TOWNSHIP OF MONTGOMERY

SOMERSET COUNTY
NEW JERSEY

LAND USE PLAN AMENDMENT

January 25, 2011

Recommendation To Permit A
"Planned Behavioral Health Complex"
On Specified Lands In The "MR" Mountain Residential Zoning
District In Recognition Of The Existing "Carrier Clinic"

PREPARED BY COPPOLA & COPPOLA ASSOCIATES
Princeton Junction ~ New Jersey

TOWNSHIP OF MONTGOMERY

SOMERSET COUNTY
NEW JERSEY

LAND USE PLAN AMENDMENT

January 25, 2011

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

Richard T. Coppola, P.P. # 1378

Cindy D. Coppola, P.P. # 4478

PREPARED BY COPPOLA & COPPOLA ASSOCIATES
Princeton Junction ~ New Jersey

TOWNSHIP OF MONTGOMERY
MASTER PLAN

LAND USE PLAN AMENDMENT
January 25, 2011

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TOWNSHIP OF MONTGOMERY
MASTER PLAN

LAND USE PLAN AMENDMENT
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TOWNSHIP OF MONTGOMERY
MASTER PLAN

LAND USE PLAN AMENDMENT
January 25, 2011

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 & 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 & 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.

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.

Very importantly regarding traffic circulation in Montgomery Township, the natural boundaries of the Sourland Mountains to the west and the Millstone River to the east are particularly significant, since they effectively limit intra-municipal vehicular access points and channel most traffic flow to a north-south direction, along both State Route 206 and County Route 601.

The current Master Plan of Montgomery Township was dated November 1971 and was adopted by the Planning Board on April 13, 1972; it was the first comprehensive master plan for the Township. During the past approximately thirty-nine (39) years since that time, the Master Plan has been reexamined, changed, modified, refined and expanded.

Importantly, however, over the many years since Montgomery Township's adoption of its first comprehensive Master Plan, the Master Plan has consistently adhered to an overreaching goal of guiding and containing the relatively intense non-residential development and the relatively dense residential development within the municipality to specific areas of concentrated land uses, one at the southern end of the Route 206 in the vicinity of the State Route 206/County Route 518 intersection, referred to as the "Rocky Hill Node", and the other at the northern end of Route 206 north of Cruser Brook and Belle Mead-Griggstown Road, referred to as the "Belle Mead Node".

Montgomery Township continues its desire to maintain the continuity of its planning process, building upon and refining the past planning decisions of the municipality, starting with the November 1971 Master Plan.

It is the purpose of this document to amend the Township's "Land Use Plan" to permit a "Planned Behavioral Complex" on specified lands in the "MR" Mountain Residential zoning district in recognition of the existing "Carrier Clinic".

EXISTING MONTGOMERY TOWNSHIP MASTER PLAN DOCUMENTS

Today, the existing Master Plan of the Township of Montgomery consists of numerous documents, including eight (8) of the principal Master Plan Elements as permitted and noted at N.J.S.A. 40:55D-28 of the Municipal Land Use Law, as well as a series of required Periodic Examination reports as required by N.J.S.A. 40:55D-89 of the law.

The eight (8) principal Master Plan Elements of Montgomery Township's Master Plan include the following:

1. A Statement of Objectives, Principles, Assumptions, Policies and Standards;
2. A Land Use Plan Element;
3. A Housing Plan Element;
4. A Circulation Plan Element;
5. A Recreation Plan Element;
6. A Conservation Plan Element;
7. An Historic Preservation Plan Element; and
8. A Farmland Preservation Plan Element.

Regarding the Land Use Plan Element, which is the subject of this report, the following are the ten (10) most relevant documents which have been adopted over an approximately thirty-nine (39) year time period, each with brief comments regarding the major recommendations which were included in each document:

- **MASTER PLAN AND SUMMARY OF PROPOSALS**, which is dated November 1971 and which was adopted by the Planning Board on April 13, 1972.

  Comments:
  As previously noted, this document was the first comprehensive master plan of the Township. It recommended the establishment of two (2) concentrated nodes of development within the Township, referred to as the "Rocky Hill Node" and the "Belle Mead Node", including the "APT/TH" Apartment/Townhouse zoning district in the "Rocky Hill Node".

- **LAND USE PLAN ELEMENT**, which was adopted by the Planning Board on April 15, 1985.

  Comments:
  This document refined the concept of channeling the relatively intense nonresidential development and the relatively dense residential development within the municipality to the two (2) concentrated nodes of development by eliminating the "RC" Regional Commercial zoning district in the "Belle Mead Node" which had been recommended because of a once planned I-95/Route 206 interchange at that location.

  In the place of the "RC" zoning district, the 1985 Land Use Plan recommended an "REO" Research/Office zoning district on the west side of Route 206 and a "Planned Residential Development" (PRD) on the east side of Route 206, including areas for retail development. Additionally, the land area east of the PRD, north of Belle-Mead Griggstown Road and west of Willow Road was zoned for "Residential Clusters".

  The end result was that each of the two (2) concentrated nodes of development were planned to contain a diversity of residences, with retail stores and employment opportunities within proximity to the population concentrations, and with the integration of the various uses via pedestrian access, comprehensively planned traffic circulation, common open spaces, existing and possible future public transit opportunities, and the efficient allocation of public water and sewerage facilities.

  While adopted by Montgomery Township in 1985, many years prior to the term "smart growth" being a catch phrase of land use planning in New Jersey, the multi-use integrated development planning objective of the Township has been in place for approximately twenty-six (26) years and encourages "smart growth" principles.

- **MASTER PLAN PERIODIC REEXAMINATION REPORT**, which is dated July 1988 and which was adopted by the Planning Board on August 8, 1988, and which also adopted by reference the **MASTER PLAN PERIODIC REEXAMINATION REPORT: LAND USE PLAN ELEMENT**, dated August 1986, as well as sixteen (16) subsequent memorandum reports and work items.

  Comments:
  This document was the result of over two years of study and public input, and recommended many changes to the Master Plan and implementing ordinance provisions, including, but not limited to: 1) reducing the amount of acreage in the "REO" Research/Office and the "MFG" Manufacturing zoning districts, with a change in the name of the "MFG" district to the "LM" Limited Manufacturing district; 2) increasing the minimum lot size from three to five acres for single-

family homes in the "MR" zoning district; 3) adopting ordinance provision for historic preservation of structures and sites within the Township; 4) creating the "SB" Small Business zoning district along Reading Boulevard; 5) modifying the ordinance provisions regulating the "Airport Safety Zone"; and, 6) expanding the definition of "Critical Areas" to include freshwater wetlands in addition to 100-year flood plains and lands with a topographic slope fifteen percent (15%) and greater.

- **LAND USE PLAN AND HOUSING PLAN ELEMENTS**, which is dated November 1989 and which was adopted by the Planning Board on November 20, 1989.

  Comments:
  The most significant recommendations of this document were: 1) refinements to the "Residential Cluster" options on specified lands in the Township along the Route 206 corridor and within the southwestern corner of the Township and the creation of a second type of "Residential Cluster" south of the airport; 2) the separation of the "REO" Research/Office zoning district into three sub-districts, each with different intensities of permitted development; and, 3) the introduction of a mixed-use planned development concept for lands south of the Route 518, west of Route 206 and north of the airport.

- **LAND USE PLAN PERIODIC REEXAMINATION AND UPDATE REPORT**, which was adopted by the Planning Board on May 13, 1996.

  Comments:
  This document recommended a number significant changes to the Township's Land Use Plan and implementing ordinance provisions including, but not limited to: 1) the creation of the "PPE" Public, Park & Education zoning district with related changes to other zoning districts; 2) the elimination of lands zoned for "Residential Cluster" development and further changes to the ordinance controls; and, 3) the requirement that lots for single-family home construction have at least one acre of contiguous non-environmentally critical land.

- **MASTER PLAN AND DEVELOPMENT REGULATIONS PERIODIC REEXAMINATION REPORT**, which is dated April 1998 and which was adopted by the Planning Board on May 11, 1998.

  Comments:
  This document also recommended a number of changes to the Township's Land Use Plan and implementing ordinance provisions, but the only significant changes that were implemented via ordinance provisions were the creation of new "CC-1 & "CC-2" Community Commercial zoning districts and updates to the provisions governing development within the "NC" Neighborhood Commercial and "HC" Highway Commercial zoning districts.

- **MASTER PLAN AND DEVELOPMENT REGULATIONS PERIODIC REEXAMINATION REPORT**, which is dated May 2000 and which was adopted by the Planning Board on June 12, 2000.

  Comments:
  This document recommended the creation of a new "ARH" Age-Restricted Housing zoning district on approximately 138.10 acres of land south of Bedens Brook, west of Route 206 and north of Route 518.

- **MASTER PLAN AND DEVELOPMENT REGULATIONS PERIODIC REEXAMINATION REPORT**, which is dated November 2001 and which was adopted by the Planning Board on December 10, 2001.

  Comments:
  This document recommended that certain lands previously included 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.

- **LAND USE PLAN ELEMENT 2003 AMENDMENT**, which is dated June 30, 2003 and which was adopted by the Planning Board on July 14, 2003.

  Comments:
  The most significant recommendations of this document were the creation of a "Planned Shopping Complex" and a "Planned Office Complex" on certain lands south of Route 518, west of Route 206 and north of the airport.

- **FAIR SHARE PLAN AMENDMENT**, which is dated November 11, 2010 and which was adopted by the Planning Board on November 22, 2010.

  Comments:
  This document contains the recommended sites and development mechanisms for Montgomery Township to satisfy its third round affordable housing obligations in accordance with COAH's most recently adopted "Third Round Substantive Rules".

CARRIER CLINIC'S MISSION & VISION

As indicated on the Carrier Clinic web site, Carrier Clinic's **mission** "is to provide the best care and treatment to persons who come to us struggling with emotional and behavioral distress, and addictive and psychiatric disorders."

Also as indicated on the Carrier Clinic web site, Carrier Clinic's **vision** "is to enhance excellence in hospital, residential and special education programs and serve our communities' changing needs with evolving services and through the advancement of clinical practices and expertise."

CARRIER CLINIC'S HISTORY & PROGRAMS

The following is quoted from portions of the "Our History" section of the Carrier Clinic web site:

OUR HISTORY

Established in 1910 as the Belle Mead Farm Colony and Sanatorium by John Joseph Kindred, MD., the initial inspiration behind our facility was "*to establish and maintain a colony for the care and treatment of sick persons, and particularly for the care and treatment of nervous and mental diseases and also all allied diseases.*" Dr. Kindred's Belle Mead Sanatorium provided humane, personal treatment in a restorative farm setting.

Following the death of Dr Kindred in the 1920's, his son, Dr. John Cramer Kindred, managed the Belle Mead Farm Colony and Sanatorium, and married Katherine Carrier.

In 1951, Russell Neff Carrier, M.D., Katherine's brother, started working at the sanatorium as Medical Director. In 1956, Dr. Carrier purchased the Sanatorium that then became the Carrier Clinic.

In the 1960's, the Carrier Clinic was expanded into several patient units. Dr. Carrier continued working on his goal of providing the best care for his patients in a home-like environment.

In 1977, Carrier Clinic became a non-profit organization and was renamed The Carrier Foundation. Specialty units for adolescents and older adults were developed, as were specialty treatment programs for anxiety, mood disorders, and other conditions.

In the 1980's, Blake Hall was built for the dedicated purpose of treating patients with addiction problems. In addition, the Carrier Day School (now East Mountain School) was established to serve 9th through 12th graders with serious emotional problems. The East Mountain Youth Lodge was created to serve adolescents with psychiatric problems who could not live at home or in the community.

During the 1990's, the behavioral health care field focused on treating patients along a continuum of care from inpatient to outpatient. Carrier Clinic developed several outpatient centers throughout the state of New Jersey.

In the 2000's, Carrier refocused it priorities on enhancing clinical treatment programs at its Belle Mead, New Jersey campus. The organizational name reverted back to the "Carrier Clinic" as homage to the goals stated by Dr. Carrier.

A Community Services Program was started in 2000 as an elective at East Mountain School. Students became actively involved in a variety of service activities and trips which were scheduled in the community, such as volunteering for the Red Cross, senior assisted living facilities, soup kitchens and a day care center. This program continues to flourish today.

Additionally, the NJ Division of Mental Health and Carrier Clinic collaborated on a program (named CTP, or Clinical Transition Program) to treat state hospitalized dual-diagnosis patients at Carrier. In 2004, the Governor's Mental Health Task Force cited this as a model program to treat the mentally ill.

In 2002, Carrier Clinic developed East Mountain Hospital, a hospital-within-a-hospital. This 16-bed facility serves patients who have a long history of mental illness and need short-term hospitalization during exacerbation of their illness.

The Caring Solutions Initiative was started in 2004 as an effort to reduce the use of restrictive measures such as seclusion and restraint. The CSI model became an active clinical strategic initiative at Carrier which focused on a patient satisfaction approach involving patient engagement, mutual respect and trauma-informed care.

Carrier announced an affiliation with the Robert Wood Johnson Health Network in October of 2004. The affiliation allows for a collaboration of ideas and medical and psychiatric expertise which promotes enhanced quality service for all patients.

The year 2006 marked the beginning of the Equine Assisted Psychotherapy program at Carrier Clinic. Similar to pet therapy, Equine Assisted Psychotherapy is an experimental opportunity to identify, work with and work through various feelings that can surface while spending time around horses. Sessions are conducted with trained clinical staff and a horse expert, as every individual and group responds differently to the varying levels of feelings and reactions which often occur as metaphors to real life situations.

East Mountain School celebrated its 25th Anniversary in 2006. What started as a program with 16 students and 7 staff members in 1981 grew to a school staff of 77, and an enrollment of approximately 120 students.

In 1007, Carrier Clinic opened the Intensive Outpatient Program for Addiction at Belle Mead. In June, a ground-breaking ceremony was conducted for the Richard Hall Community Mental Health Center Expansion & Renovation.

With the help of over 20 community partners, the adolescent unit was renovated in May 2007. In addition to new paint, furnishings and artwork, a library was also added to help bring some "normalizing" activities to those adolescents who are brought to Carrier in psychiatric crisis.

In 2008, Carrier Clinic started the Active Seniors program for active adults aged 60 or older to further specialize the clinical programming of the Older Adult unit. These seniors have the capacity to respond positively to a higher level of education and therapeutic interventions, and can actively participate in the structured treatment program.

The Carrier Diversion Program (CDP) was implemented in August, 2008 for Ocean County residents from Kimball Medical Center's Short-term Care Facility who required continued inpatient involuntary care. Diverted from transferring to Ancora Psychiatric Hospital, patients receive psychiatric treatment including medication, discharge oriented treatment planning and programming designed to promote stability, health, recovery, wellness and a return to the community.

Carrier Clinic held a Groundbreaking Ceremony on September 30, 2009 to celebrate the construction of a 14-acre solar farm on campus. Completed in late December, the solar array provides a clean, safe and sustainable energy source that is expected to supply 50% of Carrier's electrical needs. At the time of completion, Carrier's ground-mount display was the largest of its size for any healthcare system in New Jersey, and is unprecedented for a Behavioral Healthcare System within the United States.

In 2010, the Young Adult program was created to provide addiction and mental health assessment and treatment to young adults aged 18-25 who are in need of a more age-specific program relevant to a young adult population.

CARRIER CLINIC'S MENTAL HEALTH SERVICES

Carrier Clinic is one of the largest private, not-for-profit behavioral healthcare facilities in New Jersey. The clinic specializes in psychiatric and substance abuse addiction treatment and provides comprehensive care and education for adolescents, adults and older adults on the inpatient and residential levels. Additionally, the clinic provides outpatient services for electro-convulsive therapy (ECT) treatment and drug abuse addiction.

As indicated on the Carrier Clinic web site, the following programs and services are provided by the institution:

Psychiatric Inpatient Hospitalization

Adolescent Psychiatric & Dual Diagnosis (ages 13-18):
Treatment for emotional, psychiatric and behavioral issues that can often be coupled with substance abuse addiction issues during this tender stage of life.

General Adult Psychiatric & Dual Diagnosis:
Short-term crisis stabilization for adults struggling with psychiatric or emotional difficulties, as well as resulting addiction.

Psychiatric Acute Care:
Specializing in the bio-psycho-social treatment and stabilization of people with acute psychiatric conditions.

Older Adult Psychiatric & Dual Diagnosis (ages 60+):
Specialty treatment for older adults suffering from psychiatric illness with acute behavioral changes, neurological and/or emotional conditions relating to major depression, bipolar or anxiety disorder, schizophrenia, Alzheimer's and other types of dementia.

Residential, Outpatient and Other Services

Substance Abuse Treatment:
The Blake Recovery Center at Carrier Clinic offers Inpatient and Intensive Outpatient (IOP) specialized treatment to detoxify and/or rehabilitate those suffering from the biological and psychological symptoms of drug or alcohol addiction.

Adolescent Residential:
East Mountain Youth Lodge: A comprehensive clinical, therapeutic and educational treatment program for patients age 13-18 with psychiatric and/or emotional difficulties.

Adolescent Special Education:
East Mountain School: A state-approved private special education school for 7 through 12th-grade students classified as emotionally disturbed or behaviorally disorders.

ECT:
Electro-convulsive therapy treatment proven effective for severe depression and other psychiatric conditions. ECT is offered as both an inpatient and outpatient service.

Free Programs & Groups:
Free mental health and addiction groups and services offered throughout the year for patients, family and the community.

THE CARRIER CLINIC PROPERTY

Carrier Clinic owns approximately 266 acres of land (i.e., 266.067 ac) within Montgomery Township, plus an additional approximately 99 acres of land (i.e., 99.465 ac) in adjacent Hillsborough Township, for a total landholding in excess of 365 acres (i.e., 365.532 ac).

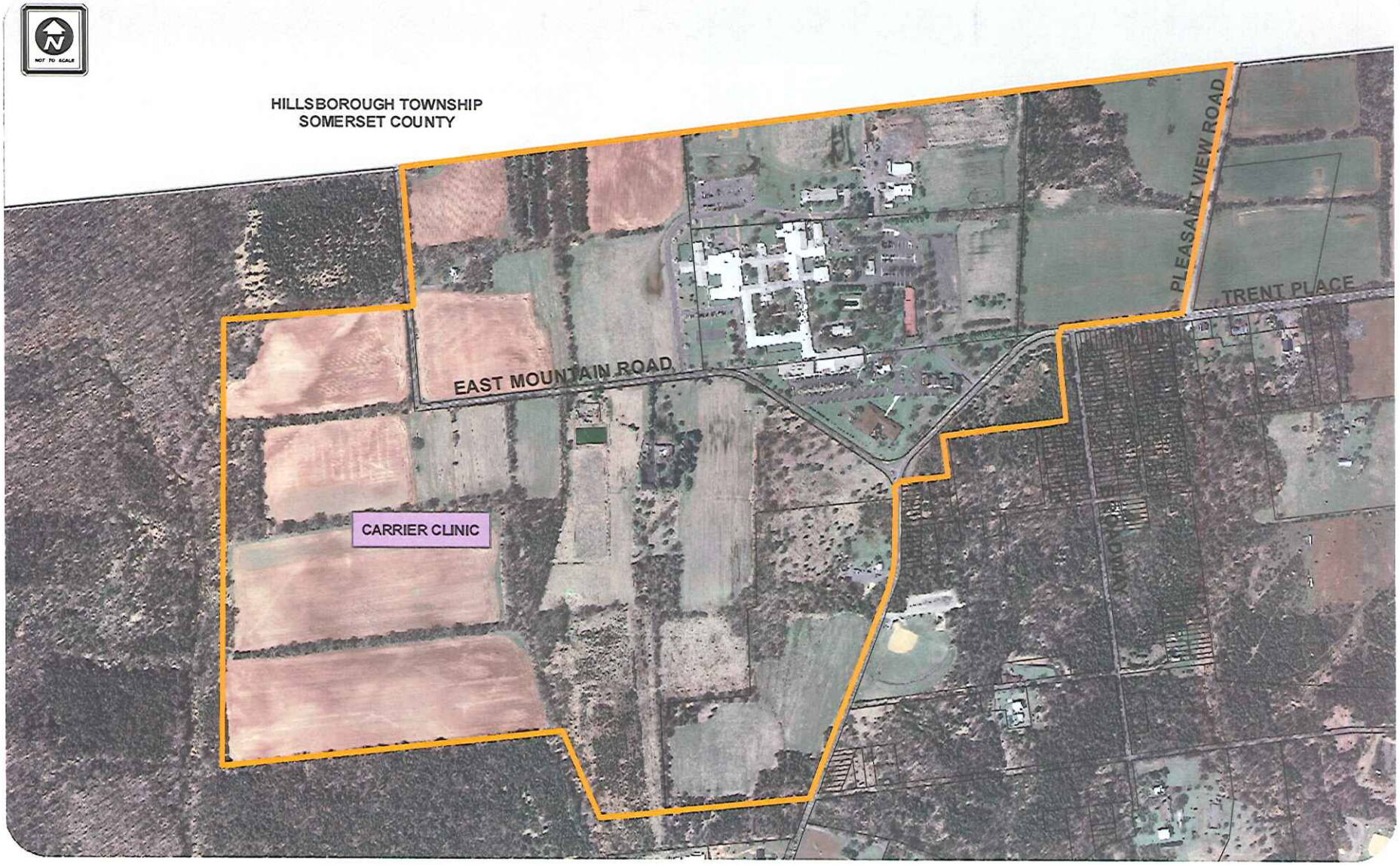
As shown on both the "Aerial Map" and the "Existing Land Use" map of Carrier Clinic's property and its vicinity which appear on the following pages of this report, most of the land is undeveloped and consists mostly of agricultural fields.

The development on the property within Montgomery Township is limited to the Carrier Clinic campus north of East Mountain Road and Trent Place, a sewage treatment plant and a single-family home on lands across East Mountain Road to the south, and two (2) additional single-family detached dwellings, one along East Mountain Road relatively close to Hillsborough Township, and the other along Belle Mead-Blawenburg Road (Co. Rte. 601) south of its intersection with East Mountain Road and Trent Place.

The Carrier Clinic existing campus includes, but is not limited to, an inpatient hospital, onsite residences, a private special education school, two gymnasiums, a cafeteria, an amphitheater, a multi-sensory room, a library, a chapel, areas for art, music and dog therapy, an outside swimming pool, tennis courts, a baseball field and sitting/picnic areas.

Within Hillsborough Township, a 14 acre solar panel array has been constructed by Carrier Clinic on property currently used for recreational purposes as part of the clinic's campus.

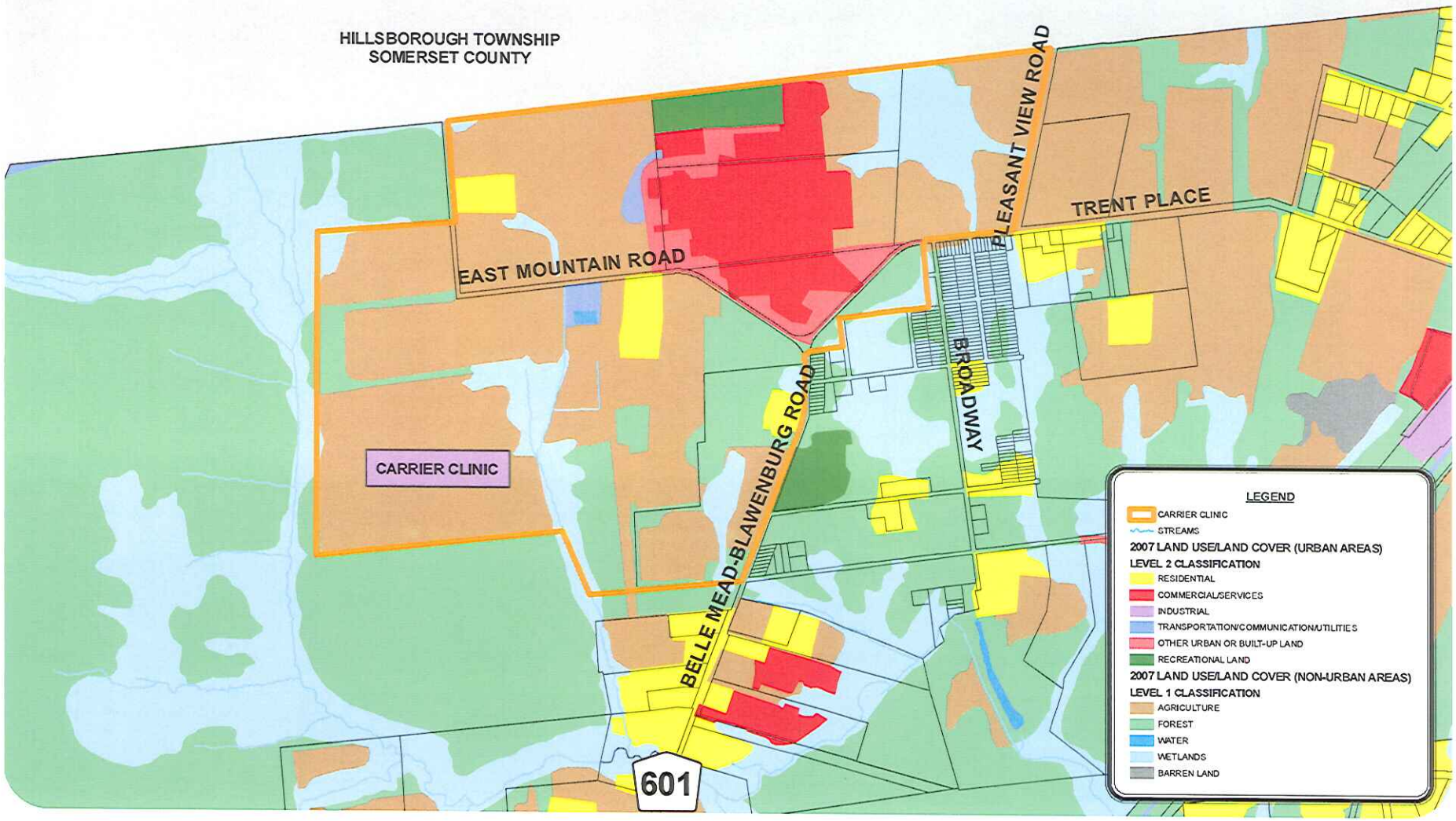
Importantly, it is noted that the lands abutting the Carrier Clinic landholdings in both Montgomery and Hillsborough Township are owned by Somerset County as part of the "Sourland Mountain Park".



TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY
GEOGRAPHIC INFORMATION SYSTEM

CARRIER CLINIC PROPERTY & VICINITY
AERIAL MAP

DATE: JANUARY 24, 2011	DRAWN BY: A.L.
LAST REVISED:	CHECKED BY:



TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY
GEOGRAPHIC INFORMATION SYSTEM

CARRIER CLINIC PROPERTY & VICINITY
EXISTING LAND USE

DATE: JANUARY 24, 2011	DRAWN BY: A.L.
LAST REVISED:	CHECKED BY:

THE PROPOSED SALE OF LAND TO SOMERSET COUNTY

Carrier Clinic has had on-going discussions with Somerset County regarding the sale of significant land areas owned by the clinic in both Montgomery and Hillsborough Townships to the County to become part of the "Sourland Mountain Park"; at this time, an agreement has been reached and the land sale will occur.

More particularly, Carrier Clinic intends to sell approximately 174.682 acres of its landholdings in Montgomery Township to Somerset County, which will leave approximately 91.385 acres of land in the Township to remain owned by clinic.

In Hillsborough Township, Carrier Clinic intends to sell approximately 80.874 acres to Somerset County and retain approximately 18.591 acres upon which the solar panel array is located.

The map on the following page of this report, which is labeled "Index Map", shows the land areas in both Montgomery and Hillsborough Townships which are to be conveyed by Carrier Clinic to Somerset County as well as those land areas to be retained by the clinic. It should be noted that a relatively small 4.74 acre lot (Block 4002/Lot 1) which is owned by Carrier Clinic across Trent Place (Co. Rte. 601) also is to be retained by the clinic and is part of the 91.385 acre total.

THE EXISTING & PROPOSED ZONING OF THE CARRIER CLINIC LANDS IN MONTGOMERY TOWNSHIP

The "Existing Zoning" map, which is on the page following the "Index Map" in this report, shows that all the lands owned by Carrier Clinic in Montgomery Township are zoned within the "MR" Mountain Residential zoning district with the exception of the previously noted 4.74 acre property across Trent Place which is zoned within the "R-2" Single-Family zoning district.

This "Land Use Plan Amendment" report specifically does not recommend that the 4.74 acre property across Trent Place be rezoned for the development of a "Planned Behavioral Complex"; instead, it is recommended that the property remain zoned "R-2".

Therefore, the rezoning for the "Planned Behavioral Health Complex" is intended to include only those lands to be retained by Carrier Clinic in Montgomery Township which are zoned within the "MR" zoning district and which total approximately 86.645 acres.

The sale of most of the Carrier Clinic landholdings in Montgomery Township to Somerset County for preserved parkland insulates and limits the potential expansion of the existing Carrier Clinic campus. As a result, the sale of the land helps justify a rezoning to legitimize the existing Carrier Clinic use and permit reasonable and controlled expansion over time.

Legend of Acquisition

Buyer

THE COUNTY OF SOMERSET
20 GROVE STREET
PO BOX 3000
SOMERVILLE, NJ 08876
908-231-7000

Seller

CARRIER CLINIC FOUNDATION, INC.
BLOCK 176 LOTS 14A, 16, 16A & 15.01
TOWNSHIP OF HILLSBOROUGH
BLOCK 2001 LOTS 1 & 5
BLOCK 1001 LOT 14.01
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY NEW JERSEY
255.856 TOTAL ACRES BEING ACQUIRED
100% FEE INTEREST

BLOCK 176 LOT 14A
TOWNSHIP OF HILLSBOROUGH
18.604 ACRES BEING ACQUIRED
100% FEE INTEREST

BLOCK 176 LOTS 16 & 16A
TOWNSHIP OF HILLSBOROUGH
24.355 ACRES BEING ACQUIRED
100% FEE INTEREST

BLOCK 176 NEWLY CREATED LOT 15.01
TOWNSHIP OF HILLSBOROUGH
37.915 ACRES BEING ACQUIRED
100% FEE INTEREST

BLOCK 2001 NEWLY CREATED LOT 1
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY NEW JERSEY
27.859 TOTAL ACRES BEING ACQUIRED
100% FEE INTEREST

BLOCK 2001 LOT 5
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY NEW JERSEY
24.721 TOTAL ACRES BEING ACQUIRED
100% FEE INTEREST

BLOCK 1001 NEWLY CREATED LOT 14.01
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY NEW JERSEY
122.102 TOTAL ACRES BEING ACQUIRED
100% FEE INTEREST

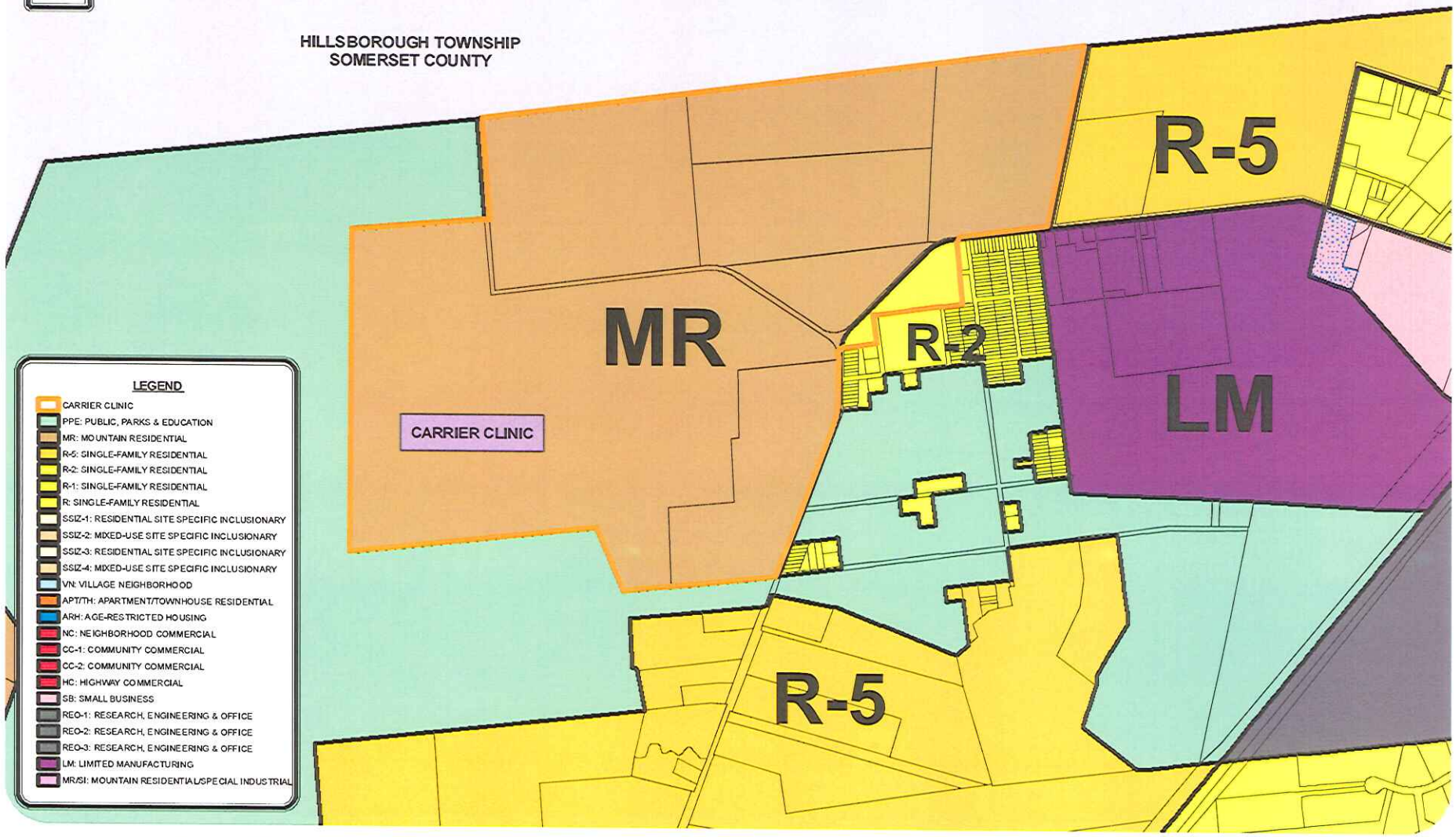
JOHN CILO Jr. ASSOCIATES
PROFESSIONAL
ENGINEER, LAND SURVEYOR, PLANNER

INDEX MAP

LOTS 1, 2, 3 & 4 BLOCK 2001 & LOTS 14 & 16 BLOCK 1001
TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY

JCa

2/3



TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY
GEOGRAPHIC INFORMATION SYSTEM

CARRIER CLINIC PROPERTY & VICINITY
EXISTING ZONING

DATE: JANUARY 24, 2011	DRAWN BY: A.L.
LAST REVISED:	CHECKED BY:

THE RECOMMENDED ZONING PROVISIONS FOR A "PLANNED BEHAVIORAL HEALTH COMPLEX"

It is recommended that ordinance provisions be adopted to permit a "Planned Behavioral Health Complex" on the lands within Montgomery Township in the "MR" Mountain Residential zoning district to be retained by Carrier Clinic.

More specifically, it is proposed that the lands in the "MR" district to be retained by Carrier Clinic, approximately 86.645 acres in area, be designated on the Zoning Map as an area where a "Planned Behavioral Health Complex" is permitted as an optional development alternative in accordance with specific zoning provisions.

Attached in Addendum I to this "Land Use Plan Amendment" report are proposed zoning ordinance provisions for a "Planned Behavioral Health Complex". These provisions have been reviewed by the Planning Board's Master Plan Committee as well as by Carrier Clinic representatives.

As indicated in the "Purpose" section of the proposed ordinance, "The overall purpose of the 'Planned Behavioral Health Complex' optional ordinance provisions is to recognize the existence of the Carrier Clinic hospital and its facilities, previously known as the Belle Mead Farm Colony and Sanatorium, that have existed in Montgomery Township since 1910 as a prior non-conforming use, and to allow for a limited expansion of the facilities as a permitted use governed by provisions specific to this unique use."

In order to safeguard the existing improvements within the existing Carrier Clinic campus, the ordinance contains a mechanism to permit the existing improvements to remain and be renovated, rehabilitated or reconstructed within the same footprint and with the same gross square footage, even though they may not meet the required setbacks of the ordinance for new construction. The applicable portion of the proposed ordinance reads as follows:

1. Within 90 days of the date of the adoption of this ordinance by the Township Committee, the "Planned Behavioral Health Complex" may submit a signed and sealed survey showing existing improvements on the 86 to 87 acre tract, with an indication of the uses of the structures and their setbacks from all tract boundary lines.

2. Upon receipt of this information, the Planning Board shall review and may certify the survey as the "as-built" conditions of the subject property.

3. The purpose of the certified survey is to document an agreed upon "as-built" situation, thereby identifying pre-existing conditions, whether conforming or non-conforming.

4. The buildings and structures identified on the certified "as-built" survey shall thereafter be permitted to be renovated, rehabilitated or reconstructed within the same footprint and with the same gross square footage, even though they may not meet the required setbacks of this ordinance.

In accordance with information provided to Montgomery Township by Carrier Clinic, the total square footage of the existing buildings on the existing campus totals approximately 288,754 square feet, which computes to a floor/area ratio (FAR) of 0.077 on 86.5 acres. The ordinance permits an expansion up to 570,000 total square feet based upon a permitted maximum FAR of 0.15.

Regarding the "Principal Permitted Uses", the proposed ordinance permits that a "Planned Behavioral Health Complex" may be comprised on any of the following activities provided that they are "specifically related to behavioral health" and "are an integral part of the 'Planned Behavioral Health Complex'":

1. Offices and Office Buildings, including medical offices.

2. Research Laboratories.

3. Hospitals and Surgical Centers, including restaurants and other ancillary uses typically located within a hospital or surgical center.

4. Schools for Patients of the "Planned Behavioral Health Complex".

5. Occupational Training for Patients of the "Planned Behavioral Health Complex" and their Family Members.

6. Residential Treatment Facilities for Patients of the "Planned Behavioral Health Complex" and their Family Members.

7. Addiction Rehabilitation Centers for Patients of the "Planned Behavioral Health Complex" and their Family Members.

8. Wellness and Fitness Centers limited in service to the Employees and Patients of the "Planned Behavioral Health Complex".

9. Group Homes and Other Residential Complexes for Patients of the "Planned Behavioral Health Complex".

10. Independent Living Apartment Units, Assisted Living Units and/or Nursing Care Units, all as defined in Subsection 16-6.9 b. of the ordinance, for the Patients of the "Planned Behavioral Health Complex".

11. Outpatient services.

12. Public Utility Uses as "Conditional Uses" under N.J.S.A. 40:55D-67 (See Section 16-6.1, "Conditional Uses", and specifically Subsection 16-6.1a. for the required conditions and standards for "Public Utility Uses").

13. Any combination of the above uses within a single building, within multiple buildings and/or otherwise on the premises.

There are provisions of the proposed ordinance to protect the existing streetscapes in this relatively rural portion of Montgomery Township. Some of these provisions include the following:

1. No new principal building or new addition to an existing principal building shall be located within one hundred feet (100') of any public street.

2. No new accessory building, parking deck structure or surface parking area shall be located within sixty feet (60') of any public street.

3. A landscape buffer of fifty feet (50') in width shall be provided between the developed portion of the site and any public street.

4. No new principal building shall exceed thirty-five feet (35') and three (3) stories in height, except that the building may extend to forty-five feet (45') in height when set back at least five hundred feet (500') from any public street.

Finally, it is important to note that Carrier Clinic was required to prepare a "Traffic Feasibility Study" for review by the Master Plan Committee as a prerequisite for a consideration to permit a "Planned Behavioral Health Complex" on the subject property. As a result of the study, the following provisions are contained within the proposed ordinance:

> Any expansion of the existing buildings in the "Planned Behavioral Health Complex" as shown on the certified "as-built" survey shall require the dedication of additional right-of-way along all abutting public streets, as required by Section 16-5.14 a.5. of this chapter. The pro-rata share of any improvements deemed necessary by the Planning Board, and as indicated in the June 9, 2010 "Traffic Feasibility Study" as may be modified at the time of site plan application, shall be provided by the "Planned Behavioral Health Complex" as part of any site plan approval.

ADDENDUM I

TOWNSHIP OF MONTGOMERY
ORDINANCE NO. 10 - _____

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XVI, "LAND DEVELOPMENT", OF THE CODE OF THE TOWNSHIP OF MONTGOMERY (1984) COUNTY OF SOMERSET, STATE OF NEW JERSEY AND SPECIFICALLY SECTION 16-4.2 REGARDING "PRINCIPAL PERMITTED USES" IN THE "MR" MOUNTAIN RESIDENTIAL DISTRICT AND SECTION 16-6.5 REGARDING OPTIONAL DEVELOPMENT ALTERNATIVES

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MONTGOMERY, in the County of Somerset and the State of New Jersey, that Chapter XVI, "Land Development", of the Code of the Township of Montgomery (1984) is hereby amended and supplemented as follows:

SECTION 1. Amend the first paragraph of Subsection 16-3.3, entitled "Zoning Map; Critical Areas Map", of the Code of the Township of Montgomery (1984) to read in its entirety as follows:

> **16-3.3 Zoning Map; Critical Areas Map.** The boundaries of the zoning districts specified in Subsection 16-3.1 hereinabove, and the land areas designated for the optional development alternatives specified in Subsection 16-3.2, also hereinabove, are shown and established on the "Zoning Map" of the Township of Montgomery, which shall be modified to designate an 86 to 87 acre area comprised of Block 2001/Lots 1 (portion), 2, 3 & 4 and Block 1001/Lot 14 (portion), all within the "MR" zoning district, for an optional "Planned Behavioral Health Complex".

SECTION 2. Amend Subsection 16-3.2, entitled "Optional Development Alternatives", of the Code of the Township of Montgomery (1984) to read in its entirety as follows in order to indicate a "Planned Behavioral Health Complex" as an optional development alternative:

16-3.2 Optional Development Alternatives. In addition to the permitted uses within each of the designated zoning districts, the following seven (7) types of optional development alternatives are permitted on certain land areas within the Township of Montgomery in accordance with the applicable requirements of this chapter:

Type Of Alternative	**Where Permitted**
Single-Family Residential Clusters I	Within portions of the "R-1" and "R-2" zoning districts where indicated on the "Zoning" Map".
Single-Family Residential Clusters II	Within portions of the "R-2" zoning district where indicated on the "Zoning Map".
Planned Residential Developments	Within portions of the "R-1" zoning district where indicated on the "Zoning Map".
Single-Family Conservation Design Subdivisions	Within the "R-5" and "MR" zoning districts.
Planned Shopping Complex	Within portions of the "HC" and "REO-3" zoning districts where indicated on the "Zoning Map".
Planned Office Complex	Within portions of the "R-2", "REO-2" and "REO-3" zoning districts where indicated on the "Zoning Map".
Planned Behavioral Health Complex	Within portions of the "MR" zoning district where indicated on the "Zoning Map".

SECTION 3. Amend Subsection 16-4.2.a., entitled "Principal Permitted Uses On The Land And In Buildings", of the Code of the Township of Montgomery (1984) to add a new Subsection 16-4.2 a.14. to read in its entirety as follows in order to permit a "Planned Behavioral Health Complex" only on that portion of the "MR" Mountain Residential District where indicated on the "Zoning Map", and in accordance with the provisions specified in Subsection 16-6.5 j. of the Land Development Ordinance:

14. A "Planned Behavioral Health Complex" in the "MR" District only where indicated on the Zoning Map and in accordance with the provisions specified in Subsection 16-6.5 j. of this chapter.

SECTION 4. Add a new Subsection 16-6.5 a.7. to the Code of the Township of Montgomery (1984) regarding the types and locations of optional development alternatives to read in its entirety as follows:

7. A "Planned Behavioral Health Complex" is permitted on a tract of land eighty-seven (87) acres in area within those portions of the "MR" zoning district where indicated on the Zoning Map.

SECTION 5. Create a new Subsection 16-6.5 j., entitled "Planned Behavioral Health Complex", of the Code of the Township of Montgomery (1984) to read in its entirety as follows:

j. **Planned Behavioral Health Complex.**

1. **Purpose.**

The overall purpose of the "Planned Behavioral Health Complex" optional ordinance provisions is to recognize the existence of the Carrier Clinic hospital and its facilities, previously known as the Belle Mead Farm Colony and Sanatorium, that have existed in Montgomery Township since 1910 as a prior non-conforming use, and to allow for a limited expansion of the facilities as a permitted use governed by provisions specific to this unique use.

2. **Location And Size.**

A "Planned Behavioral Health Complex" shall be permitted on a tract of land between eighty-six and eighty-seven (86-87) acres in area, including land in common or commonly controlled ownership and use that may be divided by a public road, only within those portions of the "MR" Mountain Residential zoning district where indicated on the "Zoning Map".

3. **Principal Permitted Uses On The Land And In Buildings.**

A "Planned Behavioral Health Complex" comprised of any of the following activities specifically related to behavioral health and which are an integral part of the "Planned Behavioral Health Complex":

(a) Offices and Office Buildings, including medical offices.

(b) Research Laboratories.

(c) Hospitals and Surgical Centers, including restaurants and other ancillary uses typically located within a hospital or surgical center.

(d) Schools for Patients of the "Planned Behavioral Health Complex".

(e) Occupational Training for Patients of the "Planned Behavioral Health Complex" and their Family Members.

(f) Residential Treatment Facilities for Patients of the "Planned Behavioral Health Complex" and their Family Members.

(g) Addiction Rehabilitation Centers for Patients of the "Planned Behavioral Health Complex" and their Family Members.

(h) Wellness and Fitness Centers limited in service to the Employees and Patients of the "Planned Behavioral Health Complex".

(i) Group Homes and Other Residential Complexes for Patients of the "Planned Behavioral Health Complex".

(j) Independent Living Apartment Units, Assisted Living Units and/or Nursing Care Units, all as defined in Subsection 16-6.9 b. of the ordinance, for the Patients of the "Planned Behavioral Health Complex".

(k) Outpatient services.

(l) Public Utility Uses as "Conditional Uses" under N.J.S.A. 40:55D-67 (See Section 16-6.1, "Conditional Uses", and specifically Subsection 16-6.1a. for the required conditions and standards for "Public Utility Uses").

(m) Any combination of the above uses within a single building, within multiple buildings and/or otherwise on the premises.

4. **Accessory Uses Permitted.**

(a) Open space, conservation areas, and active and passive recreational facilities, including but not limited to tennis courts, swimming pools, and paths.

(b) Employee cafeterias as part of a principal building, provided the cafeteria is limited in service to the Employees and Visitors within the "Planned Behavioral Health Complex".

(c) Parking decks, private garages and off-street parking (See subsection 16-6.5 j.11. below for specific minimum off-street parking requirements and subsection 16-5.8 for design requirements for off-street parking).

(d) Chapels serving the needs of the complex.

(e) Fences and walls (See subsection 16-5.3 for the design requirements), except that fences up to ten feet (10') high may be approved by the Planning Board for good cause shown for security and safety purposes, provided that they are not located within sixty feet (60') of any public street or twenty-five feet (25') of any tract boundary line.

(f) Signs (See subsection 16-6.5 j.13. below for specific permitted signs and subsection 16-5.13 for design requirements for signs).

(g) Retail gift shop as part of a principal building, provided the use is limited in service to the Employees, Patients, and Visitors within the "Planned Behavioral Health Complex".

(h) Bank, post office, hairdresser/barber, laundry/dry cleaner, dining halls, and other such personal and professional services, communal social and cultural areas, active and passive recreational facilities, all as part of a principal building, provided the uses are limited in service to the Employees and Patients within the "Planned Behavioral Health Complex".

(i) Storage buildings limited to the storage of materials owned and used only by the principal permitted uses on the subject property.

(j) Conference facilities serving the needs of the principal permitted uses in the "Planned Behavioral Health Complex".

(k) Child care centers, provided that the child care center is limited in service to children of the Employees and Patients within the "Planned Behavioral Health Complex" (See subsection 16-6.1k. for the required standards for "Child Care Centers").

(l) Maintenance and utility buildings, greenhouses, and other similar ancillary service uses for the complex.

(m) Street furniture, bus shelters and taxi stands.

(n) Sewer plant(s) serving the "Planned Behavioral Health Complex".

(o) Wind, solar or other photovoltaic energy facility or structure(s) serving the "Planned Behavioral Health Complex", provided that they are not located within sixty feet (60') of any public street or twenty-five feet (25') of any tract boundary line.

5. **Maximum Floor/Area Ratio Intensity Of Development.**

A maximum floor/area ratio of 0.15 shall be allowed for the "Planned Behavioral Health Complex" upon the total 86 to 87 acre tract area, provided that no more than a total 570,000 square feet of gross floor area shall be permitted.

6. **Area And Distance Requirements.**

(a) No new principal building or new addition to an existing principal building shall be located within one hundred feet (100') of any public street or within twenty-five feet (25') of any other tract boundary line, except that these provisions shall not apply to any existing buildings including renovations to or reconstruction of any existing building within the same footprint and with the same gross square footage.

(b) No new accessory building, parking deck structure or surface parking area shall be located within sixty feet (60') of any public street, or within twenty-five feet (25') of any other tract boundary line, except that these provisions shall not apply to any existing accessory buildings or parking structures or areas.

(c) Within 90 days of the date of the adoption of this ordinance by the Township Committee, the "Planned Behavioral Health Complex" may submit a signed and sealed survey showing existing improvements on the 86 to 87 acre tract, with an indication of the uses of the structures and their setbacks from all tract boundary lines.

(1) Upon receipt of this information, the Planning Board shall review and may certify the survey as the "as-built" conditions of the subject property.

(2) The purpose of the certified survey is to document an agreed upon "as-built" situation, thereby identifying pre-existing conditions, whether conforming or non-conforming.

(3) The buildings and structures identified on the certified "as-built" survey shall thereafter be permitted to be renovated, rehabilitated or reconstructed within the same footprint and with the same gross square footage, even though they may not meet the required setbacks of this ordinance.

(d) A landscape buffer of fifty feet (50') in width shall be provided between the developed portion of the site and any public street and any other tract boundary line, provided and in accordance with the following:

(1) Landscape buffers shall be planted with a combination of deciduous and evergreen trees and shrubs of sufficient size and quantity to provide an effective screening of the interior of the site.

(2) Where environmental conditions permit, the landscape buffers may be required by the Planning Board to contain earthen berms at least two feet (2') in height.

(3) No parking area, loading area, driveway or other structure (except for approved accessways, signs and fencing) shall be permitted in the required landscape buffer; however, this provision does not apply to existing structures.

(4) Utilities and passive recreational facilities may be permitted by the Planning Board to be located within the required landscape buffer, provided that landscape treatments are provided to effectively screen the interior of the site.

(e) Any new building may be freely situated on the site, provided that no building or parking deck structure shall be located closer to any other building than the average of the two (2) heights of said buildings at points where such buildings are nearest to one another, but in no case less than twenty feet (20'), except that:

(1) Thirty feet (30') shall be provided where the separation distance is used to any extent for parking and/or vehicular circulation.

(2) Where buildings are connected together by an enclosed passageway or at the foundations, the connected buildings are considered as a single building, and the separation distance is not applicable.

(f) In any event, all buildings shall be accessible to emergency vehicles, and in the case of buildings housing residential units, both the front and rear of all principal buildings shall be accessible for firefighting purposes.

(g) The total building coverage shall not exceed fifteen percent (15%) of the total 86 to 87 acre area of the "Planned Behavioral Health Complex".

(h) The total lot coverage of all buildings, structures, streets, driveways and other surfaces shall not exceed forty-five percent (45%) of the total 86 to 87 acre area of the "Planned Behavioral Health Complex".

7. **General Requirements For A "Planned Behavioral Health Complex".**

(a) The Complex shall be served by one or more approved sewage treatment plants and centralized water source.

(b) No "critical areas", as defined in Subsection 16-6.4 of the Ordinance, shall be developed or disturbed.

(c) Blank, unarticulated wall facades shall not be permitted. The architectural design and material surface and color of the building walls on all sides of a building shall be suitably finished for aesthetic purposes.

(d) Mechanical and emergency electrical equipment serving a building or buildings shall be screened from view. The equipment may be located on the ground, within a building, or on the roof of a building.

(e) No merchandise, products, equipment or similar material and objects shall be displayed or stored outside unless located within a solid fenced enclosure and specifically approved by the Board.

(f) All portions of a lot not covered by buildings or structures (e.g., parking lots, parking spaces, loading areas, access aisles, driveways, sidewalks, walkways, curbs, trash enclosures, etc.) shall be suitably landscaped with grass, shrubs, and trees and shall be maintained in good condition. In any case, no less than fifty percent (50%) of the area of any lot or tract shall be so landscaped, and the landscaped area may include approved detention and/or retention basins and approved septic fields.

(g) Any expansion of the existing buildings in the "Planned Behavioral Health Complex" as shown on the certified "as-built" survey shall require the dedication of additional right-of-way along all abutting public streets, as required by Section 16-5.14 a.5. of this chapter. The pro-rata share of any improvements deemed necessary by the Planning Board, and as indicated in the June 9, 2010 "Traffic Feasibility Study" as may be modified at the time of site plan application, shall be provided by the "Planned Behavioral Health Complex" as part of any site plan approval.

(h) New buildings shall be designed with a conscientious effort to use the "Leadership in Energy and Environmental Design" (LEED) standards promulgated by the Green Building Council whenever practicable but shall not be required.

8. **Maximum Height Of Buildings And Structures.**

(a) No new principal building shall exceed thirty-five feet (35') and three (3) stories in height, except that the building may extend to forty-five feet (45') in height when set back at least five hundred feet (500') from any public street.

(b) No new accessory building or parking deck shall exceed twenty-five feet (25') in height.

9. **Open Space Requirements.**

(a) Only eighty-six to eighty-seven (86-87) acres shall be used for development.

(b) The remaining lands within Block 2001 shall be deed restricted, sold or transferred to the County or to the Township of Montgomery for open space, parkland or other similar use, if not already dedicated thereto.

10. **Lighting Requirements.**

(a) Lighting shall be minimal for security and safety purposes, and a lighting plan shall be submitted for review and approval by the Planning Board indicating the location of the lighting fixtures, the direction of illumination, the wattage and isolux curves for each fixture, and the details of the lighting poles and luminaries.

(b) The lighting fixtures shall be non-glare lights with recessed lenses focused downward and with "cut-off" shields as appropriate in order to mitigate against adverse impacts upon adjacent and nearby properties, the safety of traffic along adjacent roadways and overhead skyglow.

(c) As appropriate for lighting and decorative purposes, bollard lighting, not more than four feet (4') in height and appropriately shielded, may be provided along sidewalks and within open space areas.

(d) Lighting may be attached to a building, provided that such lighting is focused downward and is specifically approved by the Planning Board as part of the submitted lighting plan.

(e) It is recognized that lighting within the "Planned Behavioral Health Complex" is necessary to remain on throughout the night for security and safety purposes; however, such lighting shall be the minimal amount necessary and/or advisable for security and safety purposes, and shall be as specifically reviewed and approved by the Planning Board. All other lighting shall be controlled by circuit timers so that the lights are automatically turned off after business hours.

11. **Parking Requirements.**

(a) Each individual use shall be provided parking spaces in accordance with the following minimum provisions. Where a parking area is designed to serve the needs of different uses with different parking requirements, the total number of required parking spaces shall be obtained by computing the parking requirements for each different use and adding the resulting numbers together.

(1) Offices and Office Buildings shall be provided parking at the ratio of one (1) parking space per two hundred fifty square feet (250 sf) of gross floor area or part thereof, except that medical offices shall be provided parking at the ratio of one (1) parking space per one hundred seventy-five square feet (175 sf) of gross floor area or part thereof.

(2) Research Laboratories shall be provided one (1) parking space per five hundred square feet (500 sf) of gross floor area.

(3) Child Care Centers shall be provided one (1) space for each employee, plus one (1) additional space for every eight (8) children.

(4) For any Independent Living Unit, one (1) space for each unit.

(5) For Hospitals, Surgical Centers, and any other type of Residential Units, one (1) space for every three (3) beds plus one (1) space for every employee at maximum shift within the hospital or residential building.

(6) All other uses shall provide adequate parking to serve the needs of the employees, guests and patients. The applicant shall demonstrate that adequate parking has been provided through testimony of a traffic consultant and comparisons with other similar facilities.

(b) In order to reduce impervious surface coverage, the use of parking decks is encouraged.

12. **Off-Street Loading And Waste Disposal Requirements.**

(a) Each principal building or group of buildings shall provide at least one (1) off-street loading space either within the building or outside at the rear or side of the building with appropriate screening, unless otherwise specifically approved by the Planning Board in consideration of the design of the development and the adequacy of an alternate loading plan proposed by the applicant.

(1) Any loading space at a dock shall be at least fifteen feet (15') in width and forty feet (40') in length, with adequate ingress and egress and with adequate space for maneuvering.

(2) Any loading space shall be screened from public view by building walls or extensions thereof, fencing and/or landscaping.

(b) There shall be at least one (1) waste/recycling disposal location within convenient access to the building being served. The location shall be provided either within the building being served or in a pick-up location outside and proximate to the building.

(1) If provided outside the building, the disposal location shall be separated from the parking spaces and shall be contained by a solid gated fence or wall surrounding a steel-like, totally enclosed container.

(2) If located within the building, the doorway may serve both the loading and trash/garbage functions, and if located outside the building, it may be located adjacent to or within the general loading area(s), provided the container in no way interferes with or restricts loading and unloading functions.

(3) Any waste disposal location shall provide facilities for the collection and separation of recyclable materials in accordance with the recycling requirements of Somerset County.

(4) Any waste disposal location shall be screened from public view by building walls or extensions thereof, fencing and/or landscaping.

13. **Signage Requirements.**

(a) A "Planned Behavioral Health Complex" may have one (1) free-standing sign along each public street which provides vehicular access to the development, provided there exists at least two hundred fifty feet (250') of unbroken frontage.

(1) Such sign(s) shall be located only at the major entrance(s) to the Complex and shall be used only to display the development's name.

(2) Such sign(s) shall not exceed eight feet (8') in height, shall be set back at least fifteen feet (15') from any street right-of-way line and driveways and twenty-five feet (25') from any other property line, and shall not exceed an area of fifty (50) square feet.

(2) Directory signs, as deemed necessary and approved by the Planning Board, listing the building names and/or uses may be permitted within the internal circulation system, provided that the sign is setback at least sixty feet (60') from any street line and is no larger than twenty (20) square feet in size or eight feet (8') in height.

(3) Each building shall be permitted a sign attached flat against the building at the main building entrance. The size of each such attached sign shall not exceed one half (½) square foot of sign area per one (1) linear foot of the facade to which the sign is to be attached, but in no case shall the size of the sign exceed fifty (50) square feet in area.

(4) All signage within shall be compatible in terms of design, materials, colors, lettering, lighting and the positions of the signs on the various buildings within the Complex. At the time of application for preliminary site plan approval, the applicant shall submit a comprehensive plan for the signage throughout the Complex.

(5) Additional signage may be permitted by the Planning Board for good cause shown by the applicant, provided that such additional signage must be specifically approved by the Board.

(6) See Section 16-5.13 of this Ordinance for permitted temporary signs, additional standards and the design requirements for "Signs".

SECTION 6. If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the Courts to be invalid, such adjudication shall apply only to the subsection, clause or provision so adjudged and the remainder of this Ordinance shall be deemed valid and effective.

SECTION 7. This Ordinance shall take effect upon final adoption, publication and the filing of a copy of said Ordinance with the Somerset County Planning Board, all in accordance with the law.