TOWNSHIP OF MONTGOMERY

SOMERSET COUNTY
NEW JERSEY

MASTER PLAN AND DEVELOPMENT REGULATIONS

PERIODIC REEXAMINATION REPORT

November 2001

MONTGOMERY PLANNING BOARD

PREPARED BY: COPPOLA & COPPOLA ASSOCIATES
PRINCETON JUNCTION ~ NEW JERSEY

TOWNSHIP OF MONTGOMERY

SOMERSET COUNTY
NEW JERSEY

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PERIODIC REEXAMINATION REPORT

THE ORIGINAL OF THIS REPORT WAS SIGNED AND SEALED IN ACCORDANCE WITH N.J.S.A. 45:14A-12

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TOWNSHIP OF MONTGOMERY

MASTER PLAN AND DEVELOPMENT REGULATIONS PERIODIC REEXAMINATION REPORT
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TOWNSHIP OF MONTGOMERY

MASTER PLAN AND DEVELOPMENT REGULATIONS PERIODIC REEXAMINATION REPORT November 2001

INTRODUCTION

The Township of Montgomery is situated in the southeastern corner of Somerset County and contains approximately 32.26 square miles, or 20,646 acres of land. The municipality is traversed from north to south by State Route 206, County Route 601 (the Belle Mead-Blawenburg and Great Roads), County Route 533 (River Road North), and County Route 605 (River Road South). East-west access is provided by County Route 518 (the Georgetown and Franklin Turnpike), County Route 604 (Dutchtown-Harlingen Road), and County Route 602 (Skillman Road) in conjunction with Orchard Road and portions of Sunset and Burnt Hill Roads.

Approximately six (6) miles of railroad, formerly known as the Reading Railroad, but now known as the Delaware and Bound Brook Railroad, spans Montgomery Township in a northeast-southwest direction.

The Township of Montgomery is bounded by Hillsborough Township to the north; Princeton Township to the south; Franklin Township to the east; Hopewell and East Amwell Townships to the west; and surrounds the Borough of Rocky Hill on its north, west and south sides.

In addition to the municipal boundaries, the natural boundaries of the Sourland Mountains to the west and the Millstone River to the east are significant since they effectively limit intra-municipal vehicular access points and channel most traffic flow to a north-south direction.

The current Master Plan of Montgomery Township originally was dated November 1971 and was adopted by the Planning Board on April 13, 1972. During the past twenty-nine (29) years since that time, the Master Plan has been reexamined, changed, modified, refined and expanded.

Today, the existing Master Plan of the Township of Montgomery consists of the following seventeen (17) documents, which include six (6) of the principal Master Plan Elements as permitted and noted at N.J.S.A. 40:55D-28 of the Municipal Land Use Law:

- **MASTER PLAN**, dated November 1971 and adopted by the Planning Board on April 13, 1972;
- **LAND USE PLAN ELEMENT**, adopted by the Planning Board on April 15, 1985;

- **MASTER PLAN PERIODIC REEXAMINATION REPORT**, dated August 1986, which was incorporated by reference in the **MASTER PLAN PERIODIC REEXAMINATION REPORT**, dated July 1988 and adopted by the Planning Board on August 8, 1988;

- **Part I: BACKGROUND STUDIES**, dated October 1988 and adopted by the Planning Board on October 31, 1988, with updated information appearing in subsequent Master Plan documents;

- **Part II: TRAFFIC CIRCULATION PLAN ELEMENT**, dated December 15, 1986 and adopted by the Planning Board on December 15, 1986, with five (5) amendments adopted thereafter through December 13, 1993;

- **Part III: LAND USE PLAN AND HOUSING PLAN ELEMENTS**, dated November 1989 and adopted by the Planning Board on November 20, 1989;

- **Part IV: RECREATION PLAN AND CONSERVATION PLAN ELEMENTS**, dated July 1991 and adopted by the Planning Board on August 12, 1991;

- **Part V: EXISTING LAND USE UPDATE AND BUILD-OUT ANALYSIS**, dated June 1990 and adopted by the Planning Board on October 15, 1990;

- **Part VI: HISTORIC PRESERVATION PLAN ELEMENT**, dated May 1992 and adopted by the Planning Board on July 13, 1992;

- **Part VII: HOUSING PLAN ELEMENT AND FAIR SHARE PLAN**, dated February 1995 and adopted by the Planning Board on February 27, 1995, with later modifications as requested by the New Jersey Council On Affordable Housing (COAH) and "Substantive Certification" granted by COAH on March 5, 1997;

- **MASTER PLAN SUMMARY DOCUMENT**, dated June 1993 and adopted by the Planning Board on June 14, 1993, which included an updated "Land Use Plan Element";

- **MASTER PLAN ADDENDUM: GENERAL DEVELOPMENT PLAN FOR THE NORTH PRINCETON DEVELOPMENTAL CENTER PROPERTY**, dated February 1996, adopted by the Township Committee and formally adopted by the Planning Board as part of the Master Plan on May 11, 1998;

- **MASTER PLAN PART III: LAND USE PLAN PERIODIC REEXAMINATION AND UPDATE REPORT**, adopted by the Planing Board on May 13, 1996;

- **SUPPLEMENTAL MODIFICATIONS NO. 1 TO THE MONTGOMERY TOWNSHIP MASTER PLAN PART III: LAND USE PLAN PERIODIC REEXAMINATION AND UPDATE REPORT**, adopted by the Planning Board on August 8, 1997;

- **MASTER PLAN AND DEVELOPMENT REGULATIONS PERIODIC REEXAMINATION REPORT**, dated April 1998 and adopted by the Planning Board on May 11, 1998, which comprehensively reexamined and updated the various elements of the Master Plan and the implementing Land Development Ordinance regulations; and

- **MASTER PLAN AND DEVELOPMENT REGULATIONS PERIODIC REEXAMINATION REPORT**, dated May 2000 and adopted by the Planning Board on June 12, 2000, which specifically recommended the rezoning of approximately 138.10 acres of land to be included in a new "ARH" Age-Restricted Housing zoning district.

Summarily, it is the overall purpose of this document to reexamine the currently adopted six (6) elements of the Montgomery Township Master Plan as well as the implementing Land Development Ordinance regulations.

UPDATED BASE MAP AND BUILD-OUT BASE MAP

The February 2000 "Base Map" of Montgomery Township was prepared by Coppola & Coppola Associates utilizing Township Tax Map sheets revised through December 1998. The Base Map depicts roadways, lot lines, water courses and railroad rights-of way.

The February 2000 "Build-Out Base Map" of Montgomery Township was prepared by Coppola & Coppola Associates utilizing Township Tax Map sheets revised through December 1998 and a documentation from municipal records of those major subdivision plats which had received preliminary and/or final approval through May 2000, but which do not appear on the Township Tax Map sheets.

The roads within all major subdivisions which do not appear on the December 1998 Township Tax Map sheets are shown with dashed lines. Moreover, lots within those preliminarily approved major subdivisions which had not received final approval by May 2000 also are shown with dashed lines, indicating that they had not yet been legally created by the filing of a final plat or deed and, therefore, are subject to possible change.

TOWNSHIP OF MONTGOMERY

SOMERSET COUNTY • NEW JERSEY

SCALE IN FEET

1800 900 0 900 2700

450

5 ACRES 10 ACRES 25 ACRES 50 ACRES 100 ACRES

N

******** Vehicular Access Easements

******** Paper and/or Unimproved Streets

Airport Safety Zone

BASE MAP PREPARED BY: Coppola & Coppola Associates Princeton Junction, New Jersey, February 2000 from Township Tax Map Sheets revised through December 1998.

PLAINVILLE
BELLEMEAD
SOURLAND MOUNTAIN PARK
DUTCHTOWN
HARLINGEN
AMWELL
SKILLMAN
NORTH PRINCETON DEVELOPMENTAL CENTER
TOWNSHIP SCHOOL COMPLEX
GRIGGSTOWN
ROCKY HILL
Hillsborough
Township
Princeton
Franklin
Hopewell
Rocky Hill
Montgomery
Hillsborough Township
Hopewell Township
Princeton Township
Franklin Township
Rocky Hill Township
Montgomery Township
Hillsborough Township
Princeton Junction
Princeton Valley
Dutchtown-Zion Road
Harlingen Road
Grandview Road
Bogwood Lane
Skillman Road
Stouts Road
Camp Meeting Avenue
Hillside Lane
Belle Mead-Griggstown Road
Rocky Hill Road
Georgetown Road
Franklin Road
Turnpike
Copper Hill Road
Schuyler Brook
Cherry Hill Road
Orchard Road
Montgomery Road
Cruser Brook
Rocky Hill Road
Princeton Rocky Hill Road
Rocky Hill Road
Rocky Hill Road

The basic purpose of preparing the "Build-Out Base Map" is to understand the potential development of Montgomery Township, assuming that the mapped residential developments were to be built as proposed. However, there is no implication intended by the mapping of these proposed residential developments that the municipal approvals granted are still valid or that the developments ever will be constructed.

Both the "Base Map" and the "Build-Out Base Map" initially were drafted as a scale of 1" = 900', which created a map approximately three and one-half feet by four feet (3½' x 4') in size. The maps were then photographically reduced to an eleven inch by seventeen inch (11" x 17") size for use within published reports.

On the 11" x 17" sheets, the scale of the maps is approximately 1" = 3,200'. At this scale, one (1) square inch equals approximately two hundred thirty-five (235) acres. The users of the maps, therefore, should be aware of the inherent limitations of portraying graphic material at this scale; while the information is shown as accurately as possible, slight distortions in the drafting and reproduction processes will necessarily be magnified several times due to the extreme reduction in the scale of the maps.

THE CURRENT MONTGOMERY TOWNSHIP LAND USE PLAN

The most recent "Land Use Plan" map of Montgomery Township, as adopted by the Planning Board on June 12, 2000 pursuant to the May 2000 "Master Plan And Development Regulations Periodic Reexamination Report", is attached herewith; the plan is remarkably similar to the Township Master Plan previously adopted almost twenty-nine (29) years ago during 1972, even with the many refinements and modifications to the plan which have been adopted over the years.

While clearly an over simplification, the basic theme of the Master Plan has been and continues to be that there are two (2) so-called "nodes" of mixed-use development along the Route 206 corridor (i.e., Rocky Hill & Belle Mead), with single-family residential development the primary land use in between. The steadfastness of Montgomery Township not to waver from this basic theme of the Master Plan has prevented the evolution of a strip commercial pattern of development along Route 206.

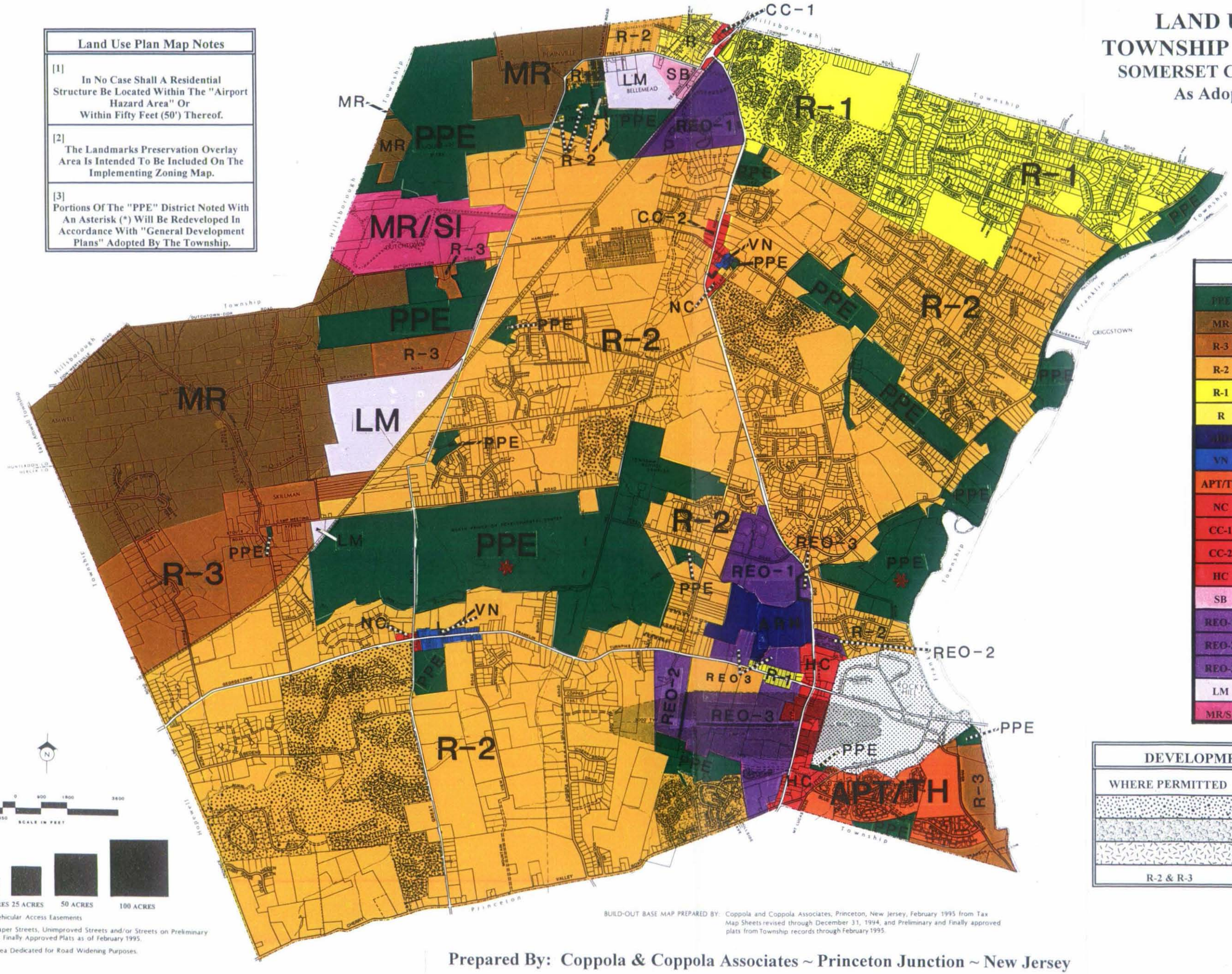
LAND USE PLAN MAP
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY ~ NEW JERSEY
As Adopted June 12, 2000

Land Use Plan Map Notes

[1] In No Case Shall A Residential Structure Be Located Within The "Airport Hazard Area" Or Within Fifty Feet (50') Thereof.

[2] The Landmarks Preservation Overlay Area Is Intended To Be Included On The Implementing Zoning Map.

[3] Portions Of The "PPE" District Noted With An Asterisk (*) Will Be Redeveloped In Accordance With "General Development Plans" Adopted By The Township.



LAND USE DISTRICTS

PPE	Public, Parks & Education
MR	Mountain Residential
R-3	Single-Family Residential
R-2	Single-Family Residential
R-1	Single-Family Residential
R	Single-Family Residential
ARH	Age-Restricted Housing
VN	Village Neighborhood
APT/TH	Apartment/Townhouse Residential
NC	Neighborhood Commercial
CC-1	Community Commercial
CC-2	Community Commercial
HC	Highway Commercial
SB	Small Business
REO-1	Research, Engineering & Office
REO-2	Research, Engineering & Office
REO-3	Research, Engineering & Office
LM	Limited Manufacturing
MR/SI	Mt. Residential/Special Industrial

DEVELOPMENT ALTERNATIVES

WHERE PERMITTED	TYPE OF ALTERNATIVE
	Single-Family Residential Clusters I
	Single-Family Residential Clusters II
	Planned Residential Developments
R-2 & R-3	Single-Family Conservation Clusters

Additional Information

	Airport Hazard Area

1800 900 0 900 1800 3600
450
SCALE IN FEET

5 ACRES 10 ACRES 25 ACRES 50 ACRES 100 ACRES

Vehicular Access Easements

Paper Streets, Unimproved Streets and/or Streets on Preliminary or Finally Approved Plats as of February 1995.

Area Dedicated for Road Widening Purposes.

BUILD-OUT BASE MAP PREPARED BY: Coppola and Coppola Associates, Princeton, New Jersey, February 1995 from Tax Map Sheets revised through December 31, 1994, and Preliminary and Finally approved plats from Township records through February 1995.

Prepared By: Coppola & Coppola Associates ~ Princeton Junction ~ New Jersey

THE PREVAILING CHARACTER OF DEVELOPMENT IN THE TOWNSHIP OF MONTGOMERY

During October of 2000, a field survey was undertaken to update the documentation of the existing land uses throughout the Township of Montgomery. The findings of the survey are illustrated on the "Existing Land Use, October 2000" map photograph. The analysis included a lot-by-lot field survey augmented by Montgomery Township Tax Book data.

As indicated on the map, nine (9) land use categories were generated from the field survey to include all lands within Montgomery Township. Additionally, the location of barns, cemeteries, and detention basins also have been noted.

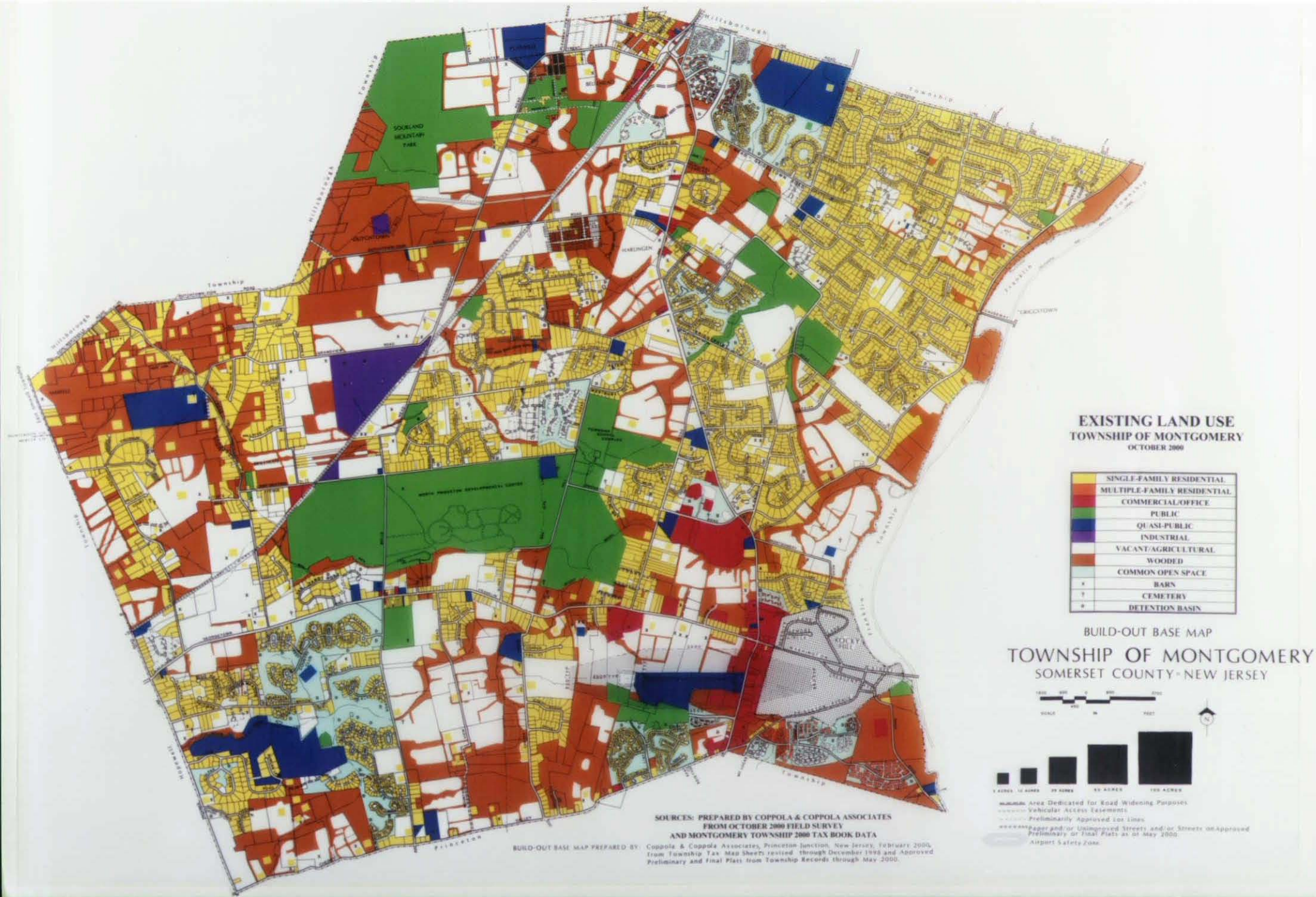
The October 2000 existing land use survey is an update of previous surveys conducted during 1970, 1980, 1988, 1990 & 1995.

In order to provide an understanding of the changes in the pattern and degree of land use within the Township of Montgomery during the last five (5) year time period, the "Existing Land Use Acreage Distribution Comparison Chart, July 1995 vs. October 2000" has been prepared to indicate the approximate amount of land occupied by the various land use categories during 1995 and 2000.

As indicated on the chart, the most significant changes regarding the land use pattern prevailing in Montgomery Township during 1995 compared to 2000 was an increase of approximately 962.25 acres of land used for "Single-Family Residential" detached homes, and a decrease of approximately 1,580.32 acres of the combined "Vacant/Agriculture/Roads" and "Wooded" land use categories (i.e., the undeveloped lands remaining in the Township), from approximately 11,772.26 acres in 1995 to approximately 10,191.94 acres in 2000.

However, it should be noted that while approximately forty-nine percent (i.e., 49.36%) of the lands in Montgomery Township may be considered to be "undeveloped" acreage, the lands are not necessarily appropriate for development. The environmental, transportation and community facility limitations imposed upon the undeveloped lands in Montgomery Township significantly restricts their availability for future development. Additionally, legitimate policy decisions concerning open space conservation may limit further the amount of lands which can be considered available and appropriate for new development.

Indeed, the Township of Montgomery has been exceptionally aggressive in preserving lands for conservation, agricultural, recreational and open space purposes. More specifically, and as documented in the "Inventory Of Existing Open Space Lands" chart included in the updated "Conservation Plan Element" portion of the Township Master Plan which is included later in this report, a total of approximately 5,366 acres, which is approximately 26.22% of the Township's overall area, have been acquired and/or deed restricted and/or are otherwise being used for "Public Open Space", "Common Open Space", "Private Open Space" or "Preserved Farmland".


EXISTING LAND USE
TOWNSHIP OF MONTGOMERY
OCTOBER 2000
SINGLE-FAMILY RESIDENTIAL
MULTIPLE-FAMILY RESIDENTIAL
COMMERCIAL/OFFICE
PUBLIC
QUASI-PUBLIC
INDUSTRIAL
VACANT/AGRICULTURAL
WOODED
COMMON OPEN SPACE
BARN
CEMETERY
DETENTION BASIN
BUILD-OUT BASE MAP
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY - NEW JERSEY
SOURCES: PREPARED BY COPPOLA & COPPOLA ASSOCIATES
FROM OCTOBER 2000 FIELD SURVEY
AND MONTGOMERY TOWNSHIP 2000 TAX BOOK DATA
BUILD-OUT BASE MAP PREPARED BY: Coppola & Coppola Associates, Princeton Junction, New Jersey, February 2000, from Township Tax Map Sheets revised through December 1998 and Approved Preliminary and Final Plats from Township Records through May 2000.
Area Dedicated for Road Widening Purposes
Vehicular Access Easements
Preliminarily Approved Lot Lines
Paper and/or Unimproved Streets and/or Streets on Approved Preliminary or Final Plats as of May 2000
Airport Safety Zone
SOUTH PRINCETON DEVELOPMENTAL CENTER
ROCKY HILL
Hillsborough
Township
Princeton
Franklin
Hillsborough

EXISTING LAND USE ACREAGE DISTRIBUTION COMPARISON CHART
July 1995 vs. October 2000

Land Use Categories	Approximate Acreage & Percentage Of Township [1]				Percentage Change 1995 vs. 2000
	1995 Acreage	1995 Percentage	2000 Acreage	2000 Percentage	
Single-Family Residential [2]	4,066.45 ac	19.70%	5,028.70 ac	24.36%	+ 23.66%
Multiple-Family Residential	118.45 ac	0.57%	123.67 ac	0.60%	+ 4.41%
Commercial/Office	417.92 ac	2.02%	432.97 ac	2.10%	+ 3.60%
Common Open Space	581.69 ac	2.82%	924.33 ac	4.48%	+58.90%
Industrial	214.67 ac	1.04%	214.67 ac	1.04%	0.00%
Public	2,732.88 ac	13.24%	2,905.83 ac	14.07%	+ 6.33%
Quasi-Public	741.68 ac	3.59%	823.89 ac	3.99%	+ 11.08%
Vacant/Agriculture/Roads	8,416.32 ac	40.77%	6,064.90 ac	29.37%	- 27.94%
Wooded [3]	3,355.94 ac	16.25%	4,127.04 ac	19.99%	+ 22.98%
TOTALS:	**20,646.00 AC**	**100.00%**	**20,646.00 AC**	**100.00%**	

NOTES:

[1] Montgomery Township contains 32.26 square miles or 20,646 acres.
[2] Residential lots over five (5) acres were attributed one (1) acre each.
[3] Updated aerial photographs were used in 2000 to determine "Wooded" acreage.

Due to the different information presented in the existing land use analysis versus the "Conservation Plan Element", a significant amount of the land shown to be "Vacant/Agriculture/Roads" or "Wooded" acreage (i.e., undeveloped acreage) on the "Existing Land Use" map actually is restricted from development.

Another indication of the existing pattern of development within the Township of Montgomery is the number of residents within the municipality, the density of population and the expected additional people who will eventually reside in the Township.

A calculation of the number of additional people who will eventually reside in Montgomery Township is being finalized at this time in what is called a "Build-Out Analysis", and the completion of that analysis will incorporate any change in zoning that may result from this reexamination report.

However, at this time, given the year 2000 information now available from the U.S. Census Bureau, it is possible to document the population growth between 1970 and 2000 which has occurred in Montgomery Township, and to compare that growth with population increases during that same time period in other municipalities in the vicinity of the Township.

As noted on the table entitled "Population Increase 1970 To 2000 And Estimated Density Of Population", between 1970 and 2000 the population of Montgomery Township increased from 6,353 to 17,481 persons, a significant increase of approximately 175%.

Clearly, the greatest increase in the population within Montgomery Township occurred during the 1990's which, ironically, was a time period when relatively few development approvals were granted by the Township. In fact, the most active time for residential development applications and approvals in Montgomery Township occurred during what was initially perceived to be the economic boon of the 1980's. More specifically, in accordance with Township records, and not counting "Mt. Laurel" related developments or approvals for the single-family development of the former "Ingersoll-Rand" property, a total of 2,568 lots/units were approved during the 1980's, versus 951 lots/units approved during the 1990's.

Indeed, many of the municipalities in the vicinity of Montgomery Township not only approved a relatively large number of residential dwelling units during the 1980's, but also had the units developed during that 1980-1990 time period (e.g., Franklin, Hillsborough, Lawrence, Plainsboro South Brunswick & West Windsor).

In Montgomery Township, however, the residential development approvals of the 1980's did not result in quick construction, partly because the developers were associated with small to medium enterprises and did not construct their developments very quickly.

When the artificial economic boon came to a sudden end during 1989, a number of the subject developers who had received approval for their development applications went out of business when their monetary notes were called to be paid. Thereafter, various banks took title to the properties and looked for buyers.

POPULATION INCREASE 1970 TO 2000
AND ESTIMATED DENSITY OF POPULATION
MONTGOMERY TOWNSHIP & TOWNSHIPS WITHIN VICINITY

Township	Square Miles Of Township [1]		U.S. Census Residential Population [2]				Percentage Increase In Population 1970-2000	Persons Per Square Mile Of Land Area In 2000
	Land	Water	1970	1980	1990	2000		
Montgomery	32.61	0.00	6,353	7,360	9,612	17,481	175%	536
Branchburg	20.25	0.00	5,742	7,846	10,888	14,566	154%	719
Bridgewater	32.44	0.09	30,235	29,175	32,509	42,940	42%	1,324
East Amwell	28.64	0.04	2,568	3,468	4,332	4,455	73%	156
Franklin	46.77	0.07	30,389	31,358	42,780	50,903	68%	1,088
Hillsborough	54.67	0.09	11,061	19,061	28,808	36,634	231%	670
Hopewell	58.12	0.54	10,030	10,893	11,590	16,105	61%	277
Lawrence	22.14	0.04	19,567	19,724	25,787	29,159	49%	1,317
Plainsboro	12.01	0.24	1,648	5,605	14,213	20,215	1,127%	1,683
Princeton	16.39	0.23	13,651	13,683	13,198	16,027	17%	978
South Brunswick	40.96	0.13	14,058	17,127	25,792	37,734	168%	921
West Windsor	26.00	0.32	6,431	8,542	16,021	21,907	241%	843

SOURCES:

[1] The New Jersey Municipal Data Book, 2000 Edition

[2] U.S. Census Bureau, 1970, 1980, 1990 & 2000

Under usual circumstances under the provisions of the Municipal Land Use Law (N.J.S.A. 40:55D-1, et seq.), the vesting of many of these residential developments would have lapsed over time because of lack of processing in a timely manner. However, based upon the "Permit Extension Act" (P.L. 1992, c. 82), which became law on August 7, 1992, and the relevant provisions of the "Municipal Land Use Law" at N.J.S.A. 40:55 D-46, 48, 49 & 54, the vesting of many of the development approvals were extended for many years.

During the extended time of vesting provided by the "Permit Extension Act", the banks sold many of the land areas approved for residential construction to developers at reduced costs. Most of the land areas were purchased by the larger developers in the State of New Jersey who were acquiring the approved subdivisions for future construction, and most of the lands so purchased were developed during the 1990's, including a large number of developments in Montgomery Township.

Nevertheless, even with the belated residential development in Montgomery Township during the 1990-2000 time period, the density of population per square mile of land area in the Township as of the year 2000 is lower than any other of municipalities noted on the "Population Increase 1970 To 2000 And Estimated Density Of Population" table except for East Amwell and Hopewell Townships.

The relatively low residential density of development in Montgomery Township is particularly noteworthy because there is relatively little additional land available for development in the Township, compared to a number of the other municipalities in the vicinity of Montgomery which have a relative abundance of lands still available for substantial residential development.

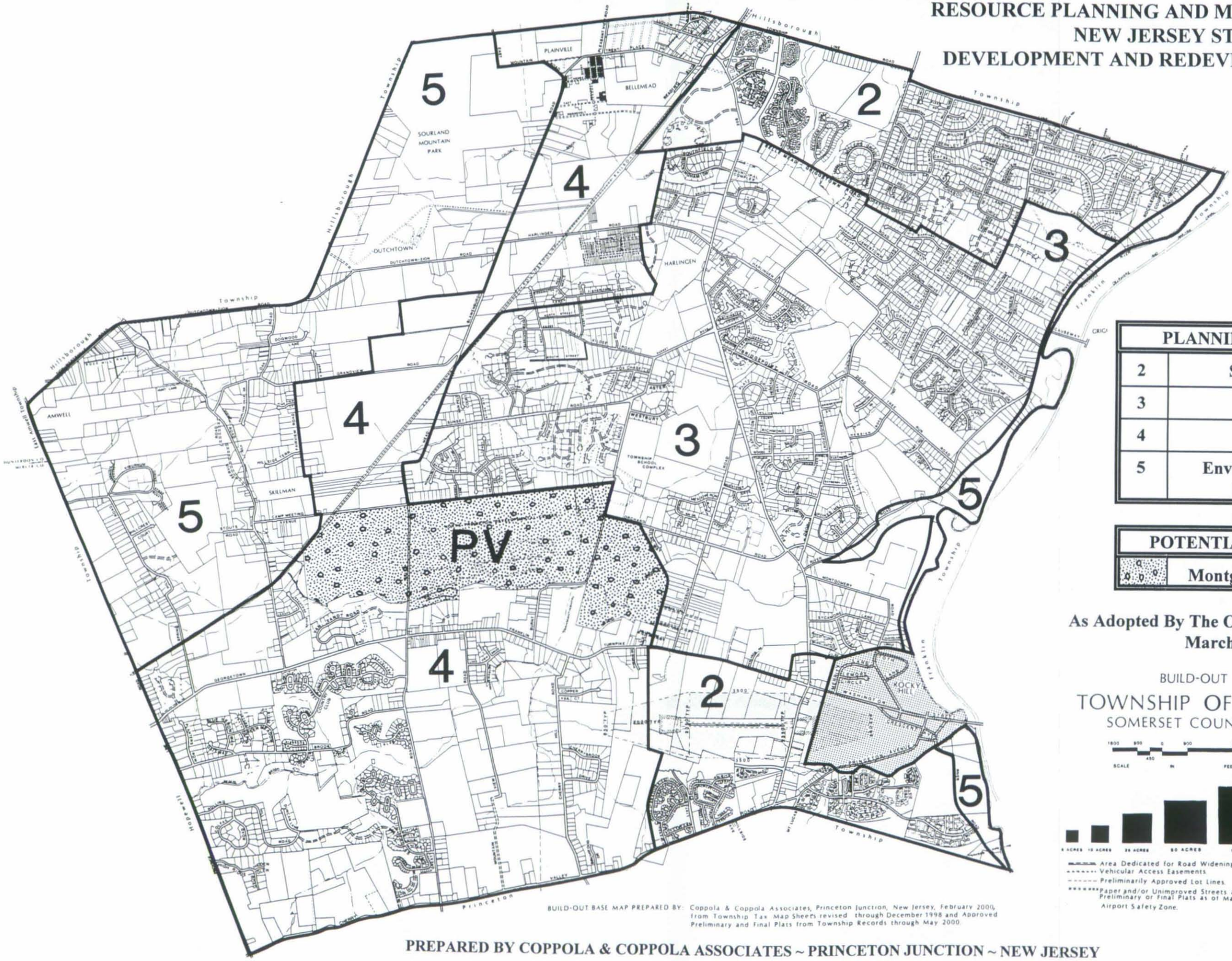
MONTGOMERY TOWNSHIP AND THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN

On June 12, 1992, the New Jersey State Planning Commission adopted "Communities Of Place: The New Jersey State Development And Redevelopment Plan" (SDRP) which serves as a guide for municipal and county master planning. The SDRP recently was reexamined, with input from Montgomery Township and Somerset County as part of the "Cross Acceptance II" process, and the New Jersey State Planning Commission approved an updated and modified "State Development And Redevelopment Plan" on March 1, 2001.

The "New Jersey State Development And Redevelopment Plan" (SDRP) has allocated the land within New Jersey into "Planning Areas" and "Centers". The "Centers" are those lands within the "Planning Areas" where growth is first encouraged; the surrounding areas, or "Environs", are those lands located outside the "Centers".

As indicated on the "Resource Planning And Management Map (RPMM)", which appears on the following page of this report, the New Jersey State Planning Commission has included a majority of Montgomery Township's land area within "Planning Area 4" (the "Rural Planning Area") and "Planning Area 5" (the "Environmentally Sensitive Planning Area").

RESOURCE PLANNING AND MANAGEMENT MAP
NEW JERSEY STATE
DEVELOPMENT AND REDEVELOPMENT PLAN



PLANNING AREAS	
2	Suburban
3	Fringe
4	Rural
5	Environmentally Sensitive

POTENTIAL CENTER	
	Montgomery Village

As Adopted By The Office Of State Planning
March 1, 2001

BUILD-OUT BASE MAP

TOWNSHIP OF MONTGOMERY

SOMERSET COUNTY • NEW JERSEY

1800 900 0 900 2700
450
SCALE IN FEET

N

5 ACRES 10 ACRES 25 ACRES 50 ACRES 100 ACRES

Area Dedicated for Road Widening Purposes.
Vehicular Access Easements.
Preliminarily Approved Lot Lines.
Paper and/or Unimproved Streets and/or Streets on Approved Preliminary or Final Plats as of May 2000.
Airport Safety Zone.

PREPARED BY COPPOLA & COPPOLA ASSOCIATES ~ PRINCETON JUNCTION ~ NEW JERSEY

Additionally, the central portion of Montgomery Township, along the Route 206 corridor, has been designated within "Planning Area 3" (the "Fringe Planning Area"). Finally, the northeastern and southeastern portions of Montgomery Township are designated within "Planning Area 2" (the "Suburban Planning Area").

The designation of "Planning Areas" within the Township of Montgomery accurately corresponds to the existing and planned development pattern of the Township:

- The "Suburban Planning Area" (PA2) includes the lands in the so-called Belle Mead and Rocky Hill nodes of Montgomery Township, which have been planned to accommodate the principal commercial and higher density residential development in the Township, in a manner that recognizes the municipality's affordable housing obligations, but with a goal to prevent sprawl and maintain a development mix which is balanced between residential and non-residential construction.

- The "Fringe Planning Area" (PA3) includes the portion of the Route 206 corridor and additional lands to the east and west which primarily contain moderate density residential development, mostly without public sewerage facilities, but which also contains the historic "Harlingen Village", some preserved farmlands and some non-residential uses developed at relatively low intensities.

- The "Rural Planning Area" (PA4) includes lands along the railroad corridor and those lands south of the "North Princeton Developmental Center" which primarily contain low density residential development on lands not served by public sewerage facilities, but which also contains the historic "Blawenburg Village", very limited non-residential uses developed at low intensities and most of the lands in the Township which have been, or are targeted to be, preserved as farmland and/or open space.

- The "Environmentally Sensitive Planning Area" (PA5) includes the particularly environmentally fragile lands at the base of the Sourland Mountains which are the location of low density residential development, and additional lands along the Millstone River, most of which have been preserved as open space.

The following are excerpts from the "General Description" sections of the March 1, 2001 "New Jersey State Development And Redevelopment Plan" for the "Suburban Planning Area", the "Fringe Planning Area", the "Rural Planning Area" and the "Environmentally Sensitive Planning Area":

are borne by both new and existing residents and businesses... Fiscal responsibility mandates that serious attention be paid to planning the future of these rural areas."

The "Environmentally Sensitive Planning Area" (PA5)

"The Environmentally Sensitive Planning Area contains large contiguous land areas with valuable ecosystems, geological features and wildlife habitats... The future environmental and economic integrity of the state rests in the protection of these irreplaceable resources... Environmentally Sensitive Planning Areas are characterized by watersheds or pristine waters, trout streams and drinking water supply reservoirs; recharge areas for potable water aquifers; habitats of endangered and threatened plant and animal species; coastal and freshwater wetlands; prime forested areas; scenic vistas; and other significant topographical, geological or ecological features... These resources are critically important not only for the residents of these areas, but for all New Jersey citizens."

"The Environmentally Sensitive Planning Area is highly vulnerable to damage of many sorts from new development in the Environs, including fragmentation of landscapes, degradation of aquifers and potable water, habitat destruction, extinction of plant and animal species and destruction of other irreplaceable resources which are vital for the preservation of the ecological integrity of New Jersey's natural resources. Perhaps most important, because the Environs in Environmentally Sensitive Planning Areas (and Rural/Environmentally Sensitive Planning Areas) are by definition more sensitive to disturbance than the Environs in other Planning Areas, new development in these Environs has the potential to destroy the very characteristics that define the area."

In addition to the "Planning Areas" designated within Montgomery Township, the "New Jersey State Development And Redevelopment Plan" (SDRP) indicates a "Planned Montgomery Village Center" on the properties currently owned by the State of New Jersey. This potential "Center" designation was comprehensively addressed by Montgomery Township's Cross Acceptance Committee in a report dated February 2, 1998 which was prepared as part of the "Cross Acceptance II" program.

Some excerpts from the February 2, 1998 "Center" report are as follows, and clearly indicate the intent of Montgomery Township in its consideration of the land area as a "Center":

"The Township of Montgomery is petitioning for the designation of a new Center within the central portion of the Township in 'Planning Area 4'. The new Center has been designated as the 'Planned Montgomery Village' and encompasses the land area of approximately 1,054 acres, or 1.65 square miles, presently owned by the State of New Jersey and consisting of three (3) lots (Lot 1 in Block 26001 of 560.18 acres; Lot 7 in Block 27001 of 215.05 acres; and Lot 27 in Block 25001 of

278.8 acres). The lands currently are being used by the State of New Jersey for the 'North Princeton Developmental Center', as a facility for the developmentally disabled, and for the Department of Corrections' 'Skillman Training Center'."

"The State of New Jersey plans to close both facilities during the next few years. The Township of Montgomery has designated the area of the State lands as a 'Redevelopment Area' and has adopted an Addendum to the Township Master Plan recommending a 'General Development Plan' for the preservation and reuse of the State facilities and surrounding agricultural lands..."

"...The buildings, many of which have historical and/or architectural value, presently are being used for offices, a school, employee/staff housing, single-family dwellings, large dormitory client housing with centralized kitchens, a hospital, workshops and a number of agricultural uses."

"...The proposed land uses, as stated in the 'General Development Plan For The North Princeton Developmental Center', are open space lands and a municipal park, hospital and continuing care facilities, assisted living facilities, senior citizen attached single-family and apartment units, clustered detached single-family dwellings, medical and professional offices, retail shops with residential flats above, theater/cultural center, a public school and administration offices, and maintenance and industrial uses to support the Center and possible municipal Public Works facilities."

"The agricultural lands surrounding the developed portion of the Center are envisioned to remain in agricultural use to protect existing rural character of the environs of Planning Area 4, to provide a "hard edge" to the Center and a natural transition into the environs, and to buffer the developed mixed-use core of the Center."

"Additional goals and objectives include the preservation of environmental attributes and environmentally sensitive lands, the preservation of the historic structures within the Center, the continuation of the substantial visual buffers existing around the perimeter of the Center, and the provision for non-intensive land uses which generate relatively low traffic volumes, which are compatible with the prevailing rural residential character of the Environs, and which will safeguard the integrity of the existing residential neighborhoods and the quality of life enjoyed by the residents of Montgomery Township."

The status of the achievement of the stated goals and objectives of the "Redevelopment Plan" for the "North Princeton Development Center" is reported upon in a later section of this report.

THE ENVIRONMENTAL CHARACTERISTICS OF THE TOWNSHIP OF MONTGOMERY

The Township of Montgomery exhibits certain physical characteristics which limit the ability of the lands within the municipality to support development due to their environmentally fragile nature. The 1984 "Natural Resources Inventory" of Montgomery Township and additional mappings and textual discussions included in the various documents comprising the Township's Master Plan provide a systematic review of various natural resource features existing within Montgomery Township and their land use planning implications.

Soils

Since most of the land areas in the Township of Montgomery are not served by public wastewater treatment facilities, specific attention must be given in those areas to the land's ability to adequately accommodate individual septic disposal systems. Suitable areas for septic systems require a soil that has enough, but not excessive, drainage; in other words, an area that can adequately absorb the effluent, yet sufficiently filter the effluent to prevent groundwater contamination. Therefore, there must be unsaturated soil material beneath the absorption field to filter the effluent effectively.

The distribution of soils throughout the Township of Montgomery is shown on the "Soils" map, which was prepared from the December 1976 "Soil Survey of Somerset County", issued by the U.S. Department of Agriculture (U.S.D.A.), Somerset County Soil Conservation Service. A total of thirty-eight (38) major soil types were identified by the survey to exist in the Township.

The accompanying chart summarizes the "Degree And Kind Of Soil Limitation For Community Development" that each of the soils present for different types of community development.

It should be noted that the first column in the chart indicates the U.S.D.A. map publication symbols shown in the "Soil Survey" report; the second column indicates the name of the soil series; and the third column indicates the number shown on the "Soils" map for the particular soil series. The remaining columns include the types of uses and the limitations for the uses inherent in each of the soils.

As indicated by the Somerset County Soil Conservation Service, the soil information and ratings are intended for land use planning, for evaluating land use alternatives, and for planning site investigations prior to design and construction. However, the information has limitations due to the fact that only that part of the soil within a depth of five or six feet (5'-6') of the ground surface has been analyzed. Moreover, because of the scale of the Soil Conservation Service maps, small areas of different soils may be included within the mapped areas of a specific soil. In any case, the information is not intended to eliminate the need for onsite engineering investigation, testing and analysis of the soils for the particular type of community development proposed.

The "Soil Limitations For Septic Filter Fields" map graphically shows that the soils throughout almost the entirety of Montgomery Township are rated by the Soil Conservation Service as having "Restrictive" or severe limitations for the location of septic systems.

SOILS

SOURCE: Soil Survey of Somerset County, New Jersey, U.S. Department of Agriculture, Soil Conservation Service, in cooperation with the New Jersey Agricultural Experiment Station, 1976.

TOWNSHIP OF MONTGOMERY

SOMERSET COUNTY • NEW JERSEY

SCALE IN FEET

5 ACRES 10 ACRES 25 ACRES 100 ACRES

Paper and/or Unimproved Streets

Airport Safety Zone

PREPARED BY: Richard Thomas Coppola and Associates • Princeton Junction, New Jersey • March 1986

REVISED JULY 1987

REVISED JULY 1988

DEGREE AND KIND OF SOIL LIMITATION FOR COMMUNITY DEVELOPMENT

Key to Problems

1. High or seasonally high water table
2. Slow permeability in subsoil
3. Bedrock, rippable or hard, close to surface
4. High frost action potential
5. Hazard of groundwater pollution
6. Problems inherent with increasing slope
7. Stream overflow hazard
8. Unsuitable surface texture, rocks and/or gravel

S = SLIGHT ratings mean little or no limitation or limitations easily corrected by the use of normal equipment.

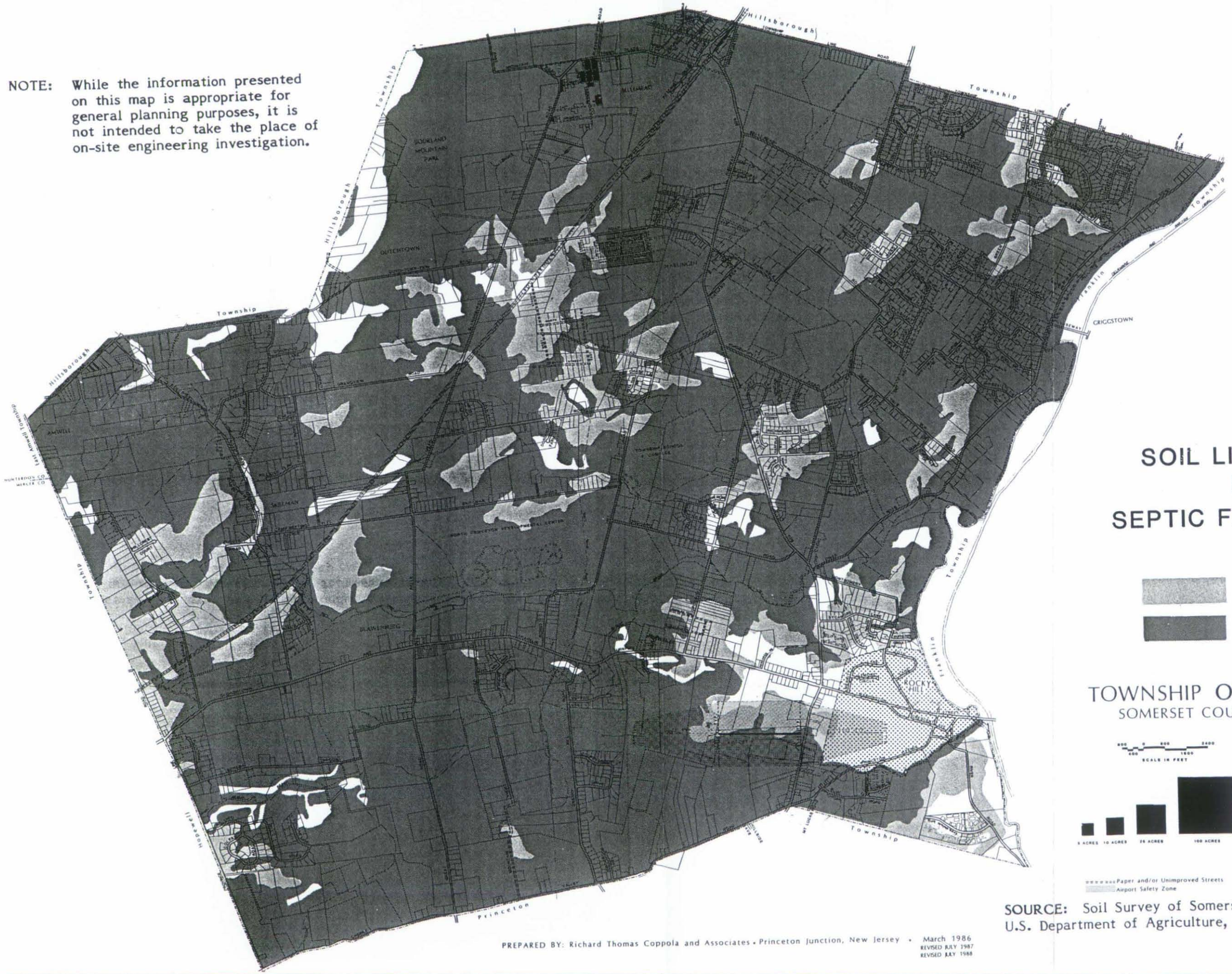
M = MODERATE ratings mean presence of some limitations which normally can be overcome by careful design and management at somewhat greater cost.

R = RESTRICTIVE or severe limitations are those which normally cannot be overcome without exceptional, complex or costly measures.

SOURCE: Soil Survey of Somerset County, New Jersey, U.S. Department of Agriculture Soil Conservation Service in Co-operation with the New Jersey Agriculture Experiment Station, December 1976.

Soil Series		Map Symbol	Land Use: Foundations for Dwellings Dwellings with Basements	Problem	Foundations to Dwellings without Basements	Problem	Septic Tank Absorption Fields	Problem	Sanitary Land Fills	Problem	Local Roads and Streets	Problem	Lawns, Landscaping and Golf Fairways	Problem	Athletic Fields	Problem	Play and Picnic Areas	Problem	Campsites for Trailers and Tents	Problem	Paths and Trails	Problem
AbA, AbB	Abbottstown	1	R	1	R	1	R	1,2	R	1,3	R	1,4	M	1	R	1	M	1	M	1	M	1
BdA	Birdsboro	2	S		M	4	S	5	R	5	M	4	S		S		S		S		S	
BdB	Birdsboro	3	S		M	4	S	5	R	5	M	4	S		M	6	S	6	S		S	
Bt	Bowmansville	4	R	1,7	R	1,7	R	1,7	R	1,7	R	1,7	R	1,7	R	1,7	R	1,7	R	1,7	R	1,7
BuB	Bucks	5	S	3	M	4	M	3	R	3	M	4	S		M	6	S		S		S	
BuC_2	Bucks	6	M	3,6	M	6	M	3,6	R	3	M	4	M	6	R	6	M	6	M	6	S	
CdB, CeB	Chalfont	7	R	1	R	1,4	R	1,2	R	1,3	R	1,4	M	1	R	1	M	1	R	1	M	1
CdC, CeC	Chalfont	8	R	1	R	1,4	R	1,2	R	1,3	R	1,4	M	1	R	1	M	1	R	1	M	1
CeE	Chalfont	9	R	1	R	6	R	1,2	R	1,6	R	1,4	R	6	R	1	M	6	R	1	M	1,6
CrA, CrB	Croton	10	R	1	R	1	R	1	R	1	R	1	R	1	R	1	R	1	R	1	R	1
DnA, DnB, DnC	Dunellen	11	S		M	4	S		R	5	M	4	S		S-M		S		S		S	
Dw	Dunellen variant	12	R	1	R	1	R	1	R	1	R	1	M	1	M	1	S	1	M	1	S	
Ek	Elkton	13	R	1	R	1	R	1	R	1	R	1	R	1	R	1	R	1	R	1	R	1
KIC, KID	Klinesville	14	M	3	M	3	R	3	R	3	R	3	R	3	R	3	M-R	3,6	M-R	3	S-M	6
KIE	Klinesville	15	R	6	R	6	R	3,6	R	3,6	R	3,6	R	3,6	R	3,6	R	6	R	6	R	6
LbA, LbB	Lansdowne	16	R	1	R	1	R	1	R	3	R	1	M	1	R	1	M	1	R	1	M	1
LeB	Lawrenceville	17	R	1	R	4	R	1	R	3	R	1,4	S		M	1	S		M	2	S	
LeC	Lawrenceville	18	R	1	R	4	R	1	R	6	R	1,4	M	6	R	6	M	6	M	6	S	
LhB	Lehigh	19	R	1	R	4	R	1	R	3	R	1,4	M	1	R	1	M	1	M	1	M	1
LhC	Lehigh	20	R	1	R	4	R	1	R	3	R	1,4	M	1	R	1,6	M	1	M	6	M	1
MeB, MeC	Meckesville	21	R	1	M	1	R	1	R	3	M	4	S-M	6	R	8	S-M	6	M	2,6	S	
MuB	Mount Lucas	22	R	1,2	R	1	R	1,2	R	1,2	R	1	R	8	R	1,8	R	1	R	1	R	1
NeB	Neshaminy	23	M	3	M	4	M	3	M	3	M	4	S		M	6	S		S		S	
NhE	Neshaminy	24	R	6	R	6	R	6	R	6	R	6	R	6,8	R	6,8	R	6	R	6	R	6
NkC	Neshaminy	25	M	6	M	6	M	6	M	3	M	4,6	M	6,8	R	6,8	S-M	6	M	6	M	8
NkD	Neshaminy (Mount Lucas var.)	26	R	1,6	R	6	R	6	R	6	R	6	R	6,8	R	6,8	R	6	R	6,8	R	8
NoB	Norton	27	S		M	4	R	2	M-R	3	M	4	S		M	6	S		M	2	S	
NoC, NoC2	Norton	28	M	6	M	6	R	2	M-R	3	M	4	M	6	R	6	M	6	M	2,6	S	
PmB, PnB	Penn	29	M	3	M	4	R	3	R	3	M	4	M	3	M	3	S		S		S	
PmC, PnC	Penn	30	M	3	M	4	R	3	R	3	M	4	M	3	R	6	M	6	M	6	S	
QkC	Quakertown	31	M	6	M	6	M	2	R	3	M	4	M	2,6	R	6	M	6	M	6	S	
QkD	Quakertown	32	M	6	M	6	R	6	R	3	R	6	R	6	R	6	R	6	R	6	M	6
RbA	Raritan	33	R	1,7	R	4	R	1	R	1,7	R	1,4	M	1	M	1	M	1	M	1	M	1
RcB	Readington	34	M	1	M	4	R	1	R	3	R	4	S		M	1	S		M	2	S	
ReA, ReB	Reaville	35	R	1	R	4	R	1,3	R	1,3	R	1,4	M	1	R	1	S		M	1	M	1
Ro	Rowland	36	R	7	R	7	R	7	R	7	R	7	R	7	R	7	R	7	R	7	R	7
RyB	Royce	37	S		M	4	M	3	R	3	M	4	S		M	6	S		S		S	
Um	Urban Land	38	- -	- -	- - -	- TOO	-	-	- VARIABLE	-	-	-	-	-	RATE	-	-	-	-	-	-	-

NOTE: While the information presented on this map is appropriate for general planning purposes, it is not intended to take the place of on-site engineering investigation.



SOIL LIMITATIONS FOR SEPTIC FILTER FIELDS

SLIGHT

MODERATE

RESTRICTIVE

TOWNSHIP OF MONTGOMERY

SOMERSET COUNTY • NEW JERSEY

SCALE IN FEET

5 ACRES 10 ACRES 25 ACRES 100 ACRES

Paper and/or Unimproved Streets

Airport Safety Zone

SOURCE: Soil Survey of Somerset County, New Jersey, U.S. Department of Agriculture, Soil Conservation Service

PREPARED BY: Richard Thomas Coppola and Associates • Princeton Junction, New Jersey • March 1986
REVISED JULY 1987
REVISED JULY 1988

Critical Areas

In addition to the "Restrictive" or severe limitations of the soils throughout almost the entirety of Montgomery Township to support development via individual septic systems, there are three (3) fundamental environmental features which deserve particular mention because they are noted within both the "New Jersey State Development And Redevelopment Plan" (SDRP) and the "Substantive Rules" of the New Jersey Council On Affordable Housing (COAH); i.e., freshwater wetlands, 100-year floodplains and lands with a topographic slope fifteen percent (15%) or greater.

These three (3) categories of environmentally fragile lands are capable of being identified and mapped on a site plan and/or subdivision submission with a high degree of accuracy and certainty, and the presence of one (1) or more of these physical characteristics clearly justify the limitation of development densities and intensities.

Within the Township of Montgomery, the "Critical Areas Map", which appears on the following page, indicates those portions of the Township environmentally encumbered for development by these three (3) environmental features. At the outset, it should be understood that the mapped information is not intended to be definitive; only onsite investigation can accurately identify the location and extent of any of these three (3) environmental features on a particular property.

Freshwater Wetlands:

Freshwater wetlands are physical characteristics which present severe constraints for land development. As indicated on the "Critical Areas Map", significant portions of Montgomery Township have been classified as "freshwater wetlands", and not all of these land areas are associated with the Millstone River or the extensive stream tributary system within the Township.

The delineation of the freshwater wetlands within Montgomery Township was drafted from information mapped by the New Jersey Department Of Environmental Protection (NJDEP) from March 1986 infrared photographs. The extent of the freshwater wetlands mapped by the NJDEP was based upon the definition of "wetlands" adopted by the U.S. Fish and Wildlife Service as follows:

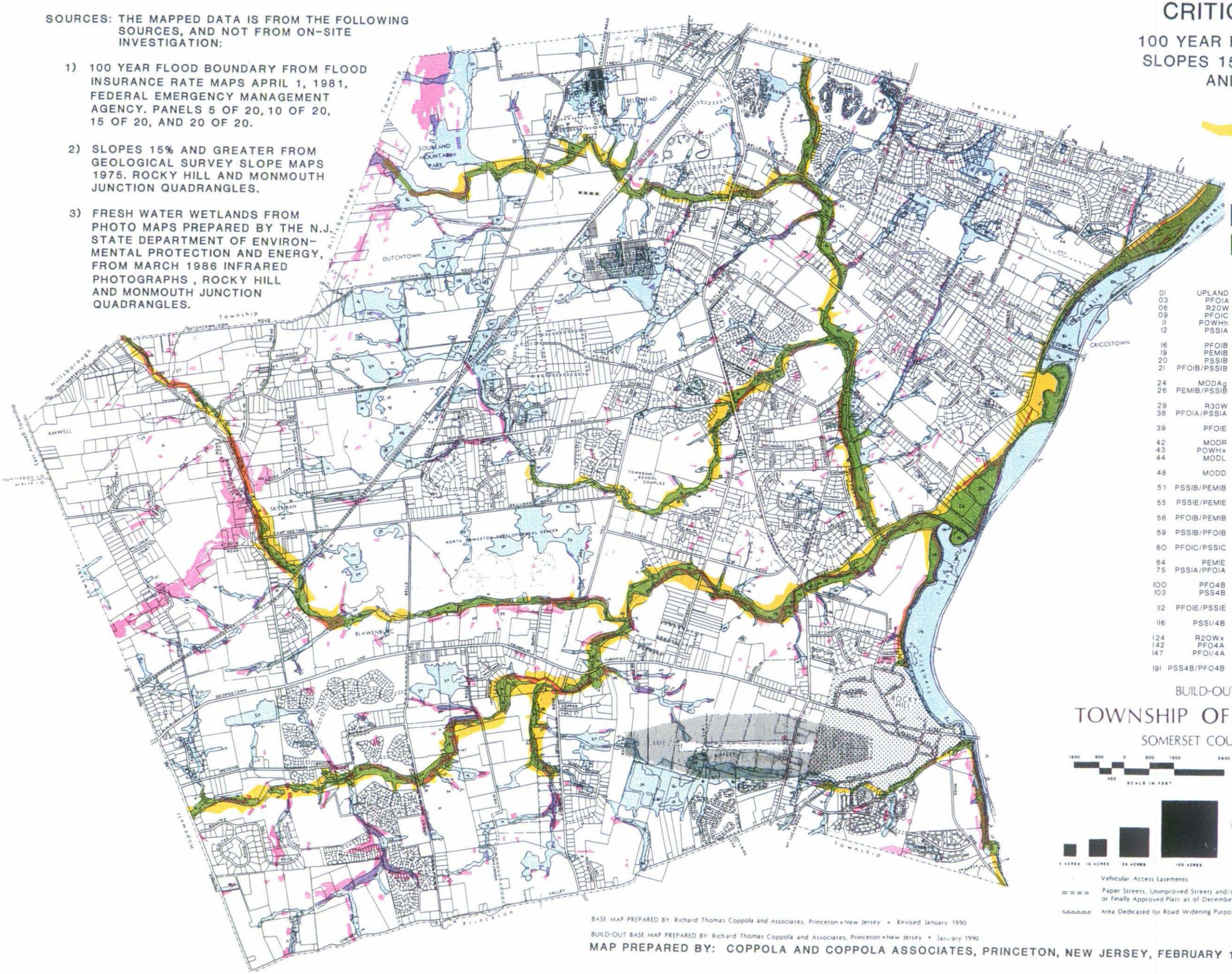
> "Wetlands are lands transitional between terrestrial and aquatic systems where the watertable is usually at or near the surface or the land is covered by shallow water. For purposes of this classification, wetlands must have one or more of the following three (3) attributes: 1) at least periodically, the lands support predominantly hydrophytes; 2) the substrate is predominantly undrained hydric soil; and/or 3) the substrate is nonsoil and is saturated with water or covered by shallow water at some time during the growing season of each year."

SOURCES: THE MAPPED DATA IS FROM THE FOLLOWING SOURCES, AND NOT FROM ON-SITE INVESTIGATION:

1) 100 YEAR FLOOD BOUNDARY FROM FLOOD INSURANCE RATE MAPS APRIL 1, 1981, FEDERAL EMERGENCY MANAGEMENT AGENCY. PANELS 5 OF 20, 10 OF 20, 15 OF 20, AND 20 OF 20.

2) SLOPES 15% AND GREATER FROM GEOLOGICAL SURVEY SLOPE MAPS 1975. ROCKY HILL AND MONMOUTH JUNCTION QUADRANGLES.

3) FRESH WATER WETLANDS FROM PHOTO MAPS PREPARED BY THE N.J. STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ENERGY, FROM MARCH 1986 INFRARED PHOTOGRAPHS, ROCKY HILL AND MONMOUTH JUNCTION QUADRANGLES.



CRITICAL AREAS

100 YEAR FLOOD BOUNDARY SLOPES 15% AND GREATER AND WETLANDS

100 YEAR FLOOD BOUNDARY

SLOPES 15% AND GREATER

FRESHWATER WETLANDS

FRESHWATER WETLANDS & 100-YR FLOODPLAINS

WETLAND/WATER TYPES

01	UPLAND	Unclassified Wetlands (less than 1 acre)
03	PFO1A	PALUSTRINE, FORESTED: Broad Leaved Decidious, temporary
06	R2OW	RIVERINE, LOWER PERENNIAL: Open Water, unknown bottom
09	PFO1C	PALUSTRINE, FORESTED: Broad Leaved Decidious, seasonal
11	POWHh	PALUSTRINE, OPEN WATER: Permanent, diked, impounded
12	PSS1A	PALUSTRINE, SCRUB/SHRUB: Broad Leaved Decidious, temporary
16	PFO1B	PALUSTRINE, FORESTED: Broad Leaved Decidious, saturated
19	PEM1B	PALUSTRINE, EMERGENT: Persistent, Saturated
20	PSS1B	PALUSTRINE, SCRUB/SHRUB: Broad Leaved Decidious, Saturated
21	PFO1B/PSS1B	PALUSTRINE, FORESTED, SCRUB/SHRUB: Broad Leaved Decidious, Saturated
24	MODAg	Agricultural Lands, Turf Farms (both row crop and turf cultivation)
26	PEM1B/PSS1B	PALUSTRINE, EMERGENT, SCRUB/SHRUB: Persistent, Broad Leaved Decidious, Saturated
29	R3OW	RIVERINE, UPPER PERENNIAL: Open Water unknown bottom
38	PFO1A/PSS1A	PALUSTRINE, FORESTED, SCRUB/SHRUB: Broad Leaved Decidious, temporary
39	PFO1E	PALUSTRINE, FORESTED: Broad Leaved Decidious, seasonal saturated
42	MODR	Right-Of-Ways (areas maintained by utilities)
43	POWHx	PALUSTRINE, Open Water, permanent, excavated
44	MODL	Lawns, Stormwater Management Areas. (areas are not normally inundated)
48	MODD	DISTURBED AREAS (surface/vegetation disturbed, nature of activity not readily apparent)
51	PSS1B/PEM1B	PALUSTRINE, SCRUB/SHRUB: EMERGENT: Broad Leaved Decidious, Saturated
55	PSS1E/PEM1E	PALUSTRINE, SCRUB/SHRUB, EMERGENT Broad Leaved Decidious, Persistent, seasonal saturated
56	PFO1B/PEM1B	PALUSTRINE, FORESTED, EMERGENT: Broad Leaved Decidious, Persistent, saturated
59	PSS1B/PFO1B	PALUSTRINE, SCRUB/SHRUB, FORESTED: Broad Leaved Decidious, saturated
60	PFO1C/PSS1C	PALUSTRINE, FORESTED, SCRUB/SHRUB: Broad Leaved Decidious, seasonal
64	PEM1E	PALUSTRINE, EMERGENT: Persistent, seasonal saturated
75	PSS1A/PFO1A	PALUSTRINE, SCRUB/SHRUB, FORESTED:Broad Leaved Decidious, temporary
100	PFO4B	PALUSTRINE, FORESTED: Needle Leaved Evergreen, saturated
103	PSS4B	PALUSTRINE, SCRUB/SHRUB: Needle Leaved Evergreen, saturated
112	PFO1E/PSS1E	PALUSTRINE, FORESTED, SCRUB/SHRUB: Broad Leaved Decidious, seasonal saturated
116	PSS1/4B	PALUSTRINE, SCRUB/SHRUB: Broad Leaved Decidious, Needle Leaved Evergreen, saturated
124	R2OWx	RIVERINE, LOWER PERENNIAL: Open Water excavated
142	PFO4A	PALUSTRINE FORESTED, Needle Leaved Evergreen, temporary
147	PFO1/4A	PALUSTRINE, FORESTED: Broad Leaved Decidious/ Needle Leaved Evergreen, temporary
191	PSS4B/PFO4B	PALUSTRINE, FORESTED SCRUB/SHRUB: Needle Leaved Evergreen, saturated

BUILD-OUT BASE MAP

TOWNSHIP OF MONTGOMERY

SOMERSET COUNTY • NEW JERSEY

1800 900 0 900 1800 2800

450

SCALE IN FEET

N

5 ACRES 10 ACRES 20 ACRES 100 ACRES

Airport Hazard Area

Vehicular Access Easements

Paper Streets, Unimproved Streets and/or Streets on Preliminary or Finally Approved Plats as of December 31, 1989

Area Dedicated for Road Widening Purposes.

NOTE: WHILE THE INFORMATION PRESENTED ON THIS MAP IS APPROPRIATE FOR GENERAL PLANNING PURPOSES IT IS NOT INTENDED TO TAKE THE PLACE OF ON-SITE INVESTIGATION.

BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton • New Jersey • Revised January 1990

BUILD-OUT BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton • New Jersey • January 1990

MAP PREPARED BY: COPPOLA AND COPPOLA ASSOCIATES, PRINCETON, NEW JERSEY, FEBRUARY 1993.

100-Year Floodplains:

Lands indicated to be within the 100-year flood boundary have a 1.0% chance of flooding in any given year. As shown on the "Critical Areas Map", significant 100-year flood plain areas exist within Montgomery Township along the Millstone River, Bedens Brook, Cruser Brook, Rock Brook, Back Brook and Pike Brook.

The source maps used for the delineation of the 100-year floodplains were the April 1, 1981 Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency, through the Federal Insurance Administration, which is charged with the responsibility of delineating the flood prone areas within Montgomery Township under the authority of the National Flood Insurance Act of 1968.

Slopes 15% Or Greater:

Slope is indicated as a percentage; the change in vertical elevation (in feet) per 100 feet of horizontal distance. Aside from the sheer physical impediment of improving a site for construction on steep slopes or rocky ledges, the degree of slope has a direct bearing on a number of other physical characteristics, since steep slopes exacerbate the inherent shortcomings of the soils. For example, absorption or soil drainage is inversely related to the degree of slope. Steep slopes have poor drainage due to increased run-off. The natural evolution of soil types also is impeded on steep slopes due to the inherently limited amount of ground cover than can develop in areas of high erosion.

Summarily, lands with a topographic slope fifteen percent (15%) or greater have great environmental importance with respect to erosion, sedimentation, water supply, and septic limitations because of poor soil drainage and absorption as well as thin soils with low fertility. For these reasons, it is recommended that relatively low densities prevail in areas where slopes are fifteen percent (15%) or greater in grade.

Most of the steep slope areas within Montgomery Township were formed by geologically folded bedrock and glacier scouring. The highest concentration of steeply sloped lands within the Township occur along the southeast face of the Sourland Mountain as well as along the Millstone River and the numerous stream corridors.

The source maps used for the delineation of the steep slopes in the Township of Montgomery were the 1975 U.S. Geological Survey Maps for the Rocky Hill and Monmouth Junction Quadrangles.

Aquatic Buffer Zones

One additional physical characteristic, which has been documented in the 1984 "Natural Resources Inventory" (NRI) of Montgomery Township, should be particularly noted in this report because of its relevance to the environmental integrity of the southern and western portions of the Township designated within the "Rural" and "Environmentally Sensitive" planning areas by the "New Jersey State Development And Redevelopment Plan".

Among other information, the "Resource Management Composite" map indicates the location of "Aquatic Buffer Zones" in Montgomery Township. According to the NRI, the map was prepared by overlaying other maps in the report, including "vegetation", "soils" and "slope" maps.

Initially, the "soils" and "slope" maps were overlaid and the outer boundary of the aquatic buffer zone was delineated using the following criteria as noted on page 7-9 of the NRI report:

Soils With High Runoff Potentials (D & D+ Soils)

- Soils with matters (water table) within 18" of the ground surface;
- Soils with claypans, fragipan or bedrock within 18" of the ground surface; and
- Alluvial Soils, i.e., soils developing from recently deposited aluvium and exhibiting essentially no soil horizon development or modification of the recently deposited material.

Slopes Greater Than 10% Within Or Contiguous To The D & D+ Soils

Once the outer boundary of the aquatic buffer zone was delineated using the above noted "soils" and "slope" criteria, the "vegetation" map was then overlaid and the non-point pollution phosphate and nitrate loading rates for different land uses within the aquatic buffer zone were evaluated to determine the adequacy of the buffer areas.

The end result of the mapping of the "Aquatic Buffer Zones" clearly indicates the extensive amount of land in the southern and western portions of Montgomery Township necessary to buffer, and therefore protect, the existing aquatic systems.

As indicated on page 7-9 of the NRI report:

> Controlling non-point sources of pollution requires that decision-makers address the cause of polluting and flooding rather than their effects. Decisions to allow excavation, earthmoving, septic disposal, or the laying of impervious surface, in or around aquatic systems means that greater volumes of runoff, sediment and chemicals are carried to aquatic systems at accelerated rates. Frequently, local decisionmakers rely on engineering solutions such as dams and water treatment plants to try to circumvent these man-induced problems. A more practical and certainly more economical approach for communities would be to administer and monitor land use regulations which prevent the problem in the first place..."

HILLSBOROUGH TWP
HILLSBOROUGH TOWNSHIP
HOPEWELL TOWNSHIP
FRANKLIN TOWNSHIP
MERCER COUNTY
PRINCETON
ROCK MILL
DUTCHTOWN
ZION
ANWELL
GRAVEN
SUNSET
BELLEMEAD
ARLINGTON
GRIGGSTOWN
BLAWENBURG
GEORGETOWN
HARBOR
ROCKY HILL
Resource Management Composite
FOUNDATION LIMITATIONS#
SEPTIC TANK LIMITATIONS
NB-SLIGHT B-SLIGHT
NB-SLIGHT B-MODERATE
NB-MODERATE B-SLIGHT
NB-MODERATE B-MODERATE
NB-MODERATE B-RESTRICTIVE
NB-RESTRICTIVE B-MODERATE
NB-RESTRICTIVE B-RESTRICTIVE
A B C D E F H
SLIGHT (1) NONE NONE C1 NONE NONE NONE NONE
MODERATE (2) NONE NONE C2 D2 NONE NONE NONE
RESTRICTIVE (3) NONE NONE C3 D3 NONE NONE H3
1. UM= URBAN LAND, TOO VARIABLE.
2. ONLY THOSE COMBINATIONS OCCURING ON THE MAP ARE CODED IN THE MATRIX.
NB= NO BASEMENT
B= BASEMENT
Natural areas
Aquatic buffer zone
100 year flood plain
Recreation areas
Historic sites
Historic districts
Scenic areas
MONTGOMERY TOWNSHIP
SOMERSET COUNTY — NEW JERSEY
SCALE IN FEET
MARCH 1963
BASE MAP PREPARED BY
MICHAEL S. KACHORSKY
TOWNSHIP ENGINEER
ANNUAL REVISIONS BY
JOSEPH C. PATRICK, L.S.
N.J. LICENSE 10122
1969—1983
ROGERS, GOLDEN & HALPERN / NRI 1983

MUNICIPAL LAND USE LAW REQUIREMENTS

In accordance with N.J.S.A. 40:55D-89 of the Municipal Land Use Law, this "Master Plan And Development Regulations Periodic Reexamination Report" includes an addressment of the following five (5) items:

"a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.

b. The extent to which such problems and objectives have been reduced or have been increased subsequent to such date.

c. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, dispositions and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.

d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c. 79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality."

MAJOR PROBLEMS AND OBJECTIVES

The Municipal Land Use Law, enacted by the State Legislature on January 14, 1976, empowers municipal governments with the right to control the physical development of the lands within their bounds. N.J.S.A. 40:55D-2 of the Municipal Land Use Law, as amended, lists fifteen (15) general purposes regarding the local planning process which are as follows:

"a. To encourage municipal action to guide the appropriate use or development of lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;

b. To secure safety from fire, flood, panic and other natural and manmade disasters;

o. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to compliment municipal recycling programs."

Consistent with these general purposes of the Municipal Land Use Law, which the Township of Montgomery embraces, the Township has extrapolated certain specific overall objectives and goals for its future land use development in order to prevent future problems and to create a desirable living and working environment. These overall objectives and goals are defined as follows and were first adopted in their current form on November 20, 1989 as part of the "Part II: Land Use Plan and Housing Plan Elements" portion of the Township Master Plan:

"1. The Development Plan of Montgomery Township should maintain the continuity of the Township's planning process and build upon and refine the past planning decisions of the municipality, consistent with present local and regional needs, desires and obligations.

2. The identity of the Township as a totality and the integrity of individual neighborhood areas should be preserved, enhanced and created to the maximum extent possible.

3. The Development Plan should recognize the physical characteristics of the Township and acknowledge the inherent capabilities and limitations of the land to host different types of community development at appropriate densities and intensities.

   a. Conservation of existing natural resources should be an integral part of the planning process, with special attention to the constraints of environmentally critical and sensitive areas;

   b. Applicable facilities, basin and area wide plans, especially concerning the regional potable water supply, should be implemented in order to prevent adverse environmental impacts upon lands within adjacent municipalities and the general vicinity of the Township; and

   c. Open space and farmland should be preserved to the maximum extent possible.

4. The Development Plan should strive to prevent the homogenous spread of suburban development throughout the municipality. Specific areas of the Township should be designated for specific types of residential and non-residential development. The rural and country atmosphere which prevails throughout most of the municipality should be maintained.

5. Recognizing the housing obligations of the municipality, but attempting to prevent sprawl and maintain a development mix balanced between residential and non-residential construction, the Development Plan should guide and contain the principal commercial and higher density residential development within the municipality to specific areas of concentrated land uses. One of these areas, referred to as the Rocky Hill node, currently exists along Route 206 near its intersection with Route 518. A second area, originally proposed in the 1974 "Housing Report", is situated within the Belle Mead area of the Township at the northern terminus of Route 206 north of Cruser Brook and Belle Mead-Griggstown Road, and is referred to as the Belle Mead node.

6. Between the two (2) nodes of concentrated development along Route 206, both near the Route 518 intersection and in the Belle Mead area, the Development Plan should strive to prevent the evolution of strip commercial uses along Route 206. Clustered single-family residential development should be permitted, thereby providing a reasonable non-commercial use of the lands which abut the major traffic carrier.

7. The Development Plan shall provide that the future relatively high density housing to be permitted in the Belle Mead node be planned as part of relatively large scale developments in order to insure that adequate roads, recreational areas, drainage facilities, public water and sewerage facilities and other infrastructural improvements are constructed commensurate with the residential development.

8. The principal retail shopping facilities within the municipality should be provided within proximity to the two (2) nodes of concentrated residential development in order to avoid the proliferation of vehicular shopping trips.

9. Industrial, research and office acreage should be controlled with appropriate regulations, without denying the needs of modern research and manufacturing activities and without threatening the existing balance between residential and non-residential development within the municipality and the benefits of a balanced tax base.

10. Proper and adequate water supplies and sewerage facilities should be planned along the Route 206 corridor in order to provide the reasonable opportunity for the implementation of the foregoing Development Plan recommendations.

11. A policy of encouraging the preservation of historic districts, sites and structures, through the formulation of appropriate mechanisms to identify and protect those districts, sites and structures which are of value to Montgomery Township, should be pursued and implemented."

THE EXTENT TO WHICH THE IDENTIFIED PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED

During the past twenty-nine (29) years, the Township of Montgomery has striven to achieve the overall objectives and goals stated in its Master Plan in order to prevent future problems and to create a desirable living and working environment. At this time, the stated overall objectives and goals continue to reflect the general preferences of the Township to manage its growth.

However, although no new problems have arisen since the last "Master Plan And Development Regulations Periodic Reexamination Report" was adopted on June 12, 2000, there have been revisions and updates to certain of the informational assumptions which form the basis for the recommendations of the Master Plan and the implementing Land Development Ordinance regulations. This new information does suggest that certain modifications and refinements be made to Montgomery Township's overall "Zone Plan".

Additionally, in consideration of new environmental information, discussed in the following section of this reexamination report, and current conditions, three (3) of the overall goals and objectives currently adopted by Montgomery Township are proposed to be modified and updated (see page 39 of this report).

SIGNIFICANT CHANGES IN ASSUMPTIONS, POLICIES AND OBJECTIVES

Since the last reexamination of the Montgomery Township Master Plan, adopted by the Planning Board on June 12, 2000, the following three (3) revisions and updates to the informational assumptions which form the basis for the recommendations of the Master Plan and the implementing Land Development Ordinance regulations have occurred:

Septic Effluent Impact Upon The Environment

As the land development proceeds over time in a municipality, it is usual that the more easily developed lands are constructed upon earlier in the process, with the more problematic lands developed later in time when the lands remaining available for construction are relatively scarce.

In fact, as evidenced by the general information which is shown on the "Critical Areas" map previously appearing in this report and the site specific information that has been made available to Montgomery Township as applications for development have been submitted to the Township for review and approval, most of the lands remaining available for development in the Township are more environmentally constrained for development than the lands already constructed upon.

Importantly, most of the lands remaining available for development in Montgomery Township are not served by public sewerage facilities and are located in those portions of the Township designated within the "Rural" and "Environmentally Sensitive" planning areas by the "New Jersey State Development And Redevelopment Plan".

Partly as a result of the strains upon the carrying capacity of the remaining vacant lands in Montgomery Township, the Township Board of Health has been requiring more elaborate design and construction standards for septic systems, including reserve backup septic field areas, than were ordinarily required for the lands developed earlier in the process.

Moreover, during 1998, the Montgomery Township Health Department evaluated the effect of septic systems on groundwater in the Township and issued a report to the Planning Board. The area of Montgomery Township evaluated at that time was the northeastern portion of the Township which is underlain by the geological formation known as the Passaic Formation (formerly known as the Brunswick Shale). The method of the evaluation was the "Nitrate Dilution Model".

As indicated on pages 1 and 2 of the 1998 report:

> "The Nitrate Dilution Model (NDM) is a method developed to calculate the contribution to groundwater of nitrate from septic systems and the lot size necessary to maintain the nitrate at a sufficiently low level. The model provides for the calculation of the amount of nitrate from the septic system and the degree of dilution that occurs from recharge water percolating through soil surrounding the system. The degree of dilution is determined by the land area (lot size) available for recharge with clean water (rain and snow)."
>
> "The NDM model was first used in New Jersey by Trela and Douglas (1978) in studying septic systems and carrying capacity in the Pine Barrens. Pizor (1982) modified the model to calculate lot size in studying development in central New Jersey. The model was used in Montgomery Township in the rezoning of the Sourland Mountain area in 1987."

Partly as a result of the 1998 report prepared by the Montgomery Township Health Department, the "Master Plan And Development Regulations Periodic Reexamination Report", adopted by the Planning Board on May 11, 1998, recommended that approximately 5,278.52 acres, or approximately 76.48% of the lands *then zoned* within the "R-1" zoning district, be rezoned into the "R-2" zoning district. Thereafter, the Township Committee adopted the recommended rezoning.

Moreover, the Planning Board acknowledged a note in the 1998 report from the Health Department, which indicated that the "Croton" and "Bowmansville" soils provide no dilution of the nitrate levels via recharge water percolating through the soil.

Therefore, in consideration of the report from the Township Health Department, the fact that the Township Board of Health requires two (2) septic field areas on each residential lot and the changed policy of Somerset County which has resulted in many detention and retention basins being located on private residential lots, the Planning Board recommended that the then prevailing requirement for the "non-critical" acreage portion of residential lots within the "R-1", "R-2" and "R-3" zoning districts be changed.

More specifically, the Planning Board recommended and the Township Committee adopted ordinance provisions to eliminate any credit for lands designated as wetlands transition areas, for lands exhibiting either the "Croton" or "Bowmansville" soils, and for any lands utilized on a residential lot for detention or retention basins, so that the requirement now reads as follows:

> "An area equivalent to at least one (1) acre of a single-family detached dwelling lot shall be contiguous acreage which shall not include any of the following:
>
> 1) Any freshwater wetlands, wetlands transition areas, 100-year floodplains or topographic slopes 15% or greater;
>
> 2) Any lands exhibiting either the "Croton" or "Bowmansville" soils; and
>
> 3) Any land on a residential lot utilized for a detention or retention basis.
>
> Moreover, the resulting acreage must be appropriately situated for the location and construction of the detached single-family dwelling and its appurtenances, including the septic system and potable water well serving the lot; otherwise, the minimum required lot area shall be five (5) acres."

Given the anticipated continued pressures for residential development in Montgomery Township, the lack of public sewerage facilities serving most of the lands remaining available for development, the environmental constraints for development documented in the 1984 "Natural Resources Inventory" and elsewhere in the Master Plan documents, and the fact that a cumulative density of development relying on septic systems beyond the carrying capacity of the land may cause detriment to the environment, particularly the quality of potable water supplies, it is prudent for Montgomery Township to reassess the minimum lot sizes required in the relatively undeveloped portions of the Township.

The cumulative potential negative effect which may be caused to water quality by overly dense residential development served by subsurface sewage disposal, including individual septic systems, recently has been emphasized by the New Jersey State Department of Environmental Protection (NJDEP). More particularly, the NJDEP has adopted amendments to N.J.A.C. 7:15, the "Water Quality Management Planning Rules".

The rule amendments adopted by the New Jersey Department of Environmental Protection (NJDEP) are intended to address the impacts associated with new development relying on wastewater disposal through a discharge to groundwater. The current rules in effect focus on the direct and indirect impacts associated with new and expanded wastewater treatment facilities and the sewer service areas necessary to support new development.

The New Jersey Department of Environmental Protection (NJDEP) has determined that development served by subsurface sewage disposal, including individual septic systems, must undergo the same assessments as development served by expanded sewer service areas for potential water quality, water quantity and ecosystems impacts within the subject watershed management area.

Additionally, it should be noted that the NJDEP currently is considering additional changes to the "Water Quality Management Planning Rules" (N.J.A.C. 7:15) regarding the estimation of the carrying capacity of lands in New Jersey to adequately support onsite subsurface wastewater disposal systems. The term "carrying capacity", as used by the NJDEP relative to water quality, generally is defined as the land area required per disposal system to generate enough ground-water recharge to dilute the system's effluent to acceptable levels.

The carrying capacity model being formulated for consideration by the NJDEP will be a synthesis of two (2) independent models: the Trela and Douglas (1978) nitrate dilution model, referenced in the 1998 report to the Planning Board from the Township Health Department, and the New Jersey Geological Survey's (NJGS) ground-water recharge model. The NJGS method for estimating ground-water recharge (Charles and others, 1993) is a water budget approach, applicable only in New Jersey, which requires knowledge of the water quantity in the municipality, the soils and the land uses.

The overall goal is to estimate the average lot size needed to provide enough recharge to dilute the nitrates to acceptable standards.

The nitrate dilution model targets a maximum of 5.2 milligrams of nitrate per liter of water, measured downgradient from the source, after dilution of the nitrate has occurred in the ground. The current model being considered by the NJDEP may lessen the maximum of nitrate per liter of water from 5.2 milligrams down to 2.0 milligrams, dependent upon the physical characteristics of a given land area.

However, the carrying capacity model being formulated by NJDEP at this time also will set a maximum nitrate loading rate of approximately 10 pounds per person per year, which will be combined with the targeted amount of milligrams of nitrate per liter of water, with a relatively low number of milligrams of nitrate per liter of water, resulting in a recommendation for a relatively large average lot size.

Clearly, given the need to dilute the nitrates, the quantity of water available per person is a key consideration in those portions of New Jersey, such as the Sourland Mountain area in Montgomery Township, which have limited water supplies. Current thinking is that a need for 75 gallons per person per day will be needed for the model being considered by the NJDEP to have appropriate results; less than 75 gallons per person per day will lessen the permitted amount of nitrates required to be diluted.

Land Use Recommendations Of The Newly Adopted New Jersey State Development And Redevelopment Plan

As previously noted and discussed in this "Master Plan And Development Regulations Periodic Reexamination Report", a revised and updated "New Jersey State Development And Redevelopment Plan" (SDRP) was adopted by the State Planning Commission on March 1, 2001.

Given the increased focus of the SDRP on growth management and land preservation within the "Rural" and "Environmentally Sensitive" planning areas within New Jersey, and given the fact that most of the lands remaining available for development within Montgomery Township are designated with those planning areas, the "Land Use" planning objectives of the SDRP for the "Rural Planning Area" (PA4) and the "Environmentally Sensitive Planning Area" (PA5) are particularly important to the Township and read as follows:

> **Rural Planning Area (PA4)**:
> "**Land Use**: Enhance economic and agricultural viability and rural character by guiding development and redevelopment into Centers. In the Environs, maintain and enhance agricultural uses, and preserve agricultural and other lands to form large contiguous areas and greenbelts around Centers. Development should use creative land use and design techniques to ensure that it does not conflict with agricultural operations, does not exceed the capacity of natural and built systems and protects areas where public investments in farmland preservation have been made. Development and redevelopment in the Environs should maintain or enhance the character of the area."
>
> **Environmentally Sensitive Planning Area (PA5)**:
> "**Land Use**: Protect natural systems and environmentally sensitive features by guiding development and redevelopment into Centers and establishing Center Boundaries and buffers and greenbelts around these boundaries. Maintain open space networks, critical habitat and large contiguous tracts of land in the Environs by a variety of land use techniques. Development and redevelopment should use creative land use and design techniques to ensure that it does not exceed the capacity of natural infrastructure systems and protects areas where public investments in open land preservation have been made. Development and redevelopment in the Environs should maintain and enhance the natural resources and character of the area."

Traffic Impact From Development On Mostly Vacant Land Along Route 518 West Of The Route 518/Route 206 Intersection

During the past approximately two (2) year time period, various developers with interest in properties along the Route 518 corridor west of the Route 518/Route 206 intersection have submitted informal proposals to Montgomery Township for the development of the subject properties. Each of the informal proposals addressed the potential development only of those land areas that a particular developer had an interest in, and no overall comprehensive plan for the development of the aggregate area was formulated.

The areas of Montgomery Township which have been the focal point of interest among the various developers are indicated on the attached map, entitled "Areas In Montgomery Township Along Route 518 Which Include Properties That Have Been the Subject Of Informal Development Proposals". The lands indicated south of Route 518 total approximately 257.38 acres, and the lands north of Route 518 total approximately 138.10 acres.

As previously noted on page 3 of this report, the approximately 138.10 land area north of Route 518 was the subject of the May 2000 "Master Plan And Development Regulations Periodic Reexamination Report", which was adopted by the Planning Board on June 12, 2000. It was recommended by the Planning Board in the reexamination report that the subject land area be rezoned into a new "ARH" Age-Restricted Housing zoning district.

For comparison purposes, it is noted that under the current "REO-3" and "R-2" zoning of the subject property, a total of approximately 451,979 square feet of office space and 3 single-family homes could be constructed, whereas the proposed "ARH" zoning district will result in 218 age-restricted dwelling units, 30,000 square feet of office space and up to 120 beds in an "Assisted Living Facility".

As quoted hereinbelow from the year 2000 reexamination report, a threshold reason for the proposed reasoning of the subject property was a consideration of traffic impacts:

> "The major problem always associated with the development of the subject "REO-3" lands has been how to handle the traffic which would be generated, particularly the traffic impact along Route 518 and at its intersection with Route 206." (Page 9)
>
> "Clearly, the proposed rezoning for the age-restricted housing units, plus the relatively small amount of offices (i.e., 30,000 s.f.), will generate little automobile traffic relative to the traffic volume that would result from the approximately four hundred thousand (400,000) square feet of office space which theoretically could be development under the current "REO-3" zoning provisions." (Page 15)

However, unlike the request of the owner of the proposed "ARH" lands north of Route 518 to *decrease the intensity of potential development* on the subject property, the informal development proposals submitted to the Township by prospective developers of various properties south of Route 518 *each requested to increase the potential development* of the subject properties.

It should be again noted that no comprehensive plan was formulated by the individual developers for the overall development of the subject lands, and no commensurate comprehensive traffic impact analysis was prepared for consideration by the Township. Therefore, the Montgomery Township Planning Board requested its Master Plan Committee to analyze the traffic impacts which would result if the subject lands were developed under current zoning provisions. That traffic analysis has been completed by the Traffic Engineering Consultant to Montgomery Township, and the information is reported upon in the "Land Use Plan Element" section of this reexamination report.

PLAINVILLE
BELLEMEAD
SOURLAND MOUNTAIN PARK
DUTCHTOWN
HARLINGEN
AMWELL
SEILMAN
NORTH PRINCETON DEVELOPMENTAL CENTER
TOWNSHIP SCHOOL COMPLEX
GRIGGSTOWN
ROCKY HILL
Hillsborough Township
Franklin Township
Hopewell Township
Princeton
2500'
2000'
2500'
2500'
2500

RECOMMENDED MODIFICATIONS TO THE OVERALL GOALS AND OBJECTIVES OF THE MONTGOMERY TOWNSHIP MASTER PLAN

As previously noted on page 32 of this reexamination report, three (3) of the goals and objectives currently adopted by Montgomery Township to guide its future land use development are proposed to be modified and updated as follows in consideration of new environmental information and current conditions:

Goal & Objective No. 3.

"3. The Development Plan should recognize the physical characteristics of the Township of Montgomery and acknowledge the inherent capabilities and limitations of the land to host different types of community development at appropriate densities and intensities:

a. Conservation of the existing natural resources with the Township should be an integral part of the planning process, with special attention to the constraints of environmentally critical and sensitive areas including, but not limited to, wetlands, wetlands transition areas, aquatic buffer zones, stream corridors, 100-year flood plains and lands with topographic slope of fifteen percent (15%) and greater;

b. In order to safeguard against the contamination of underground potable water supplies from the septic effluent discharged above near ground level, the capacity of the soils throughout the Township to absorb *and* adequately filter septic effluent before the effluent enters the potable water supply should be a basic consideration in establishing residential densities and minimum lot sizes for housing within the Township;

c. The groundwater resources of the various geologic formations within the Township should be considered, and care should be taken to permit densities and intensities of development commensurate with the capacities of the underlying aquifers to provide an adequate potable water supply;

d. Applicable stormwater facilities and drainage basin and watershed plans, especially concerning the regional potable water supply, should be implemented in order to prevent adverse environmental impacts upon lands within the Township and upon surface and subsurface water resources; and

e. Based upon the documented information regarding the physical characteristics of the land and its ability to support the development of residential dwelling units which rely upon septic disposal systems, the minimum lot sizes required within the residentially zoned land areas of the Township should be periodically reassessed and changed when deemed prudent in order to protect existing and future homeowners from any degradation of the environment which would affect the homeowners' quality of life."

Goal & Objective No. 6.

"6. Between the two (2) nodes of concentrated development along Route 206, referred to as the Rocky Hill node and the Belle Mead node, the Development plan should continue to prevent the evolution of strip commercial uses along Route 206."

Goal & Objective No. 10.

"10. The Development Plan should safeguard and promote the preservation of farmland, open space and woodland areas within Montgomery Township, and such areas should be set aside whenever possible for conservation and/or recreational purposes."

SPECIFIC RECOMMENDED MASTER PLAN CHANGES TO BE IMPLEMENTED BY AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE

Subsequent sections of this "Master Plan And Development Regulations Periodic Reexamination Report" address the specific recommended changes to the six (6) adopted elements of the Montgomery Township Master Plan, including the following:

- Housing Plan Element And Fair Share Plan;
- Recreation Plan And Conservation Plan Elements;
- Traffic Circulation Plan Element;
- Historic Preservation Plan Element; and
- Land Use Plan Element.

Additionally, the subsequent sections of this reexamination report also identify those recommended changes to the Montgomery Township Master Plan which are to be implemented by amendments to the "Land Development Ordinance".

HOUSING PLAN ELEMENT AND FAIR SHARE PLAN

The most important opinion of the New Jersey State Supreme Court regarding a New Jersey municipality's obligation to permit the construction of "low" and "moderate" income affordable housing units within its bounds was decided on January 20, 1983 and is commonly referred to as the "Mt. Laurel II" Supreme Court Decision.

Approximately one and one-half (1½) years after the "Mt. Laurel II" Supreme Court Decision, Judge Eugene Serpentelli, as part of his July 16, 1984 Decision regarding a "Mt. Laurel" litigation against Warren Township in Somerset County, sanctioned the so-called "consensus methodology" as the way in which municipalities were to calculate their "fair share" housing obligation. In accordance with the "consensus methodology", Montgomery Township's "fair share" housing obligation through December 31, 1991 initially was calculated to be seven hundred thirty-one (731) affordable housing units.

However, Montgomery Township disagreed with certain aspects of the "consensus methodology" and, in the face of imminent litigation, *voluntarily* petitioned Judge Serpentelli's Court during March 1985 for a review of its "Mt. Laurel II" "fair share" housing obligation as well as for approval of the zone plan of the Township proposed to satisfy the obligation.

During the Court proceedings, Montgomery Township corrected certain of the statistical data utilized in the "consensus methodology" and successfully argued against certain other aspects of the methodology; as a result, the Court entered a "Judgement of Compliance" on July 31, 1985 which found that Montgomery Township's "fair share" housing obligation was three hundred twenty-five (325) "low" and "moderate" income units, versus the originally calculated seven hundred thirty-one (731) units.

Moreover, the Court found that the Township's zoning provisions for the "APT/TH" Apartment/Townhouse District in the southern portion of the Township and the "PRD" Planned Residential Development option in the northern portion of the Township provided a reasonable opportunity for the construction of the required three hundred twenty-five (325) affordable units.

As a result of the "Judgement of Compliance" entered July 31, 1985, Montgomery Township became the *first municipality* in the State of New Jersey deemed to be in compliance with its "Mount Laurel II" housing obligations through *voluntary* measures.

Montgomery Township's addressment of its obligation to provide for the construction of the three hundred twenty-five (325) affordable units consists of two hundred ten (210) units to be constructed within the approved "Pike Run" Planned Residential Development plus one hundred fifteen (115) unit credits from the approved ninety-five (95) affordable units in the "Scribner Village" (a/k/a "Montgomery Hills") Apartment/Townhouse District development.

On July 2, 1985, *after* Montgomery Township voluntarily petitioned Judge Serpentelli's Court for a finding that it was complying with its "Mt. Laurel II" housing obligation, the "Fair Housing Act" (N.J.S.A. 52:270-301, et seq.) was signed into law by the Governor. In accordance with the then prevailing "Substantive Rules" of the New Jersey Council On Affordable Housing (COAH), which were adopted pursuant to the "Fair Housing Act", the mandated "fair share" affordable housing obligation for Montgomery Township was calculated to be one hundred eight (108) affordable units between the years 1987 and 1993.

More recently, the "New Jersey Council On Affordable Housing Municipal Number Summary" dated February 3, 1993, was published on March 15, 1993 in the New Jersey Register and was subsequently adopted by COAH. In accordance with the newly adopted numbers, Montgomery Township's updated "fair share" housing obligation for the years 1987 to 1999 included an *additional* two hundred seven (207) affordable units, resulting in a total "fair share" housing obligation of three hundred fifteen (315) affordable units.

However, since the Court found that Montgomery Township's zoning provisions for the "APT/TH" Apartment/Townhouse District and the optional "Planned Residential Development" provided a reasonable opportunity for the construction of three hundred twenty-five (325) affordable units, COAH credited Montgomery Township with the three hundred twenty-five (325) affordable units, thereby resulting in a net obligation to the year 1999 of zero (0) additional affordable housing units.

Most recently, on March 5, 1997, COAH granted "Substantive Certification" to Montgomery Township and found that the Township's "Zone Plan" adequately provided for the required three hundred fifteen (315) affordable housing units.

Moreover, because of the credits for rental units provided in COAH's current "Substantive Rules", an additional sixty-seven (67) affordable units have been credited by COAH to be applied toward the next affordable housing obligation mandated to the Township.

Additionally, an "inclusionary" development to be constructed by Calton Homes has been approved by Montgomery Township in the "APT/TH" zoning district, which will include an additional nineteen (19) affordable housing units.

Finally, Montgomery Township is in the process of documenting the "group homes" or "Alternative Living Arrangements" in the Township, which provide congregate living facilities for needy people and which are eligible for credits as affordable housing units on a bedroom count basis. At this time, it appears that Montgomery Township may be eligible for nineteen (19) such credits.

Therefore, assuming the nineteen (19) "group home" credits, Montgomery Township's current number of affordable units *to be credited against its next affordable housing obligation* is one hundred five (105) units, calculated as follows:

▪ Pike Run:	287 unit credits, including 210 du's + 77 rental bonus credits
▪ Scribner Village:	95 units, including 60 "Sr. Citizen" du's + 35 family du's
▪ Calton Homes:	19 units
▪ "Group Homes":	19 bedrooms
	420 unit credits - 315 units [1987-1999 obligation] = 105 units

The six (6) year "Substantive Certification" granted on March 5, 1997 to Montgomery Township by the New Jersey Council On Affordable Housing (COAH) expires on March 5, 2003. Therefore, when COAH formulates and adopts new and additional affordable housing requirements for Montgomery Township, which are expected to be issued towards the end of 2001, the Township should begin to consider modifications to the currently adopted "Housing Plan Element And Fair Share Plan" portion of the Township Master Plan.

RECREATION PLAN AND CONSERVATION PLAN ELEMENTS

The "Part VI: Recreation Plan And Conservation Plan Elements" portion of the Montgomery Township Master Plan, dated July 1991, was adopted by the Planning Board on August 12, 1991. The combined plan elements document contains four (4) major sections: "Statement of Goals and Objectives", "Background Information", "Recreation Plan Element", and "Conservation Plan Element".

On May 11, 1998, the Montgomery Township Planning Board adopted a "Master Plan And Development Regulations Periodic Reexamination Report", dated April 1998. The stated purpose of the 1998 reexamination report was "to reexamine the currently adopted six (6) elements of the Montgomery Township Master Plan as well as the implementing Land Development Ordinance regulations". One of the six (6) elements reexamined was the "Master Plan Part IV: Recreation Plan And Conservation Plan Elements" document.

Regarding the "Conservation Plan Element" portion of the 1998 reexamination report, it was noted that additional land areas had been acquired or preserved as open space or farmland since the adoption of the 1991 "Master Plan Part IV: Recreation Plan And Conservation Plan Elements" document, and that there was a need to update the mappings provided in the 1991 document.

The updated mappings included the "Publicly Owned Lands" map, the "Dedicated Open Space Lands" map and the "Existing Dedicated Stream Corridor Preservation And Conservation Easements" map, which collectively provided the background information upon which the plan elements were based.

In addition to updating the background information, the planning maps within the "Conservation Plan Element" were further updated in 1998 to achieve the following:

- To update the "Pedestrian-Bikeway Corridor Plan" map in order to simply the classification of the corridors from the prior six (6) classifications to two (2) classifications: and

- To update the "Conservation Plan" map to reflect the updated background information, and to show the additional lands deemed as "Potential Greenbelt Land" in accordance with an updated list of potential properties to be acquired via the "Green Acres Program", which list was adopted by resolution by the Montgomery Township Committee.

Now, as a result of the recent acquisitions of lands and/or development rights, both by the Township of Montgomery and by the New Jersey Nature Conservancy, and as a result of the dedication of additional open space areas and the sale of development rights for farmland preservation by property owners since 1998, it is apparent that the mappings are again in need of being updated.

Moreover, in November 1998, the voters in New Jersey approved a referendum to dedicate ninety-eight million dollars ($98,000,000) per year to open space and farmland preservation, park development and redevelopment, and historic resource preservation. The overall goal is to preserve one million (1,000,000) acres of additional open space lands in the State by 2008, at an annual rate of an average one hundred thousand (100,000) acres per year. This ambitious land preservation program provides the opportunity to preserve a great amount of land area throughout the State, and thereby suggests that each municipality review its open space planning efforts to best avail themselves of the dedicated monies.

Goals And Objectives Of The Conservation Plan Element

The following goals and objectives were adopted on August 12, 1991 as part of the "Part VI: Recreation Plan And Conservation Plan Elements" portion of the Township Master Plan, were reiterated in the "Master Plan And Development Regulations Periodic Reexamination Report" adopted on May 11, 1998, and remain valid at this time:

Pathways and Greenbelts Goals:

1. Preserve and protect environmentally sensitive lands and develop a continuous greenbelt coinciding primarily with the stream corridors with the Township;

2. Preserve existing pathways found along streams, through wetlands and adjacent fields;

3. Provide, to the extent possible, connections between the active recreation, school and open space facilities of the Township through use of a coordinated pathway system;

4. Provide a circulation system which will encourage an alternate to vehicular movement and use by residents as pedestrians or bicyclists; and

5. Plan for and acquire public access corridors, in concert with the development of lands, to ensure that non-vehicular public rights-of-way will exist for future use by the Township residents for their enjoyment, recreation and movement.

Open Space Goals:

1. Preserve, protect and benefit from lands endowed with natural resources such as stream corridors and wetlands;

2. Provide a source of passive recreational opportunities for the enjoyment of present and future Township residents;

3. Provide for public and semi-public lands through municipal acquisition, private donations, deed restriction, easements and common open space (through clustering); and

4. Identify standards for the future preservation of open lands within tracts to be developed, and consider and encourage innovative development design which provides for greater common open space.

Farmland Preservation Goals:

1. Preserve existing farmland, woodlands and open space and protect prime agricultural lands within the Township; and

2. Encourage private and public support and participation in the New Jersey State Farmland Preservation Program.

Background Information

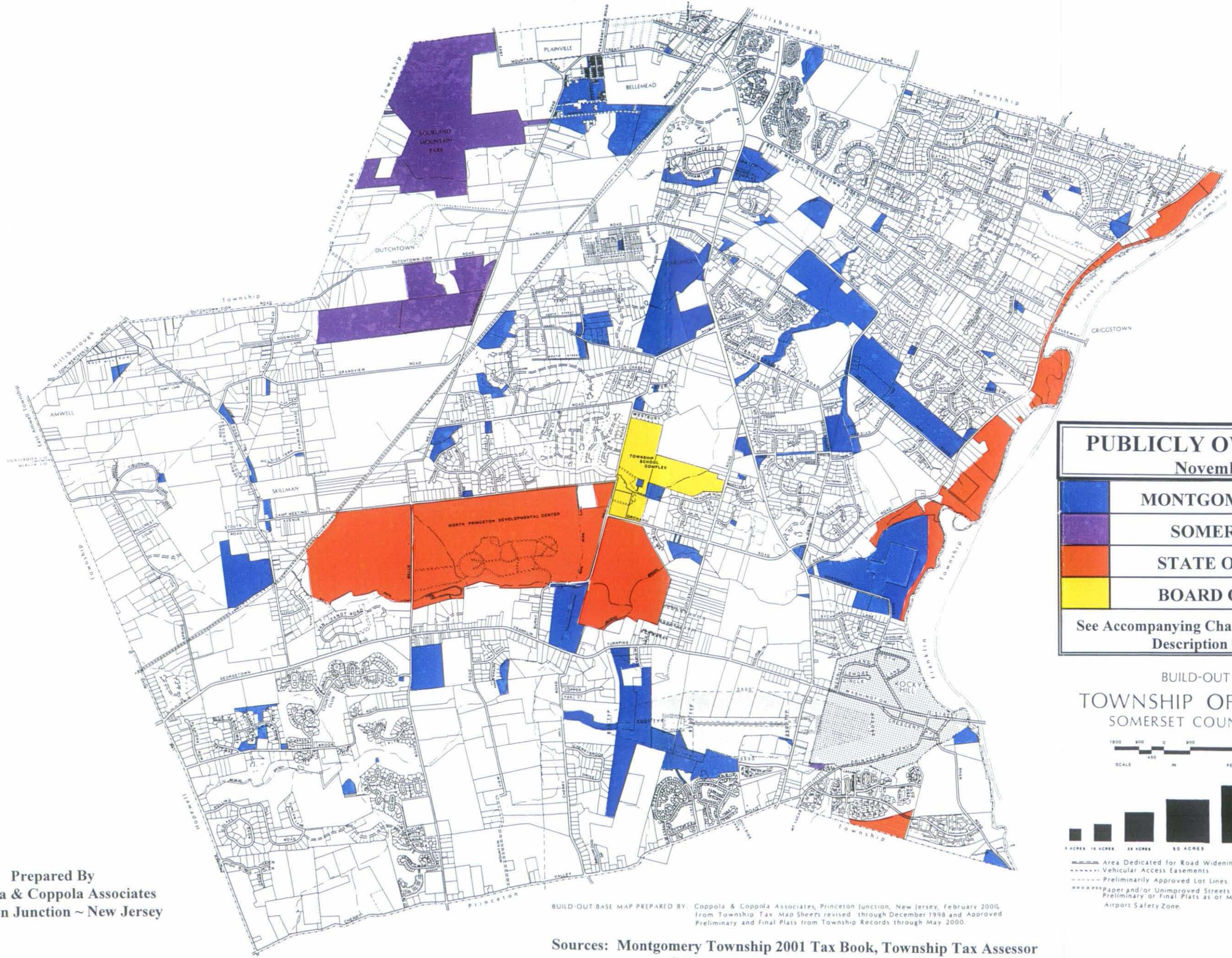
The "Publicly Owned Lands" map and the "Inventory Of Existing Open Space Lands" map have been prepared to indicate more accurate and updated information and the additional land areas that have been acquired, dedicated for open space, or restricted for conservation purposes by easements or deed.

The "Publicly Owned Lands" map, which appears on the following page, indicates the properties within Montgomery Township which are owned by the Township, Somerset County, the State of New Jersey or the Montgomery Township Board of Education.

As shown on the "Description Of Publicly Owned Lands" table, which appears as Addendum I to this reexamination report, the "Publicly Owned Lands" in Montgomery Township currently totals approximately 3,679 acres, which is approximately 17.82% of the Township's overall area. More specifically, Montgomery Township owns approximately 1,478 acres, Somerset County owns approximately 687 acres, the State of New Jersey owns approximately 1,350 acres, and the Montgomery Township Board of Education owns approximately 165 acres.

The "Inventory Of Existing Open Space Lands" map, which appears following the "Publicly Owned Lands" map, previously was named "Dedicated Open Space Lands" in the 1991 and 1998 documents, and indicates those lands in Montgomery Township which have been set aside as open space, but which are not necessarily deed restricted for "open space".

More specifically, the "Inventory Of Existing Open Space Lands" map shows the properties, or portions thereof, which generally are "open spaces" in Montgomery Township, whether public, common or private open spaces. Additionally, the map shows the properties in the Township which have been restricted to remain in agricultural use by easement or the sale of development rights.



PUBLICLY OWNED LANDS

November 2001

	MONTGOMERY TOWNSHIP
	SOMERSET COUNTY
	STATE OF NEW JERSEY
	BOARD OF EDUCATION

See Accompanying Chart For Identification And Description Of Properties

BUILD-OUT BASE MAP

TOWNSHIP OF MONTGOMERY

SOMERSET COUNTY • NEW JERSEY

1800 900 0 900 2700
450
SCALE IN FEET

N

5 ACRES 10 ACRES 25 ACRES 50 ACRES 100 ACRES

Area Dedicated for Road Widening Purposes
Vehicular Access Easements
Preliminarily Approved Lot Lines.
Paper and/or Unimproved Streets and/or Streets on Approved Preliminary or Final Plats as of May 2000.
Airport Safety Zone.

BUILD-OUT BASE MAP PREPARED BY: Coppola & Coppola Associates, Princeton Junction, New Jersey, February 2000, from Township Tax Map Sheets revised through December 1998 and Approved Preliminary and Final Plats from Township Records through May 2000.

Sources: Montgomery Township 2001 Tax Book, Township Tax Assessor & Township Open Space Coordinator.

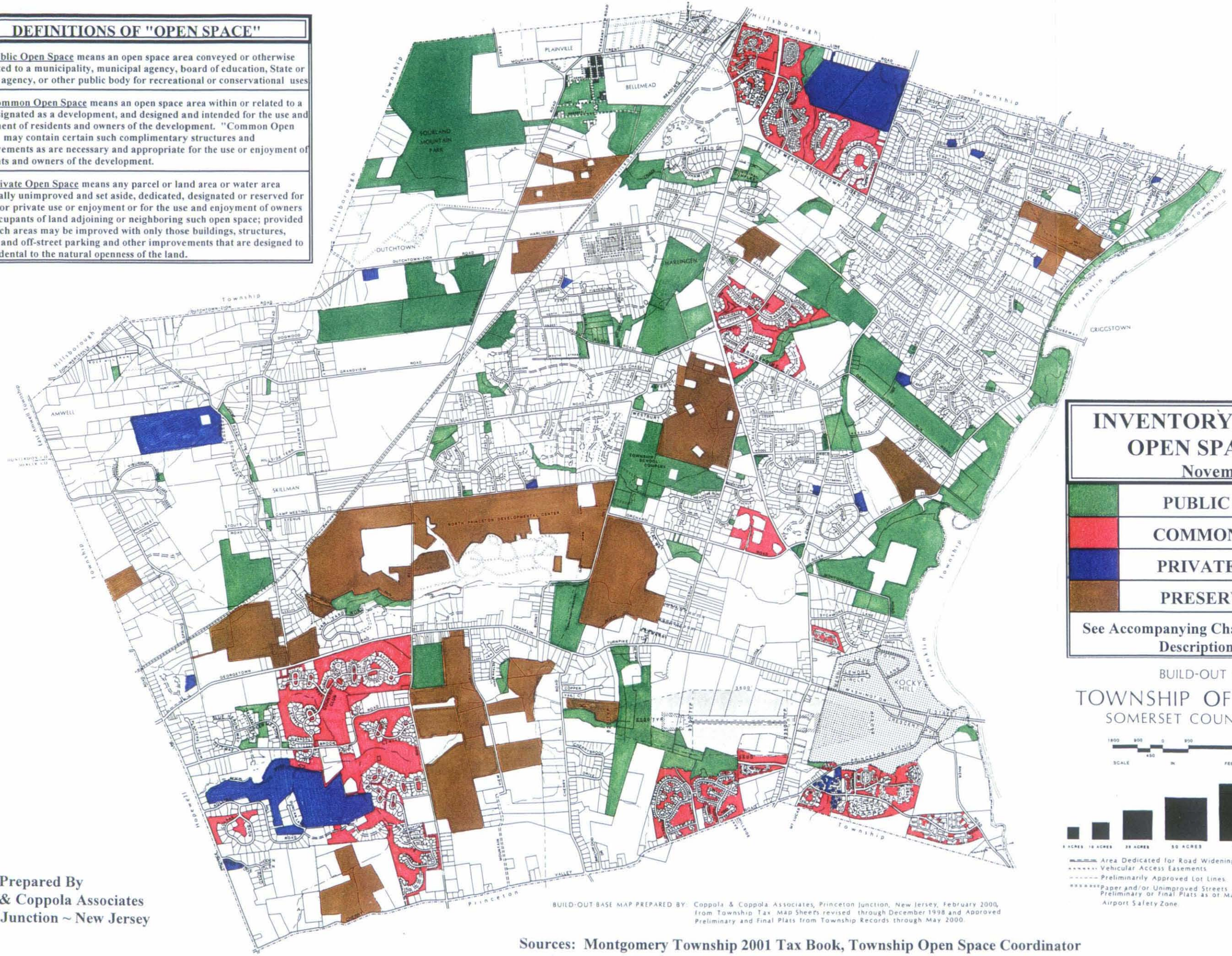
Prepared By
Coppola & Coppola Associates
Princeton Junction ~ New Jersey

DEFINITIONS OF "OPEN SPACE"

[1] Public Open Space means an open space area conveyed or otherwise dedicated to a municipality, municipal agency, board of education, State or county agency, or other public body for recreational or conservational uses.

[2] Common Open Space means an open space area within or related to a site designated as a development, and designed and intended for the use and enjoyment of residents and owners of the development. "Common Open Space" may contain certain such complimentary structures and improvements as are necessary and appropriate for the use or enjoyment of residents and owners of the development.

[3] Private Open Space means any parcel or land area or water area essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space; provided that such areas may be improved with only those buildings, structures, streets and off-street parking and other improvements that are designed to be incidental to the natural openness of the land.



BUILD-OUT BASE MAP PREPARED BY: Coppola & Coppola Associates, Princeton Junction, New Jersey, February 2000, from Township Tax Map Sheets revised through December 1998 and Approved Preliminary and Final Plats from Township Records through May 2000.

INVENTORY OF EXISTING OPEN SPACE LANDS

November 2001

	PUBLIC OPEN SPACE [1]
	COMMON OPEN SPACE [2]
	PRIVATE OPEN SPACE [3]
	PRESERVED FARMLAND

See Accompanying Chart For Identification And Description Of Properties

BUILD-OUT BASE MAP

TOWNSHIP OF MONTGOMERY

SOMERSET COUNTY • NEW JERSEY

1800 900 0 900 2700
450
SCALE IN FEET

N

5 ACRES 10 ACRES 25 ACRES 50 ACRES 100 ACRES

Area Dedicated for Road Widening Purposes
Vehicular Access Easements
Preliminarily Approved Lot Lines
Paper and/or Unimproved Streets and/or Streets on Approved Preliminary or Final Plats as of May 2000.
Airport Safety Zone

Prepared By
Coppola & Coppola Associates
Princeton Junction ~ New Jersey

Sources: Montgomery Township 2001 Tax Book, Township Open Space Coordinator & Approved Preliminary And/Or Final Subdivision Plats As Of July 31, 2001.

As shown on the "Description Of Inventory Of Existing Open Space Lands" table, which appears as Addendum II to this reexamination report, the "Inventory Of Existing Open Space Lands" in Montgomery Township currently totals approximately 5,701 acres, which is approximately 27.62% of the Township's overall area. More specifically, "Public Open Space" totals approximately 2,477 acres, "Common Open Space" totals approximately 939 acres, "Private Open Space" totals approximately 467 acres, and "Preserved Farmland" totals approximately 1,817 acres.

Finally, it should be noted that the October 1997 "Existing Dedicated Stream Corridor Preservation And Conservation Easements" map, and its related table, have not been updated, since the update of the source data has not yet been completed by the Township.

Conservation Plan Element

The "Pedestrian-Bikeway Corridor Plan" map, which appears on the following page, has been amended to add additional linkages to provide a more regional scope of interconnection with the Delaware Raritan Canal path and with adjacent municipalities in locations where such connections appear to be reasonable and possible.

The "Conservation Plan" map, which appears following the "Pedestrian-Bikeway Corridor Plan" map, has been updated to include the additional open space lands and preserved farmland. Most significantly, also indicated on the "Conservation Plan" map are the lands recommended by the Township Open Space Committee as "Proposed Greenways", to be included in the 2000 application for Green Acres funding, or as "Potential Future Greenways", to be considered for future acquisition or applications for Green Acres funding.

Very importantly, the terminology on the "Conservation Plan" map has been revised to be consistent with a broader vision regarding the planning for open spaces in Montgomery Township. More specifically, the prior "Conservation Plan" provided "greenbelts", which were considered linear linkages of green space along stream corridors, between public areas and around clustered developments.

The vision of the current "Conservation Plan" has been expanded to not only include the "linkages", but also to include additional green spaces that do not fall within the linear linkages, but which also promote the goals and objectives of the "Conservation Plan". The additional green spaces which have been shown on the "Conservation Plan" map include forested areas, scenic viewsheds and vistas, recreational resources, and environmentally sensitive lands. Therefore, the previously used "greenbelts" term has been changed to "greenways".

The boundaries of four (4) large generalized areas for additional potential future greenways, which are related to regional land use planning, also are shown on the "Conservation Plan" map. The intent of identifying these generalized areas is to emphasize the importance of preserving lands within these areas for "greenways" when the opportunities arise during the review of applications for development, or when other circumstances present the reasonable opportunity for Montgomery Township to create the "greenways".

PEDESTRIAN-BIKEWAY CORRIDOR PLAN

November 2001

CLASSIFICATION OF CORRIDORS

Pedestrian-Bikeway Within Or Adjacent Street Rights-Of-Way

Recreational Off-Street Pathway

BUILD-OUT BASE MAP

TOWNSHIP OF MONTGOMERY

SOMERSET COUNTY • NEW JERSEY

SCALE IN FEET

Area Dedicated for Road Widening Purposes

Vehicular Access Easements

Preliminarily Approved Lot Lines

Paper and/or Unimproved Streets and/or Streets on Approved Preliminary or Final Plats as of May 2000.

Airport Safety Zone.

BUILD-OUT BASE MAP PREPARED BY: Coppola & Coppola Associates, Princeton Junction, New Jersey, February 2000, from Township Tax Map Sheets revised through December 1998 and Approved Preliminary and Final Plats from Township Records through May 2000.

Prepared By
Coppola & Coppola Associates
Princeton Junction ~ New Jersey

Regional Sourland Mountain Greenway

Pike Run Watershed Corridor Greenway

Note: For specific information on the properties identified on this map as "Existing Greenways", the reader of this map should consult the "Description of Existing Open Space Lands" chart .

Crossroads Of American Revolution Greenway

Hopewell Valley Greenway

CONSERVATION PLAN
November 2001

EXISTING GREENWAYS
PROPOSED GREENWAYS
PRESERVED FARMLAND
POTENTIAL FUTURE GREENWAYS

BUILD-OUT BASE MAP

TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY • NEW JERSEY

SCALE IN FEET

5 ACRES 10 ACRES 25 ACRES 50 ACRES 100 ACRES

Area Dedicated for Road Widening Purposes
Vehicular Access Easements
Preliminarily Approved Lot Lines
Paper and/or Unimproved Streets and/or Streets on Approved Preliminary or Final Plats as of May 2000.
Airport Safety Zone.

Prepared By
Coppola & Coppola Associates
Princeton Junction ~ New Jersey

BUILD-OUT BASE MAP PREPARED BY: Coppola & Coppola Associates, Princeton Junction, New Jersey, February 2000, from Township Tax Map Sheets revised through December 1998 and Approved Preliminary and Final Plats from Township Records through May 2000.

TRAFFIC CIRCULATION PLAN ELEMENT

The "Master Plan Part II: Traffic Circulation Plan Element" portion of the Montgomery Township Master Plan originally was adopted on December 15, 1986 and has been amended five (5) times since then, most recently on December 13, 1993. The current "Traffic Circulation Plan" map, also dated December 13, 1993, indicates the classification of all existing and certain future roadways within the Township.

Goals And Objectives Of The Traffic Circulation Plan Element

The following goals and objectives originally were adopted on November 30, 1992 as part of the "Part II: Traffic Circulation Plan Element" portion of the Township Master Plan and remain valid at this time:

"1. The Township should utilize the existing roadways within the Township to the greatest extent possible in order to increase the probability of having the Traffic Circulation Plan implemented due to the practicality of improving existing roads rather than building new ones.

2. All roadways in the Township should be provided with the minimum improvements necessary to provide safe travel; over improvements will cause traffic speeds to unnecessarily increase, will cut-back many existing front yards, and will require the removal of any existing vegetation along the road's frontage.

3. No particular roadway in the Township should be called upon to move volumes of traffic which will result in the necessity to improve the roadway in a manner incompatible with residential development; therefore, traffic should be diffused among a variety of alternate routes rather than channeling traffic to any particular route.

4. Residential lots which abut or have direct driveway access to Route 206 and certain other relatively major roadways in the Township should be relatively large in size and have relatively wide frontages in order to achieve the following related objectives:

   a. To lessen the number of potential new driveway access points, thereby lessening turning movements and interference with the through flow of traffic;

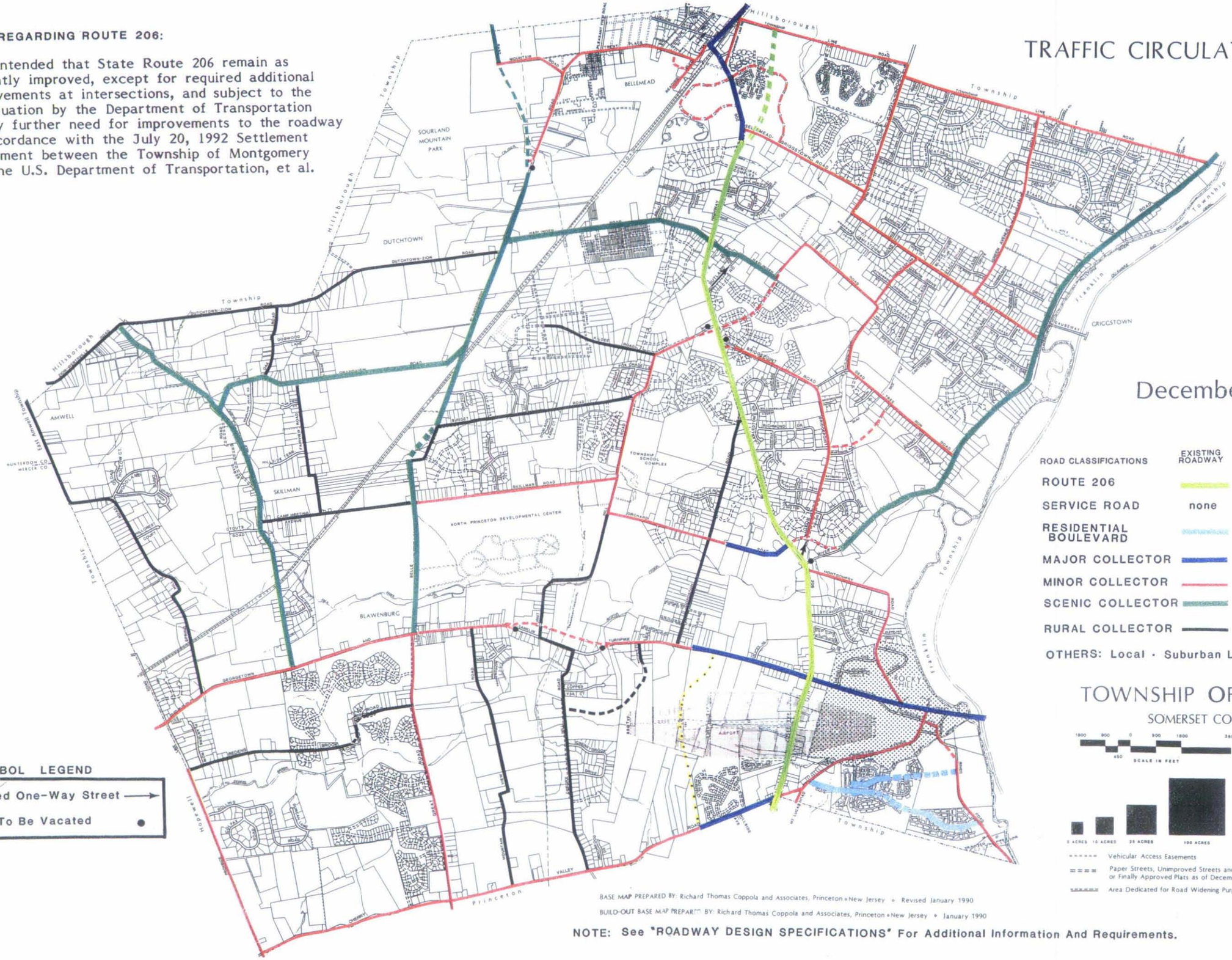
   b. To lessen the need to provide wide paved cartways on the roads, thereby maintaining the rural residential character of the Township to the maximum extent possible; and

NOTE REGARDING ROUTE 206:

It is intended that State Route 206 remain as currently improved, except for required additional improvements at intersections, and subject to the reevaluation by the Department of Transportation of any further need for improvements to the roadway in accordance with the July 20, 1992 Settlement Agreement between the Township of Montgomery and the U.S. Department of Transportation, et al.

TRAFFIC CIRCULATION PLAN

December 13, 1993



ROAD CLASSIFICATIONS	EXISTING ROADWAY	PROPOSED ROADWAY	RIGHT OF WAY	CARTWAY
ROUTE 206			66'	SEE NOTE
SERVICE ROAD	none		54'	30'
RESIDENTIAL BOULEVARD			66'	46'
MAJOR COLLECTOR			60'	40'
MINOR COLLECTOR			54'	34'
SCENIC COLLECTOR			50'	30'
RURAL COLLECTOR			50'	30'

OTHERS: Local · Suburban Local · Rural Local · Alley

TOWNSHIP OF MONTGOMERY

SOMERSET COUNTY • NEW JERSEY

1800 900 0 900 1800 3600

450 SCALE IN FEET

N

5 ACRES 10 ACRES 25 ACRES 100 ACRES

Airport Hazard Area

Vehicular Access Easements

Paper Streets, Unimproved Streets and/or Streets on Preliminary or Finally Approved Plats as of December 31, 1989.

Area Dedicated for Road Widening Purposes.

SYMBOL LEGEND

Proposed One-Way Street →

Street To Be Vacated ●

BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton • New Jersey • Revised January 1990

BUILD-OUT BASE MAP PREPARED BY: Richard Thomas Coppola and Associates, Princeton • New Jersey • January 1990

NOTE: See "ROADWAY DESIGN SPECIFICATIONS" For Additional Information And Requirements.

c. To set back a house a sufficient distance from the 'arterial' or 'major collector' road in order to protect the residents from the nuisances associated with the relatively high volumes of traffic that will travel the roads in the future."

Roadway Design Specifications

As noted above, one (1) of the principal goals and objectives of the planning for traffic circulation within Montgomery Township has been to design and construct roads with the "minimum improvements necessary to provide safe travel."

Since the adoption of the most recently amended "Traffic Circulation Plan Element" on December 13, 1993, both the Montgomery Township Committee and Planning Board have reviewed the proposed design specifications for new or reconstructed roadways within the Township on a case-by-case basis and, oftentimes, have approved roadway designs with less cartway and right-of-way widths than indicated in the "Traffic Circulation Plan Element".

Moreover, the Commissioner of the New Jersey Department of Community Affairs promulgated the "New Jersey Residential Site Improvement Standards" (N.J.A.C. 5:21-1, et seq.) which were adopted as law and became operative on June 3, 1997.

As a result, it continues to be recommended that the "Roadway Design Specifications" included in the December 13, 1993 "Traffic Circulation Plan Element" be considered the *maximum* design specifications for existing and proposed roadways within Montgomery Township, and that the applicable "Land Development Ordinance" provisions be amended accordingly and in consideration of the "Residential Site Improvement Standards".

Current Ongoing Studies

The Township Committee recently appointed a "Transportation Advisory Committee" which, as indicated at its first meeting on June 6, 2001, is to perform the following duties:

"a. Familiarize itself with the terms and conditions of the Township's settlement with NJDOT with respect to Route 206 and the Traffic Circulation Plan Element of the Master Plan;

b. Identify areas in the Township where traffic circulation is currently problematic, and where future problems are anticipated;

c. Consider the location of internal destinations, such as neighborhood shopping areas, which may reduce internal traffic;

d. Study means of improving traffic circulation within the Township, including: (1) improvements to existing roadways and intersections within the Township, provided same are consistent with the principles established by the items referenced in subparagraph a. above; (2) mass transit and public transportation options; (3) enhanced pedestrian and bicyclist routes; (4) van-pooling, staggered work shifts at off-peak hours, and other traffic management tools; and, in so doing, (5) identify purported means of improving traffic circulation that have been unsuccessful;

e. Investigate the availability and requirements of grants for transportation projects;

f. Research the implementation of traffic calming devices in other communities, and their viability for traffic conditions in Montgomery Township;

g. Be available to and cooperate with development boards and master planning subcommittees as they evaluate development applications and consider master plan and zoning alternatives; and

h. Perform such other tasks as may, from time to time, be requested by the Township Committee."

When completed, the efforts of the appointed "Transportation Advisory Committee" may result in recommendations for modifications to the "Traffic Circulation Plan Element", which should be considered by the Planning Board at that time.

Moreover, as previously noted on page 37 of this reexamination report, the Montgomery Township Planning Board requested its Master Plan Committee to analyze the traffic impacts which would result if the currently largely vacant lands along the Route 518 corridor west of the Route 518/Route 206 intersection were developed under the current zoning provisions.

Additionally, the Master Plan Committee was requested to consider modifications to the current proposals of the adopted "Traffic Circulation Plan" for the subject portion of Montgomery Township, with such modifications being consistent with the adopted goals and objectives for traffic circulation planning within the Township.

The results of the Master Plan Committee's analysis to date are reported upon later in this reexamination report in the "Land Use Plan Element" section.

HISTORIC PRESERVATION PLAN ELEMENT

On July 13, 1992, the Township Planning Board adopted a "Master Plan Part VI: Historic Preservation Plan Element" document, dated May 1992. One significant portion of the plan element was the identification and designation of local historic districts and sites which were subsequently included in the "Landmarks Preservation Overlay Area" on the "Zoning Map" of the Township of Montgomery. These designated areas or sites are subject to special provisions which regulate their development, construction, alteration and demolition in order to preserve their historic significance in accordance with applicable provisions of the "Land Development Ordinance".

Goals And Objectives Of The Historic Preservation Plan

Montgomery Township's desire to preserve and protect the historic districts, sites and structures in the municipality, which is stated as an objective of the "Land Use Plan Element", coupled with a stated purpose of the Municipal Land Use Law "to promote the conservation of historic sites and districts...", led the Township to establish a Landmarks Preservation Commission pursuant to N.J.S.A. 40:55D-107 of the Municipal Land Use Law and municipal Ordinance No. 89-621. In addition to establishing the Commission, Ordinance No. 89-621 also prescribes the standards and procedures to be followed by the Commission in the designation and preservation of historic landmarks in Montgomery Township.

Municipal Ordinance No. 89-621 contains the following two (2) specific "goals and objectives" relative to historic preservation which were adopted by the Township on July 13, 1992 as part of the "Part IV: Historic Preservation Plan Element" portion of the Township Master Plan:

"1. To effect and accomplish the protection, enhancement and perpetuation of historic sites and districts that represent or reflect elements of the Township's cultural, social, economic, political and architectural history; and

2. To safeguard the Township's historic and cultural heritage as embodied and reflected in its historic sites and districts by protecting sites and districts from incompatible new development and inappropriate expansion of infrastructure within those historic districts, to protect isolated sites from inappropriate demolition, and to take other necessary and appropriate actions pursuant to this ordinance to ensure the continued existence of Montgomery Township's rich historical heritage."

1998 Additions To "Local Historic Sites"

The "Master Plan And Development Regulations Periodic Reexamination Report", dated April 1998 and adopted by the Planning Board on May 11, 1998, added two (2) additional historic sites, which were voluntarily proposed by their owners to be designated as "Local Historic Sites" within the "Historic Preservation Plan Element".

As a result, the originally adopted "Designated Local Historic Sites" map was updated, as attached and now dated April 1998, to include the two (2) new sites which are identified on the map as Number 15, the "Drake House" and as Number 16, the "Mount Zion A.M.E. Church".

Landscaped Buffer Screening

In addition to the proposed inclusion of the two (2) newly designated "Local Historic Sites" to the "Landmarks Preservation Overlay Area" on the "Zoning Map", the Landmarks Preservation Commission recommended that a landscaped buffer screening be provided whenever a nonresidential use is developed adjacent to an historic site or district, thereby protecting the historic integrity of the site or district from the potentially negative impact of the new development. The Commission has found from experience that new nonresidential development constructed adjacent to an historic site or district without adequate landscaped buffer screening can reduce the historical and monetary value of the property.

Therefore, it continues to be recommended that the applicable "Land Development Ordinance" provisions be amended to prohibit any parking area, loading area, driveway and/or other structure associated with a nonresidential use from being located within the minimum required side and/or rear yard setback areas of a lot when the yard area abuts any common property line with an historic site or district. Moreover, within the required setback area, a landscaped buffer screening at least fifteen feet (15') in width should be required and should consist of densely planted evergreen trees at least six feet (6') high at the time of planting and spaced no more than ten feet (10') apart on-center.

Design Criteria For Historic Bridges

An Ad Hoc Bridge Advisory Committee was established during 1997 by the Montgomery Township Committee to inventory the existing bridges within the Township and to recommend a program for their repair and maintenance, with appropriate design criteria for the reconstruction of the existing bridges and the construction of any new bridges.

The Township Landmarks Preservation Commission provided a September 24, 1997 advisory report to the Ad Hoc Bridge Advisory Committee regarding the historic bridges located in Montgomery Township and the historic factors to be considered in the design criteria for both the reconstruction of existing bridges and the construction of any new bridges. The advisory report was adopted as part of the Montgomery Township "Historic Preservation Plan Element" portion of the Master Plan on May 11, 1998.

DESIGNATED LOCAL HISTORIC SITES

April 1998

NOTE: The reader of this map should consult the accompanying chart for a list of specific properties designated as local historic sites.

BUILD-OUT BASE MAP

TOWNSHIP OF MONTGOMERY

SOMERSET COUNTY • NEW JERSEY

1800 900 0 900 1800 3600

450

SCALE IN FEET

N

Airport Hazard Area

5 ACRES 10 ACRES 25 ACRES 100 ACRES

Vehicular Access Easements

Paper Streets, Unimproved Streets and/or Streets on Preliminary or Finally Approved Plats as of December 31, 1989.

Area Dedicated for Road Widening Purposes.

Prepared By
Coppola & Coppola Associates
Lawrenceville ~ New Jersey

Source: Montgomery Township Landmarks Preservation Commission.

LAND USE PLAN ELEMENT

The current "Land Use Plan" of Montgomery Township, which was adopted by the Planning Board on June 12, 2000 and which appears on page 6 of this reexamination report, is remarkably similar to the Township Master Plan adopted approximately twenty-nine (29) years ago during 1972. Indeed, while there have been many significant refinements and modifications made to the plan over the years, the basic theme of the "Land Use Plan" has remained the same.

While clearly an over simplification, the basic theme of the Master Plan has been and continues to be that there are two (2) so-called "nodes" of mixed-use development along the Route 206 corridor (i.e., Rocky Hill & Belle Mead), with single-family residential development the primary land use in between.

1998 Change Of Zoning From "R-1" To "R-2"

As part of the "Master Plan And Development Regulations Periodic Reexamination Report" adopted by the Planning Board on May 11, 1998, the lands then zoned within the "R-1" district were studied and considered for incorporation into the "R-2" zoning district. The attached August 15, 1997 "Zoning Map", which was in effect at that time, highlights the "R-1" district study area in yellow.

It was noted in the 1998 reexamination report that the "R-1" district lands encompassed approximately 6,901.49 acres, or approximately thirty-three and one-half percent (i.e., 33.43%) of Montgomery Township's total area of approximately 20,646 acres.

Based upon the recommendations for Montgomery Township contained within the 1992 "New Jersey State Development And Redevelopment Plan", and in consideration of the need to protect the environmental quality of the Township in accordance with the recommendations from the Township Health Department, it was proposed that most of the then zoned "R-1" district lands be rezoned within the "R-2" zoning district.

Specifically, it was proposed that only the land areas corresponding to "Planning Area 2" (the "Suburban Planning District") on the State's "Resource Planning And Management Map" be continued within the "R-1" zoning district. Most of these lands are located within the northeastern portion of the Township. Additionally, however, the relatively few residential lots along County Route 518 just west of Route 206 also were proposed to remain within the "R-1" zoning district. Together, these two (2) land areas compute to approximately 1,622.97 acres and represented approximately 23.52% of the then existing "R-1" zoning district.

Conversely, it was proposed that the land areas corresponding to either "Planning Area 4" (the "Rural Planning Area") and "Planning Area 3" (the "Fringe Planning Area") be rezoned within the "R-2" zoning district. These land areas compute to approximately 5,278.52 acres and represented approximately 76.48% of the then existing "R-1" zoning district.

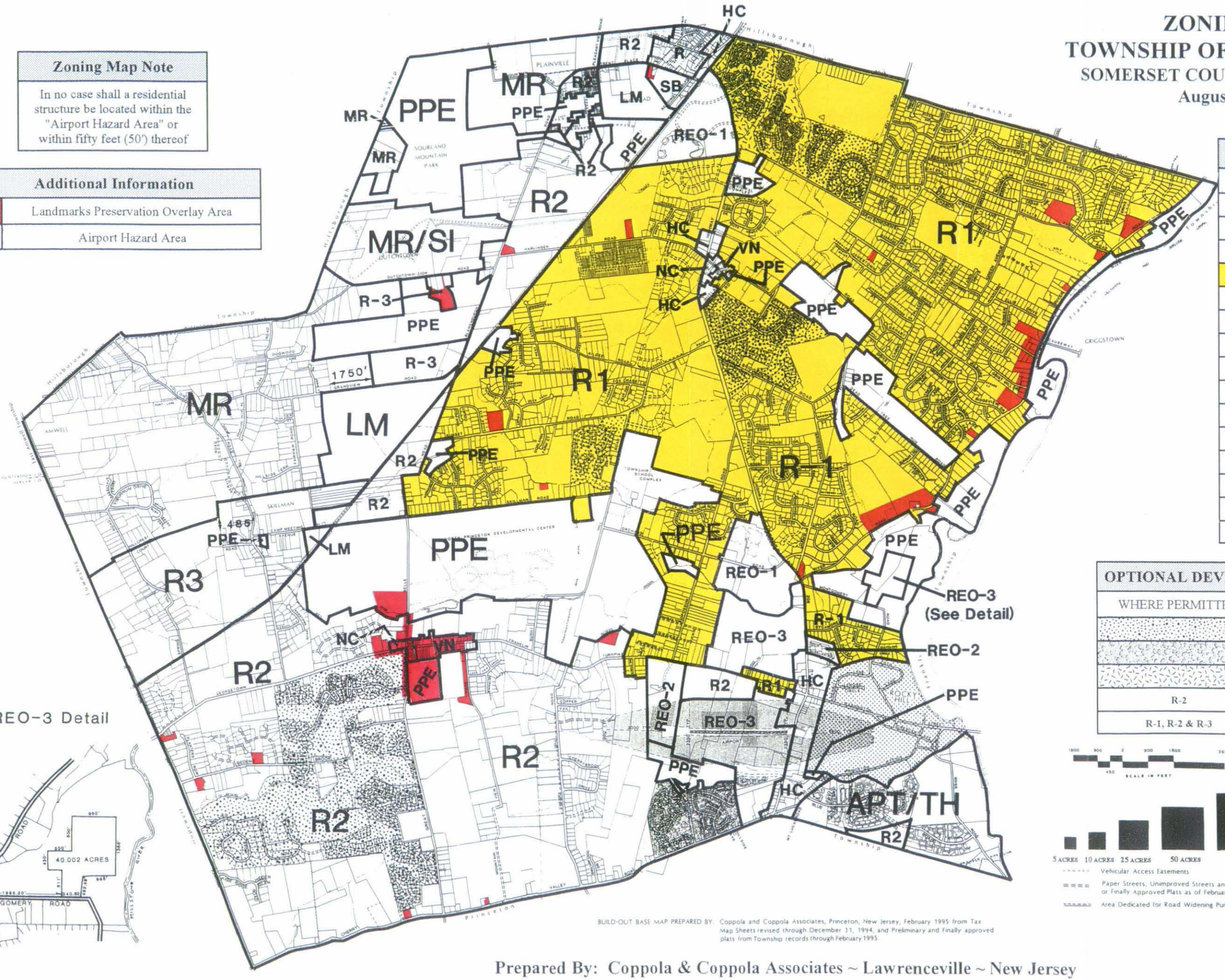
ZONING MAP
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY ~ NEW JERSEY
August 15, 1997

Zoning Map Note

In no case shall a residential structure be located within the "Airport Hazard Area" or within fifty feet (50') thereof

Additional Information

	Landmarks Preservation Overlay Area
	Airport Hazard Area



ZONING DISTRICTS	
PPE	Public, Parks & Education
MR	Mountain Residential
R-3	Single-Family Residential
R-2	Single-Family Residential
R-1	Single-Family Residential
R	Single-Family Residential
VN	Village Neighborhood
APT/TH	Apartment/Townhouse Residential
NC	Neighborhood Commercial
HC	Highway Commercial
SB	Small Business
REO-1	Research, Engineering & Office
REO-2	Research, Engineering & Office
REO-3	Research, Engineering & Office
LM	Limited Manufacturing
MR/SI	Mt. Residential/Special Industrial

OPTIONAL DEVELOPMENT ALTERNATIVES	
WHERE PERMITTED	TYPE OF ALTERNATIVE
	Single-Family Residential Clusters I
	Single-Family Residential Clusters II
	Planned Residential Developments
R-2	Lot Averaging
R-1, R-2 & R-3	Single-Family Conservation Clusters

SCALE IN FEET

5 ACRES 10 ACRES 25 ACRES 50 ACRES 100 ACRES

Vehicular Access Easements

Paper Streets, Unimproved Streets and/or Streets on Preliminary or Finally Approved Plats as of February 1995.

Area Dedicated for Road Widening Purposes.

Prepared By: Coppola & Coppola Associates ~ Lawrenceville ~ New Jersey

Rezoning Study Of
"MR", "R-3" & "R-2 District Areas Not Studied In 1998

The "R-1" to "R-2" rezoning recommendations adopted as part of the 1998 reexamination report were implemented via ordinances adopted by the Montgomery Township Committee; the current August 1, 1998 "Zoning Map" of the Township appears on the following page.

Given the recommendations for Montgomery Township contained in the newly adopted "New Jersey State Development And Redevelopment Plan" (SDRP) (see pages 13 & 36 of this report), the environmental characteristics of the remaining vacant lands in the Township (see page 19 of this report), which vacant lands are mostly located in the "MR", "R-3" and "R-2" zoning districts within the "Rural" and "Environmentally Sensitive" planning areas of the SDRP, and the increased concerns of the New Jersey State Department of Environmental Protection (NJDEP) regarding the impacts of septic effluent upon the environment (see page 32 of this report), it is prudent for Montgomery Township to evaluate the appropriateness of the current zoning of the "MR", "R-3" and "R-2" district lands which were not studied as part of the 1998 reexamination report.

The lands currently zoned within the "MR", "R-3" and "R-2" zoning districts in Montgomery Township, which were not studied as part of the "Master Plan And Development Regulations Periodic Reexamination Report" adopted by the Planning Board on May 11, 1998 and which have not been developed with clustered housing developments with central sewerage facilities (i.e., "Cherry Valley" & "Colfax"), are indicated on the "'MR', 'R-3' & 'R-2' Rezoning Analysis Study Area" map.[1] The designated study area includes approximately 1,983.57 acres of land in the "MR" zoning district, approximately 826.11 acres of land in the "R-3" zoning district, and approximately 4,063.65 acres of land in the "R-2" zoning district.

The "R-2" ordinance requirements of Montgomery Township permit the development of single-family detached dwellings on lots two (2) acres in area, the "R-3" ordinance requirements permit development of single-family detached dwellings on lots three (3) acres in area, and the "MR" ordinance requirements permit development of single-family detached dwellings on lots five (5) acres in area.

It is a conclusion of this reexamination report that the current "MR", "R-3" & "R-2" zoning provisions are not appropriate to maintain the rural character of the subject lands areas, particularly those currently zoned within the "R-3" and "R-2" zoning districts, or to safeguard the identified environmental characteristics of the subject lands and avoid environmental degradation of the lands caused by too much development.

Specifically regarding the subject lands within the "R-3" and "R-2" zoning districts, given the increasing trend throughout New Jersey for the construction of large major subdivisions with lots two (2) and three (3) acres in size, it is noted that the current ordinance provisions will not preserve the prevailing rural character of these areas of Montgomery Township and, in fact, could result in a "suburban sprawl" pattern of development to emerge.

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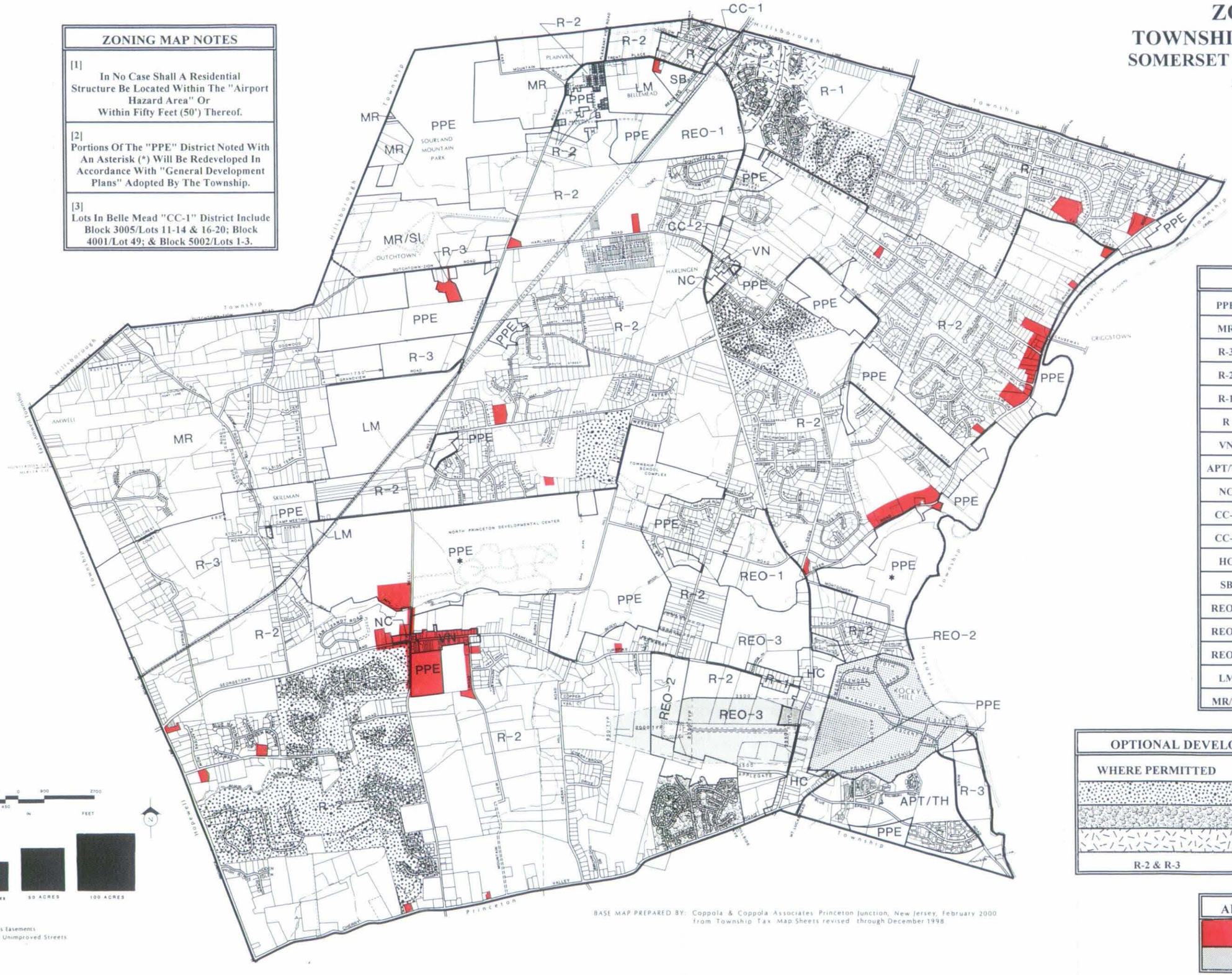
[1] It should be noted that four (4) lots north of Skillman Road and west of the railroad right-of-way (i.e., Lots 15, 27, 28 & 29 in Block 14001) were included in the study area, but were inadvertently not shown on the attached map.

ZONING MAP
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY ~ NEW JERSEY
August 1, 1998

ZONING MAP NOTES
[1] In No Case Shall A Residential Structure Be Located Within The "Airport Hazard Area" Or Within Fifty Feet (50') Thereof.
[2] Portions Of The "PPE" District Noted With An Asterisk (*) Will Be Redeveloped In Accordance With "General Development Plans" Adopted By The Township.
[3] Lots In Belle Mead "CC-1" District Include Block 3005/Lots 11-14 & 16-20; Block 4001/Lot 49; & Block 5002/Lots 1-3.

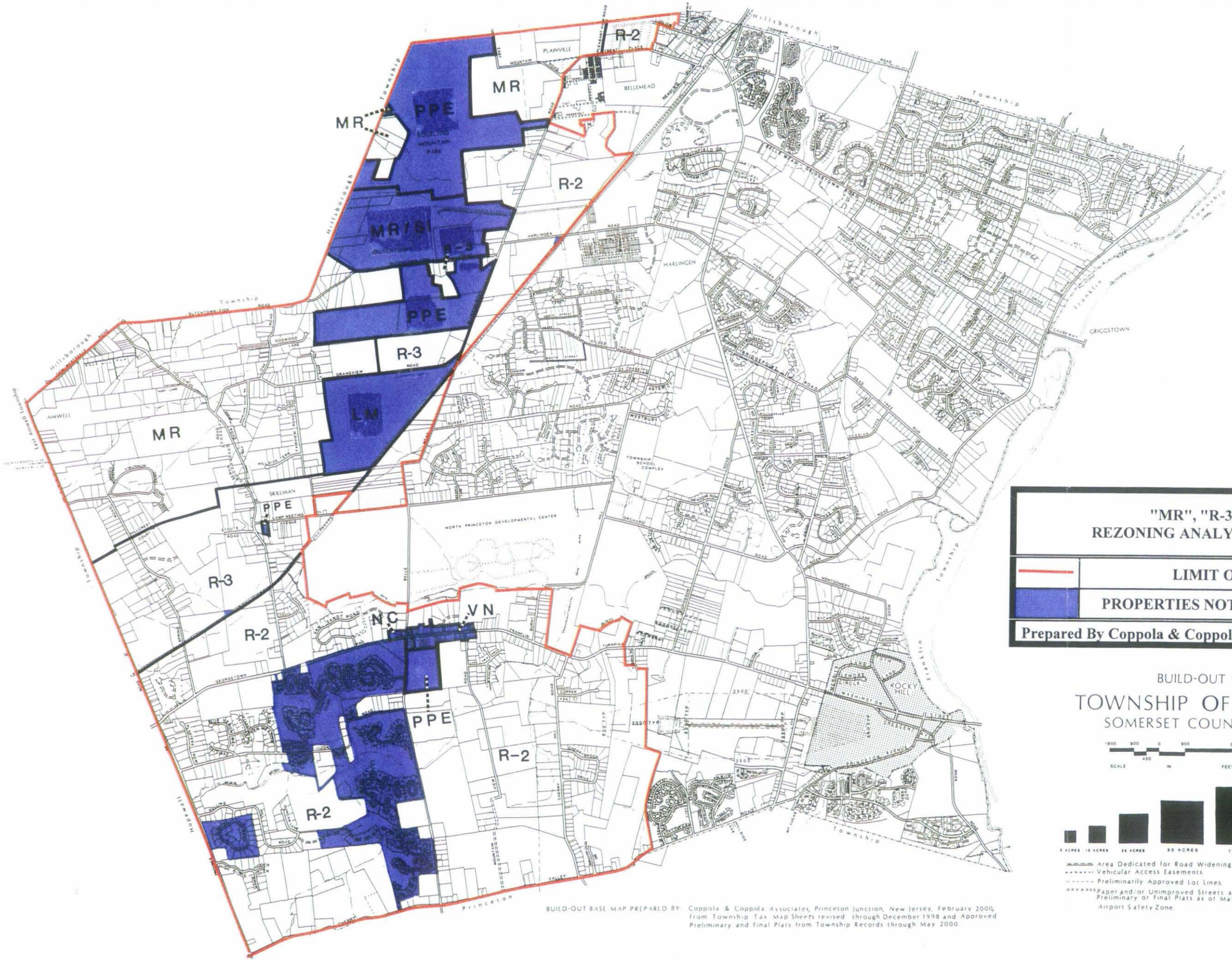


BASE MAP PREPARED BY: Coppola & Coppola Associates Princeton Junction, New Jersey, February 2000 from Township Tax Map Sheets revised through December 1998

ZONING DISTRICTS	
PPE	Public, Parks & Education
MR	Mountain Residential
R-3	Single-Family Residential
R-2	Single-Family Residential
R-1	Single-Family Residential
R	Single-Family Residential
VN	Village Neighborhood
APT/TH	Apartment/Townhouse Residential
NC	Neighborhood Commercial
CC-1	Community Commercial
CC-2	Community Commercial
HC	Highway Commercial
SB	Small Business
REO-1	Research, Engineering & Office
REO-2	Research, Engineering & Office
REO-3	Research, Engineering & Office
LM	Limited Manufacturing
MR/SI	Mt. Residential/Special Industrial

OPTIONAL DEVELOPMENT ALTERNATIVES	
WHERE PERMITTED	TYPE OF ALTERNATIVE
	Single-Family Residential Clusters I
	Single-Family Residential Clusters II
	Planned Residential Developments
R-2 & R-3	Single-Family Conservation Clusters

ADDITIONAL INFORMATION	
	Landmarks Preservation Overlay Area
	Airport Hazard Area



"MR", "R-3" & "R-2"
REZONING ANALYSIS STUDY AREA

	LIMIT OF STUDY AREA
	PROPERTIES NOT SUBJECT TO ANALYSIS

Prepared By Coppola & Coppola Associates ~ March 31, 2001

BUILD-OUT BASE MAP

TOWNSHIP OF MONTGOMERY

SOMERSET COUNTY • NEW JERSEY

1800 900 0 900 2700
450
SCALE IN FEET

N

5 ACRES 10 ACRES 25 ACRES 50 ACRES 100 ACRES

Area Dedicated for Road Widening Purposes.
Vehicular Access Easements.
Preliminarily Approved Lot Lines.
Paper and/or Unimproved Streets and/or Streets on Approved Preliminary or Final Plats as of May 2000.
Airport Safety Zone.

BUILD-OUT BASE MAP PREPARED BY: Coppola & Coppola Associates, Princeton Junction, New Jersey, February 2000, from Township Tax Map Sheets revised through December 1998 and Approved Preliminary and Final Plats from Township Records through May 2000.

Based upon all the environmental and planning reasons noted in this reexamination report, it is recommended that the lands in the current study area zoned "R-2" or "R-3" in Montgomery Township be rezoned into a new "R-5" zoning district, with a minimum lot size of five (5) acres for the construction of a single-family detached dwelling.

Additionally, given the relatively severe environmental constraints associated with the "MR" zoning district within the Sourland Mountain area of Montgomery Township, and noting that all of the "MR" zoned lands in the Township are designated within the "Environmentally Sensitive Planning Area" (PA5) on the "Resource Planning And Management Map" of the "New Jersey State Development And Redevelopment Plan", it is recommended that the minimum lot size of five (5) acres currently required for the construction of a single-family detached dwelling in the "MR" zoning district be increased to ten (10) acres.

While the prevailing rural character of the subject portion of Montgomery Township is arguably self-evident, and has been recognized as such within the "New Jersey State Development And Redevelopment Plan", N.J.S.A. 40:55D-62 a. of the Municipal Land Use Law specifically requires that zoning provisions "shall be drawn with reasonable consideration to the character of each district". Therefore, an analysis was undertaken of the sizes of the existing lots in the "MR", "R-3" and "R-2" zoning districts within the designated study area.

The following table indicates the total number of lots, the total acreage of the lots and the average size of the total lots in each of the three (3) subject zoning districts:

SUMMARY CALCULATIONS FOR "MR", "R-3" & "R-2" DISTRICTS			
CALCULATION	**"MR" DISTRICT**	**"R-3" DISTRICT**	**"R-2" DISTRICT**
Total Number Of Lots:	**350 Lots**	**131 Lots**	**666 Lots**
Total Acreage Of All Lots:	**1,983.57 Acres**	**826.11 Acres**	**4,075.50 Acres**
Average Size Of All Lots:	**5.67 Acres**	**6.31 Acres**	**6.12 Acres**

The map entitled "Sizes Of Existing Lots Within The 'MR', 'R-3' & Portions Of The 'R-2' Zoning Districts" graphically indicates the following ranges of lot sizes in the three (3) subject districts:[2]

- Lots Less Than Two (2) Acres In The "R-2" District;
- Lots Between Two (2) & Less Than Five (5) Acres In The "R-2" District;
- Lots Less Than Three (3) Acres In The "R-3" District;
- Lots Between Three (3) & Less Than Five (5) Acres In The "R-3" District;
- Lots Less Than Five (5) Acres In The "MR" District;
- Lots Between Five (5) And Less Than Ten (10) Acres In The "R-2", "R-3" & "MR" Districts; and
- Lots Ten (10) Acres & Larger In The "R-2", "R-3" & "MR" Districts.

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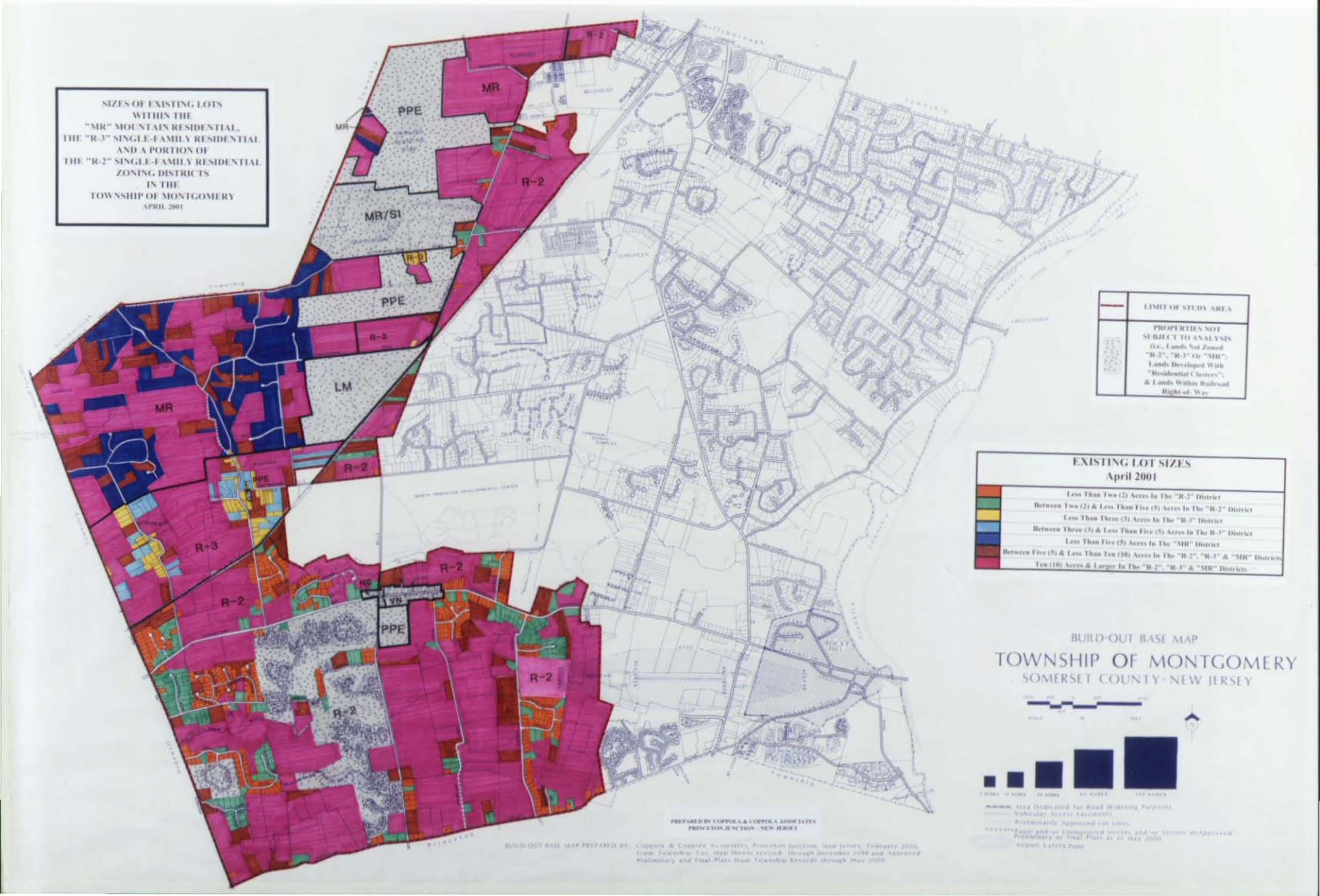
[2] It should be noted that four (4) lots north of Skillman Road and west of the railroad right-of-way (i.e., Lots 15, 27, 28 & 29 in Block 14001) were included in the study area, but were inadvertently not shown on the attached map.


SIZES OF EXISTING LOTS
WITHIN THE
"MR" MOUNTAIN RESIDENTIAL,
THE "R-3" SINGLE-FAMILY RESIDENTIAL
AND A PORTION OF
THE "R-2" SINGLE-FAMILY RESIDENTIAL
ZONING DISTRICTS
IN THE
TOWNSHIP OF MONTGOMERY
APRIL 2001
MR
PPE
MR/SI
R-2
R-3
LM
VN
LIMIT OF STUDY AREA
PROPERTIES NOT
SUBJECT TO ANALYSIS
(i.e., Lands Not Zoned
"R-2", "R-3" Or "MR";
Lands Developed With
"Residential Clusters";
& Lands Within Railroad
Right-of-Way
EXISTING LOT SIZES
April 2001
Less Than Two (2) Acres In The "R-2" District
Between Two (2) & Less Than Five (5) Acres In The "R-2" District
Less Than Three (3) Acres In The "R-3" District
Between Three (3) & Less Than Five (5) Acres In The R-3" District
Less Than Five (5) Acres In The "MR" District
Between Five (5) & Less Than Ten (10) Acres In The "R-2", "R-3" & "MR" Districts
Ten (10) Acres & Larger In The "R-2", "R-3" & "MR" Districts
BUILD-OUT BASE MAP
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY · NEW JERSEY
Area Dedicated for Road Widening Purposes
Vehicular Access Easements
Recommarly Approved Lot Lines
Paper and/or Unimproved Streets and/or Streets of Approved Preliminary or Final Plats As of May 2000
Airport Safety Zone
PREPARED BY COPPOLA & COPPOLA ASSOCIATES
PRINCETON JUNCTION - NEW JERSEY
BUILD-OUT BASE MAP PREPARED BY: Coppola & Coppola Associates, Princeton Junction, New Jersey, February 2000, from Township Tax Map Sheets revised through December 1998 and Approved Preliminary and Final Plats from Township Records through May 2000

The number of lots, aggregate acreage and respective percentages for each of the identified lot size ranges within each zoning district are noted on the "Lot Size Analysis Tables Of The Current Lots In The "MR", "R-3" & "R-2" Rezoning Study Area".

The analysis of the "R-2" zoning district indicates that the district encompasses approximately 4,075.50 acres of land and contains 666 lots, with an average lot size of approximately 6.12 acres.

- Compared to the current "R-2" minimum lot size requirement of two (2) acres, 55.3% of the lots currently are undersized, yet their aggregate land area accounts for only approximately 10.4% of the total acreage within the "R-2" zoning district. It should be noted that existing lots within the "R-2" zoning district between one (1) and two (2) acres in area were "grandfathered" when the required minimum lot size was changed from one (1) to two (2) acres.

- Were the "R-2" zoned lands incorporated into a new "R-5" zoning district, requiring a minimum lot size of five (5) acres, then 77.5% of the current lots would be undersized, yet their aggregate land area still would account for a relatively small 20.7% of the total acreage currently within the "R-2" zoning district.

- Therefore, approximately 3,232.49 acres in the current "R-2" zoning district, or 79.3% of the total acreage in the district, contains existing lots which are five (5) acres or larger in size.

The analysis of the "R-3" zoning district indicates that the district encompasses approximately 826.11 acres of land and contains 131 lots, with an average lot size of approximately 6.31 acres.

- Compared to the current "R-3" minimum lot size requirement of three (3) acres, 54.2% of the lots currently are undersized, yet their aggregate land area accounts for only approximately 11.3% of the total acreage within the "R-3" zoning district. It should be noted that existing lots within the "R-3" zoning district between one (1) and three (3) acres in area were "grandfathered" when the required minimum lot size was changed from one (1) to three (3) acres.

- Were the "R-3" zoned lands incorporated into a new "R-5" zoning district, requiring a minimum lot size of five (5) acres, then 77.1% of the current lots would be undersized, yet their aggregate land area still would account for a relatively small 24.4% of the total acreage currently within the "R-3" zoning district.

- Therefore, approximately 624.58 acres in the current "R-3" zoning district, or 75.6% of the total acreage in the district, contains existing lots which are five (5) acres or larger in size.

LOT SIZE ANALYSIS TABLES OF THE CURRENT LOTS IN THE "MR", "R-3" & "R-2" REZONING STUDY AREA

April 2001

"MR" DISTRICT CALCULATIONS	
Number & Percentage Of Lots Less Than 5 Acres:	259 Lots (74.0%)
Number & Percentage Of Lots Between 5 & 10 Acres:	52 Lots (14.9%)
Number & Percentage Of Lots 10 Acres & Larger:	39 Lots (11.1%)
Total Acreage Of Lots Less Than 5 Acres & Percentage Of District:	628.44 Ac. (31.7%)
Total Acreage Of Lots Between 5 & 10 Acres & Percentage Of District:	313.68 Ac. (15.8%)
Total Acreage Of Lots 10 Acres & Larger & Percentage Of District:	1,041.45 Ac. (52.5%)

"R-3" DISTRICT CALCULATIONS	
Number & Percentage Of Lots Less Than 3 Acres:	71 Lots (54.2%)
Number & Percentage Of Lots Between 3 & 5 Acres:	30 Lots (22.9%)
Number & Percentage Of Lots Between 5 & 10 Acres:	12 Lots (9.2%)
Number & Percentage Of Lots 10 Acres & Larger:	18 Lots (13.7%)
Total Acreage Of Lots Less Than 3 Acres & Percentage Of District:	93.36 Ac. (11.3%)
Total Acreage Of Lots Between 3 & 5 Acres & Percentage Of District:	108.17 Ac. (13.1%)
Total Acreage Of Lots Between 5 & 10 Acres & Percentage Of District:	71.77 Ac. (8.7%)
Total Acreage Of Lots 10 Acres & Larger & Percentage Of District:	552.81 Ac. (66.9%)

"R-2" DISTRICT CALCULATIONS	
Number & Percentage Of Lots Less Than 2 Acres:	368 Lots (55.3%)
Number & Percentage Of Lots Between 2 & 5 Acres:	148 Lots (22.2%)
Number & Percentage Of Lots Between 5 & 10 Acres:	62 Lots (9.3%)
Number & Percentage Of Lots 10 Acres & Larger:	88 Lots (13.2%)
Total Acreage Of Lots Less Than 2 Acres & Percentage Of District:	421.96 Ac. (10.4%)
Total Acreage Of Lots Between 2 & 5 Acres & Percentage Of District:	421.05 Ac. (10.3%)
Total Acreage Of Lots Between 5 & 10 Acres & Percentage Of District:	437.28 Ac. (10.7%)
Total Acreage Of Lots 10 Acres & Larger & Percentage Of District:	2,795.21 Ac. (68.6%)

The analysis of the "MR" zoning district indicates that the district encompasses approximately 1,983.57 acres of land and contains 350 lots, with an average lot size of approximately 5.67 acres.

- Compared to the current "MR" minimum lot size requirement of five (5) acres, 74.0% of the lots currently are undersized, yet their aggregate land area accounts for only approximately 31.7% of the total acreage within the "MR" zoning district. It should be noted that existing lots within the "MR" zoning district between one (1) and five (5) acres in area were "grandfathered" when the required minimum lot size was changed from one (1) to three (3) acres and then from three (3) to five (5) acres.

- Were the zoning provisions governing development within the "MR" zoning district changes to require a minimum lot size of ten (10) acres, then 88.9% of the current lots would be undersized, yet their aggregate land area still would account for 47.5% of the total acreage currently within the "MR" zoning district.

- Therefore, approximately 1,041.45 acres in the current "MR" zoning district, or 52.5% of the total acreage in the district, contains existing lots which are ten (10) acres or larger in size.

Therefore, in consideration of the documented environmental concerns related to the future development of the lands in the Township of Montgomery, in accordance with the recommendations of the New Jersey State Development And Redevelopment Plan, and in consideration of the prevailing character of development in the current "R-2", "R-3" and "MR" zoning districts, it is recommended that lands within the "R-2" and "R-3" zoning districts be rezoned into a new "R-5" zoning district, requiring a minimum lot size of five (5) acres for the construction of a single-family detached dwelling, and that the zoning provisions governing development of the lands within the "MR" zoning district be changed to require a minimum lot size of ten (10) acres for the construction of a single-family detached dwelling.

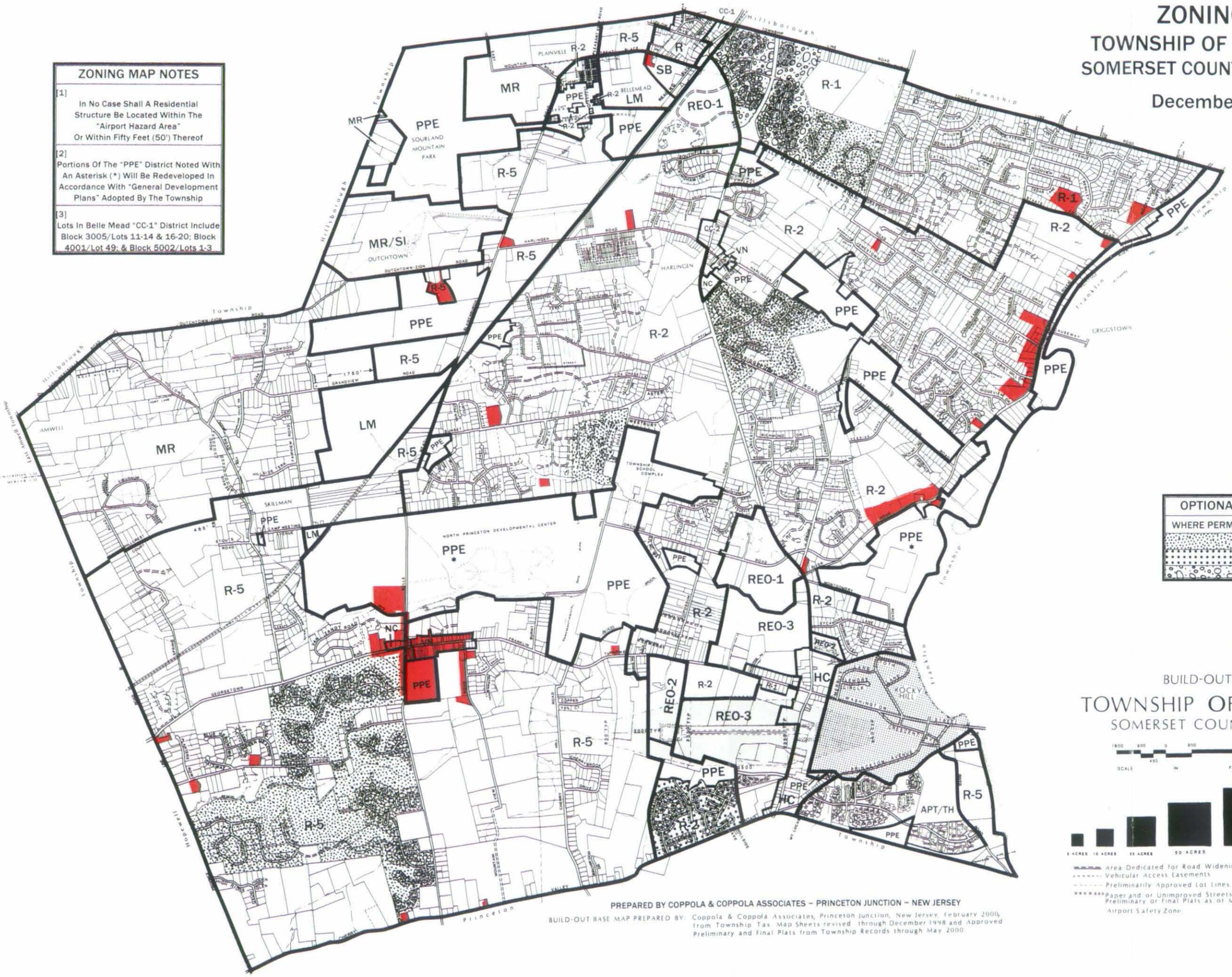
These recommended changes to the required lot sizes in the subject zoning districts are further required to assure that the *cumulative density* of development relying on septic systems in the subject areas of Montgomery Township do not exceed the carrying capacity of the land to support the development.

Moreover, it also is recommended that the only additional lands currently zoned "R-3" in Montgomery Township also be included in the new "R-5" zoning district. These lands, located in the southeastern corner of the Township, include six (6) vacant lots, five (5) of which are in excess of seven (7) acres in area, and all of which are heavily wooded and environmentally encumbered.

As a result of these recommended changes, the resulting new "Zoning Map" (dated December 1, 2001) will appear as attached herewith regarding the "R-5" and "MR" zoning districts.

ZONING MAP
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY ~ NEW JERSEY

December 1, 2001



ZONING MAP NOTES

[1]
In No Case Shall A Residential Structure Be Located Within The "Airport Hazard Area" Or Within Fifty Feet (50') Thereof

[2]
Portions Of The "PPE" District Noted With An Asterisk (*) Will Be Redeveloped In Accordance With "General Development Plans" Adopted By The Township

[3]
Lots In Belle Mead "CC-1" District Include Block 3005/Lots 11-14 & 16-20; Block 4001/Lot 49; & Block 5002/Lots 1-3

ZONING DISTRICTS

PPE	Public, Parks & Education
MR	Mountain Residential
R-5	Single-Family Residential
R-2	Single-Family Residential
R-1	Single-Family Residential
R	Single-Family Residential
VN	Village Neighborhood
APT/TH	Apartment/Townhouse Residential
NC	Neighborhood Commercial
CC-1	Community Commercial
CC-2	Community Commercial
HC	Highway Commercial
SB	Small Business
REO-1	Research, Engineering & Office
REO-2	Research, Engineering & Office
REO-3	Research, Engineering & Office
LM	Limited Manufacturing
MR/SI	Mt. Residential/Special Industrial

OPTIONAL DEVELOPMENT ALTERNATIVES

WHERE PERMITTED	TYPE OF ALTERNATIVE
	Single-Family Residential Clusters I
	Single-Family Residential Clusters II
	Planned Residential Developments

ADDITIONAL INFORMATION

	Landmarks Preservation Overly Zone
	Airport Hazard Area

BUILD-OUT BASE MAP

TOWNSHIP OF MONTGOMERY

SOMERSET COUNTY • NEW JERSEY

1800 900 0 900 2700
450
SCALE IN FEET

5 ACRES 10 ACRES 25 ACRES 50 ACRES 100 ACRES

Area Dedicated for Road Widening Purposes
Vehicular Access Easements
Preliminarily Approved Lot Lines
Paper and/or Unimproved Streets and/or Streets on Approved Preliminary or Final Plats as of May 2000.
Airport Safety Zone

PREPARED BY COPPOLA & COPPOLA ASSOCIATES – PRINCETON JUNCTION ~ NEW JERSEY

BUILD-OUT BASE MAP PREPARED BY: Coppola & Coppola Associates, Princeton Junction, New Jersey, February 2000, from Township Tax Map Sheets revised through December 1998 and Approved Preliminary and Final Plats from Township Records through May 2000.

In accordance with past practices of Montgomery Township, it is recommended that existing lots between two (2) and five (5) acres in area in the current "R-2" zoning district be "grandfathered" when the required minimum lot size is changed to five (5) acres. Similarly, it is recommended that existing lots between three (3) and five (5) acres in area in the current "R-3" zoning district be "grandfathered" when the required minimum lot size is changed to five (5) acres. Finally, it is recommended that existing lots between five (5) and ten (10) acres in area in the "MR" zoning be "grandfathered" when the required minimum lot size is changed from five (5) to ten (10) acres.

One modification to the current "Land Development Ordinance" provisions is recommended in order to further safeguard the environment and assure that the *cumulative density* of development relying on septic systems in the subject areas of Montgomery Township do not exceed the carrying capacity of the land to support the development. Specifically, it is recommended that all lots in the "R-1", "R-2", "R-5" and "MR" zoning districts, regardless of their size, have a contiguous area of at least one (1) acre in size which does not include any of the following:

- Any freshwater wetlands, wetlands transition areas, 100-year flood plains and/or topographic slopes 15% or greater;
- Any land exhibiting either the "Croton" or "Bowmansville" soils; and
- Any land on a residential lot utilized for a detention or retention basin.

Finally, it is recognized that additional lands in the current "R-2" zoning district are designated within "Planning Area 4" (the "Rural Planning Area") on the March 2001 "State Development And Redevelopment Plan". These lands, particularly an area west of the railroad right-of-way and north and south of Harlingen Road, were not included in the current study area since they were included in the analysis of the "R-1" zoning district contained in the 1998 "Master Plan And Development Regulations Periodic Reexamination Report". However, it may be appropriate to reevaluate the zoning of these "Planning Area 4" lands in the future.

Rezoning Study Of
Lands Along Route 518 West Of The Route 518/Route 206 Intersection

As previously discussed in more detail on pages 36 & 37 of this reexamination report, during the past approximately two (2) year time period, various developers with interest in properties along the Route 518 corridor west of the Route 518/Route 206 intersection have submitted informal proposals to Montgomery Township for the development of the subject properties. Each of the informal proposals addressed the potential development only of those land areas that a particular developer had an interest in, and no overall comprehensive plan for the development of the aggregate area was formulated.

The areas of Montgomery Township which have been the focal point of interest among the various developers generally include lands along Route 518, west of the Route 518/Route 206 intersection, and are indicated on a map which appears on page 38 of this report. More particularly, the lands south of Route 518 total approximately 257.38 acres and the lands north of Route 518 total approximately 138.10 acres.

As previously noted on page 3 of this report, the approximately 138.10 land area north of Route 518 was the subject of the May 2000 "Master Plan And Development Regulations Periodic Reexamination Report", which was adopted by the Planning Board on June 12, 2000. It was recommended by the Planning Board in the reexamination report that the subject land area be rezoned into a new "ARH" Age-Restricted Housing zoning district.

For comparison purposes, it is noted that under the current "REO-3" and "R-2" zoning of the subject property, a total of approximately 451,979 square feet of office space and 3 single-family homes could be constructed, whereas the proposed "ARH" zoning district will result in 218 age-restricted dwelling units, 30,000 square feet of office space and up to 120 beds in an "Assisted Living Facility".

However, unlike the request of the owner of the proposed "ARH" lands north of Route 518 to *decrease the intensity of potential development* on the subject property, the informal development proposals submitted to the Township by prospective developers of various properties south of Route 518 *each requested to increase the potential development* of the subject properties.

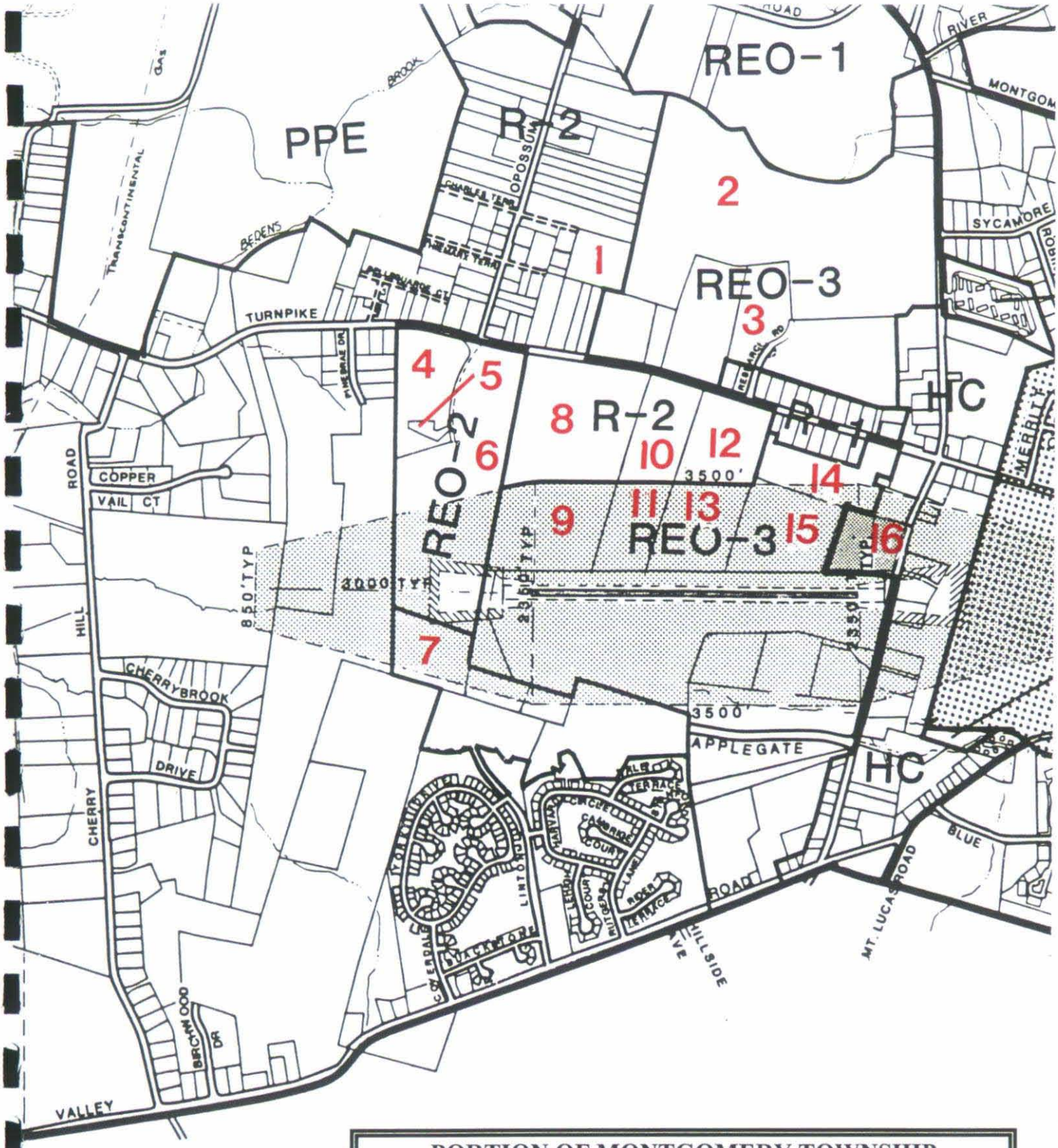
It should be again noted that no comprehensive plan was formulated by the individual developers for the overall development of the subject lands, and no commensurate comprehensive traffic impact analysis was prepared for consideration by the Township.

Therefore, the Montgomery Township Planning Board requested its Master Plan Committee to analyze the traffic impacts which would result if the subject lands were developed under current zoning provisions. Additionally, if necessary and/or advisable, the Master Plan Committee was requested to consider modifications to the current zoning ordinance provisions and, further, to consider modifications to the current proposals of the adopted "Traffic Circulation Plan" for the subject portion of Montgomery Township, with such modifications being consistent with the adopted goals and objectives for traffic circulation planning within the Township.

Towards that end, a traffic analysis, entitled "Southern Montgomery Traffic Circulation Update" and dated June 2001, has been completed by the Traffic Engineering Consultant to Montgomery Township, McDonough & Rea Associates.

The attached "Identification Of Properties Within Route 518/Route 206 Study Area" map numerically identifies each of the sixteen (16) separate tax lots which have been the subject of analysis. Summarily, and as more particularly indicated on the table entitled "Development Resulting From The Current Zoning Of the Lands Within The Route 518/Route 206 Study Area", the development potential under the current zoning of the identified properties could result in the following amounts of office, retail and residential construction:

- 1,303,039 square feet of office space;
- 87,294 square feet of retail commercial space; &
- 33 detached single-family dwelling units.



PORTION OF MONTGOMERY TOWNSHIP
SOMERSET COUNTY ~ NEW JERSEY

IDENTIFICATION OF PROPERTIES
WITHIN ROUTE 518/ROUTE 206 STUDY AREA

[SEE ACCOMPANY CHART FOR DEVELOPMENT YIELD INFORMATION]

DEVELOPMENT RESULTING FROM THE CURRENT ZONING OF THE LANDS WITHIN THE ROUTE 518/ROUTE 206 STUDY AREA

REFERENCE NAME OF PROPERTY	MAP NO.	BLOCK & LOT NUMBERS	ACREAGE FROM TOWNSHIP GIS FILES	CURRENT ZONING & FAR OR LOT SIZE	CURRENT POTENTIAL DEVELOPMENT YIELD
SHARBELL	1	28001/36	8.40 ac	R-2 (2 ac)	3 du
	2	28001/37	116.20 ac	REO-3 (.08)	404,934 sf
	3	28001/45	13.5 ac	REO-3 (.08)	47,045 sf
				Subtotals:	451,979 sf Offices + 3 du
BLOOMBERG	4	34001/38.01	18.65 ac	REO-2 (.125)	101,549 sf
	5	34001/38.001	1.35 ac	REO-2 (.125)	7,351 sf
	6	34001/38.03	63.37 ac	REO-2 (.125)	345,050 sf
	7	34001/38.02	14.00 ac	PPE (REO-2)	76,230 sf
				Subtotals:	530,180 sf Offices
BLOOMBERG	8	34001/43 part	40.80 ac	R-2 (2 ac)	17 du
	9	34001/43 part	24.87 ac	REO-3 (.08)	86,667 sf
				Subtotals:	86,667 sf Offices + 17 du

REFERENCE NAME OF PROPERTY	MAP NO.	BLOCK & LOT NUMBERS	ACREAGE FROM TOWNSHIP GIS FILES	CURRENT ZONING & FAR OR LOT SIZE	CURRENT POTENTIAL DEVELOPMENT YIELD
DRAKE	10	34001/44 part	13.93 ac	R-2 (2 ac)	6 du
	11	34001/44 part	12.26 ac	REO-3 (.08)	42,724 sf
				Subtotals:	42,724 sf Offices + 6 du
DRAKE	12	34001/46 part	17.18 ac	R-2 (2 ac)	7 du
	13	34001/46 part	17.76 ac	REO-3 (.08)	61,890 sf
				Subtotals:	61,890 sf Offices + 7 du
FREEDMAN	14	34001/56	16.88 ac	REO-3 (.08)	58,823 sf
				Subtotals:	58,823 sf Offices
CASTANEDA	15	34001/77	20.31 ac	REO-3 (.08)	70,776 sf
	16	34001/78	10.02 ac	HC (.20)	87,294 sf
				Subtotals:	70,776 sf Offices & 87,294 sf Retail
				AGGREGATE TOTALS:	1,303,039 sf Offices, 87,294 sf Retail, & 33 du

As concluded by the Montgomery Township Traffic Consultant, the existing traffic volumes, with *no development* of the subject properties, currently create a very poor ("F" or worse) level of service during both the morning and afternoon peak hours of traffic volumes at the intersections of Route 206/Route 518, Route 206/Cherry Valley Road-Princeton Avenue and Route 601/Cherry Valley Road.

Additionally, the Montgomery Township Traffic Consultant concluded that if full build-out under the current zoning ordinance provisions were to occur with no new roadways provided in the subject area of Montgomery Township, very extensive improvements would be required to all of the directly affected intersections in order to create acceptable levels of traffic service during peak hour conditions.

Therefore, the goal of the Master Plan Committee was to develop a land use plan and a traffic circulation plan for the subject portion of Montgomery Township which were compatible with each other, and which would result in land use development and a road network that primarily served the needs of the residents in the Township.

An interim report from the Master Plan Committee was given to the Planning Board and shared with the citizens of Montgomery Township at a number of public meetings. As a result of the discussions, the Planning Board has determined that additional options should be considered, with additional land use and traffic circulation analyses.

Therefore, there is no recommendation at this time for changes to the current zoning of the subject properties in the study area south of Route 518, although the recommendation of the May 2000 "Master Plan And Development Regulations Periodic Reexamination Report" to rezone the approximately 138.10 acres north of Route 518 into a new "ARH" Age-Restricted Housing zoning district continues to be recommended.

Finally, as a result of communications from various owners of the single-family detached dwellings in the "R-1" zoning district both north and south of Route 518 west of Route 206, it is recommended that the lots in the subject "R-1" zoning district be included in the study area.

LAND DEVELOPMENT ORDINANCE

A comprehensively updated "Land Development Ordinance" document currently is undergoing final preparation in order to implement the Township's Master Plan, meet the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-1, et seq.) and meet the requirements of the "New Jersey Residential Site Improvement Standards".

REDEVELOPMENT PLANS

The following two (2) sites have been declared "Redevelopment Areas", and "Redevelopment Plans" for the two (2) sites have been formulated by Montgomery Township in accordance with "Local Redevelopment And Housing Law", P.L. 1992, c. 79 (C.40A:12A-1, et al.). Both properties are zoned within the "PPE" zoning district.

North Princeton Developmental Center & Skillman Training Center

Montgomery Township was informed that the North Princeton Developmental Center and the Skillman Training Center are scheduled to be closed by the State of New Jersey within the next few years. As a result, the Montgomery Township Committee formed a Task Force Committee to study the existing development on the overall 1,054.03 acre land area and offer recommendations regarding the potential reuse of the property.

Approximately five hundred sixty (560) acres (i.e., Lot 1/Block 26001 = 560.18 ac) has been utilized by the North Princeton Developmental Center (NPDC) as a facility for the developmentally disabled. Situated south of Skillman Road, between County Route 601 to the west and Burnt Hill Road to the east, and bordered by Rock Brook, Sylvan Lake and associated flood plain and wetlands to the south, the approximately five-hundred sixty (560) acres of land contains most of the physically developed portion of the overall acreage owned by the State.

The remaining acreage owned by the State of New Jersey is located to the west across County Route 601 (i.e., Lot 27/Block 25001 = 278.8 ac) and to the east across Burnt Hill Road (i.e., Lot 7/Block 27001 = 215.05 ac) and has been utilized by the New Jersey State Department of Corrections for the Skillman Training Center and related agricultural programs.

A number of buildings are situated on the North Princeton Developmental Center property, including administration buildings, an all purpose school building, a small hospital building, client quarters with centralized kitchens, employee quarters and small dwellings, maintenance and workshop buildings and barns. Moreover, approximately one-half (½) of the five hundred sixty (560) acres is agriculturally used and deed restricted open space lands which are located along the southerly side of Skillman Road and on the westerly side of Burnt Hill Road.

A preliminary "General Development Plan" for the subject property was published in a February 1996 document which formally was adopted by the Planning Board as part of the Master Plan on May 1, 1998.

The overall goals for redevelopment of the property are as follows:

- Formulate a general redevelopment plan for the property under the control of the Township of Montgomery;

- Plan for the redevelopment of the property by both public and private entities, utilizing the revenues received from the private entities to purchase the property from the State;

- As a key part of the general redevelopment plan, permit the location of municipal facilities on the property including, but not limited to, municipal offices, public works, a community center, a municipal library, parkland and an elementary school for the Township Board of Education;

- Save, restore and reuse those buildings on the property which are found to be in relatively good condition, particularly those of notable historical significance;

- Maintain the existing environmental attributes of the property, including the existing vegetation and topography;

- Maintain the attractive and functional overall road layout of the property; and

- Assure that the traffic volumes resulting from the redevelopment of the property is favorable in comparison both to the traffic volumes previously generated when the State facility contained approximately 3,000 residents and to the traffic volumes which might result if the property were developed in accordance with a plan not formulated and controlled by Montgomery Township.

In an effort to cooperate with the State of New Jersey to facilitate a mutually agreeable redevelopment and adaptive reuse of the North Princeton Developmental Center property, a "Memorandum Of Understanding Between The State Of New Jersey And The Township Of Montgomery" was executed on July 31, 1998. The "Memorandum Of Understanding" contains two (2) very important precepts which were relied upon by Montgomery Township and which read as follows:

- "It is understood that the Redevelopment Plan will consider the objectives and concepts of the Township as reflected in its General Development Plan for NPDC and the State Development and Redevelopment Plan."

- "The Steering Committee also recognizes that the Township General Development Plan was conceived considering traffic flow when NPDC was in full operation in an attempt to minimize impact on the historic Village of Blawenburg."

However, the results of the work effort conducted by the State to date are not satisfactory to Montgomery Township and do not reflect either the terms of the "Memorandum Of Understanding" or the "Redevelopment Plan" adopted by Montgomery Township which, essentially, is an historic and environmental preservation plan.

More specifically, the following is noted, as indicated in an April 23, 2001 letter from Montgomery Township Mayor Sondra L. Moylan to the New Jersey State Treasurer, which is included as Addendum III to this reexamination report:

> "Since the adoption of the 'Memorandum Of Understanding', Montgomery Township has worked in good faith as part of the 'Steering Committee' and, until relatively recently in the approximately three (3) year time period that has since past, the Township has continued to hope and expect that the 'Redevelopment Plan' formulated by the 'Steering Committee' would reflect the goals of the Township's adopted 'General Development Plan'.
>
> However, for the following reasons, the plan unveiled to Montgomery Township at the March 29, 2001 meeting of the 'Steering Committee' belies the Township's hope and expectation that the ongoing work effort will result in a plan that reflects the agreed upon precepts and goals:
>
> - The plan was not a 'redevelopment plan', with only five (5) or six (6) of the more than one hundred (100) existing buildings on the site proposed to be maintained and renovated;
>
> - The method of calculating the traffic flow which existed to and from the site when the NPDC was in full operation was flawed, since it was based on a traditional hospital operation, and not the unique function of the 'New Jersey State Village For Epileptics';
>
> - Proposals to change the alignment of certain of the existing major roads within the NPDC were incorporated in the proposed plan and, additionally, at least one (1) new road was proposed to pass through the preserved farmland to provide another access intersection; and
>
> - Unlike the Township's adopted 'General Development Plan', which was primarily dedicated to housing and services for the elderly population, the proposed plan had no housing specifically deed restricted for occupancy by senior citizens only."

The Township of Montgomery currently is awaiting a response to its April 23, 2001 letter and, at the appropriate time, the Township may wish to reevaluate the current "Redevelopment Plan".

Ingersoll-Rand Property

The subject forty (40) acre property was once part of an overall land area approximately two hundred two (202) acres in size which used by the Ingersoll-Rand Corporation. The overall land area contained a combined office/research laboratory building (approximately 71,547 square feet), which was situated within the subject forty (40) acre portion of the overall land area, as well as one of the original homes on the once actively farmed property.

The office/research laboratory building was demolished subsequent to Ingersoll-Rand leaving its operation within Montgomery Township during 1986; however, the house remains and has been renovated as the "1860 House" for civic historical preservation and cultural activities.

The Township of Montgomery purchased the overall 202 acre land area, and they recognized that the subject forty (40) acre property might be suitable for designation as a "Redevelopment Area" pursuant to N.J.S.A. 40:12 A-1, et seq. More specifically, the Township Committee noted that the subject forty (40) acre property might be appropriately developed for age-restricted housing and continuing care facilities.

Indeed, Montgomery Township adopted a "Redevelopment Plan" for the subject forty (40) acre property and has approved the "Stonebridge At Montgomery" continuing care community for development on the subject property by Presbyterian Homes.

ADDENDUM I

DESCRIPTION OF PUBLICLY OWNED LANDS TABLE
(Plate 9 In The 1991 & 1998 "Conservation Plan Element")

DESCRIPTION OF PUBLICLY OWNED LANDS
Plate 9 In The 1991 & 1998 "Conservation Plan Element"

Owner	Block	Lot	Approximate Acreage	Use
MONTGOMERY TOWNSHIP	3006	15 & 16	1.06	V
	4001	28.04	23.59	Ballfields
	4002	46	0.26	V
	4002	47	0.24	V
	4007	12	18.74	Lubas Field
	4008	13	6.18	V
	4008	32	0.20	V
	4009	14	10.77	V
	4010	3	8.12	V
	4010	5	1.13	V
	4011	1	12.10	V
	4012	1	27.29	Broadway Fields
	4065	16	17.55	Conservation
	5001	24	14.77	Open Space - V
	6001	12	18.32	V & Maintenance Building & Parking
	6001	16	12.94	V & Municipal Bldg.
	6001	19	18.58	V & Sewer Plant
	6001	26.07	5.96	Passive Recreation

PLATE 9 (continued)

Owner	Block	Lot	Approximate Acreage	Use
MONTGOMERY TOWNSHIP	6002	4	3.30	Maintenance Bldg.
	6007	5	1.11	Detention Basin
	6009	6	4.46	Detention Basin
	7002	5	1.03	V
	7007	5	0.76	V
	7019	63	3.39	V
	7019	64	6.88	Sewer Disposal
	7021	31	2.08	Detention Basin
	7021	38	2.59	Detention Basin
	7033	7	4.23	Detention Basin
	7033	19.01	0.05	Pump Station
	8005	9	2.54	V
	10001	18	0.11	V
	11001	33.13	1.94	Detention Basin
	11001	56	62.80	Open Space/Agriculture
	11002	40	2.38	V
	11002	42	2.00	Residence (Foreclosure)
	12001	10.11	2.72	Passive Recreation
	12001	10.12	0.77	Detention Basin
	12001	17	4.07	Public

PLATE 9 (continued)

Owner	Block	Lot	Approximate Acreage	Use
MONTGOMERY TOWNSHIP	12001	38	2.20	V
	12001	39	5.04	V
	15001	29	61.14	Open Space
	15001	31 & 32	66.31	Conservation
	15001	34	20.63	Conservation
	15001	43	16.40	Vacant
	15001	43.10	8.74	Detention Basin
	15001	70	11.69	V
	15008	7	2.64	Detention Basin
	15009	1-4	11.15	V
	15009	6-8	13.57	V
	15010	7	5.30	Detention Basin
	15018	27-34	1.75	V
	16001	7.03	0.13	Cemetery
	16009	8	2.72	Detention Basin
	16010	20	1.49	Detention Basin
	16012	1.02	8.10	Detention Basin
	16012	1.03	9.36	Open Space
	17001	6.86	10.52	Sewer Plant
	17001	6.87	7.11	Stream Corridor

PLATE 9 (continued)

Owner	Block	Lot	Approximate Acreage	Use
MONTGOMERY TOWNSHIP	17001	6.88	9.55	Stream Corridor
	17001	7	100.05	Farm & Montgomery Park
	17001	13 & 14	2.09	Mill Pond - Park
	17002	2	1.70	Harlingen Green - Park
	18020	24	2.00	Detention Basin
	18022	9	1.32	Detention Basin
	18022	22	3.08	Detention Basin
	18024	1	2.21	Detention Basin
	18026	20-24;27	134.47	Vacant & Soccer Fields
	19001	8.11	1.32	Detention Basin
	19001	8.14	4.34	Detention Basin
	19001	8.35	1.19	Sewer Site
	19001	13	7.45	Schuss Woods
	20001	4	6.20	Conservation
	20001	7.09	1.70	Detention Basin
	20001	7.24	1.00	Detention Basin
	21001	1.14	4.42	Stream Corridor
	21009	30	1.14	V - Right-of-Way
	21010	8	2.52	Detention Basin
	21012	1	2.46	Detention Basin

PLATE 9 (continued)

Owner	Block	Lot	Approximate Acreage	Use
MONTGOMERY TOWNSHIP	21017	1, 2 & 3	4.09	V & Jughandle
	22001	5	12.06	V
	22001	10 & 11	21.89	Conservation
	22001	12.02 & 12.03	5.81	V
	23001	13 &15	129.30	Vacant & 1860 House
	23001	16	40.00	V
	25001	7.01	1.39	Bessie Grover Park
	27001	1 & 6	63.32	V - Open Space
	27001	12	13.80	Vacant
	28001	7.01	0.99	V
	29001	5 & 5.01	17.87	Vacant; Playground
	30001	16.33	9.71	Open Space
	30001	16.44	1.13	Detention Basin
	30003	1.01	0.40	Pump Station
	30004	5	10.07	Detention Basin & V
	31001	1.01	0.33	Pump Station
	31001	191	5.27	Sewer Plant
	32001	1	49.41	Park
	32001	1.01	0.09	V
	33004	1	9.20	V

PLATE 9 (continued)

Owner	Block	Lot	Approximate Acreage	Use
MONTGOMERY TOWNSHIP	34001	13.02	10.00	Conservation
	34001	35, 35.01 & 35.06	116.59	Open Space
	34001	38.02	14.00	Conservation
	34001	42.39	16.28	Conservation/Recreation
	34001	43.02 & 43.03	8.29	V
	34001	43.04	4.73	V & Future Road
	34001	57.01	1.11	V
	34023	72	28.38	Conservation
	34023	73	1.66	Active Recreation
	37002	2.02	7.20	V (Princeton Township)
	37003	1.158	0.02	Pump Station
	38001	3.01	10.00	Sewer Plant
		Subtotal:	**1,477.60 Acres**	
MONTGOMERY TOWNSHIP BOARD OF EDUCATION	19001	8.34	71.60	Township School Complex
	19001	8.36	3.87	V
	19001	12	59.86	Dwelling (Board of Ed.)
	19001	14	15.00	Township School Complex
	19001	15	14.79	Township School Complex
		Subtotal:	**165.12 Acres**	

PLATE 9 (continued)

Owner	Block	Lot	Approximate Acreage	Use
SOMERSET COUNTY	1001	1	433.00	Sourland Mountain Park
	13001	14, 16.01, 16.02 & 18	248.97	Reserved Open Space
	35002	11	5.10	Vacant
		Subtotal:	**687.07 Acres**	
STATE OF NEW JERSEY	9001	1	8.25	Delaware & Raritan Canal
	9001	2	37.04	Delaware & Raritan Canal
	9001	5.02	0.32	Delaware & Raritan Canal
	9001	6	2.85	Delaware & Raritan Canal
	9001	6.01	0.73	Delaware & Raritan Canal
	9001	6.04	0.47	Delaware & Raritan Canal
	9001	6.05	0.66	Delaware & Raritan Canal
	9001	7	7.20	Delaware & Raritan Canal
	9001	7.01	1.00	Delaware & Raritan Canal
	9001	8	0.77	Delaware & Raritan Canal
	9001	9	0.75	Delaware & Raritan Canal
	9001	10	0.62	Delaware & Raritan Canal
	9001	11	2.52	Delaware & Raritan Canal
	9001	12	1.00	Delaware & Raritan Canal
	9001	13	1.50	Delaware & Raritan Canal
	9001	14	0.26	Delaware & Raritan Canal

PLATE 9 (continued)

Owner	Block	Lot	Approximate Acreage	Use
STATE OF NEW JERSEY	23001	1	0.25	Delaware & Raritan Canal
	23001	1.01	0.30	Delaware & Raritan Canal
	23001	1.02	0.32	Delaware & Raritan Canal
	23001	2	46.00	Delaware & Raritan Canal
	23001	3.02	2.70	Delaware & Raritan Canal
	23001	3.04	0.89	Delaware & Raritan Canal
	23001	3.09	0.24	Delaware & Raritan Canal
	23001	4	44.02	Delaware & Raritan Canal
	23001	8	13.09	Delaware & Raritan Canal
	23001	8.01	0.15	Delaware & Raritan Canal
	23001	8.02	0.06	Delaware & Raritan Canal
	23001	8.03	0.07	Delaware & Raritan Canal
	23001	8.05	0.04	Delaware & Raritan Canal
	23001	8.07	16.70	Delaware & Raritan Canal
	23001	8.08	24.57	Delaware & Raritan Canal
	23001	9	23.00	Delaware & Raritan Canal
	23001	13.01 & 13.02	22.23	Delaware & Raritan Canal
	23001	17.01	7.78	Delaware & Raritan Canal
	25001	27	278.80	Skillman Training Center
	26001	1	560.18	North Princeton Developmental Center

PLATE 9 (continued)

Owner	Block	Lot	Approximate Acreage	Use
STATE OF NEW JERSEY	27001	7	215.05	V & North Princeton Developmental Center
	37002	5.01	3.98	V - N.J. DOT
	37002	6.01	21.12	V - N.J. DOT
	37003	6.81	2.16	V - N.J. DOT
		Subtotal:	**1,349.64 Acres**	

NOTE: "V" means vacant.

SUMMARY AND TOTALS

MONTGOMERY TOWNSHIP*	1,477.60 AC
MONTGOMERY TOWNSHIP BOARD OF EDUCATION	165.12
SOMERSET COUNTY	687.07
STATE OF NEW JERSEY	1,349.64
TOTAL:	**3,679.43 ACRES**

*Includes 7.2 acres owned by Princeton Township

Sources: Montgomery Township 2001 Tax Book, Township Tax Assessor & Township Open Space Coordinator.

ADDENDUM II

DESCRIPTION OF INVENTORY OF EXISTING OPEN SPACE LANDS TABLE (Plate 11 In The 1991 & 1998 "Conservation Plan Element")

DESCRIPTION OF INVENTORY OF EXISTING OPEN SPACE LANDS
Plate 11 In The 1991 & 1998 "Conservation Plan Element"

I. PUBLIC OPEN SPACE

"Public Open Space" means an open space area conveyed or otherwise dedicated to a municipality, municipal agency, board of education, State or county agency, or other public body for recreational or conservational uses.

Owner	Block	Lot	Approximate Acreage	Use
MONTGOMERY TOWNSHIP	4001	28.04	23.59	Ballfields
	4001	44	22.66	Open Space/Conservation
	4002	46	0.26	Vacant
	4002	47	0.24	Vacant
	4007	12	18.74	Lubas Field
	4008	13	6.18	Vacant
	4008	32	0.20	Vacant
	4009	14	10.77	Vacant
	4010	3	8.12	Vacant
	4010	5	1.13	Vacant
	4011	1	12.10	Vacant
	4012	1	27.29	Broadway Fields
	4065	16	17.55	Conservation
	5001	24	14.77	Open Space
	6001	12 & 16 (Portion)	18 (App.)	Open Space At Municipal Complex

PLATE 11 (continued)

Owner	Block	Lot	Approximate Acreage	Use
MONTGOMERY TOWNSHIP	6001	19 (Portion)	9 (App.)	Sewer Plant Open Space
	6001	26.07	5.96	Passive Recreation
	6007	5	1.11	Detention Basin
	6009	6	4.46	Detention Basin
	7019	63	3.39	Vacant
	7019	64 (Portion)	3 (App.)	Sewer Plant Open Space
	7021	31	2.08	Detention Basin
	7021	38	2.60	Detention Basin
	7033	7	4.23	Detention Basin
	8005	9	2.54	Vacant
	11001	33.13	1.94	Detention Basin
	11001	56	62.8	Open Space/Agriculture
	11002	40	2.38	Vacant
	12001	10.11	2.72	Passive Recreation
	12001	10.12	0.77	Detention Basin
	12001	17	4.07	Public
	12001	38	2.20	Vacant
	12001	39	5.04	Vacant
	15001	29	61.14	Open Space/Agriculture
	15001	31 &32	66.31	Vacant
	15001	34	20.63	Vacant

PLATE 11 (continued)

Owner	Block	Lot	Approximate Acreage	Use
MONTGOMERY TOWNSHIP	15001	43	16.40	Vacant
	15001	43.10	8.74	Detention Basin
	15001	70	11.69	Public Open Space
	15008	7	2.64	Detention Basin
	15009	1-4	11.15	Vacant
	15009	6-8	13.57	Vacant
	15010	7	5.30	Detention Basin
	16001	7.03	0.13	Cemetery
	16009	8	2.72	Detention Basin
	16010	20	1.49	Detention Basin
	16012	1.02	8.10	Detention Basin
	16012	1.03	9.36	Park
	16014	17	8.71	Open Space
	17001	6.86(Portion)	3 (App.)	Sewer Plant Open Space
	17001	6.87	7.11	Stream Corridor
	17001	6.88	9.55	Stream Corridor
	17001	7	100.05	Farm & Montgomery Park
	17001	13	1.17	Mill Pond
	17001	14	0.92	Mill Pond
	17002	2	1.70	Harlingen Green
	18020	24	2.00	Detention Basin

PLATE 11 (continued)

Owner	Block	Lot	Approximate Acreage	Use
MONTGOMERY TOWNSHIP	18022	9	1.32	Detention Basin
	18022	22	3.08	Detention Basin
	18024	1	2.21	Detention Basin
	18026	20-24; 27	134.47	Vacant & Soccer Fields
	19001	8.11	1.32	Detention Basin
	19001	8.14	4.34	Detention Basin
	19001	13	7.45	Schuss Woods
	20001	4	6.20	Vacant
	20001	7.09	1.70	Detention Basin
	20001	7.24	1.00	Detention Basin
	21001	1.14	4.42	Stream Corridor
	21010	8	2.52	Detention Basin
	21012	1	2.46	Detention Basin
	21017	1, 2 & 3	4.09	Vacant
	22001	5	12.06	Vacant
	22001	10 & 11	21.89	Open Space
	22001	12.02	3.82	Vacant
	22001	12.03	1.99	Vacant
	23001	13 & 15	129.30	1860 House & Vacant
	25001	7.01	1.39	Bessie Grover Park
	27001	1 & 6	63.32	Vacant - Open Space

PLATE 11 (continued)

Owner	Block	Lot	Approximate Acreage	Use
MONTGOMERY TOWNSHIP	27001	12	13.8	Vacant
	28001	7.01	0.99	Vacant
	29001	5 & 5.01	17.87	Vacant; Playgrounds & Future Ballfield
	30001	16.33	9.71	Open Space
	30001	16.44	1.13	Detention Basin
	30004	5	10.07	Detention Basin & Open Space
	31001	191(Portion)	2 (App.)	Sewer Plant Open Space
	32001	1	49.41	Park
	32001	1.01	0.09	Vacant
	33004	1	9.20	Vacant
	34001	13.02	10.00	Vacant
	34001	35,35.01&36	116.59	Open Space
	34001	38.02	14.00	Conservation
	34001	42.39	16.28	Conservation/Recreation
	34001	43.02 & 43.03	8.29	Vacant
	34001	43.04 (Portion)	3 (App.)	Vacant
	34023	72	28.38	Conservation
	34023	73	1.66	Active Recreation
	38001	3.01(Portion)	5 (App.)	Sewer Plant Open Space
		Subtotal:	**1,403.29 Acres**	

PLATE 11 (continued)

Owner	Block	Lot	Approximate Acreage	Use
MONTGOMERY TOWNSHIP BOARD OF EDUCATION	19001	8.34 (Portion)	55.34 (App.)	Vacant & Playfields
	19001	8.36	3.87	Vacant
	19001	12 (Portion)	40.00 (App.)	Vacant & Playfields
	19001	14 (Portion)	9.96 (App.)	Vacant & Playfields
	19001	15 (Portion)	10.11 (App.)	Vacant & Playfields
		Subtotal:	**119.28 Acres (App.)**	
SOMERSET COUNTY	1001	1	433.00	Sourland Mountain Park
	13001	14, 16.01 16.02 & 18	248.97	Reserved Open Space
	35002	11	5.10	Open Space
		Subtotal:	**687.07 Acres**	
STATE OF NEW JERSEY	9001	1	8.25	Delaware & Raritan Canal
	9001	2	37.04	Delaware & Raritan Canal
	9001	5.02	0.32	Delaware & Raritan Canal
	9001	6	2.85	Delaware & Raritan Canal
	9001	6.01	0.73	Delaware & Raritan Canal
	9001	6.04 & 6.05	1.13	Delaware & Raritan Canal
	9001	7-14	14.65	Delaware & Raritan Canal
	23001	1, 1.01 1.02, 2	46.87	Delaware & Raritan Canal

PLATE 11 (continued)

Owner	Block	Lot	Approximate Acreage	Use
STATE OF NEW JERSEY	23001	3.02	2.70	Delaware & Raritan Canal
	23001	3.04	0.89	Delaware & Raritan Canal
	23001	3.09	0.24	Delaware & Raritan Canal
	23001	4	44.02	Delaware & Raritan Canal
	23001	8, 8.01-8.03	13.37	Delaware & Raritan Canal
	23001	8.05	0.04	Delaware & Raritan Canal
	23001	8.07, 8.08	41.27	Delaware & Raritan Canal
	23001	9	23.00	Delaware & Raritan Canal
	23001	13.01, 13.02	22.23	Delaware & Raritan Canal
	23001	17.01	7.78	Delaware & Raritan Canal
		Subtotal:	**267.38 Acres**	

II. COMMON OPEN SPACE

"Common Open Space" means an open space area within or related to a site designated as a development, and designed and intended for the use or enjoyment of residents and owners of the development. Common open space may contain such complementary structures and improvements as are necessary and appropriate for the use or enjoyment of residents and owners of the development.

Owner Or Development	Block	Lot	Approximate Acreage	Use
Millers Grove	5004	1	53.11	Common Open Space
Millers Grove	5005	1	4.09	Common Open Space
Millers Grove	5006	1	3.75	Common Open Space

PLATE 11 (continued)

Owner Or Development	Block	Lot	Approximate Acreage	Use
Millers Grove	5007	1	3.77	Common Open Space
Pike Run	5008-5027	Various	137.53	Common Open Space
Kings Crossing	17001	6	21.81	Common Open Space
Kings Crossing	17001	6.89	10.98	Common Open Space
Kings Crossing	17005	1	18.93	Common Open Space
Kings Crossing	17006	1	5.75	Common Open Space
Kings Crossing	17007	1	8.10	Common Open Space And Recreation
Kings Crossing	17008	2	6.46	Common Open Space
Kings Crossing	21001	1	6.92	Common Open Space
E. R. Squibb & Sons	20001	10	46.94	Common Open Space
Montgomery Knoll (Condo Ownership)	29004	1	13.24	Common Open Space
Cherry Valley Country Club	30001; 31001	Various	361.87	Common Open Space
Colfax Homeowners Association	31001	14	2.02	Detention Basin
Colfax Homeowners Association	31003	30	11.64	Common Open Space
Colfax Homeowners Association	31006	9	4.71	Common Open Space
Larken Assoc.	34001	58	18.19	Open Space
Montgomery Commons	34001	58.02	6.00 (App.)	Common Open Space

PLATE 11 (continued)

Owner Or Development	Block	Lot	Approximate Acreage	Use
Woodsedge	34021	1	6.54	Common Open Space
Woodsedge	34022	1	7.31	Common Open Space
Woodsedge	34023	1	18.58	Common Open Space
Woodsedge	34023	71	1.20	Common Open Space
Yorkshire	34001	42	11.90	Detention Basin & Common Open Space
Yorkshire	34001	42.38	3.91	Detention Basin & Common Open Space
Yorkshire	34017	1	4.41	Common Open Space
Yorkshire	34018	1	13.95	Common Open Space & Recreation
Yorkshire	34019	1	8.25	Common Open Space
Kingsway Commons (Condo Ownership)	35003	1	2.55	Common Open Space
The Manors at Montgomery H.A.	37001	4	5.83	Common Open Space
The Manors at Montgomery H.A.	37002	4	6.96	Common Open Space
Montgomery Hills	37002; 37003; 37004	Various	42.12	Common Open Space
Montgomery Woods H.A.	37002	1	19.12	Common Open Space
Montgomery Woods H.A.	37003	1	11.83	Common Open Space

Owner Or Development	Block	Lot	Approximate Acreage	Use
Calton Homes; Montgomery Walk	37002	1	11.14	Conservation
	37005	1	2.25	Common Open Space
	37006	1	1.70	Common Open Space
Woodbridge Construction Corporation	37003	2	3.54	Common Open Space
Woodbridge Construction Corporation	37004	1	10.52	Common Open Space
		Subtotal:	**939.42 Acres**	

III. PRIVATE OPEN SPACE

"Private Open Space" means any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space; provided that such areas may be improved with only those buildings, structures, streets and off-street parking and other improvements that are designed to be incidental to the natural openness of the land.

Owner Or Development	Block	Lot	Approximate Acreage	Use
Mattawang Country Club	5001	2 & 3	154.86	Golf Course
Riverside Farms	7004	22	2.70	Detention Basin
Stony Brook Developers	7007	40	2.15	Detention Basin
North Hills	7019	61.09	1.31	Detention Basin
Kings Court	8001	38	1.89	Detention Basin
N.J. Beagle Club	11001	30	101.56	Beagle Club (Woods) -
	11003	1	1.03	Protected by Township Conservation Easement

PLATE 11 (continued)

Owner Or Development	Block	Lot	Approximate Acreage	Use
3M	13001	13 (Portion)	1.00	Playground
Hidden Estates II	15004	15	2.57	Detention Basin
Red Fox Run	16009	11.16	2.56	Detention Basin
Riversedge IV	18020	36	4.90	Detention Basin
Larkin	21016	1	2.2	Detention Basin
Montgomery Devel.	22029	10	4.36	Detention Basin
Planter's View	24001	29	3.55	Detention Basin
Bedens Brook C.C.	30001	38 & 39	168.76	Golf Course
Highridge	31001	44	5.16	Detention Basin
Apts.	37001	3 (Portion)	6 (App.)	Common Open Space
Apts.	37002	3.02 (Portion)	1 (App.)	Common Open Space
		Subtotal:	**467.56 Acres**	

IV. PRESERVED FARMLAND

Preserved Farmland means any agriculturally used lands which have been protected from development and preserved in perpetuity for agricultural purposes.

Owner	Block	Lot	Approximate Acreage	Type of Protection
Pederson	4001	10	81.48	Township Agricultural/ Conservation/Pathway Easement
Summerskill	6001	37	29.70	NJ State Farmland Preservation Program
Staats Farm	8001	1	88.55	NJ State Farmland Preservation Program
	8001	5 (part) & 7.01	19.37	Township Agricultural/ Conservation Easement
Medina	11001 25001	62, 65 & 68 26	133.00	NJ State Farmland Preservation Program
Tucker	15001	27	36.00	NJ State Farmland Preservation Program
McAlpin	19001	4, 6, 7, 9, 10 & 11	201.72	Township Agricultural/ Conservation/Pathway Easement
Campbell	22001	21 &22	61.63	Township Agricultural/ Conservation/Pathway Easement
Wilson	24001	13	22.04	NJ Conservation Foundation Agricultural/Conservation Easement
State Of N.J.	25001	27 (Portion)	152.97	Easement Granted by Assembly Bill A-3401
State Of N.J.	26001	1 (Portion)	299.42	Easement Granted by Assembly Bill A-3401

PLATE 11 (continued)

Owner	Block	Lot	Approximate Acreage	Type of Protection
State Of N.J.	27001	7 (Portion)	161.59	Easement Granted by Assembly Bill A-3401
Raymond	31001	20	82.21	NJ Conservation Foundation Agricultural/Conservation Easement
Gallup	32001	2, 4, 4.01, 4.02, 4.03, 5.02, 5 & 6		NJ State Farmland Preservation Program
	32002	20-23		
Webster	33001	21.01 & 23	375.00	
Mayo	33001	17, 18 & 21 (part)	46.61	Township Agricultural/ Conservation Easement
Hillaire	34001	13.01	16.42	Township Agricultural/ Conservation Easement
	34001	13.03	9.91	
		Subtotal:	**1,817.62 Acres**	

SUMMARY TOTALS

PUBLIC OPEN SPACE:	2,477.02	Acres
COMMON OPEN SPACE:	939.42	Acres
PRIVATE OPEN SPACE:	467.56	Acres
PRESERVED FARMLAND:	1,817.62	Acres
TOTAL:	**5,701.62**	**Acres**

NOTES:

*Acreage figures for common open space is approximate.

Detention basins not located on a separate lot have not been included in this description or the acreage totals.

Sources: Montgomery Township 2001 Tax Book, Township Open Space Coordinator & Approved Preliminary And/Or Final Subdivision Plats As Of July 31, 2001.

ADDENDUM III

LETTER TO THE NEW JERSEY STATE TREASURER FROM MONTGOMERY TOWNSHIP MAYOR SONDRA L. MOYLAN APRIL 23, 2001 REGARDING PLANS FOR THE REDEVELOPMENT OF THE NORTH PRINCETON DEVELOPMENT CENTER

Township of Montgomery

County of Somerset

Office of the
MAYOR

Municipal Building
2261 Van Horne Road
(Route 206)
Belle Mead, New Jersey 08502
(908) 359-8211
FAX (908) 359-0970

April 23, 2001

New Jersey State Treasurer
New Jersey Department of the Treasury
Division of Property Management & Construction
P.O. Box 235
Trenton, NJ 08625-0235

RE: North Princeton Development Center
Township of Montgomery
Somerset County, New Jersey

Dear Sir or Madam:

On behalf of the entire Montgomery Township Committee I write to express our strongly-felt conclusion that the "Steering Committee" established on July 31, 1998 "to facilitate the redevelopment and adaptive re-use of the NPDC property" is failing to achieve the objectives contained in the "Memorandum of Understanding Between the State of New Jersey and the Township of Montgomery." For the reasons expressed below, immediate action must be taken to secure the buildings that can still be preserved and remove those that represent a health and safety hazard.

As you know, the "Memorandum of Understanding" contains two (2) very important precepts which were relied upon by Montgomery Township and which read as follows:

* "It is understood that the Redevelopment Plan will consider the objectives and concepts of the Township as reflected in its General Development Plan for NPDC and the State Development and Redevelopment Plan."

* The Steering Committee also recognizes that the Township General Development Plan was conceived considering traffic flow when NPDC was in full operation in an attempt to minimize impact on the historic Village of Blawenburg."

As included in Montgomery Township's April 1998 "Master Plan and Development Regulations Periodic Reexamination Report," which was adopted by the Montgomery Township Planning Board on May 11, 1998 and which formally incorporated NPDC "General Development Plan" into the Township's Master Plan, the following overall goals for the redevelopment of the property were as follows:

* Formulate a general redevelopment plan for property under the control of the Township of Montgomery;

* Plan for the redevelopment of the property by both public and private entities, utilizing the revenues received from the private entities to purchase the property from the State;

* As a key part of the general redevelopment plan, permit the location of municipal facilities on the property including, but not limited to, municipal offices, public works, a community center, a municipal library, parkland and an elementary school for the Township Board of Education;

* Save, restore and reuse those buildings on the property which are found to be in relatively good condition, particularly those of notable historical significance;

* Maintain the existing environmental attributes of the property, including the existing vegetation and topography;

* Maintain the attractive and functional overall road layout of the property; and

* Assure that the traffic volumes resulting from the redevelopment of the property is favorable in comparison both to the traffic volumes previously generated when the State facility contained approximately 3,000 residents and to the traffic volumes which might result if the property were developed in accordance with a plan not formulated and controlled by Montgomery Township.

Essentially, the "General Development Plan" adopted by Montgomery Township is an historic and environmental preservation plan.

Since the adoption of the "Memorandum of Understanding" of July 31, 1998, Montgomery Township has worked in good faith as part of the "Steering Committee" and, until relatively recently in the approximately three (3) year time period that has since passed, the Township has continued to hope and expect that the "Redevelopment Plan" formulated by the "Steering Committee" would reflect the goals of the Township's adopted "General Development Plan."

However, for the following reasons, the plan unveiled to Montgomery Township at the March 29, 2001 meeting of the "Steering Committee" belies the Township's hope and expectation that the ongoing work effort will result in a plan that reflects the agreed upon precepts and goals:

* The Plan was not a "redevelopment plan," with only five (5) or six (6) of the more than one hundred (100) existing buildings on the site proposed to be maintained and renovated;

* The method of calculating the traffic flow which existed to and from the site when the NPDC was in full operation was flawed since it was based on a traditional hospital operation, and not the unique function of the "New Jersey State Village for Epileptics";

* Proposals to change the alignment of certain of the existing major roads within the NPDC were incorporated in the proposed plan and, additionally, at least one (1) new road was proposed to pass through the preserved farmland to provide another access intersection; and

* Unlike the Township's adopted "General Development Plan" which was primarily dedicated to housing and services for the elderly population, the proposed plan had no housing specifically deed restricted for occupancy by senior citizens only.

It is difficult to be more specific regarding the drastic differences between the "General Development Plan" adopted by Montgomery Township and the proposed plan unveiled at the March 29, 2001 meeting of the "Steering Committee" since, although we were told that we would receive copies of the proposed plan for review and comment, no such copies have been provided to date.

Another disturbing aspect of the plan proposed by the State is that, according to testimony from the State's hired real estate expert, the proposed plan was drawn to include the "highest and best uses" for the property, rather than the uses included in the "General Development Plan" adopted by Montgomery Township.

The essential goal of effectuating an historic and environmental preservation plan for the NPDC property has been lost due to (1) the State's deliberate destruction of certain buildings by permitting S.W.A.T., and similar law enforcement personnel to ravage the campus in training maneuvers, and (2) the State's refusal to properly maintain and safeguard many other buildings on the site, all of which could have been renovated and restored only a couple of years ago. The fact that these once beautiful and historic structures are suffering such extreme deterioration in such a short period of time makes in increasingly unlikely the "General Development Plan" adopted by Montgomery will become a realty.

It is imperative that the few remaining buildings which we have recognized as salvageable be secured by the State immediately, and that not further damage be countenanced. Further, prior to the new school year, those building which pose a threat to health, safety, and welfare should be demolished and removed. Given the site's proximity to the Township school complex, and the location of the lower elementary school within the very confines of the NPDC site, the State's overriding priority must now be the immediate resolution of this health, safety and welfare problem.

Very truly yours,

Sandra L. Moylan, Mayor

cc: Acting Governor Donald DiFrancesco
Senator Walter Kavanaugh
Assemblymen Christopher Bateman and Peter Biondi
Somerset County Board of Chosen Freeholders
Somerset County Planning Board
New Jersey State Planning Commission
New Jersey State Economic Development Authority
New Jersey Department of Environmental Protection
Montgomery Township Board of Education
Montgomery Township Planning Board
Montgomery Township Board of Health