



# **TOWNSHIP OF PLAINSBORO**

**Department of Planning and Zoning**

**641 Plainsboro Road**

**Plainsboro, NJ 08536**

**609-799-0909 ext. 1502**

**Form No. 15**

## **GENERAL DEVELOPMENT PLAN**

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Any developer of a parcel of land greater than 100 acres in size for which the developer is seeking approval of a planned development may submit a general development plan to the Planning Board prior to the granting of preliminary subdivision approval or preliminary site plan approval pursuant to the Subdivision and Site Plan Review Ordinance of the Township of Plainsboro. For the purpose of this requirement, streets shall not be deemed to divide acreage. Any applicant who has heretofore received planned development approval for a site pursuant to provisions of the Plainsboro Township Code which were enacted pursuant to the former Municipal Planned Unit Development Act (1967) (former N.J.S.A. 40:55-54 et seq.), including approval of variations of such plan of development pursuant to Section 8557, may apply for general development plan approval pursuant to the General Development Plan Ordinance of the Township of Plainsboro for such undeveloped portions of the site as shall be designated by the applicant in its application for general development plan approval, provided, such portions are in the aggregate 100 acres in size, including any associated common open space.

### **APPLICATION REQUIREMENTS**

In addition to submitting a completed General Application Form No. 1 and the information requested on other application forms as directed, the applicant shall provide the following plan documents:

**1. Plat required**

Except for required reports and other written documentation, the general development plan shall be submitted in plat form at a scale of about one inch = 200 feet, or such other scale permitting the entire site to be shown on one sheet not larger than 42" by 60". Enlargements of portions of the plan may be submitted on separate sheets of the same size.

**2. Contents of General Development Plan**

- A. A General Land Use Plan indicating the tract area and general locations of the land use uses to be included in the planned development. The total number of dwelling units and amount of nonresidential floor area to be provided and proposed land area to be devoted to residential and nonresidential use shall be set forth. In addition, the proposed types of nonresidential uses to be included in the planned development shall be set forth, and the land area to be occupied by each proposed use shall be estimated.
- B. A Circulation Plan showing the general location and types of transportation facilities, including facilities for pedestrian access, within the planned development and any proposed improvements to the existing transportation system outside the planned development.
- C. An Open Space Plan showing the proposed land area and general location of land areas to be set aside for conservation and recreational purposes and a general description of

improvements proposed to be made thereon, including a plan for the operation and maintenance of such lands.

- D. A Utility Plan indicating the need for and showing the proposed location of sewage and water lines, and drainage facilities necessitated by the physical characteristics of the site, proposed methods for handling solid waste disposal, and a plan for the operation and maintenance of proposed utilities.
- E. A Stormwater Management Plan setting forth the proposed method of controlling and managing stormwater on the site.
- F. An Environmental Inventory, including a general description of the vegetation, soils, topography, geology, surface hydrology, climate and cultural resources of the site, existing man-made structures or features and the probable impact of the development on the environmental attributes of the site.
- G. A Community Facility Plan indicating the scope and type of supporting community facilities.
- H. A Housing Plan outlining the number of housing units to be provided.
- I. A Local Service Plan indicating those public services which the applicant proposes to provide and which may include, but not be limited to, water, sewer, cable and soil waste disposal.
- J. A Fiscal Report providing:
  - (1) An analysis of the impact of the proposed new population, providing an estimate of the number of people expected to be added to the municipal population as a result of the proposed development according to dwelling unit type.
  - (2) An analysis of the impact of the proposed new population upon public schools, providing an estimate and discussion of school-age children to be generated by the proposed development for grades K-12.
  - (3) An analysis of development costs and benefits in order to review estimated municipal and public school costs and revenues. The analysis shall also include impacts on the taxable annual base of the community and non-property tax revenues for the municipality and school district. Such cost and benefit analysis shall discuss the revenues expected to be generated from the development compared to the anticipated costs which the proposed development is expected to generate. Revenues and costs shall be shown for the municipality, the school system, and the county.
- K. A Proposed Timing Schedule in the case of a planned development whose construction is contemplated over a period of years, including any terms or conditions which are intended to protect the interests of the public and of the residents who occupy any section of the planned development prior to the completion of the development in its entirety.
- L. An Agreement between the developer and the Township relating to the planned development.