ingress/egress along Dey Road shall align with Woodland Drive.

The Redeveloper shall cooperate with the Township and County in pursuing traffic signalization at the intersection of Dey Road and Woodland Drive.

#### G. Parking

1. Parking for residential uses shall comply with the New Jersey Residential Site Improvement Standards.
2. Each driveway leading to a garage shall be at least 20 feet in length measured between the garage door and the sidewalk or the edge of the street, whichever is closer, and 16 feet in width.
3. Parking for the clubhouse shall be one space for every 10 units, except that this requirement may be modified by the Planning Board to the extent that other conveniently accessible and available parking could feasibly be substituted.

#### H. Buffer Requirements

A buffer consisting of landscaping, fencing or a combination of both shall be provided between the site and all adjacent or adjoining residentially zoned properties. The width of the landscaped area shall be a minimum of 10' and shall not interfere with the perimeter walking path. The buffer shall be reviewed by Planning Board staff in association with a site plan application and approved by the Township Planning Board.

#### I. Deviation Requests

The Planning Board may grant deviations from the bulk standards contained in this redevelopment plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, preexisting structures or physical conditions uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design standard or regulation adopted pursuant to the Redevelopment Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the development of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict application of the bulk standards of this Plan, and the benefits of the deviation would substantially outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Dey Road Redevelopment Area. An application requesting a deviation from the requirements of this Redevelopment Plan shall provide notice of such application in accordance with the requirements of N.J.S.A. 40:55D-12a-b.

Deviations from the permitted uses shall be permitted only by means of an amendment to the Redevelopment Plan by the Township Committee, and only upon a finding that such deviation would be consistent with and in furtherance of the goals and objectives of this Plan.

### **3.7 Design Standards**

Fundamental to the redevelopment of the Subject Properties is the creation of a residential district that is cognizant of and responds to the needs of the surrounding residential neighborhoods. Visual and functional transition elements are essential. Clearly defined access from Dey Road, an architectural

style that attractively integrates potential residential land uses, quality building materials, and an enticing streetscape are all key requirements of the Redevelopment Plan.

### Purpose

- To set forth guidelines and standards that promote the creation of functional and attractive development that shall promote and give due consideration to the health, safety, general welfare, morals, order, efficiency, economy, maintenance of property values and character of the Township.
- To ensure that any development shall comply with the stated goals and objectives of the Dey Road Redevelopment Area.
- To provide guidelines and standards that shall be used by an applicant in preparing a redevelopment proposal, and the designated redevelopment entity in reviewing same.
- To minimize adverse impacts of flooding, drainage, erosion, vehicular traffic, pedestrian movement, parking, vibration, lighting and glare, noise, odor, solid waste disposal, litter, ventilation, crime and vandalism and inappropriate design and development.
- To ensure that any new development gives due consideration to the physical, visual and spatial characteristics of the existing and proposed streetscape, neighborhood and district in which such is located and the Township generally, while providing sufficient opportunity for creativity in design.
- To ensure that the physical, visual and spatial characteristics of any proposed development will be compatible with and complement existing residential and non-residential land uses in adjacent neighborhoods. The proposed development shall not be so markedly incongruous with the same characteristics of the existing or proposed streetscape, neighborhood and

district in which such is located, and the Township generally, so as to materially detract from the real property value of adjacent or nearby properties.

### Site Standards

- *Building location.* Buildings shall be located to front towards and relate to a street or interior circulation drives, both functionally and visually. Spatial relationships between buildings shall be geometrically logical and architecturally formal. All buildings shall be located in a manner that allows adequate safe access for fire and emergency vehicles.
- *Pedestrian Circulation.* A barrier-free walkway system shall be provided to allow pedestrian access to each building from the adjoining roadway systems. Sidewalks shall be provided along the Dey Road frontage. Such walkway system shall promote pedestrian activity both within the site itself and throughout the community by its integration with the Township's sidewalk system. Walkways shall be separated from motor vehicle circulation to the greatest extent possible.
- *Lampposts.* The height, spacing, style, size, color and type of light source of such lamp posts shall be in accordance with generally accepted Township streetscape standards or its functional and aesthetic equivalent. Lighting levels from such fixtures shall be in accordance with Township standards.
- *Sidewalk type and streetscape details.* Sidewalks and all other streetscape improvements along adjacent public streets shall be completed in accordance with the Township subdivision and site plan regulations.
- *Utility Structures.* All electric and water utility structures shall be placed underground (except for fire hydrants and fire department connections). Water utility "Hot Boxes," where deemed necessary, shall be located in a manner so as to make them as inconspicuous as possible, including

incorporating them into the design of proposed buildings.

- *Private Open Space.* Private open space, designated for any residential uses, that is adjacent to or visible from public areas shall be demarcated with walls and/or fencing.
- *Sustainable design standards.* Strategies that minimize the impact of development on the environment and enhance the health, safety, and well-being of residents by producing durable, low maintenance, energy-efficient housing, while making optimum use of existing infrastructure and community environmental services, shall be encouraged.
- Warning and regulatory signs are to be provided with bronze posts and backing.

#### Architectural Design Standards

- *Massing.* New buildings shall be designed to be compatible with the scale, form, and proportion of adjacent development and adjacent redevelopment initiatives.
- *Continuity of treatment.* All sides of a building shall be architecturally designed so as to be compatible with regard to style, materials, colors and details. Blank or featureless walls shall be avoided. Any accessory structure which will be visible from any street or public right-of-way shall be designed to be consistent in appearance with the principal structure on the property.
- *Roof.* The type, shape, pitch, texture and color of a roof shall be considered as an integral part of the design of a building and shall be architecturally compatible with the style, materials, colors and details of such building. Flat roofs are prohibited. Buildings with pitched roofs shall have eaves that overhang the building face by a minimum of 12 inches. Any building eave or roofline which extends from the face of the building may encroach into any required front, side or rear yard setback by a maximum of 12 inches.

- *Windows.* Fenestration shall be architecturally compatible with the style, materials, colors and details of a building.
- *Physical plant.* No components of the HVAC system or a residential emergency generator shall be permitted in the front or side yards. For side yards, an exception shall be allowed where such equipment is screened by a three feet high decorative fence enclosure.
- *Materials, colors, and details.* All materials, colors and details used on the exterior of a building shall be architecturally compatible with the style of such building, as well as with each other. A building designed of an architectural style that normally includes certain integral materials, colors and/or details shall have such incorporated into the design of such buildings. Thin brick veneer and EIFS shall be prohibited. Primary exterior building façade materials on the front façade shall be traditional brick, stone, cultured stone, natural wood, composite wood, premium grade vinyl, metal, glass or similarly durable materials. A minimum of 50% of the front building façade, excluding any windows, doors or fenestration, shall be composed of these materials. Buildings which have a horizontal width of greater than 80 feet shall be designed to be separated into vertical segments. No building shall have an uninterrupted horizontal width of greater than 40 feet without a change in the vertical plane of the façade. A step-back or projection with a minimum depth of 18 inches shall be provided.
- *Lighting.* Light fixtures attached to the exterior of a building shall be designed to be architecturally compatible with the style, materials, colors and details of such building and other lighting fixtures used on the site. Consideration shall also be given to the type of light source utilized and the light quality such sources produce. The type of light source used on buildings, signs, parking areas, pedestrian walkways and other areas of a site shall be the same or compatible.
- *Carriage Houses/Townhouses.* The design shall be unified through the use

of compatible materials, colors, details, awnings, lighting fixtures and other design elements for all such buildings or structures.

- (a) There shall be a variety of design and architectural styles and setbacks for the purpose of presenting an aesthetically desirable effect over the entire development;
- (b) No more than four contiguous dwelling units within a structure may have the same front yard setback;
- (c) Variations in building setbacks shall be not less than 2 feet.
- *Prohibited materials.* The use of bare aluminum or other bare metal materials or exposed non-decorative concrete block as exterior building materials shall be prohibited. Thin brick veneer and EIFS shall be prohibited. The use of shapes, colors, and other characteristics that create a jarring disharmony shall be avoided.
- *Deviations.* Any deviation from these design standards shall require design waiver relief and not variance relief from the appropriate board.

#### Landscaping Design Guidelines

- *Landscaping.* The entire development shall be landscaped in accordance with a plan conceived as a complete pattern and style throughout the total site. All areas of the site not occupied by buildings and other improvements shall be planted with trees, shrubs, hedges, ground cover and perennials and annuals. To the greatest extend possible, planting selections should be native and deer resistant. Landscaping shall be provided to achieve the following:
  - Preservation and enhancement, to the greatest extent possible, of existing natural features on the site, including vegetation and land forms;
  - Assistance in adapting a site to its proposed development;

- Mitigation and control of environmental and community impacts from a development;
- Creation of an attractive appearance for the development, as viewed from both within the site itself and the surrounding area;
- Definition of yard areas and other open space;
- Energy conservation and micro-climatic control.
- *Other site design elements.* The development plan shall incorporate landscaping with other functional and ornamental site design elements, where appropriate, such as the following:
  - Ground paving materials;
  - Paths and walkways;
  - Fences, walls and other screens;
  - Street and site furniture.
- *General standards.* The following general standards shall be used to prepare and review landscaping for any development plan.
  - Deciduous trees shall have a minimum caliper of two and one half inches at time of planting. Evergreen trees shall be a minimum of six (6) feet in height at time of planting. Low-growing evergreen shrubs shall be a minimum of two-and-one-half (2½) feet in height at time of planting. Size of other plantings shall depend on setting and type of plant material.
  - Plantings shall be watered regularly and in a manner appropriate for the specific plant material throughout the first growing season. All landscaped areas shall be well maintained and kept free of all debris, rubbish, weeds, tall grass, other overgrown conditions and the storage of any equipment or materials.

- The redeveloper shall be required to replace dead or dying plant material for a period of two years from the date of issuance of a final occupancy permit. If plant material is dead or dying during a planting season, it shall be replaced that same season. If plant material is dead or dying during a non-planting season, it shall be replaced as soon as is reasonably possible at the start of the next planting season.
- *Specific standards.* The following standards shall be used to prepare and review landscaping within the Dey Road Redevelopment Area:
  - The interior area of all parcels shall be landscaped to enhance the site's aesthetic appearance, provide visual relief from the monotonous appearance of buildings and parking areas, and to provide shading.
  - Benches, trash receptacles, kiosks, bicycle racks and other street or site furniture shall be located on-site, and shall be positioned and sized in accordance with the functional need of such. Selection of such furniture shall take into consideration issues of durability, maintenance and vandalism. All such furniture shall be architecturally compatible with the style, materials, colors and details of buildings on the site.
  - Street trees shall be provided along all streets within the Redevelopment Area at a maximum distance of 45' on center unless constrained by site conditions. Street trees shall have at least a 2½" caliper at the time of planting.

### Exceptions

The design standards contained herein shall be used as the Township's presumptive minimum requirements for development of the Subject Properties. However, these guidelines and standards are not intended to restrict creativity, and a potential redeveloper may request that the guidelines and standards be modified or waived. The Planning Board may grant a Redeveloper reasonable waivers or modifications from these design guidelines provided the Redeveloper

demonstrates the following:

- The proposed design waiver or modification will not substantially impair the intent of the Dey Road Redevelopment Area;
- The proposed design waiver or modification is consistent with the Township's normally acceptable engineering, planning and/or architectural practices;
- The proposed design waiver or modification will not have an adverse impact on the physical, visual or spatial characteristics of the overall development plan for the parcel or tract to be developed;
- The proposed design waiver or modification generally enhances the overall development plan for the tract;
- The proposed design waiver or modification will not have an adverse impact on the physical, visual or spatial characteristics of the existing streetscape and neighborhood in which such development is located;
- The proposed design waiver or modification generally enhances the streetscape of the Subject Properties and the surrounding neighborhood;
- The proposed design waiver or modification will not reduce the useful life or increase the cost of maintenance of the improvement to be modified or otherwise have an adverse impact on the long-term function of the development;
- The proposed design waiver or modification will not materially detract from the real property value of the development or adjacent or nearby properties;
- The proposed design waiver or modification will not present a substantial detriment to the health, safety and welfare.

## **4.0 ACQUISITION AND RELOCATION**

### **4.1 Properties to be acquired**

Eminent domain was not authorized per Resolution 20-130 dated July 8, 2020.

The entirety of the redevelopment parcel is owned by the Township and will be made available for redevelopment.

### **4.2 Relocation**

Implementation of the Redevelopment Plan will not result in the relocation of any residences or commercial uses within the Subject Properties.

## **5.0 RELATIONSHIP TO OTHER PLANS**

The LHRL requires a Redevelopment Plan to include a statement regarding any significant relationship that the redevelopment plan may have to contiguous municipalities, the County Master Plan, and the State Development and Redevelopment Plan. A review of the documents reveals that the proposed Redevelopment Plan is generally consistent with these various documents. In particular, it is noted that, while the Redevelopment Area is not adjacent to any adjoining municipality, the overall goals and objectives are generally consistent with the land use planning philosophies espoused in the master plans of contiguous communities.

### **5.1 Plainsboro Master Plan**

Policies, Standards and Objectives of the 2009 Master Plan (as amended through 2018) include:

Any new developments should be compatible with existing or proposed adjacent land use patterns and should not adversely impact upon existing residential neighborhoods;

Ensure that new developments are visually and functionally compatible with the physical character and desired images of the Township;

Preserve the existing housing stock and provide the opportunity for the development of a wide variety of housing types to meet the needs of varied income and age levels, family compositions and life styles;

Provide a wide range of housing types to meet varied residential population's needs as well as to preserve existing residential areas;

Enable new housing development to be in proximity to emerging job centers within the Township so that it can take advantage of regional access roads, utility infrastructure and mass transit service.

The Rural Land Uses section of the Township's 2009 Master Plan (Amended through 2018) Land Use Element discusses the Township's 1982 Master Plan goal of implementing a Transfer of Development Credits program to transfer development from the R-100 and R-150 zones. The Master Plan "The R-300 zone was designated as the receiving area because it was capable of absorbing higher density development." (Pg. III-8) Therefore, higher density/more intense development of the R-300 zone was anticipated as early as the 1980s.

Overall, the Master Plan acknowledges the existing zoning standards associated with the R-300 District, including options for cluster developments.

The parcel is unique in that it is specifically discussed within the Township's 2009 Master Plan (Amended through August 2018). The Plan states: "In addition to the predominant single-family development that serves the demand for market rate housing in this area of town, is an undeveloped 30+- acre parcel owned by the Township on Dey Road that is suitable for low and /or moderate income housing development in recognition and partial satisfaction of the Township's affordable housing obligation under the current state requirements for such housing. The development of low and/or moderate income housing on this parcel shall be permitted subject to compliance with a number of development standards set forth in the R-300 zone regulations, intended to ensure that such housing will be developed in a manner that results in high quality development that is integrated into the character and fabric of the immediate neighborhood and overall community." (Pg. III-20) A portion of this tract was previously subdivided and improved with a 100% inclusionary affordable housing community.

Under the Action Plan section of the Land Use Element, it notes: "The Land Use Plan Element supports the redevelopment of properties in the public interest like the FMC site." (Pg. III-82)

The Master Plan's Circulation Plan Element designates Dey Road as a Minor Arterial and recommends expanding the road to 4 lanes proximate to the site.

(Pg. IV-10). Therefore, the area does and will continue to accommodate traffic flows associated with the community and surrounding areas. Additionally, the Circulation Plan details bus service routes along Dey Road.

The Township's 2016 Master plan Re-Examination Report states, with respect to the R-300 Zone: "the proposed amendments to include Low and/or Moderate Income Dwelling Units in the R-300 Zone as a permitted use subject to satisfying a number of development standards are intended to facilitate the development of high quality low and/or moderate income housing on a parcel of land owned by the Township where such housing could be suitably accommodated and would contribute to partially fulfilling the Township's overall affordable housing obligation under the current state affordable housing requirements."

The Master Plan and associated reexamination reports and sections specifically discuss higher density residential uses within the R-300 District in furtherance of the aforementioned goals and objectives. These documents acknowledge the proximity of the site to higher density residential zones, its location along a major roadway, and its access to public transportation.

The Township has recognized the study area to be impacted by prior/current agricultural use of pesticides limiting its desirability for development. Redevelopment of the study area advances the goals and objectives of both the Township master plan and the State Development and Redevelopment Plan.

## **5.2 Sewer and Water Service**

The redevelopment area is located within public water and sewer service areas.

## **5.3 Transportation and Public Transportation**

The Subject Properties are proximate to public transportation. Bus service is provided along Dey Street. Access to the regional highway network is readily available, including Routes 1 and 130 and the New Jersey Turnpike, and connects the Subject Properties to the neighboring properties and State as a

whole.

#### **5.4 Relation to Master Plans of Adjacent Municipalities**

Municipalities bordering Plainsboro include South Brunswick and Cranbury in Middlesex County and Princeton and West Windsor in Mercer County. The redevelopment area is not situated along the municipal boundary with any of these communities, and as such, its proposed residential development is not anticipated to adversely impact these adjacent communities. Regional access to the Subject Properties is primarily from the New Jersey State Routes 1 and 130 and the New Jersey Turnpike; therefore, the redevelopment of the area is not anticipated to have a significant adverse impact on roadways in neighboring communities.

#### **5.5 Relation to Middlesex County Plan**

Middlesex County is currently seeking to undertake the Destination 2040 Comprehensive Master Plan. The proposed redevelopment plan is consist with current County transportation policies.

#### **5.6 Relation to State Development and Redevelopment Plan**

This Redevelopment Plan is designed to affirm the overall redevelopment concepts set forth in the State Development and Redevelopment Plan. The State Development and Redevelopment Plan (SDRP) classifies portions of Plainsboro as Suburban Planning Area (PA-2), which are “generally found in suburban growth corridors located along state highways...” As summarized in the SDRP, the PA-2 areas are “generally located adjacent to the more densely developed Metropolitan Planning Area, but can be distinguished from it by a lack of high intensity Centers, by the availability of developable land, and by a more dispersed and fragmented pattern of predominantly low-density development.”

The State Development and Redevelopment Plan encourages development in the Suburban Planning Area and states the intent is to: “provide for much of the

state's future development."

This Redevelopment Plan affirmatively addresses the State Plan's goal of promoting development within the Suburban Planning Area.

## **6.0 AFFORDABLE HOUSING**

### **6.1 Inventory and Replacement of Affordable Housing**

The Subject Properties governed by this Redevelopment Plan contain no housing units previously identified as affordable to low and moderate income households, as defined pursuant to section 4 of P.L. 1985, c.222 (C.52:27D-304). No deed restricted affordable units for which the Township is eligible to receive affordable housing credits pursuant to the Fair Housing act and its implementing regulations, including Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et. Seq., will be removed as a result of implementation of this Redevelopment Plan. For that reason, the Township is not required to plan for the provision of new or substantially rehabilitated affordable housing as a result of the implementation of this Redevelopment Plan.

Affordable housing units will not be required in conjunction with the implementation of the Redevelopment Plan.

## **7.0 ELECTRIC VEHICLE RECHARGE STATIONS**

The proposed development shall provide a total of at least two public electric recharge stations for vehicles.

## **8.0 IMPLEMENTATION OF THE REDEVELOPMENT PLAN**

This section summarizes the implementation process for a successful redevelopment plan.

### **8.1 Phasing**

The project may be developed in phases. The phasing may include phased start and completion dates among the various land use components, as well as internal phasing schedules within sections.

### **8.2 Conditions in Redevelopment Agreement**

Any Redevelopment Agreement pertaining to the Dey Road Active Adult Redevelopment District shall be contingent upon the following conditions, restrictions, and/or requirements.

1. The Redeveloper Agreement will incorporate the pertinent aspects of the selected developer's proposal and will address financial considerations, planning, phasing, development and such other issues as deemed appropriate and/or as required according to state law in order to implement the Redevelopment Plan.
2. The Redeveloper will be obligated to complete on-site improvements as approved, together with any specified off-site improvements, as may be required in accordance with the Redevelopment Plan.
3. Failure by the Redeveloper to adhere to any approved site plan and the associated time schedule shall constitute a condition of default under the Redevelopment Agreement.
4. The Redevelopment Entity reserves the right to terminate any Redeveloper Agreement with a Redeveloper in the event that such Redeveloper fails to perform its obligations on a timely basis or it suffers a substantial change in its financial conditions which in the sole,

reasonable judgment of the Redevelopment Entity is determined as being materially adverse.

5. The Redeveloper shall not be permitted to dispose of property until all required improvements are completed, unless the prior written consent of the Redevelopment Entity have been obtained; it being understood that such consent will not be granted under conditions that would promote speculation and fail to protect the interests of the Township.
6. The consent of the Redevelopment Entity shall be required prior to the disposition of all or any of the Redeveloper's interest in the Redevelopment Area. Such consent shall be effective upon the completion by the Redeveloper of all on and off-site improvements as may have been approved and required.
7. No covenant, agreement, lease, conveyance, or other instrument shall be effective or executed by the Redevelopment Entity or by purchasers or lessees from them, or by any successors in interest of such purchasers or lessees, by which land in the Redevelopment Area is restricted as to sale, lease, or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex, or marital status.
8. The Redeveloper shall have the obligation to maintain all aspects of the built environment of the Dey Road Active Adult Redevelopment District including buildings, parking areas, landscaping, streetscaping, sidewalks, curbing and traffic calming devices (but not the paved roadway unless disturbed by the Redeveloper), trash collection & receptacles, and all such issues identified in the Township Property Maintenance Code.
9. The Redeveloper shall pay to the Redevelopment Entity a fee for the purpose of defraying its costs incurred in connection with this Plan and the Redeveloper's project.

### **8.3 Development Review**

No application for development or redevelopment in the area may be filed with the Planning Board until such time as the applicant has applied for and received a designation as redeveloper from the Redevelopment Entity. Preliminary and Final Site Plans, with details sufficient to comply with the Municipal Land Use Law and the Township's Land Use Ordinance, will be submitted for Planning Board review and approval for each development parcel, pursuant to N.J.S.A 40:55D-1 et seq.

The Planning Board may require the developer to provide a bond or bonds of sufficient size and duration of guarantee the completion of the various phases of the project in compliance with the requirements of the Municipal Land Use Law and planning approvals.

The objectives, standards and requirements contained in this Redevelopment Plan, shall regulate development within the Redevelopment Area and take precedent over the Township zoning regulations. For standards not specifically addressed within this Redevelopment Plan, the Land Development Ordinance shall apply. The regulations for the zone or zones permitting the most similar types of use or uses shall be applied. These requirements may be varied by the Planning Board pursuant to N.J.S.A. 40:55D-1 et seq.

### **8.4 Amending the Redevelopment Plan**

This Redevelopment Plan may be amended from time to time in compliance with the requirements of law.

## **FIGURES 1 - 5**

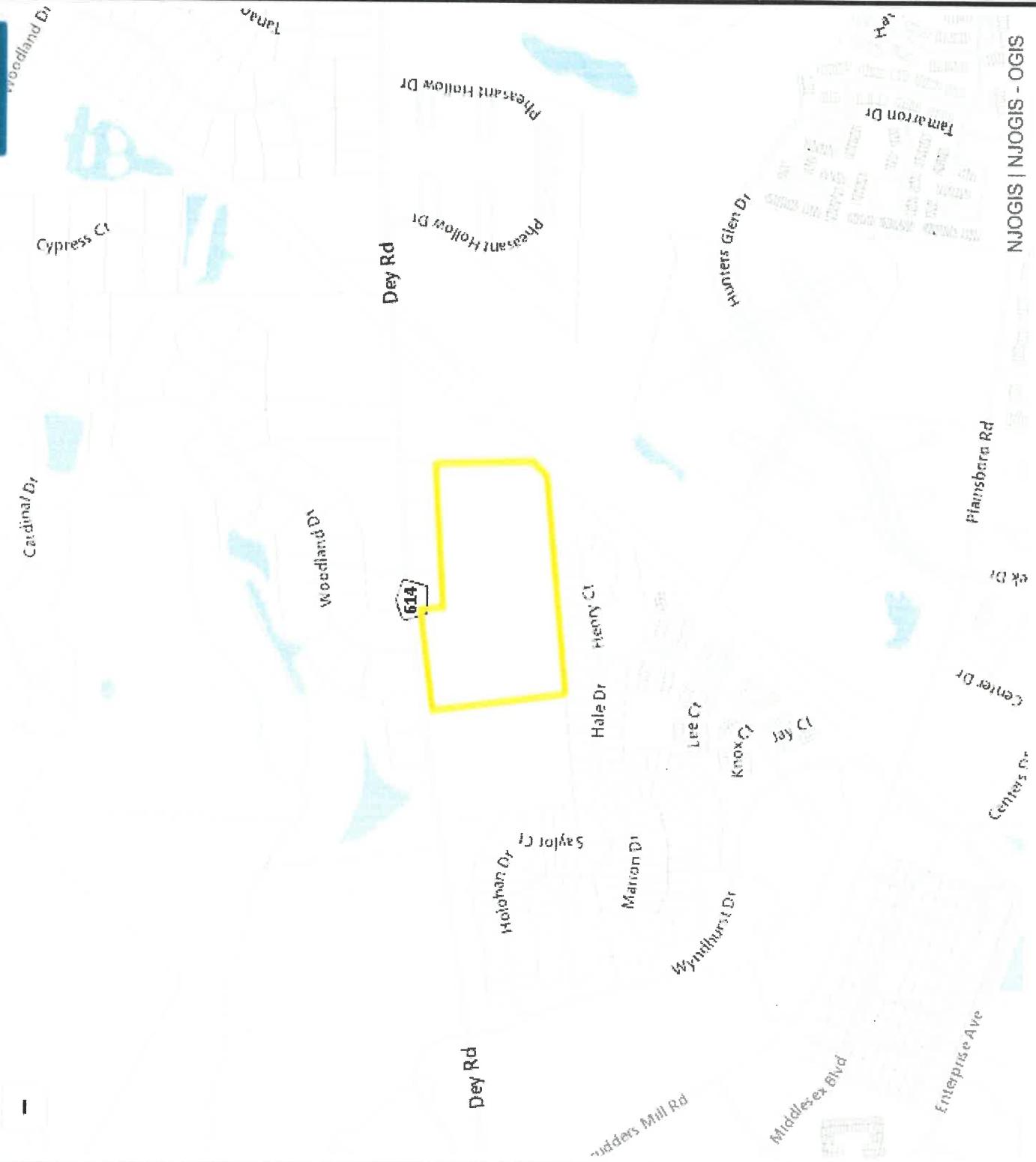
# Dey Road Redevelopment Area Plan

## Plainsboro Township New Jersey

Figure 1:

### Location Map

#### Aerial Map



Mapping obtained from  
NJ Office of GIS

Beacon Planning and Consulting Services, LLC  
315 Route 34 - Suite 129  
Colts Neck, New Jersey 07722

NJOGIS | NJGIS - OGIS

Dey Road  
Redevelopment  
Area Plan

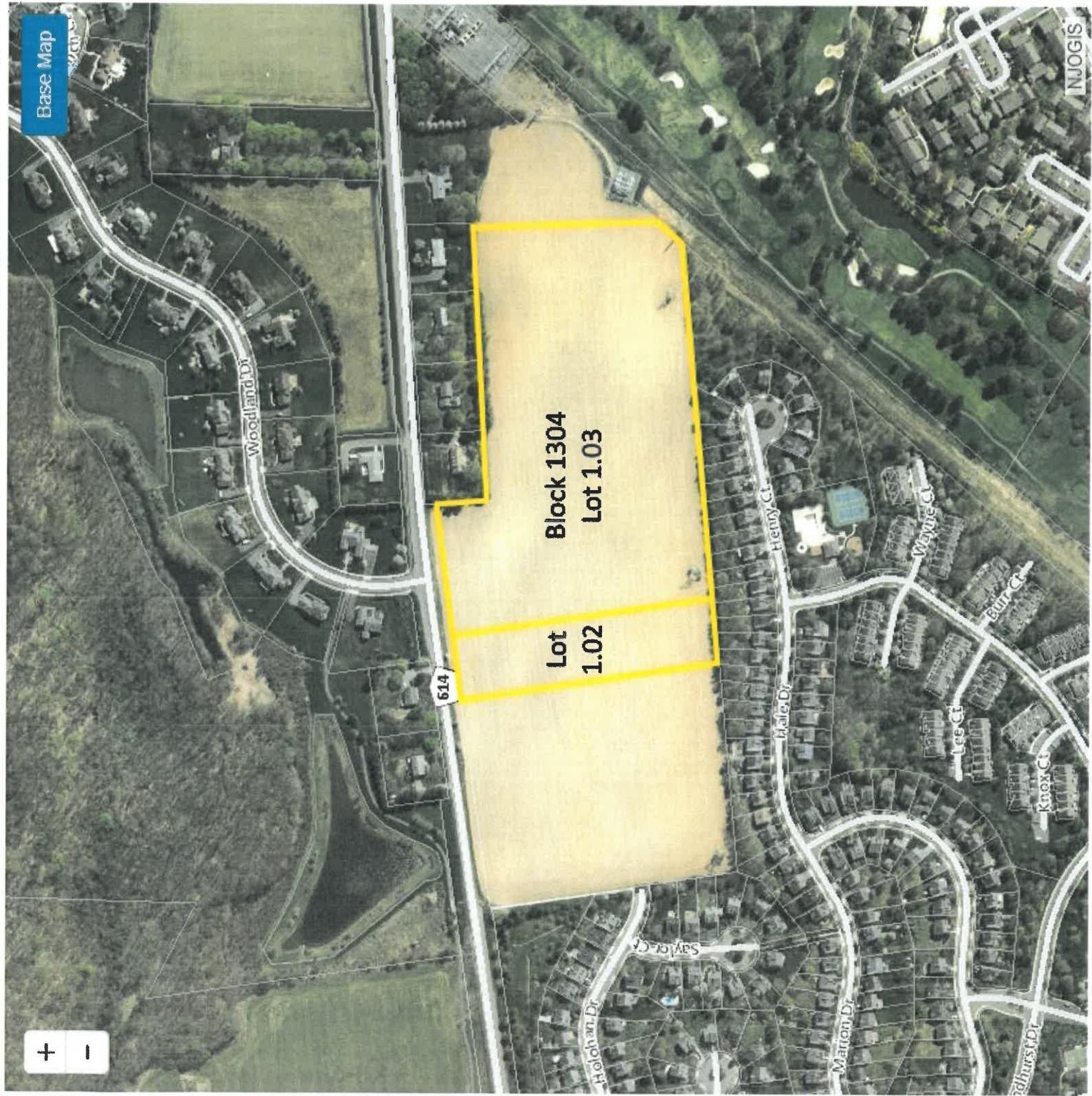
Plainsboro Township  
New Jersey

Figure 2:

Redevelopment  
Area Map

Mapping obtained from  
NJ Office of GIS

Beacon Planning and Consulting Services, LLC  
315 Route 34 - Suite 129  
Colts Neck, New Jersey 07722



# Dey Road Redevelopment Area Plan

## Plainsboro Township New Jersey

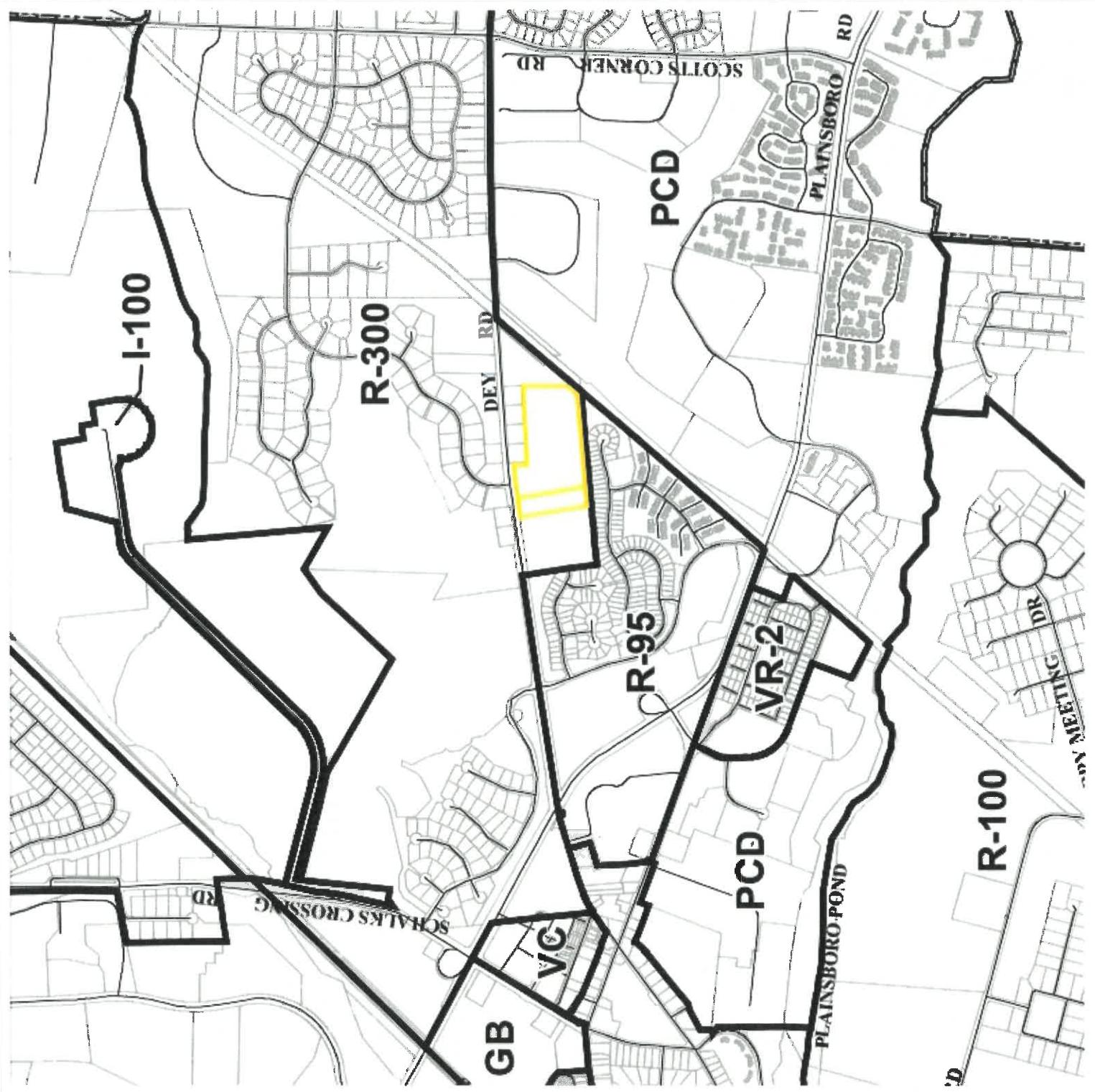
Figure 3:  
Township Zoning Map

|                                       |   |
|---------------------------------------|---|
| <b>R-300: Low Density Residential</b> | <b>R-95: Planned Medium Density Residential</b> |
|---------------------------------------|---|

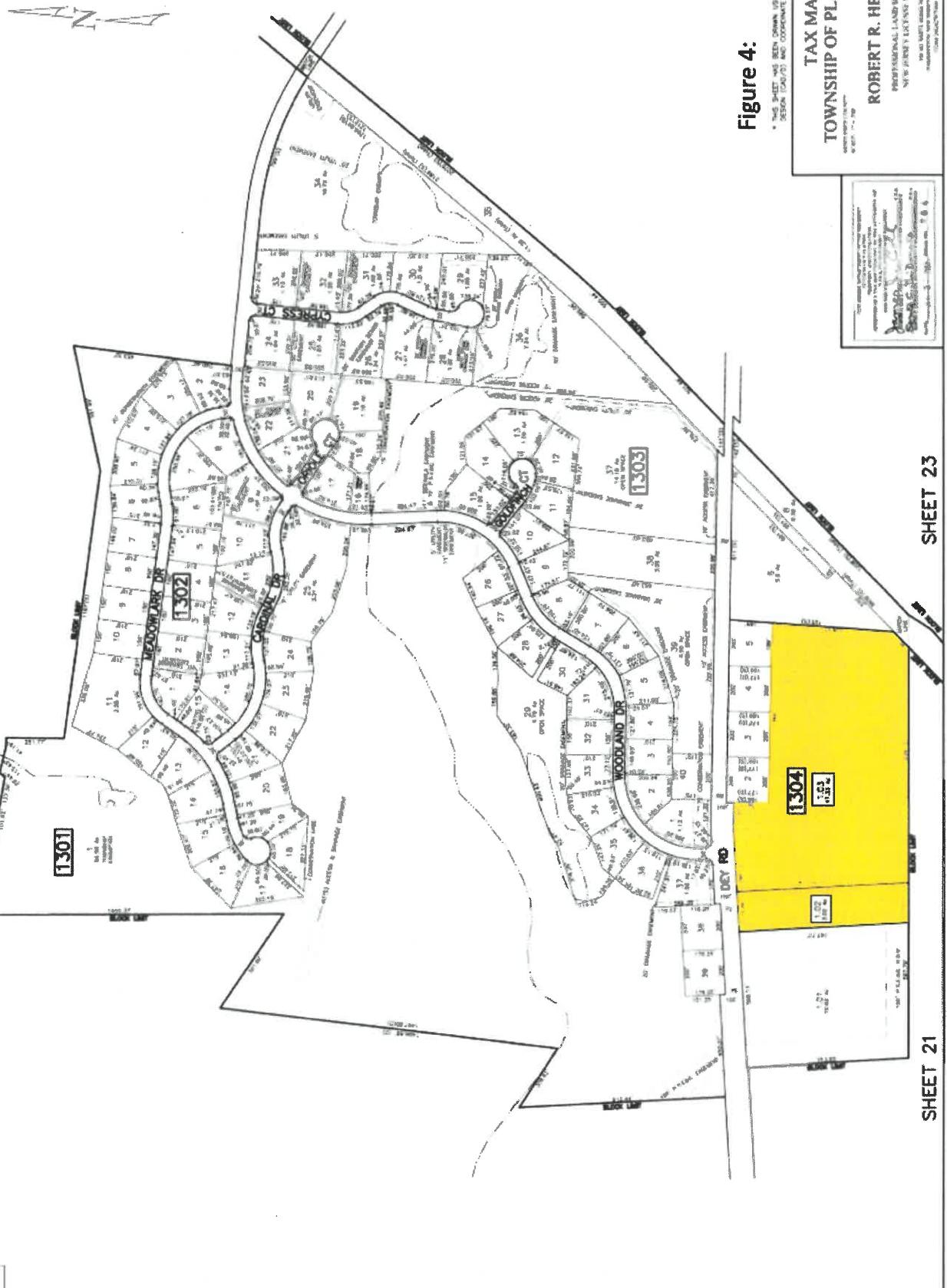
**Zoning map adopted  
June 27, 1983 with  
revisions through  
November 10, 2010**

## Mapping obtained from NJ Office of GIS

Beacon Planning and Consulting Services, LLC  
315 Route 34 - Suite 129  
Colts Neck, New Jersey 07722



| REVISIONS |      | REV. NO. | DATE |
|-----------|------|----------|------|
| 1         | 2    | 3        | 4    |
| 5         | 6    | 7        | 8    |
| 9         | 10   | 11       | 12   |
| 13        | 14   | 15       | 16   |
| 17        | 18   | 19       | 20   |
| 21        | 22   | 23       | 24   |
| 25        | 26   | 27       | 28   |
| 29        | 30   | 31       | 32   |
| 33        | 34   | 35       | 36   |
| 37        | 38   | 39       | 40   |
| 41        | 42   | 43       | 44   |
| 45        | 46   | 47       | 48   |
| 49        | 50   | 51       | 52   |
| 53        | 54   | 55       | 56   |
| 57        | 58   | 59       | 60   |
| 61        | 62   | 63       | 64   |
| 65        | 66   | 67       | 68   |
| 69        | 70   | 71       | 72   |
| 73        | 74   | 75       | 76   |
| 77        | 78   | 79       | 80   |
| 81        | 82   | 83       | 84   |
| 85        | 86   | 87       | 88   |
| 89        | 90   | 91       | 92   |
| 93        | 94   | 95       | 96   |
| 97        | 98   | 99       | 100  |
| 101       | 102  | 103      | 104  |
| 105       | 106  | 107      | 108  |
| 109       | 110  | 111      | 112  |
| 113       | 114  | 115      | 116  |
| 117       | 118  | 119      | 120  |
| 121       | 122  | 123      | 124  |
| 125       | 126  | 127      | 128  |
| 129       | 130  | 131      | 132  |
| 133       | 134  | 135      | 136  |
| 137       | 138  | 139      | 140  |
| 141       | 142  | 143      | 144  |
| 145       | 146  | 147      | 148  |
| 149       | 150  | 151      | 152  |
| 153       | 154  | 155      | 156  |
| 157       | 158  | 159      | 160  |
| 161       | 162  | 163      | 164  |
| 165       | 166  | 167      | 168  |
| 169       | 170  | 171      | 172  |
| 173       | 174  | 175      | 176  |
| 177       | 178  | 179      | 180  |
| 181       | 182  | 183      | 184  |
| 185       | 186  | 187      | 188  |
| 189       | 190  | 191      | 192  |
| 193       | 194  | 195      | 196  |
| 197       | 198  | 199      | 200  |
| 201       | 202  | 203      | 204  |
| 205       | 206  | 207      | 208  |
| 209       | 210  | 211      | 212  |
| 213       | 214  | 215      | 216  |
| 217       | 218  | 219      | 220  |
| 221       | 222  | 223      | 224  |
| 225       | 226  | 227      | 228  |
| 229       | 230  | 231      | 232  |
| 233       | 234  | 235      | 236  |
| 237       | 238  | 239      | 240  |
| 241       | 242  | 243      | 244  |
| 245       | 246  | 247      | 248  |
| 249       | 250  | 251      | 252  |
| 253       | 254  | 255      | 256  |
| 257       | 258  | 259      | 260  |
| 261       | 262  | 263      | 264  |
| 265       | 266  | 267      | 268  |
| 269       | 270  | 271      | 272  |
| 273       | 274  | 275      | 276  |
| 277       | 278  | 279      | 280  |
| 281       | 282  | 283      | 284  |
| 285       | 286  | 287      | 288  |
| 289       | 290  | 291      | 292  |
| 293       | 294  | 295      | 296  |
| 297       | 298  | 299      | 300  |
| 299       | 300  | 301      | 302  |
| 303       | 304  | 305      | 306  |
| 307       | 308  | 309      | 310  |
| 311       | 312  | 313      | 314  |
| 315       | 316  | 317      | 318  |
| 319       | 320  | 321      | 322  |
| 323       | 324  | 325      | 326  |
| 327       | 328  | 329      | 330  |
| 331       | 332  | 333      | 334  |
| 335       | 336  | 337      | 338  |
| 339       | 340  | 341      | 342  |
| 343       | 344  | 345      | 346  |
| 347       | 348  | 349      | 350  |
| 351       | 352  | 353      | 354  |
| 355       | 356  | 357      | 358  |
| 359       | 360  | 361      | 362  |
| 363       | 364  | 365      | 366  |
| 367       | 368  | 369      | 370  |
| 371       | 372  | 373      | 374  |
| 375       | 376  | 377      | 378  |
| 379       | 380  | 381      | 382  |
| 383       | 384  | 385      | 386  |
| 387       | 388  | 389      | 390  |
| 391       | 392  | 393      | 394  |
| 395       | 396  | 397      | 398  |
| 399       | 400  | 401      | 402  |
| 403       | 404  | 405      | 406  |
| 407       | 408  | 409      | 410  |
| 411       | 412  | 413      | 414  |
| 415       | 416  | 417      | 418  |
| 419       | 420  | 421      | 422  |
| 423       | 424  | 425      | 426  |
| 427       | 428  | 429      | 430  |
| 431       | 432  | 433      | 434  |
| 435       | 436  | 437      | 438  |
| 439       | 440  | 441      | 442  |
| 443       | 444  | 445      | 446  |
| 447       | 448  | 449      | 450  |
| 451       | 452  | 453      | 454  |
| 455       | 456  | 457      | 458  |
| 459       | 460  | 461      | 462  |
| 463       | 464  | 465      | 466  |
| 467       | 468  | 469      | 470  |
| 471       | 472  | 473      | 474  |
| 475       | 476  | 477      | 478  |
| 479       | 480  | 481      | 482  |
| 483       | 484  | 485      | 486  |
| 487       | 488  | 489      | 490  |
| 491       | 492  | 493      | 494  |
| 495       | 496  | 497      | 498  |
| 499       | 500  | 501      | 502  |
| 503       | 504  | 505      | 506  |
| 507       | 508  | 509      | 510  |
| 511       | 512  | 513      | 514  |
| 515       | 516  | 517      | 518  |
| 519       | 520  | 521      | 522  |
| 523       | 524  | 525      | 526  |
| 527       | 528  | 529      | 530  |
| 531       | 532  | 533      | 534  |
| 535       | 536  | 537      | 538  |
| 539       | 540  | 541      | 542  |
| 543       | 544  | 545      | 546  |
| 547       | 548  | 549      | 550  |
| 551       | 552  | 553      | 554  |
| 555       | 556  | 557      | 558  |
| 559       | 560  | 561      | 562  |
| 563       | 564  | 565      | 566  |
| 567       | 568  | 569      | 570  |
| 571       | 572  | 573      | 574  |
| 575       | 576  | 577      | 578  |
| 579       | 580  | 581      | 582  |
| 583       | 584  | 585      | 586  |
| 587       | 588  | 589      | 590  |
| 591       | 592  | 593      | 594  |
| 595       | 596  | 597      | 598  |
| 599       | 600  | 601      | 602  |
| 603       | 604  | 605      | 606  |
| 607       | 608  | 609      | 610  |
| 611       | 612  | 613      | 614  |
| 615       | 616  | 617      | 618  |
| 619       | 620  | 621      | 622  |
| 623       | 624  | 625      | 626  |
| 627       | 628  | 629      | 630  |
| 631       | 632  | 633      | 634  |
| 635       | 636  | 637      | 638  |
| 639       | 640  | 641      | 642  |
| 643       | 644  | 645      | 646  |
| 647       | 648  | 649      | 650  |
| 651       | 652  | 653      | 654  |
| 655       | 656  | 657      | 658  |
| 659       | 660  | 661      | 662  |
| 663       | 664  | 665      | 666  |
| 667       | 668  | 669      | 670  |
| 671       | 672  | 673      | 674  |
| 675       | 676  | 677      | 678  |
| 679       | 680  | 681      | 682  |
| 683       | 684  | 685      | 686  |
| 687       | 688  | 689      | 690  |
| 691       | 692  | 693      | 694  |
| 695       | 696  | 697      | 698  |
| 699       | 700  | 701      | 702  |
| 703       | 704  | 705      | 706  |
| 707       | 708  | 709      | 710  |
| 711       | 712  | 713      | 714  |
| 715       | 716  | 717      | 718  |
| 719       | 720  | 721      | 722  |
| 723       | 724  | 725      | 726  |
| 727       | 728  | 729      | 730  |
| 731       | 732  | 733      | 734  |
| 735       | 736  | 737      | 738  |
| 739       | 740  | 741      | 742  |
| 743       | 744  | 745      | 746  |
| 747       | 748  | 749      | 750  |
| 751       | 752  | 753      | 754  |
| 755       | 756  | 757      | 758  |
| 759       | 760  | 761      | 762  |
| 763       | 764  | 765      | 766  |
| 767       | 768  | 769      | 770  |
| 771       | 772  | 773      | 774  |
| 775       | 776  | 777      | 778  |
| 779       | 780  | 781      | 782  |
| 783       | 784  | 785      | 786  |
| 787       | 788  | 789      | 790  |
| 791       | 792  | 793      | 794  |
| 795       | 796  | 797      | 798  |
| 799       | 800  | 801      | 802  |
| 803       | 804  | 805      | 806  |
| 807       | 808  | 809      | 810  |
| 811       | 812  | 813      | 814  |
| 815       | 816  | 817      | 818  |
| 819       | 820  | 821      | 822  |
| 823       | 824  | 825      | 826  |
| 827       | 828  | 829      | 830  |
| 831       | 832  | 833      | 834  |
| 835       | 836  | 837      | 838  |
| 839       | 840  | 841      | 842  |
| 843       | 844  | 845      | 846  |
| 847       | 848  | 849      | 850  |
| 851       | 852  | 853      | 854  |
| 855       | 856  | 857      | 858  |
| 859       | 860  | 861      | 862  |
| 863       | 864  | 865      | 866  |
| 867       | 868  | 869      | 870  |
| 871       | 872  | 873      | 874  |
| 875       | 876  | 877      | 878  |
| 879       | 880  | 881      | 882  |
| 883       | 884  | 885      | 886  |
| 887       | 888  | 889      | 890  |
| 891       | 892  | 893      | 894  |
| 895       | 896  | 897      | 898  |
| 899       | 900  | 901      | 902  |
| 903       | 904  | 905      | 906  |
| 907       | 908  | 909      | 910  |
| 911       | 912  | 913      | 914  |
| 915       | 916  | 917      | 918  |
| 919       | 920  | 921      | 922  |
| 923       | 924  | 925      | 926  |
| 927       | 928  | 929      | 930  |
| 931       | 932  | 933      | 934  |
| 935       | 936  | 937      | 938  |
| 939       | 940  | 941      | 942  |
| 943       | 944  | 945      | 946  |
| 947       | 948  | 949      | 950  |
| 951       | 952  | 953      | 954  |
| 955       | 956  | 957      | 958  |
| 959       | 960  | 961      | 962  |
| 963       | 964  | 965      | 966  |
| 967       | 968  | 969      | 970  |
| 971       | 972  | 973      | 974  |
| 975       | 976  | 977      | 978  |
| 979       | 980  | 981      | 982  |
| 983       | 984  | 985      | 986  |
| 987       | 988  | 989      | 990  |
| 991       | 992  | 993      | 994  |
| 995       | 996  | 997      | 998  |
| 999       | 1000 | 1001     | 1002 |



Dey Road  
Redevelopment  
Area Plan

Plainsboro Township  
New Jersey

Figure 5:

Proposed Zoning  
- Dey Road  
Redevelopment  
Area



## **APPENDIX 1**

Plainsboro Township Committee Resolution No. 20-130, dated July 08, 2020

**RESOLUTION OF THE TOWNSHIP OF PLAINSBORO, IN THE COUNTY OF MIDDLESEX, NEW JERSEY DESIGNATING THE AREA KNONW AS BLOCK 1304, LOTS 1.02 AND 1.03 AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “Redevelopment Law”) authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

**WHEREAS**, by Resolution #20-39 adopted on January 8, 2020, the Township Committee (the “Township Committee”) of the Township of Plainsboro (the “Township”) authorized and directed the Township’s Planning Board (the “Planning Board”) to conduct a preliminary investigation of the properties identified as 52-54 Dey Road and designated as Block 1304, Lots 1.02 and 1.03 on the Tax Maps of the Township (the “Study Area”) to determine whether the Study Area meets the criteria set forth in the Redevelopment Law for redevelopment area designation, specifically N.J.S.A. 40A:12A-5, and should be designated as an area in need of redevelopment; and

**WHEREAS**, the Planning Board caused Beacon Planning and Consulting Services, LLC (the “Planning Consultant”) to conduct a preliminary investigation to determine whether the Study Area should be designated an area in need of redevelopment; and

**WHEREAS**, the Planning Consultant conducted such an investigation and prepared a report, dated February 2020 and entitled “52-54 Dey Road Redevelopment Area Assessment, Plainsboro, New Jersey” (the “Assessment Report”), memorializing their findings and recommendations; and

**WHEREAS**, the Planning Board conducted a public hearing on June 15, 2020, in which the Planning Board, among other things, provided an opportunity to hear all persons who were interested in or would be affected by the determination that the Study Area is a redevelopment area; and

**WHEREAS**, at the public hearing the Planning Board reviewed the findings of the Planning Consultant set forth in the Assessment Report, heard expert testimony from the Planning Consultant (Andrew W. Janiw, PP, AICP) concerning the potential designation of the Study Area as an area in need of redevelopment, and conducted a public hearing during which members of the public were given an opportunity to present their own evidence and/or to address questions to the Planning Board and its representatives concerning the potential designation of the Study Area as an area in need of redevelopment; and

**WHEREAS**, the Planning Consultant concluded in the Assessment Report, and Mr. Janiw testified to the Planning Board at the public hearing, that the properties in the Study Area meet the criteria set forth in N.J.S.A. 40A:12A-5c and 5h for designation as an area in need of redevelopment; and

**WHEREAS**, after the public hearing, the Planning Board concluded that the Study Area meets the criteria set forth in N.J.S.A. 40A:12A-5c and 5h for designation as an area in need of redevelopment and recommended that the Township Committee make such designation; and

**WHEREAS**, on June 15, 2020, the Planning Board adopted a resolution memorializing its findings and recommendations.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Township Committee of the Township of Plainsboro, County of Middlesex, State of New Jersey, as follows:

1. The recitals hereof are incorporated herein as though set forth at length herein.
2. The properties in the Study Area satisfy the criteria for designation as an area in need of redevelopment set forth in N.J.S.A. 40A:12A-5c and 5h, and such properties are hereby designated as an area in need of redevelopment.
3. In connection with the redevelopment of the Study Area, the Township shall be authorized to use all the powers provided under the Redevelopment Law for use in a redevelopment area, other than the power of eminent domain.
4. The Planning Consultant is hereby authorized and directed to prepare a redevelopment plan for the Redevelopment Area.
5. This Resolution shall take effect in accordance with applicable law.

I certify the above to be a true copy of a Resolution adopted by the Township Committee of the Township of Plainsboro at a meeting held on July 8, 2020.



Carol J. Torres, Township Clerk