

# THE INSTITUTE FOR ADVANCED STUDY

## M I N U T E S

Meeting of the Special Committee on Land Development

April 23, 1982

Princeton, New Jersey

- Present:** Messrs. Dilworth (Chairman), Forrestal, Hansmann, Woolf, Straus, and Mrs. Whitehead. Also Mr. Rowe (Acting Secretary) and Mrs. LaBrutte.
- Absent:** Messrs. Petersen and Taplin.
- Presiding Officer:** Mr. Dilworth opened the meeting at 2:00 p.m.
- Minutes:** The minutes of the meeting of October 23, 1981 were approved.
- Progress Report:** Mr. Dilworth discussed the current status of the cluster ordinance zoning being proposed to the Planning Board, which would allow construction of about 400 units with an additional 200 units possible under the conditional high density rule. He referred to a memorandum of April 7, 1982, from Donald Elliott and Richard Weinstein to Dr. Woolf, which discussed the application of the cluster ordinance to Institute's property and that the access issue presented by flooding is still the most significant problem.
- The ordinance is scheduled to be considered by the Planning Board on May 4, 1982. The Township Committee should receive the Planning Board's recommendation in time for two readings of the ordinance in May and approval by early June 1982.
- After discussion by the Committee, it was agreed that the Director would schedule a meeting as soon as possible after the new E-3 ordinance is approved to begin work on a conceptual site plan for preliminary approval under the cluster ordinance.
- There being no further business, the meeting was adjourned at 2:20 p.m.

Allen I. Rowe  
Acting Secretary of the Corporation

Dr. Harry Woolf  
Director  
Institute for Advanced Study  
Princeton, New Jersey 08540

MEMORANDUM

April 7, 1982

To: Harry Woolf  
From: Donald Elliott, Richard Weinstein  
Re: Land Development



After a great deal of back and forth with Allan Porter, legal counsel to the Planning Board, we seem to be approaching a public hearing in May which could lead to a favorable zoning designation. We have been working closely with Chris Baker of Reeves Hick's office, who has been in close touch with Porter.

At issue has been the application of the cluster ordinance to our property in such a way that the land would yield about 400 units, with the question of an additional 200 units depending on the famous conditional high density bonus.

We have emphasized in our work with Porter that we regard the 600 unit number as our right in any case - with or without conditional high density - but that in the interest of getting started we would focus on the underlying zoning issues.

We have done this by preparing three subdivision plans which finally established 1.15 acres per unit as the zoning. The method of calculating a density of 400 units under the cluster ordinance is based on a multiple of what would be allowed under a conventional subdivision.

We also did a sketch site plan under the cluster provisions to satisfy ourselves that we could comply and retain our aesthetic self respect at 600 units. This exercise was premised on a buffer of farm land along Quaker Road and no construction anywhere near the Quaker Meeting House.

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The planning board has apparently accepted the basic zoning analysis we did (arising from the three subdivision plans etc.) and Porter has drafted an ordinance which would permit us to take advantage of the cluster ordinance and achieve a density of about 400 units.

We have also examined, with the help of our engineering consultants, the most recent information available from the State on the mapping of the flood plain, and the flood hazard zones. This analysis suggests a somewhat less stringent boundary condition, but the access issue presented by flooding is still our most significant problem and will have to be successfully addressed.

It now seems likely that we will be given a fair chance at getting our zoning before the summer. We will then have the opportunity of submitting a site plan concept for preliminary approval under the cluster ordinance. It is our recommendation that we prepare such a plan and with the approval of the Development Committee, submit it to the Planning Board for review. Once we have received concept approval, we will be in an excellent position to deal with issues relating to the selection of a developer, as we will hold all the cards.

cc: Christopher Baker  
Richardson J. Dilworth