

**MASTER PLAN AMENDMENT # 1
2014**

**Township of South Brunswick
Amendment to Master Plan**

Land Use Plan Element

**Adopted by the Planning Board of
The Township of South Brunswick
March 26, 2014**

**RESOLUTION OF THE PLANNING BOARD
OF SOUTH BRUNSWICK TOWNSHIP
MASTER PLAN – LAND USE AMENDMENT #1-2014**

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 #1-2014; and

WHEREAS, these comments have been considered by the Planning Board and included in a report, adopted March 26, 2014.

WHEREAS, a public hearing was held on March 26, 2014 for the purpose of adopting Master Plan Amendment #1-2014.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of South Brunswick on this 26th day of March 2014, that the Board does hereby approve the aforementioned Master Plan Amendment #1-2014 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 March 26, 2014.



Betty Selingo, Secretary

AMENDMENT A.

187-189 Old Beekman Road

Block: 93.12 Lot(s): 18

The above referenced parcel is located between US Route 1 and Old Beekman Road. The site has frontage on Old Beekman Road and abuts Lot 19 of Block 93.12, which has frontage on US Route 1. Both Lots 18 and 19 are currently under the same ownership. Lot 18 consists of 6.42 acres and is currently zoned R-1 (Single Family Residential). Lot 19 consists of 3.97 acres and is zoned C-3 (Highway Commercial). The cumulative acreage of both lots is 10.39 acres. Lot 18 currently has a steep slope to the rear of the property as a result of soil mining. Lot 18 is currently designated as Low Density (residential) in the 2013 Master Plan Land Use Plan Map. Lot 19 has a land use designation of Highway Commercial. Both of these 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 and surrounding land uses.

In 2012 the property owner of Lots 18 & 19 submitted a request to the Planning Board Master Plan Subcommittee to review the existing zoning of Lot 18. As a result of this review it is recommended that the Land Use designation of 18 be amended as follows. A total of 4.95 acres is to be converted from the Low Density residential designation to the Highway Commercial designation. 1.47 acres of Lot 18 that has frontage on Old Beekman Road will remain in the Low Density residential designation. The actual boundary line between the two land use designations would follow the existing steep slope currently located on Lot 18. Attached is Map A-2 that depicts an amendment to the land use designation for Lot 18.

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

The current residential zoning of Lot 18 permits residential development in close proximity to US Route 1, which is in contrast to the above stated goals and policies. By designating the front 4.95 acres of Lot 18 to the Highway Commercial designation that is adjacent to Lot 19 more appropriate commercial development will be permitted. Lot 19 has direct frontage on US Route 1 and it is anticipated that the lands designated Highway Commercial on Lot 18 will be accessed through Lot 19. By retaining the Low Density residential land use for the rear 1.47 acre section of Lot 18 that has frontage on Old Beekman Road the residential characteristics are preserved within this area.



Block 93.12 Lots 18 & 19

Legend

-  Block 93 Lots 18 & 19
-  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.

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

February 2014



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

Block 93.12 Lots 18 & 19 Land Use 2014

Legend

Land Use 2014

-  GOVERNMENT/PARK/OPEN SPACE
-  OFFICE PARK
-  LOW DENSITY RESIDENTIAL
-  HIGHWAY COMMERCIAL

-  BLOCK 93.12 LOTS 18 & 19

MAP A-2

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

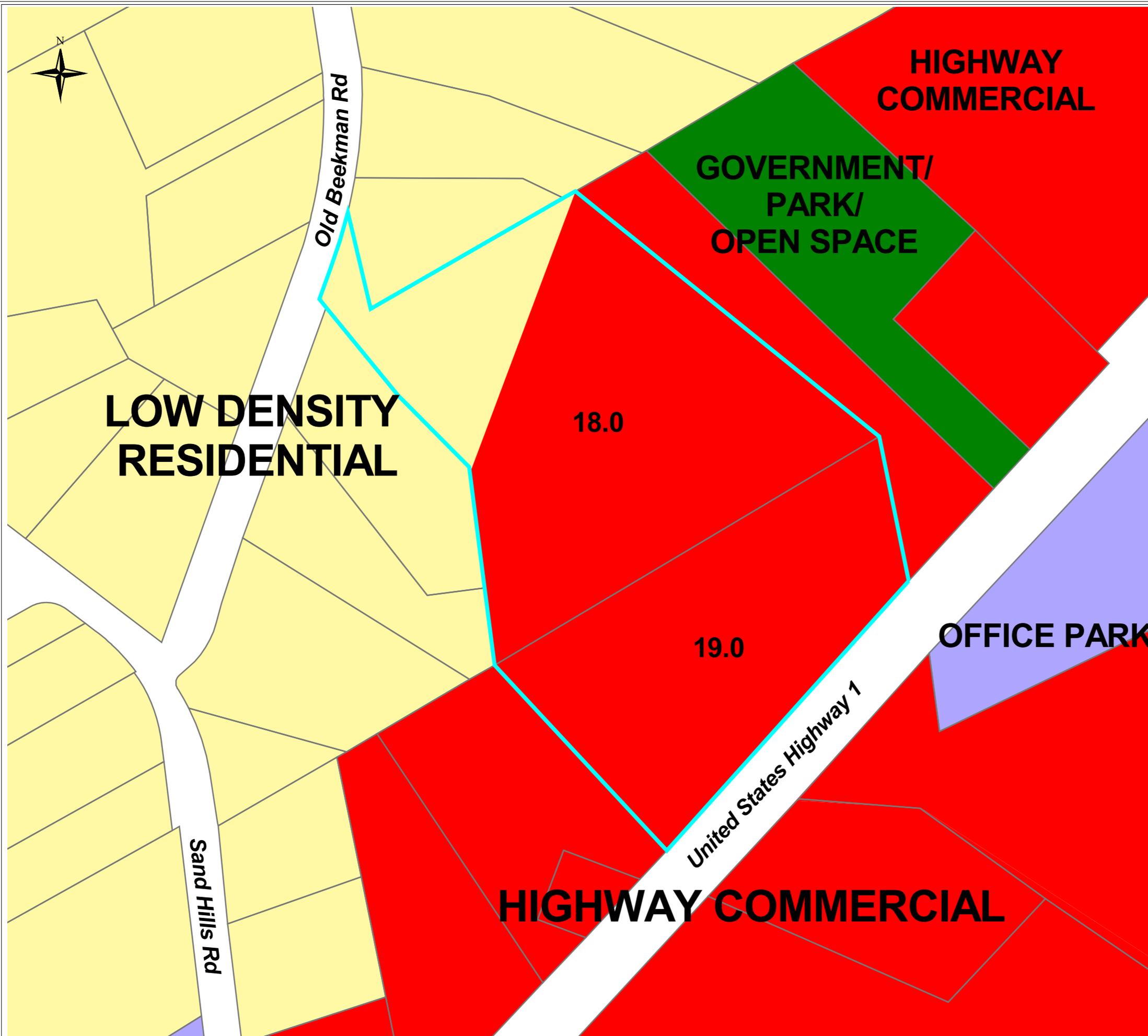
The map shown here is for illustration purposes only and is not suitable for site-specific decision making. Information found here should not be used for making financial or any other commitments.

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

February 2014



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



**LOW DENSITY
RESIDENTIAL**

**HIGHWAY
COMMERCIAL**

**GOVERNMENT/
PARK/
OPEN SPACE**

18.0

19.0

OFFICE PARK

HIGHWAY COMMERCIAL

Old Beekman Rd

Sand Hills Rd

United States Highway 1



AMENDMENT B.

3790 US Route 1.

Block: 90.03 Lot: 1.081

The above referenced parcel is located on US Route 1 North between Deans Lane and Henderson Road. The site contains 3.915 acres and currently has two zoning designations. The front section of the lot containing 1.619 acres has a C-3 Highway Commercial zoning designation. An existing commercial retail use is located on this section of the lot. The rear section of the lot consisting of 2.296 acres is zoned RM-3 (medium density residential). This section of the lot has one accessory commercial structure located on it with the remaining area of the tract being vacant. This lot currently has two land use designations as depicted in the 2013 Master Plan Land Use Map. The front section of the parcel that contains 1.619 acres has a land use designation of Highway Commercial. The rear section of the lot that comprises 2.296 acres has a land use designation of Medium Density Single family and Multifamily. Map B-1 attached is an aerial base map that depicts the property, its current zoning and surrounding land uses.

In 2013 the property owner of Lot 1.081 submitted a request to the Planning Board Master Plan Subcommittee to review the existing zoning designation of the parcel. As a result of this review it is recommended that the Master Plan Land Use Designation of this Lot be amended to depict the Highway Commercial designation for the entire 3.915 acres. Attached is Map B-2 that illustrates an amendment to the land use designation.

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

The current zoning of Lot 1.081 permits medium density residential development on property that fronts on US Route 1, which is in contrast to the above stated goals and policies. By designating the entire lot to the Highway Commercial land use designation more appropriate commercial development will be permitted on the site. This amendment will also reduce residential density in an appropriate area along a state highway, which is a stated goal in the Township Master Plan.

Both of the changes to the Master Plan 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 2014".

Block 90.03

Lot 1.081

Liquor City

Legend

-  Block 90 Lot 1.081
-  Zones
-  Tax Parcels

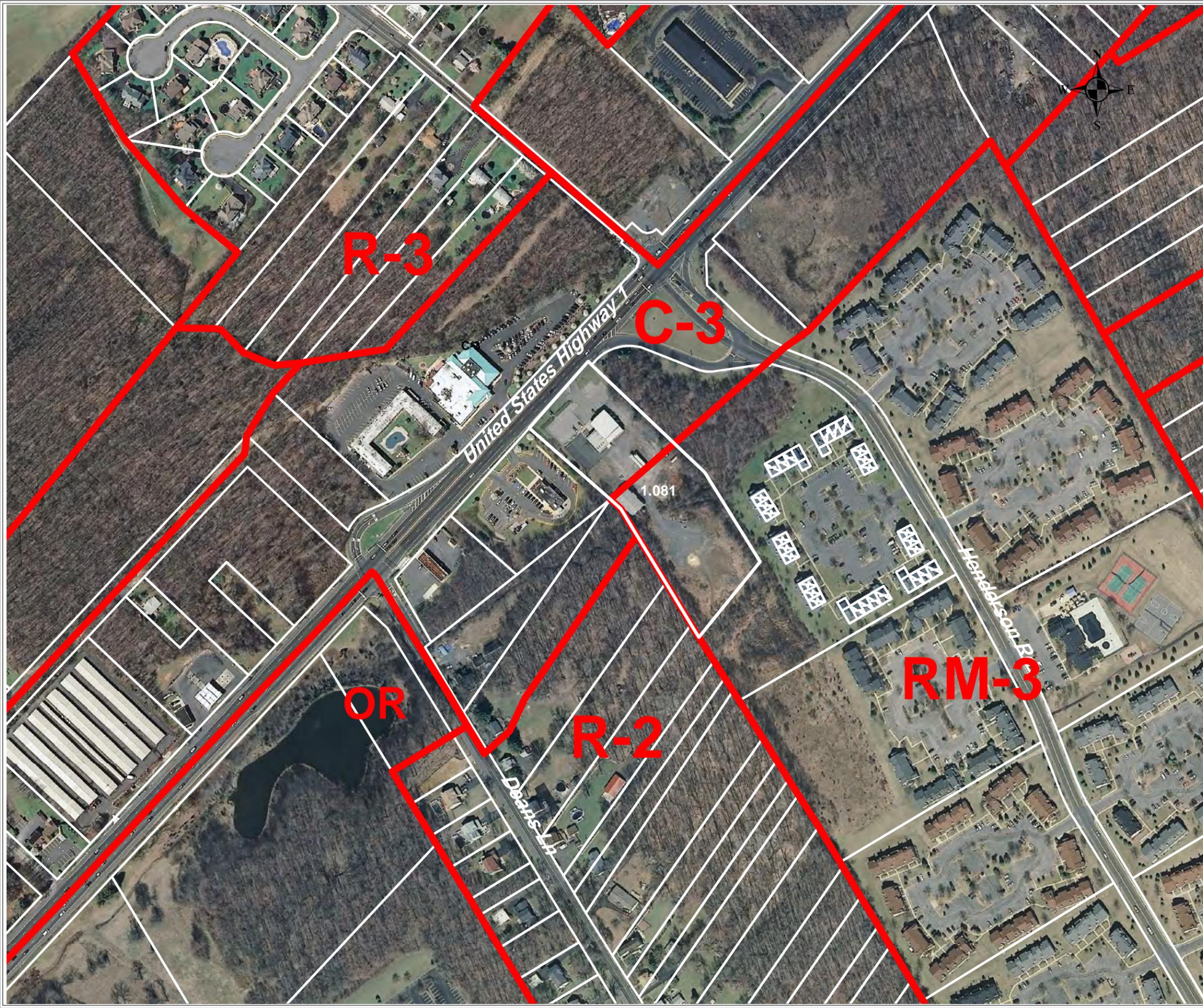
MAP B-1

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. Information found here should not be used for



South Brunswick Township
Middlesex County, New Jersey





United States Highway 1

Henderson Rd

1.081

**MEDIUM DENSITY
SINGLE AND
MULTIFAMILY**

HIGHWAY COMMERCIAL

**MEDIUM DENSITY
RESIDENTIAL**

Block 90.03 Lot 1.081 Land Use 2014

Legend

Land Use 2014

- HIGHWAY COMMERCIAL
- MEDIUM DENSITY SINGLE & MULTIFAMILY
- MEDIUM DENSITY RESIDENTIAL
- BLOCK 90 LOT 1.081

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. 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*

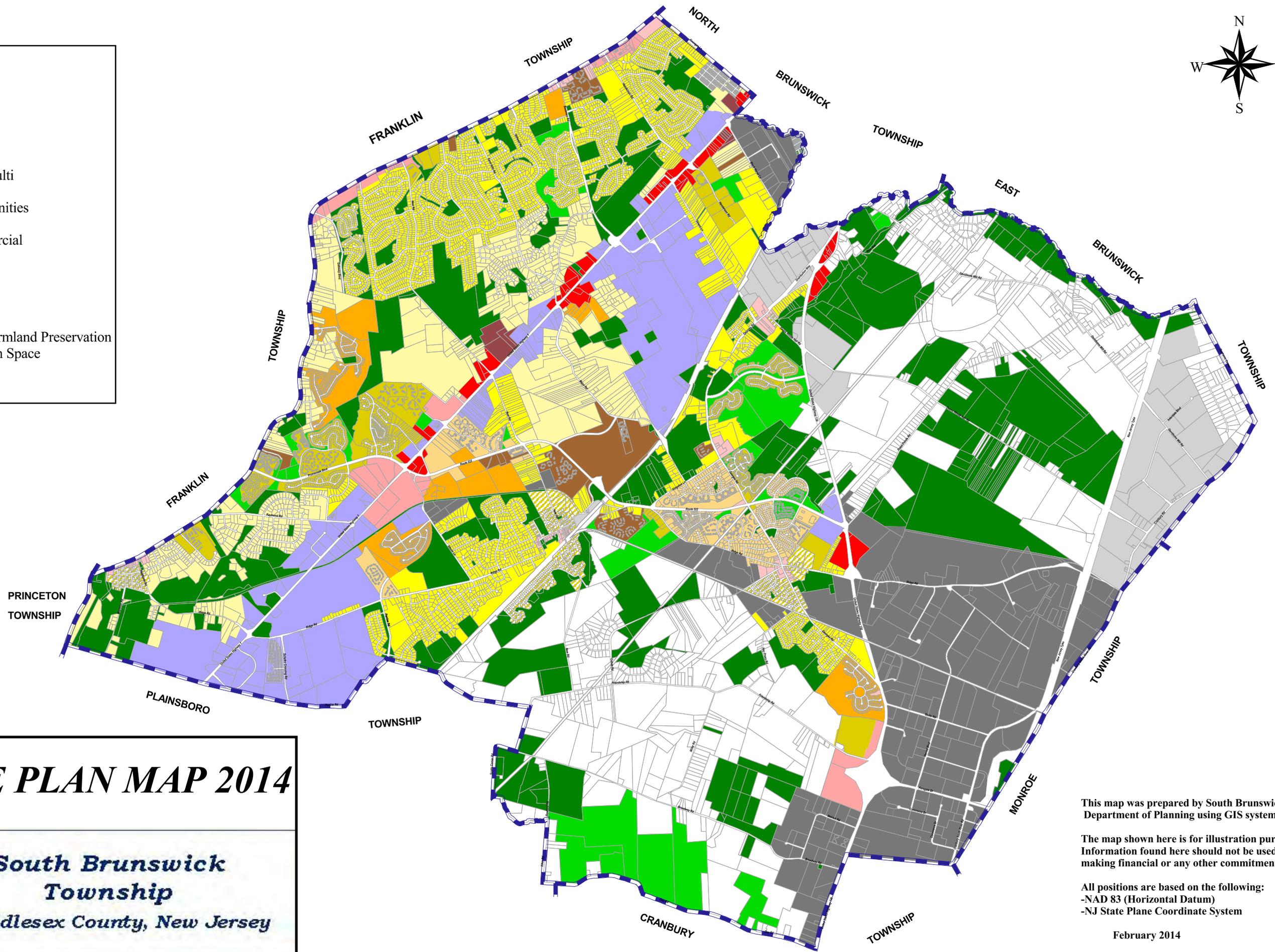
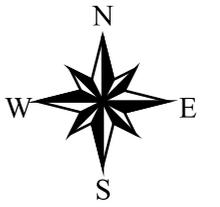
February 2014



**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 2014



**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

February 2014