

MASTER PLAN AMENDMENT # 1  
2013

Township of South Brunswick  
Amendment to Master Plan

Land Use Plan Element

Adopted by the Planning Board of  
The Township of South Brunswick  
April, 24, 2013

**RESOLUTION OF THE PLANNING BOARD  
OF SOUTH BRUNSWICK TOWNSHIP  
MASTER PLAN – LAND USE AMENDMENT #1-2013**

WHEREAS, in compliance with N.J.S.A. 40:55D-89, the Planning Board of the Township of South Brunswick has held a public meeting to obtain comments for Master Plan Amendment #1-2013; and

WHEREAS, these comments have been considered by the Planning Board and included in a report, adopted April 24, 2013.

WHEREAS, a public hearing was held on April 24, 2013 for the purpose of adopting Master Plan Amendment #1-2013.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of South Brunswick on this 24<sup>th</sup> day of April 2013, that the Board does hereby approve the aforementioned Master Plan Amendment #1-2013 and hereby authorizes the Township Planner to forward copies to the Township Council, Township Manager, Township Clerk and Planning Department of the County of Middlesex.

This is to certify that the foregoing is a true copy of a Resolution adopted by the South Brunswick Township Planning Board at the regular meeting held on April 24, 2013.

  
\_\_\_\_\_  
Betty Selingo, Secretary

## **AMENDMENT A.**

US Route 1 North and County Route 522

Block: 84 Lot(s): 4.01, 6 & 24

Block: 84.04 Lot: 4.03

The above referenced tracts of land are located on Route 522 and Route 1 North. Lot 4.01 of Block 84 has site frontage on both Route 522 and Route 1 North and contains 25.495 acres. Lots 6 and 24 both have site frontage on Route 1 North and contain 5.143 and 5.125 acres respectively. Lots 4.01, 6 and 24 are contiguous with each other on the North side of Route 522 and Route 1 North and are currently zoned Age Restricted Residential Communities (ARRC). Lot 4.03 of Block 84.01 is located on the South side of Route 522 and contains 9.458 acres. Lot 4.03 is currently zoned Planned Adult Residential Community. The cumulative acreage for all four lots in question is 45.2 acres. All four lots are currently under the same ownership and are wooded, undeveloped lots. All four lots currently are designated with the Planned Adult Communities designation pursuant to the 2007 Master Plan Reexamination Report Land Use Plan Map. These four lots are highlighted on the enclosed Map A-1. Map A-1 is an aerial base map that illustrates the properties in question and their current zone designations.

On April 30, 2008, Lots 4.01, 6 and 24 of Block 84 received preliminary and final site plan approval from the Planning Board for one hundred thirty three (133) age restricted units pursuant to the ARRC zone guidelines. Twenty-seven (27) of the units were designated for low and moderate income housing as per the guidelines of the ARRC zone. As stated above, the site remains undeveloped and this approval has yet to be pursued for construction.

In 2009 the New Jersey State Legislature passed what is known as the Age Conversion Law. The basic content of the Age Conversion Law was to permit the conversion of unbuilt age restricted developments to non-age restricted developments. Pursuant to this Age Conversion Law, the developer of Lots 4.01, 6 and 24 applied for the age conversion and was denied by the South Brunswick Township Planning Board in October of 2011. The developer subsequently filed an appeal of the Planning Board decision with the Law Division, Superior Court of New Jersey in Middlesex County. This appeal led to settlement discussions between the developer and the Township. The result of these discussions led to a settlement with regard to the land use of the four parcels described above.

This settlement calls for the creation of a new Planned Residential Zone District known as PRD V Planned Residential Development District. This district will be comprised of Lots 4.01, 6 and 24 of Block 84 and Lot 4.03 of Block 84.04. This district will permit commercial development on this tract of land on the Route 1 North frontage of the site. The commercial development will: 1). approximate ten acres, 2) not exceed 28,000 square feet, and 3). have access only to Route 1 North. The PRD V district would permit the construction of eighty-five (85) non- age restricted units. Sixty-one (61) of these units will be located on the North side of Route 522. Twenty-four (24) of the units will be located on Lot 4.03 located on the South side of Route 522. Eight (8) of the units will be affordable units as defined by the Council of Affordable Housing (COAH).

In order to achieve consistency between the Zone Ordinance and the Master Plan, the Land Use Plan Map for Lots 4.01, 6 and 24 of Block 84 and Lot 4.03 of Block 84.04 will have to be amended to reflect the proper land use designation for the PRD V zone described above. The appropriate land use designation for this tract of lands is the Planned Residential Land Use designation. Attached is Map A-2 that depicts this amendment to the land use designation for these parcels to the Planned Residential land use designation. In addition, the description for the Planned Residential land use designation as stated in Chapter II page 11 of the 2001 Master Plan is amended to state the following:

The Planned residential development land use consists of the following districts: PRD I, PRD II, PRD III and PRD V. Although grouped together in the Master Plan these districts retain their individual density and locations in the Land Development Ordinance.

A number of goals of the current Master Plan are met with this amendment to the Land Use Plan Element and they are as follows:

- Continue and augment land use policies that reduce residential densities in appropriate areas and preserve open space and critical environmental features.
- Residential uses should be separated from roads that carry primarily non-residential traffic loads.
- Exclude future residential uses along Route 1 to avoid built-up appearance and shield residential uses from the impact of high traffic arterial roads.
- Residential densities should be reduced Township-wide.

Under the prior approval for the one hundred thirty three (133) age restricted units, a number of the residential units were located in very close proximity to Route 1. The negative impacts of having residential units located so close to a major arterial roadway would have certainly been felt by residents of said units and would have been in direct contrast to the goal of the Master Plan to provide separation between Route 1 and residential uses. The designation of commercial development on the Route 1 frontage of the tract of lands as depicted in the PRD V zone district will provide proper separation between the residential units and Route 1. In addition, with the placement of commercial development along the Route 1 frontage, the site will be compatible with other existing commercial uses in close proximity to the tract of land in question.

Under the Age Conversion Law, the developer may have had the development rights to place one hundred thirty three (133) non-age restricted units on the site. Under the terms of the settlement between the developer and the Township, a total of eighty five (85) units will be developed on this tract of lands. With the reduction of density from one hundred thirty three (133) to eighty-five (85) units, the goals of the Master Plan as depicted above to reduce residential densities within the Township is certainly met and supports this amendment to the Master Plan. In summary, this amendment to the Master Plan for the tract of lands in question supports proper planning and further supports Township goals as previously depicted.

# Menowitz Property

Block 84 Lots 4.01, 6, 24 and  
Block 84.04 Lot 4.03

## Legend

 Menowitz Property

 Zones

 Tax Parcels

## MAP A-1

*This map was prepared by South Brunswick Department of Planning using GIS system.*

*The map shown here is for illustration purposes only and is not suitable for site-specific decision making. Information found here should not be used for making financial or any other commitments.*

All positions are based on the following:  
-NAD 83 (Horizontal Datum)  
-NJ State Plane Coordinate System

March 2011



South Brunswick  
Township  
Middlesex County, New Jersey



# Menowitz Property Proposed Land Use

Block 84 Lots 4.01, 6, 24 and  
Block 84.04 Lot 4.03

## Legend

- Land Use 2007
- GENERAL RETAIL CENTER
  - HIGHWAY COMMERCIAL
  - MEDIUM DENSITY SINGLE AND MULTIFAMILY
  - OFFICE PARK
  - PLANNED ADULT COMMUNITIES
  - PLANNED RESIDENTIAL
- Menowitz Property

## MAP A-2

This map was prepared by South Brunswick  
Department of Planning using GIS system.

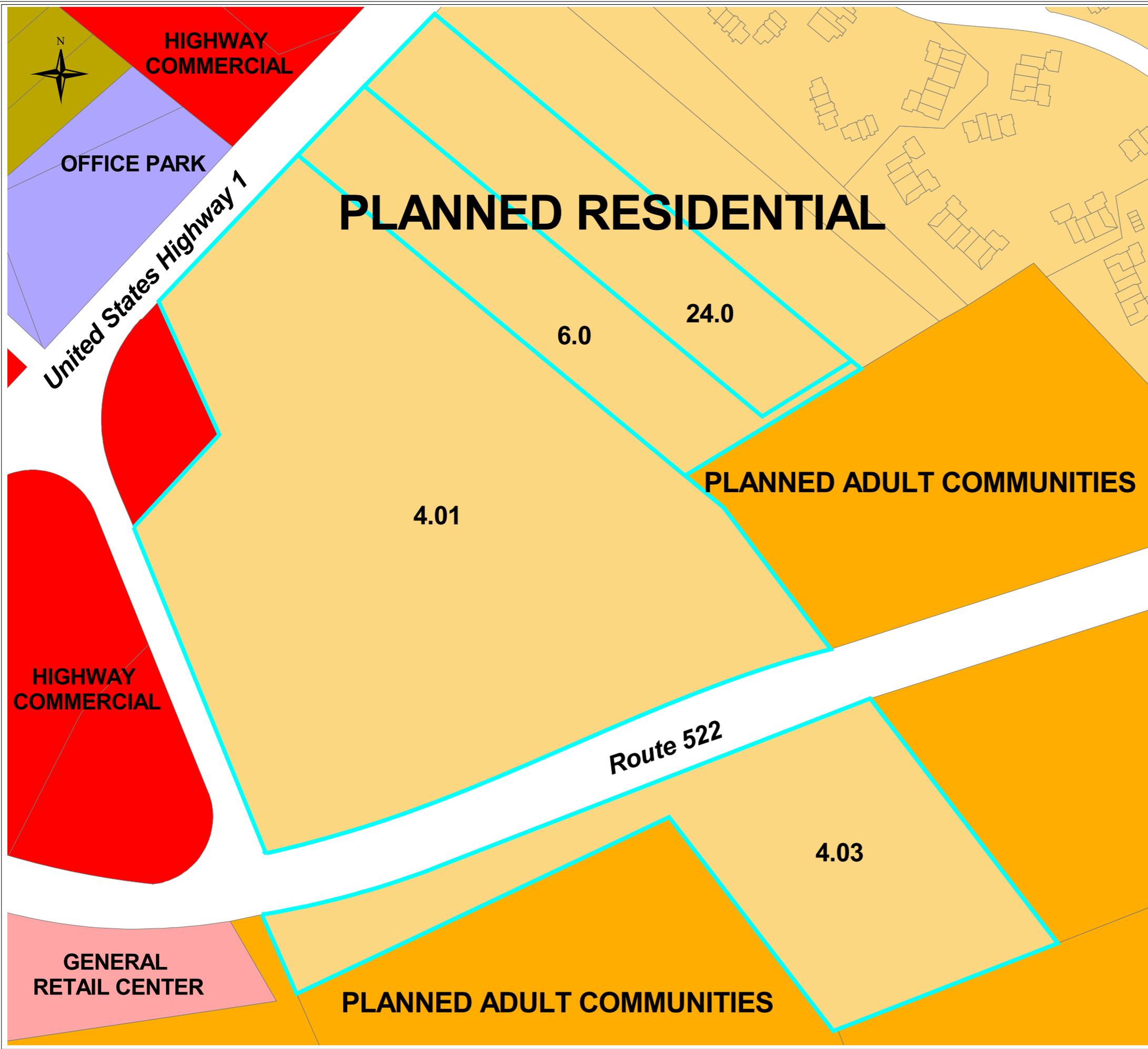
The map shown here is for illustration purposes  
only and is not suitable for site-specific decision  
making. Information found here should not be  
used for making financial or any other  
commitments.

All positions are based on the following:  
-NAD 83 (Horizontal Datum)  
-NJ State Plane Coordinate System

February 2013



South Brunswick  
Township  
Middlesex County, New Jersey



## **AMENDMENT B.**

Dunham's Corner Road, New Jersey Turnpike  
and Interstate Boulevard  
Block: 22.01 Lot: 2.03

The above referenced property is located between Dunham's Corner Road and the New Jersey Turnpike. The site contains 62 acres and has frontage on both Dunham's Corner Road and the New Jersey Turnpike. The site is currently zoned Rural Residential (RR) and has a land use classification in the Master Plan as Rural Residential. The site is currently undeveloped. The New Jersey Turnpike is located to the West of the site. LI-4 (Light Industrial) uses are located adjacent to the site to the South. Rural Residential uses are located to the East of the site. North of the site is property in East Brunswick Township that is zoned for single family residential and for rural preservation. Map B-1 attached is an aerial base map that depicts the property, its current zoning and surrounding land uses.

On August 17, 2005, the Planning Board granted preliminary and final major subdivision approval for twenty-three (23) residential lots on the tract of land in question. As stated above, this approval has never been pursued for completion and the site remains undeveloped.

On May 25, 2012, an application for rezoning was submitted to the Township that requested the zoning of this property be reclassified from Rural Residential to LI-4 Light Industrial. This rezoning application was referred from the South Brunswick Township Council to the Planning Board. In review of this rezoning application, the Planning Board has determined that the best use of this property would be for a light industrial use on the lands adjacent to existing light industrial uses located on Interstate Boulevard and for the area of the property fronting on Dunham's Corner Road to remain Rural Residential. Attached is Map B-2 that depicts an amendment to the Land Use designation for this property. Approximately forty-nine (49) acres of this site adjacent to Interstate Boulevard will have the Limited Industrial designation. Approximately thirteen (13) acres of the site on the Dunham's Corner frontage will remain with the Rural Residential designation. The separation of the two land use designations is a natural feature of a stream bed bisecting the site.

The Planning Board has determined that a number of goals to the Master Plan are met with this amendment to the Land Use Plan Element and they are as follows:

- Residential uses should be separated from roads that carry primarily non-residential traffic loads.
- Buffering and screening requirements must be provided between residential and non-residential uses with particular attention paid to screening noise and lighting.
- Buffering and screening requirements must be provided between residential areas and major transportation routes (New Jersey Turnpike, Routes 27, 1, 130, 522, Northumberland Way, Arterial Way, Deans-Rhode Hall Road and railroads).
- Residential densities should be reduced Township-wide.
- Sufficient land should be provided to allow for expansion of industrial sites.

- Industries which have low water use should be encouraged.
- Maintain the economic vitality of the community by encouraging continued light industrial and commercial development in appropriate areas as designated on the Land Use Plan.

The twenty-three (23) lot major subdivision approval listed above placed residential lots in close proximity to the New Jersey Turnpike, which is in contrast to the stated goals of the Master Plan to buffer and screen residential areas from major transportation routes and to provide separation between residential uses and roads that carry primarily non-residential traffic loads. By designating the portion of lands adjacent to the New Jersey Turnpike to Limited Industrial these two separate goals are met.

Designating the forty-nine (49) acres of this tract from Rural Residential to Light Industrial as depicted in Map B-2 meets the specific goals of the Master Plan by providing: 1). sufficient lands for expansion of industrial sites, 2). providing for light industrial uses that typically have a low consumption of water, and 3). encourages continued light industrial development in the appropriate areas.

From a traffic standpoint the rural characteristics of Dunham's Corner Road are preserved by keeping the Rural Residential Land Use designation for the tract frontage on Dunham's Corner Road intact. As noted previously, approximately thirteen (13) acres are to remain Rural Residential along the site's Dunham's Corner Road frontage. All light industrial traffic is anticipated to move through the Light Industrial area to the south to Interstate Boulevard. All traffic from the tract to Dunham's Corner Road will remain residential in nature with the preservation of the Rural Residential designation in this area.

# Block 22.01 Lot 2.03



## Legend

-  Block 22.01 Lot 2.03
-  Tax Parcels
-  Zoning Districts

## MAP B-1

This map was prepared by South Brunswick Department of Planning using GIS System. The map shown here is for illustration purposes only and is not suitable for site-specific decision making.

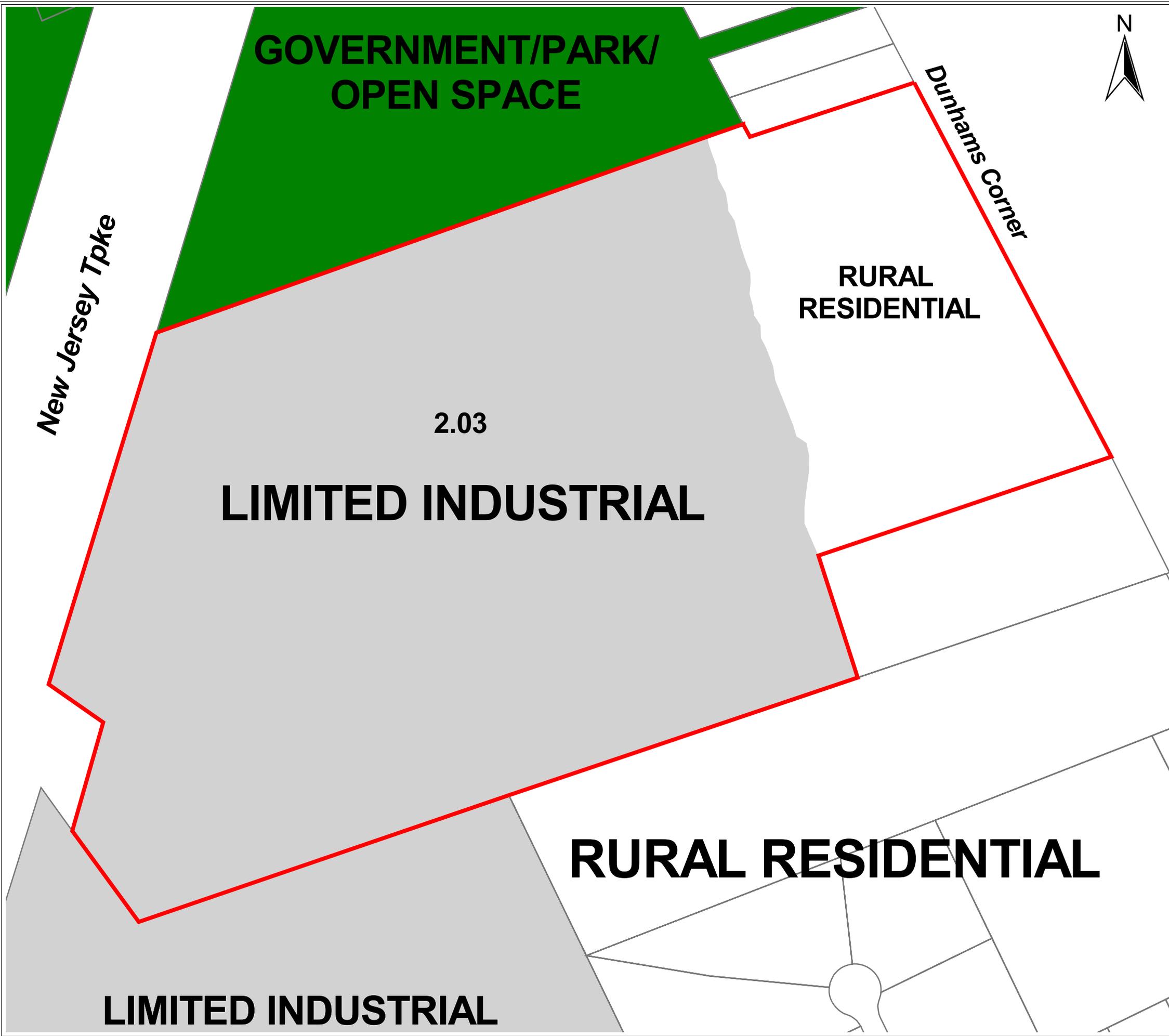
All positions are based on the following:  
-NAD 83 (Horizontal Datum)  
-NJ State Plane Coordinate System

January 2013

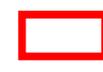


**South Brunswick  
Township**  
Middlesex County, New Jersey

# Block 22.01 Lot 2.03 Proposed Land Use



## Legend

 Block 22.01 Lot 2.03

## Land Use

-  Government/Park/Open Space
-  Rural Residential
-  Limited Industrial

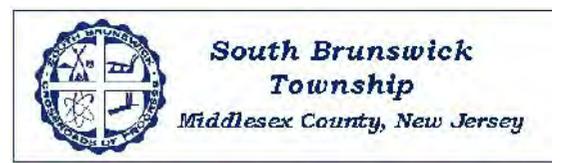
 Tax Parcels

## MAP B-2

This map was prepared by South Brunswick Department of Planning using GIS System. The map shown here is for illustration purposes only and is not suitable for site-specific decision making.

All positions are based on the following:  
-NAD 83 (Horizontal Datum)  
-NJ State Plane Coordinate System

February 2013



## **GENERAL LAND USE RECOMMENDATIONS**

The Township Master Plan was last examined in 2007. Since 2007 there have been miscellaneous changes to zoning as enacted by the Township Council that have not yet been reflected in the Land Use Plan. In order to achieve consistency between the Land Use Ordinance and the Land Use Plan element, the following changes are required:

1. Block: 18.02 Lot 40.011- Currently zoned C-3 (Highway Commercial). The current Land Use Plan designation is Office Park. The Land Use Plan Designation is to be changed to Highway Commercial. Attached Map GLU-1 reflects this parcel and the Highway Commercial Land Use Plan designation.
2. Block: 37 Lot: 12.14 – Currently zoned R-3 (Single Family Residential). The current Land Use Plan Designation is Rural Residential. The Land Use Plan Designation is to be changed to Medium Density Residential. Attached Map GLU-2 reflects this parcel and the Medium Density Residential Land Use Plan designation.
3. Block: 11 a portion of Lot: 15.02 – Currently zoned C-5 (Commercial District) and MF (Multiple-Dwelling/Garden Apartment District). The current Land Use Plan designation is General Industrial. The Land Use Plan designation is to be changed to General Retail Center and Medium Density Single and Multifamily. Attached Map GLU-3 reflects this parcel and these Land Use designations as described above.
4. Block: 11 a portion of Lot: 13.01 – Currently zoned MF (Multiple-Dwelling/Garden Apartment District). The current Land Use Plan designation is Rural Residential. The Land Use Plan designation is to be changed to Medium Density Single and Multifamily. Attached Map GLU-3 reflects this parcel and the Land Use designation as described above.
5. Block: 6 a portion of Lot: 15.02 – Currently zoned C-5 (Commercial District) and C-6 (Commercial District). The current Land Use Plan designation is General Industrial. The Land Use Plan designation is to be changed to General Retail Center. Attached Map GLU-3 reflects this parcel and the Land Use designation as described above.

In the 2001 Master Plan the description of the General Retail Center as expressed on Page II-13 did not envision the C-5 (Commercial District) or the C-6 (Commercial District). The description of the General Retail Center is hereby amended to include both the C-5 and C-6 zone districts.

All changes to the Land Use Plan as described in this amendment are accurately and comprehensively depicted in the Map attached to this report titled “Land Use Plan Map 2013”.



**OFFICE PARK**

**GENERAL INDUSTRIAL**

# Block 18.02 Lot 40.011 Proposed Land Use

## Legend

### Land Use 2007

- GENERAL INDUSTRIAL
- HIGHWAY COMMERCIAL
- MEDIUM DENSITY SINGLE AND MULTIFAMILY
- MEDIUM DENSITY RESIDENTIAL
- OFFICE PARK
- DAYTON TOYOTA PROPERTY

**MEDIUM DENSITY SINGLE AND MULTIFAMILY**

40.011

**HIGHWAY COMMERCIAL**

**HIGHWAY COMMERCIAL**

United States Highway 130

## MAP GLU-1

*This map was prepared by South Brunswick Department of Planning using GIS system.*

*The map shown here is for illustration purposes only and is not suitable for site-specific decision making. Information found here should not be used for making financial or any other commitments.*

*All positions are based on the following:  
-NAD 83 (Horizontal Datum)  
-NJ State Plane Coordinate System*

February 2013



**South Brunswick Township**  
Middlesex County, New Jersey

**MEDIUM DENSITY RESIDENTIAL**

Ridge Rd

Griggs Dr



# Block 37 Lot 12.14 Proposed Land Use

**GENERAL INDUSTRIAL**

**12.14**  
**MEDIUM DENSITY  
RESIDENTIAL**

**RURAL RESIDENTIAL**

**MEDIUM DENSITY  
RESIDENTIAL**

**GOVERNMENT/PARK/  
OPEN SPACE**

## Legend

### Land Use 2007

-  GENERAL INDUSTRIAL
-  GOVERNMENT/PARK/OPEN SPACE
-  MEDIUM DENSITY RESIDENTIAL
-  RURAL RESIDENTIAL

 BLOCK 37 LOT 12.14

## MAP GLU-2

*This map was prepared by South Brunswick Department of Planning using GIS system.*

*The map shown here is for illustration purposes only and is not suitable for site-specific decision making. Information found here should not be used for making financial or any other commitments.*

*All positions are based on the following:  
-NAD 83 (Horizontal Datum)  
-NJ State Plane Coordinate System*

*February 2013*



**South Brunswick  
Township**  
*Middlesex County, New Jersey*

# MATRIX PROPERTY PROPOSED LAND USE

**Block 6 Lot 15.02 &  
Block 11 Lots 13.01 & 15.02**

## LEGEND

### LAND USE

-  GENERAL INDUSTRIAL
-  GENERAL RETAIL CENTER
-  GOVERNMENT/PARK/OPEN SPACE
-  MEDIUM DENSITY SINGLE AND MULTIFAMILY
-  NEIGHBORHOOD COMMERCIAL
-  PLANNED ADULT COMMUNITIES
-  RURAL RESIDENTIAL
-  MATRIX PROPERTY

## MAP GLU-3

*This map was prepared by South Brunswick  
Department of Planning using GIS system.*

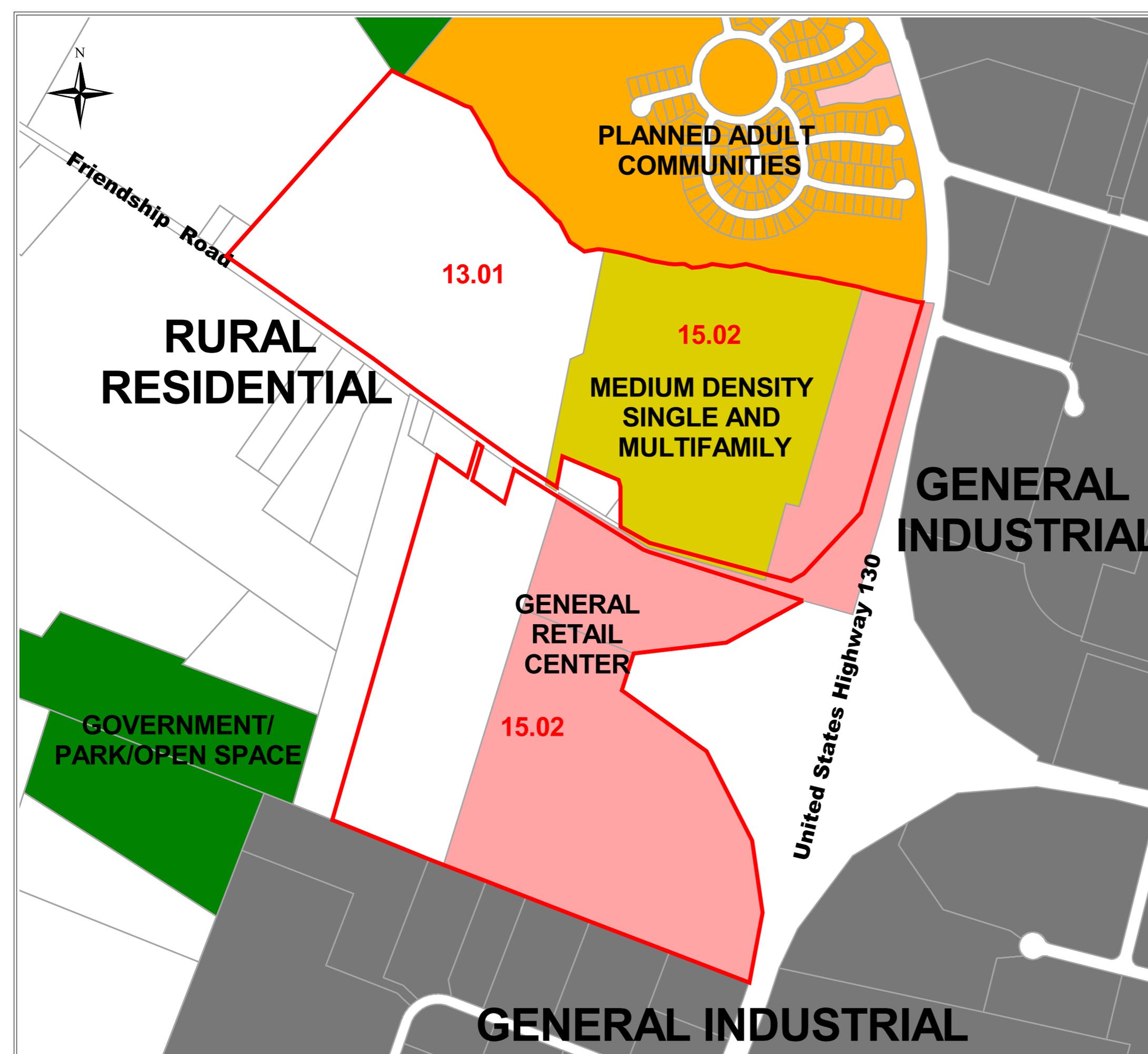
*The map shown here is for illustration purposes  
only and is not suitable for site-specific decision  
making. Information found here should not be  
used for making financial or any other  
commitments.*

*All positions are based on the following:  
-NAD 83 (Horizontal Datum)  
-NJ State Plane Coordinate System*

*February 2013*

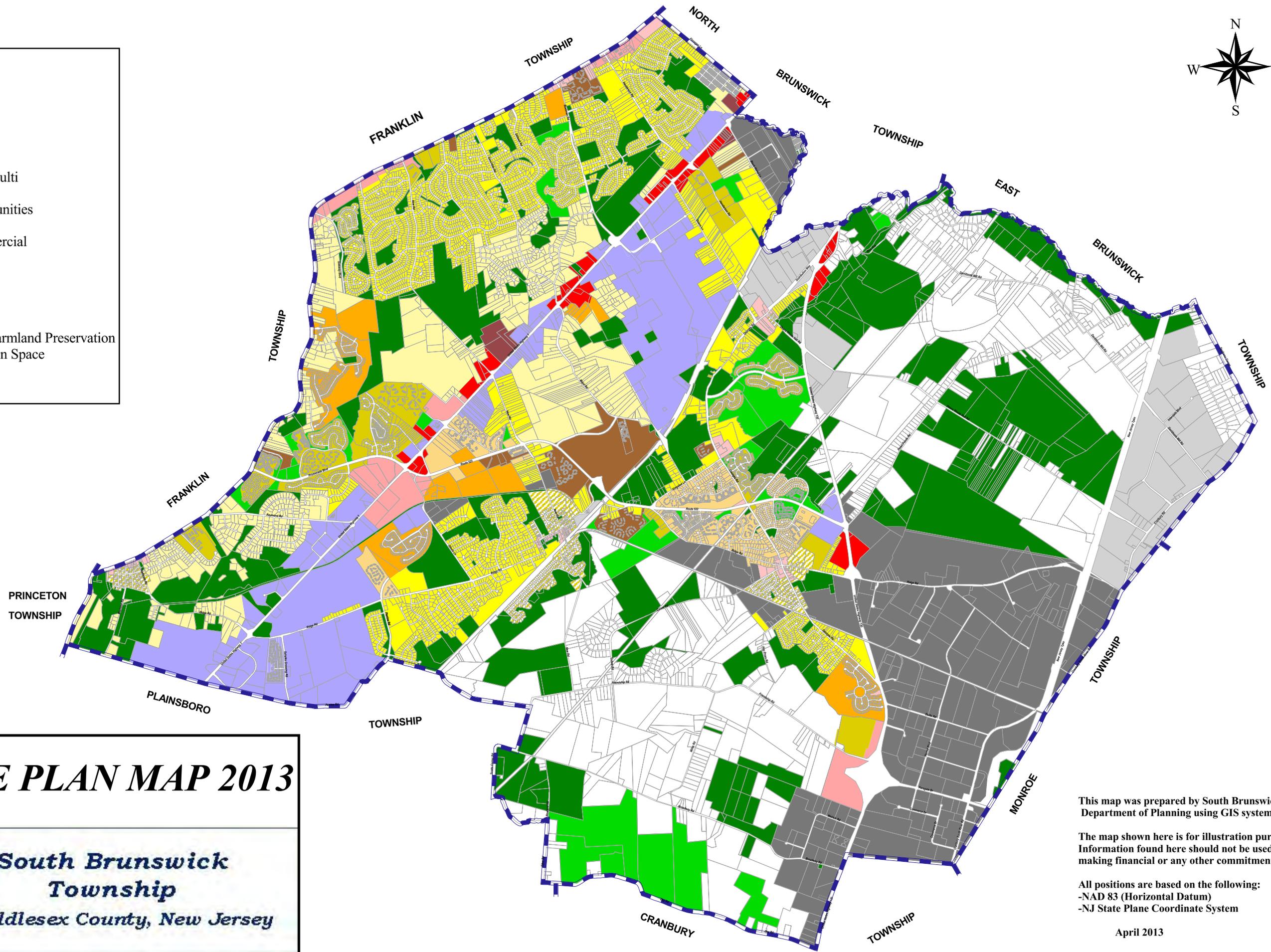
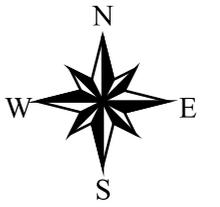


**South Brunswick  
Township**  
Middlesex County, New Jersey



**Legend**

-  Rural Residential
-  Low Density
-  Medium Density
-  Village Residential
-  Medium Single and Multi
-  Planned Residential
-  Planned Adult Communities
-  Affordable Housing
-  Neighborhood Commercial
-  General Retail Center
-  Highway Commercial
-  Office Park
-  Limited Industrial
-  General Industrial
-  Private Open Space/Farmland Preservation
-  Government/Park/Open Space
-  Mobile Home Park



# LAND USE PLAN MAP 2013



**South Brunswick  
Township**  
Middlesex County, New Jersey

This map was prepared by South Brunswick Department of Planning using GIS system.

The map shown here is for illustration purposes only. Information found here should not be used for making financial or any other commitments.

All positions are based on the following:  
-NAD 83 (Horizontal Datum)  
-NJ State Plane Coordinate System

April 2013