

§ 145-41.4. PLI District: planned industrial general development plans. [Added 11-20-2007 by Ord. No. 07-14]

A developer who seeks approval of a planned industrial development involving one or more contiguous parcels of land located in the PLI Zoning District shall submit a general development plan (GDP) to the Planning Board prior to the Board's grant of preliminary subdivision or site plan approval for the proposed development, provided that at least one of the parcels must be greater than 100 acres in size, and the proposed development must meet the following conditions:

- A. Intent. The intent of the PLI Zoning District is to encourage the development of planned industrial development in the Township where it is best suited and to encourage development that is of sufficient size to undertake the necessary infrastructure development, to preserve the agricultural context of the zoning district, and to promote industries that will expand the economic base of the region and will support the agricultural industry. The Township Master Plan and zoning district regulations require that all development within the PLI Zoning District be governed by a GDP pursuant to N.J.S.A. 40:55D-45 et seq.
- B. Proposed land uses. The GDP shall describe the proposed principal and accessory land uses within the planned industrial development. The planned industrial development must be limited to the following principal land uses unless a specific request for additional land uses is presented in the GDP and approved by the Planning Board:
 - (1) Offices and office buildings;
 - (2) Research and development centers;
 - (3) Limited manufacturing operations that fully conform to the performance standards in § 145-31 of this chapter;
 - (4) Distribution centers and warehousing;
 - (5) Industrial uses that process or utilize agricultural products;
 - (6) Planned industrial developments in accordance with the approved general development plan and the provisions specified in § 145-41 of this chapter.
- C. Land development intensity. The proposed intensity of the planned light industrial development must be specified in the GDP and must adhere to one of the following development intensity options:
 - (1) Land development intensity options.

Option	Maximum Floor Area		
	Minimum Open Space	Ratio (FAR)	Maximum Impervious
1*	10%	0.15	50%
2	25%	0.20	55%
3	40%	0.25	60%
4	50%	0.30	65%

* NOTE: Option 1 specifies standards that are to be satisfied on each development parcel within the GDP.

- (2) Application of regulations. The open space, floor area ratio, and maximum impervious coverage standards listed under Options 2, 3, and 4 are to be achieved for the entire area encompassed by the General Development Plan. If Option 1 is selected, the land intensity standards are to be achieved for each development parcel within the area encompassed by the general development plan.
 - (3) The concept site plan prepared for the land use plan shall conform to the selected development intensity option.
- D. Bulk regulations. Except for the land development intensity options listed above, the PLI Zoning District does not contain bulk regulations to provide the GDP applicant more development flexibility. Therefore, the GDP shall propose the bulk regulations that will be applied in PLI District for review and approval by the Planning Board. The bulk regulations shall include the minimum lot area requirement for any parcel, building setback requirements, floor area ratio and maximum impervious lot standards, maximum building height limitations, minimum and maximum gross floor area, and tract/lot buffer requirements. The proposed bulk regulations shall be shown on the concept site plan. All development pursuant to an approved GDP must result in a separate lot for each individual proposed principal use. Any later proposed deviation from the proposed bulk regulations will require a modification of the GDP and will not be available through an N.J.S.A. 40:55D-70 variance application. Any owner of a subdivided lot within the GDP area will have standing to apply for a GDP amendment as to that lot. This requirement and allowance as to standing must be set forth in a declaration of covenants for all lots within the GDP.
- E. GDP application submission requirements. All GDP applications must also include the following information and materials, and shall meet the following design and review requirements:
- (1) General land use plan. A general land use plan for the entire general development plan area shall be prepared and shall include the following:
 - (a) Build-out analysis. The applicant shall submit a build-out analysis indicating the extent and type of proposed land uses based on the land

Please refer to the Overall Site Plan within the enclosed General Development Plan Set.

intensity standards and considering the Conservation Zoning District provisions and agricultural buffer requirements as well as other factors.

Please refer to the Overall Site Plan within the enclosed General Development Plan Set.

- (b) Land use plan map. A land use plan map at a scale of one inch equals 100 feet indicating the tract area and the location and arrangement of the proposed land uses. The land use plan map shall indicate the total number of industrial enterprises; the minimum lot area; the proposed bulk regulations; the selected land intensity option; zoning data demonstrating conformance with the selected intensity option; the building and lot coverage; the total open space area [including the area set aside for passive recreational open space, stormwater management, and resource protection and conservation per Subsection E(3) below], and the total acreage of farmland that will be deeded to the Township's farmland preservation program.

Please refer to the Preliminary List of Variances & Project Description.

- (c) Land use narrative. The general land use plan shall be accompanied by a land use plan narrative that describes the proposed land uses, infrastructure, and other features that will result from the planned industrial development, the sequence and timing by which they will be developed, and the advantages of the GDP approach to the developer and to the Township.

Testimony regarding State Plan conformance will be provided at the Planning Board hearing scheduled for this application.

- (d) State plan conformance. The GDP shall address the project's conformance with the State Development and Redevelopment Plan policies and objectives and shall specify any modifications that are needed to develop the project in conformance with the SDRP. The developer shall prepare a description of the proposed project to promote or reinforce the designation of the PLI Zone as an agriculture/industry node in the State Development and Redevelopment Plan through the plan endorsement process. The relationship of the proposed development to the agricultural industry (local and regional), existing and proposed transportation facilities (including ports), and the county's smart growth corridor must be specifically addressed.

- (2) Circulation plan. The circulation plan for the planned industrial development in the GDP application shall describe the following:

Please refer to the Overall Circulation Plan and Conceptual Roadway Improvement Plans within the enclosed General Development Plan Set.

- (a) The functional classification of all existing and proposed streets within or adjacent to the project site in accordance with FHWA and local planning entities.
- (b) The proposed jurisdictional responsibility for the streets with the GDP development area.
- (c) The location of proposed access roads to the existing collector or arterial road system with an indication of the total and peak hour trip generation during build-out conditions.
- (d) The proposed on-tract and off-tract access improvements to the existing

Township and county collector road system and to the state arterial road system.

- (e) A typical cross section of proposed internal access roads indicating the width of the cartway and shoulder, drainage improvements, and pedestrian access (graded areas, sidewalks).
 - (f) A conceptual pedestrian network indicating the linkage of the industrial lots with passive open space and collector roads.
 - (g) A conceptual plan for bikeways and bike lanes within and adjacent to the development.
- (3) Open space plan. The open space plan shall describe the open space and preserved farmland that will result from the implementation of the GDP. The open space plan shall be accompanied by a narrative explaining the basis of the lands set aside for open space, the intended purpose of those areas, and the proposed management agencies. Management policy recommendations or restrictions shall also be described. In particular, the applicant shall describe the following:

Please refer to the Open Space Plan within the enclosed General Development Plan Set.

- (a) Passive recreational areas that will be dedicated to the Township, if the Township desires to accept;
 - (b) Stormwater management areas that will include all stormwater control facilities and that will be dedicated to the management entity;
 - (c) Productive agricultural areas that will be deeded to the Township subject to development easements or otherwise preserved as farmland;
 - (d) Woodlands, wetlands and other conservation areas that will have a conservation easement dedicated to the Township or another regulatory agency.
- (4) Environmental impact statement. The applicant shall submit an environmental impact statement that conforms to the EIS requirements of this chapter. The applicant shall describe how the proposed planned industrial development will reduce the impact on the environment compared to conventional industrial land development. The applicant shall also describe the buffers and mitigative measures that will be employed under the planned industrial development compared to the requirements under conventional development. The specific objectives of the GDP EIS are as follows:

Please refer to the enclosed Environmental Impact Statement.

- (a) To inventory the environmental conditions on the GDP tract;
- (b) To define the environmentally sensitive lands that should be preserved or protected;
- (c) To consider the scenic vistas and viewsheds that will be impacted by the project;

- (d) To address the means of designing the planned industrial development to blend into the rural landscape;
- (e) To address the potential environmental impacts of the project;
- (f) To describe the unavoidable impacts of the planned industrial land development;
- (g) To describe the proposed methods of mitigating any unavoidable impacts of development.

Please refer to the Sheets 17 through 21 within the enclosed General Development Plan Set.

(5) Stormwater management plan. The stormwater management plan shall describe the structural and nonstructural measures that will be employed to conform to the Township stormwater management plan. A stormwater management map shall be provided indicating the specific measures that will be utilized on the project site and describing the plan's conformance with the Township's policies and objectives. Emphasis should be placed on conformance with the stormwater detention, stormwater quality, and groundwater recharge criteria while maintaining the street design criteria that are most appropriate for the planned industrial development.

This is not applicable due to the project scope.

(6) Housing plan. A housing plan shall be submitted indicating the affordable housing obligations that can be attributed to the proposed development and the applicant's approach to satisfying these obligations. The applicant shall propose to pay a development fee that will satisfy the affordable housing obligation at another location. The housing plan shall compare the cost of developing off-site affordable housing with the proposed development fee.

Please refer to the Sheets 22 through 27 within the enclosed General Development Plan Set.

(7) Utilities plan. A utilities plan shall be submitted indicating the proposed means of providing adequate potable and process water and wastewater collection and treatment. The source and design parameters of the water supply and wastewater systems shall be defined. The applicant shall demonstrate that the water supply will be adequate for fire-fighting purposes based on storage volume and pressure. The type, capacity, and process technology of the proposed wastewater treatment system shall also be indicated. The proposed phasing of the utility system shall also be described.

Please refer to the General Notes within the enclosed General Development Plan Set.

(8) Timing schedule. The timing schedule shall describe the time needed to complete the project, including any terms or conditions that are intended to protect the interests of the public. The timing schedule shall include the term of the effect of GDP approval, the phasing of the project, and the anticipated construction time for each phase and for the entire project.

A draft developer's agreement will be submitted under separate cover upon favorable action by the Board.

(9) Development agreement. The applicant shall submit a proposed municipal development agreement that outlines the applicant's proposed terms and conditions of GDP approval. The Planning Board shall have the authority to modify the proposed terms and conditions as necessary to protect the public interest prior to approval of the GDP, subject to Township review and approval. A proposed municipal development agreement that is acceptable to

the Planning Board and the Township shall be required as a condition of any resolution of GDP approval, subject to final review and approval by the Township Committee prior to signature by the parties.

- F. Modification; variation; amendment; completion; termination. Once approved, any modification of timing schedules, variation of physical features, amendments, completion of development sections, or termination of GDPs shall be subject to the requirements of N.J.S.A. 40:55D-45.4, -45.5, -45.6, -45.7 and -45.8, respectively.
- G. Review standards. Prior to the adoption of GDP, the Planning Board shall determine that the GDP satisfies the following standards:
- (1) The proposed intensity of development of planned industrial development conforms to the selected land intensity option, and has otherwise been determined to be appropriate for the tract.
 - (2) The proposed planned industrial development respects and conforms to the environmental constraints and limitations of the project site.
 - (3) The planned industrial development results in the preservation of at least 100 acres of open space or preserved farmland. At a minimum, the preserved farmland resulting from the GDP must consist of a minimum of 50 contiguous acres of productive farmland and/or a minimum of 10% of the gross acreage included in the GDP. The preserved farmland must be economically viable based on size, configuration, soils and other factors. The open space shall be configured to create greenways throughout the project connected to off-site natural features.
 - (4) The planned industrial development must be designed to mitigate the impact of the industrial development on the rural landscape and on adjacent agricultural production activities by applying the agricultural buffer requirements of this chapter and other appropriate methods.
 - (5) The planned industrial development must be designed in full accordance with the Township's planning and design objectives as set forth in this chapter and the Township Master Plan with regard to site improvements. Specifically, the design principles for the streets, sidewalks, landscaping, lighting, open space, stormwater management facilities, and other site improvements must conform to Township planning principles, standards, and objectives.
 - (6) The proposed development must satisfy the affordable housing obligations of the project through the payment of development fees. The revenue from the development fees must exceed the Township's affordable housing obligation from the project at all times.
- H. Application fee and initial escrow deposit. The application fee for a GDP planned industrial development application shall be \$500, and the initial review escrow deposit shall be \$5,000.
- I. Site plan/subdivision approval required. After a GDP has been approved, any

Enclosed.

proposed development pursuant to the GDP will also be subject to site plan and, if applicable, subdivision review and approval.