

Township of South Brunswick

Middlesex County, New Jersey

January 2018

MASTER PLAN REEXAMINATION REPORT

Adopted by the Planning Board of
The Township of South Brunswick
January 2018

Prepared by South Brunswick Department of Planning

**RESOLUTION OF THE PLANNING BOARD
OF SOUTH BRUNSWICK TOWNSHIP
2018 MASTER PLAN RE-EXAMINATION REPORT**

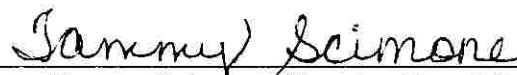
WHEREAS, in compliance with N.J.S.A. 40:55D-89, the Planning Board of the Township of South Brunswick has held a public meeting to obtain comments for the 2018 Master Plan Re-examination Report; and

WHEREAS, these comments have been considered by the Planning Board and included in a report, adopted January 10, 2018.

WHEREAS, a public hearing was held on January 10, 2018 for the purpose of adopting The 2018 Master Plan Re-examination Report.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of South Brunswick on this 24th day of January 2018, that the Board does hereby approve the aforementioned 2018 Master Plan Re-examination report 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 January 24, 2018.



Tammy Scimone, Planning Board Secretary

2018 MASTER PLAN REEXAMINATION

Township of South Brunswick
Middlesex County, New Jersey

Public Hearing January 10, 2018

Township Officials

Chris Killmurray, Mayor
Charles Carley, Deputy Mayor
Joe Camarota, Councilman
Jo Hochman, Councilwoman
Ken Bierman, Councilman

Bernard Hvozdovic, Township Manager
Donald Sears, Director of Law
David Samuel, Township Engineer
Barbara Nyitrai, Municipal Clerk

Planning Board

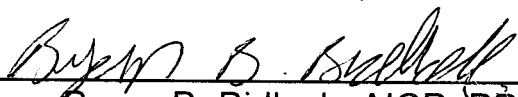
Paul Prodromo, Chairman
Gary Luck, Vice Chairman
Charles Carley, Councilman
Ray Kuehner
Barry Nathanson
Rizwan Baig
Archana Grover
Edward Salvi
Mahesh Shah
Dennis Weitz
Jerome Lutin

Pat Foley, Esq., Board Attorney

Planning Department Staff

Bryan Bidlack, Director of Planning
Charles Lynch, Zoning Enforcement Officer
Elena Boundina, GIS Specialist
Brian Sullivan, Planning Assistant
Tammy Scimone, Administrative Secretary
Deborah Strincoski, Secretary II

The original of this report was signed and sealed in accordance with
N.J.S.A 45:14A-12



Bryan B. Bidlack, AICP, PP #5451

INTRODUCTION

Incorporated herein is the Master Plan Reexamination Report for the Township of South Brunswick as required and defined by the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-89). This section of the Municipal Land Use Law (M.L.U.L.) requires municipalities to review and evaluate their master plan and development regulations every ten (10) years. The Township of South Brunswick adopted a comprehensive Master Plan in December of 2001. A Reexamination Report was prepared and adopted by the Township in November of 2007

Section A of this report outlines the goals and objectives that were established in the 2007 Reexamination Report. Section B and C review changes that have occurred in the Township and the State since the adoption of the 2007 Reexamination Report. Section D includes the recommended amendments to the Master Plan and Zoning Ordinance changes. Section E states the areas in need of redevelopment designated by the Township pursuant to N.J.S.A. 40A:12A-1.

PERIODIC REEXAMINATION REQUIREMENTS

The New Jersey Municipal Land Use Law specifically states that the Reexamination Report contain the following.

- The major problems and objectives relating to land development in the municipality at the time of the last reexamination report.
- The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials and changes in State, county and municipal policies and objectives.
- The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies standards, or whether a new plan or regulations should be prepared.
- The recommendations of the planning board, concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law" P.L.1992,c. 79(C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

A. THE MAJOR PROBLEMS AND OBJECTIVES RELATED TO LAND DEVELOPMENT IN THE TOWNSHIP OF SOUTH BRUNSWICK AT THE TIME OF THE ADOPTION OF THE LAST MASTER PLAN REEXAMINATION.

The 2007 Master Plan Reexamination Report updated the 2001 Master Plan with the following goals and objectives, which form the basis for the plans, policies, statements and proposals of the Master Plan. The 2007 Master Plan Reexamination Report was adopted by the South Brunswick Township Planning Board on November 28, 2007.

I. Land Use Plan Element

A. Residential

GOAL:

Protect and enhance the residential character of the Township. Avoid conflicting land uses and create buffers between residential and non-residential uses. Continue and augment land use policies that reduce residential densities in appropriate areas and preserve open space and critical environmental features.

OBJECTIVES:

1. Incompatible land uses that have existed in residential areas should be eliminated or adequately buffered and separated from residential uses.
2. Residential uses should be separated from roads that carry primarily non-residential traffic loads.
3. Residential density concentrations should be based on adequate consideration of facilities, utilities and transportation.
4. Continued recognition of the existing villages of Kendall Park, Franklin Park, Kingston, Monmouth Junction, and Dayton and the existing hamlets of Little Rocky Hill, Cottageville, Fresh Ponds and Deans.
5. Improvement and maintenance of the existing housing stock in the Township, as per the Property Maintenance Code.
6. Exclude future residential uses along Route 1 to avoid a built-up appearance and to shield residential uses from the impact of high traffic arterial roads.
7. Buffering and screening requirements must be provided between residential and non-residential uses with particular attention paid to screening noise and lighting. Buffering requirements must be increased between Route 1 vacant and non-residential lands and the Brunswick Acres area; and between the Route 27 vacant commercial Land and Brunswick Acres area.
8. Buffering and screening requirements must be provided between residential areas and major transportation routes (i.e. New Jersey

Turnpike, Routes 27, 1, 130, 522, Northumberland Way, Deans-Rhode Hall Road and railroads). To the extent possible, new or expanded roadways shall not be constructed through residential areas. The distance of dwellings from the road, however, should be varied according to the function of the roadway. Any future residential development should not be bisected by a major road. The location of common facilities (i.e. recreation complex) should be done in a manner so as not to lead to a potential conflict between pedestrians and vehicles.

9. Provisions are required to provide greater measures of safety and to reduce potential for loss of life and property adjacent to utility corridors (i.e. pipelines, PSE&G, JCPL). This applies to residential and public facilities especially.
- 10 Residential densities should be reduced Township-wide.
11. Encourage additional farmland preservation, especially in the agricultural development areas.
12. Participate in the State Plan and pursue Plan Endorsement.

B. Villages

GOAL:

Preserve and enhance the character and sense of place of individual villages and hamlets. Provide protection by using sensitive planning practices.

OBJECTIVES:

1. Village character should be enhanced.
2. Architectural design standards are needed to maintain scale and historic character.
3. Sidewalks should be provided to villages from outlying residential areas, and within the village itself.
4. Commercial uses should be permitted along Main Street, Kingston only.
5. Little Rocky Hill should be identified as a hamlet.
6. A "Main Street" aspect of all villages should be enhanced. Encourage mixed uses including commercial, residential, employment, day care, etc.
7. Make the uniqueness of each village or hamlet enhance the totality of South Brunswick.
8. Establish appropriate centers and environs for the villages and hamlets.
9. Streetscape enhancements to village core areas and environs are needed. New standards addressing street furniture, lighting and landscaping should be developed. Traffic calming, crosswalks, curb style, sidewalks and street texture should also be included.

C. Commercial

OBJECTIVES:

1. A variety of commercial complexes and uses should be planned to meet varying needs, i.e. neighborhood, retail, highway and local service professional.
2. The various commercial uses should not conflict with industrial and residential uses, but be compatible with them.
3. Commercial uses should not be scattered, but located in consolidated places, so circulation and public transportation can be effectively provided.
4. Commercial and office uses along Route 27 in Kendall Park and Franklin Park areas are appropriate, but buffering and screening to adjacent residential areas must be provided as required.
5. Commercial and office uses along Route 1 are appropriate, but buffering and screening to adjacent residential areas must be provided as required.
6. Encourage reuse of vacant non-residential space.

D. Employment (Industrial)

OBJECTIVES:

1. Major arterial roads and railroads should be directly available to industrial sites.
2. Utilities, such as sewer, water and electric should be available.
3. Sufficient land should be provided to allow for expansion of industrial sites.
4. Residential uses opposite or near these uses should be buffered and screened as per the existing ordinance.
5. Consideration should be given to environmentally sensitive areas when designing developments in Employment Center areas. The environment should not be impaired by the development of ratables.
6. Discourage industry that could pollute the environment.
7. Industries which have low water use should be encouraged.

II. Housing Plan Element

GOAL:

Provide for a variety of housing choices through the implementation of South Brunswick's affordable housing obligation as follows:

OBJECTIVES:

1. Encourage the production of lower cost housing, while retaining all those standards necessary for the protection of the public health, safety and welfare.
2. Encourage the production of subsidized housing and "least cost" housing, in accordance with the adopted housing plan.
3. Encourage the construction of affordable housing in or near built

- areas and as convenient as possible to public transportation, employment, shopping and community facilities.
4. Encourage the preservation of existing housing, particularly giving attention to the older established neighborhoods.
 5. Encourage the development of assisted care, congregate care, nursing home usage and provision for same in Township.
 6. Encourage adequate affordable housing for low and moderate income families (including senior citizens) in conformance with the approved housing plan.

III. Circulation Plan Element

GOAL:

Encourage the development of a safe, practical and efficient circulation system throughout the Township.

OBJECTIVES:

1. Provision should be made for inter- and intra-Township traffic movement.
2. Local traffic should be separated, as much as possible, from through traffic.
3. Provision for better access to the various land use elements should be made.
4. Safety and efficiency for traffic should be a constant parameter for circulation design.
5. Provision should be made for a variety of modes of transportation, including pedestrian, vehicular, equestrian, cycling and public transportation (bus, bus rapid transit and intra Township public transit).
6. Adequate separation and linkages between various transportation modes should be made.
7. Roadways should be carefully designed to handle necessary volumes; however, they should not be over-designed.
8. Sidewalks should be installed along roads to link residential areas to recreational facilities, schools and commercial locations. Where this cannot be done through the development review requirements, it should be done as a capital project, particularly to provide access to schools.
9. Improvement is needed at the Ridge and New Road, and Ridge and Stouts Lane intersections in Monmouth Junction.
10. Improvement plans for Route 1 crossings should include provisions for pedestrian and bike traffic.
11. Georges Road should be a light traffic street to discourage truck traffic.
12. If the need for a train station develops in the future, the Planning Board will, after a thorough impact study, reevaluate the issue.
13. Pedestrian crossings should be provided on Route 27 at Heathcote Brook Road.

14. Any future Exit 8B on the New Jersey Turnpike should not be located at Davidsons Mill Road.
15. Route 1 should be widened and include circulation to all east-west roads.
16. Sand Hills Road should not be widened.
17. Bike paths should be designed into all projects. They should be built as soon as possible with the private development, or as capital projects.
18. Establish bikeways as both recreational facilities and transportation routes.
19. Density bonuses for infrastructure are not recommended, and new methods of funding infrastructure such as capital programs and DOT funding should be considered.
20. Arterial and collector roadways should not bisect residential development, but where unavoidable, community facilities/recreation areas should be located on both sides of the roadway. Also, greater building setbacks and mitigation of impacts should be required.
21. Access of major crossroads to Route 1 should provide good design for vehicular connections.
22. The Township should continue to work for the removal of Route 27 from the New Jersey Access Network, a route designated by the New Jersey Department of Transportation for 102-inch wide trucks and double-trailer truck combinations.

IV. Utilities Plan Element

GOAL:

Allow the improvement and expansion of the Township's utilities infrastructure to ensure adequate service for present and future development in accordance with the Master Plan land use policy.

OBJECTIVES:

1. Drainage problems created by development must be avoided.
2. Public water service should be provided to all properties in South Brunswick Township. Priority should be given to those areas with failing private systems and in other areas of potential pollution problems.
3. Rationing use of water should be avoided.
4. The wastewater and water management plans should be updated to conform to this Master Plan, the State Development and Redevelopment Plan and NJDEP requirements.

V. Community Facilities Element

GOAL:

Plan for future community facilities in order to accommodate anticipated population growth and to serve the Township's residents as follows:

OBJECTIVES:

1. Facilities should be convenient to serve the residents of the Township.
2. Facilities should provide a full range of services to persons of all socioeconomic backgrounds.
3. For the residents of the Township, facilities should promote the health, safety and welfare for the municipality.
4. Land should be purchased now for future municipal use.

VI. Park, Open Space and Recreation Element

GOAL:

Provide for adequate parks, open space and recreational facilities for present and future population through a comprehensive recreation plan that includes the following:

OBJECTIVES:

1. Recommended capital improvement program for each existing park facility to serve the recreational needs of the Township and the future population growth through 2015.
2. Encourage the acquisition of additional park and open space land. Additional acquisitions may either be new sites or sites adjacent to parks, schools or presently owned Township, County or State property. Promote the creation of green links which connect public lands to enhance recreational quality and user enjoyment.
3. Strive to design, construct and maintain year-round quality recreation and cultural facilities at existing or future park sites that better serve an increasing Township population. Sound site planning with respect for wet areas and woodlands will aid in good parkland utilization and eliminate the cost of relocating facilities.
4. Combine open space in proposed residential development with those on adjacent properties, with the homeowners' association responsible for the maintenance of areas in their development. The Township may accept ownership where the land connects to Township parks, schools, open space or linear connections, unique features or is of significant value to the community.
5. Establish a sense of pride in the park and cultural facilities through community involvement via league sports, clubs, neighborhood-adopt-a-park programs, and cultural events. Clean, well-maintained parks, nature trails and picnic groves will foster citizen support and community pride.

6. Continue to improve the quality of recreation and cultural facilities on parklands while establishing a sense of park identity in the eyes of Township residents. The goal can be achieved in part through the use of new park signs, wood fencing, bollards, and landscaping as well as new playground equipment and park structures. All these can improve visual aesthetics and citizen recognition of their neighborhood or community parks.
7. Encourage continued cooperation with the Board of Education in the use of school buildings, play fields and tennis courts to expand programmed activities and serve a great number of Township residents.
8. Establish both service and police access to all existing and future parks, trails and open space lands.
9. Control public access with wood bollards, fences and gates to reduce damage by trail bikes and autos.
10. Review development applications to ensure adequate recreation facilities are constructed to serve the new populations being created.
11. Promote sound engineering and architectural design standards for all improvements including storm water detention basins and landscaping to ensure proper layout and construction of recreation facilities of high quality and lasting value.
12. Increase recreation facility use by all age groups through the construction of rest rooms, improved vehicular access with parking, facilities designed with the wide age span (from tots to seniors) of the residents in mind.
13. Establish linear parks along stream corridors, on abandoned rail lines and along utility easements for the creation of hiking paths or bikeways which connect parks and schools to population and employment centers. Bikeways should serve as both recreational facilities and transportation routes.
14. A public pool (indoor or outdoor), and golf course/driving range are desirable recreation facilities.
15. Facilities for tots and younger children should be neighborhood oriented.
16. Parks should be designed with safety in mind.
17. Reichler Park should have access from Kingston Lane.
18. Standards are needed for type and size of recreation facilities in private developments.
19. Proposed Route 92 has been defunded by NJ Turnpike Authority. Local efforts to acquire public owned lands within the Route 92 right-of-way should continue.

VII. Conservation Plan Element

GOAL:

Preserve and protect environmentally sensitive lands and natural resources through the Conservation Plan by the following methods:

OBJECTIVES:

1. Linkages, including but not limited to bikeways, pedestrians paths and greenways should be established between parks.
2. School facilities should be nearby parks wherever possible, but should not encroach on or cut down on park acreage.
3. The natural environment should be maintained and enhanced.
4. Future acquisition should preserve areas of natural resources and functions.
5. More open space and conservation areas are needed, and a comprehensive conservation element should be prepared.
6. Pathways and open space should be provided along stream corridors.
7. Paths and bikeways should be provided along utility corridors which lend themselves to such use.
8. The farmland preservation program should be encouraged through public meetings and adequate funding.
9. Pigeon Swamp should be developed for access and passive uses only.
10. A bikeway/walkway link between Monmouth Junction and Kingston should have priority.
11. A linear park should be established adjacent to the Cook Preserve, along Carter Brook, Heathcote Brook to Woodlot Park.
12. Bikeways should link villages, outlying residential areas and green areas.
13. Preservation of trees is vital and should be encouraged.
14. Private or public land conservancies should be contacted for interest in owning or managing open space areas to reduce municipal liability and maintenance responsibilities.
15. A critical areas ordinance utilizing the concept of "minimum improvable area without environmental or legal constraints (i.e. easements, slopes, wetlands, etc.)" should be explored.
16. Aquifer area needs specific protective land development standards.
17. Environmental investigation areas should be considered in Master Plan.
18. Preserve critical areas, stream corridors and prime agricultural soils by the purchase of these lands through fee simple and easements or from donations by private individuals and developers. Property acquired shall remain consistent with the Land Use Plan and Land Use Ordinance of South Brunswick Township.

VIII. Economic Plan Element

GOAL:

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.

OBJECTIVES:

1. Retain and coordinate existing, varied industrial and office professional zones where feasible.
2. Economic development has been prioritized through the Industrial and Commerce Commission. Business retention is a vital policy and requires continued emphasis and resource.

IX. Historic Plan Element

GOAL:

A Historic Preservation Plan is intended to guide community's efforts to protect and enhance historic resources in Township of South Brunswick encouraging wide appreciation of its cultural heritage. The overall mission of the plan is to achieve supportive public policy and sustainable funding for historic preservation, to increase public awareness of the value and importance of the town's archaeological and historic resources. To meet these needs Historic Preservation Plan establishes the following goals:

OBJECTIVES:

1. Integrate historic preservation into the broader planning and decision-making.
2. Promote historic preservation as a successful economic development tool to maintain, enhance, and revitalize communities including expansion of the historic districts.
3. Seek funding to assist with preservation of historic properties.
4. Maintain an historic sites inventory.
5. The Historic Preservation Commission should work to insure recognition of the Crossroads of the American Revolution National Heritage Area in the Township.

Policy, planning, and stewardship, successfully combined, can preserve our past for future generations.

X. Recycling Plan Element

GOAL:

Reduce the Township's solid waste stream by using a variety of recycling procedures. The plan seeks to recycle at least 25 percent of each preceding year's solid waste stream.

OBJECTIVES:

1. Continue the implementation of the South Brunswick Recycling Ordinance requiring the source separation and collection of recyclable materials.
2. To expand and improve the procedures and requirements of the Township Recycling Program, including the materials to be recycled, whenever said expansion or improvement is consistent with the statewide Recycling Act, Middlesex County Solid Waste Management Plan and the findings of the D.E.P.

XI. General Element

OBJECTIVES:

1. Identity as municipality (South Brunswick Township) should be encouraged.
2. Capital improvements programming by Planning Board or at least with Planning Board input is useful to better coincide with private investment. Improved communication and coordination between municipal departments is also necessary.
3. Capital money for park expansion needed.

XII. Process and Procedures

OBJECTIVES:

1. To continue to provide an ongoing flow of information to the public.
2. Zoning enforcement must be pursued in a forthright and timely manner, and violations should be vigorously pursued in Municipal Court.
3. The Township should prepare brochures and news articles regarding rules and regulations, Master Plan, ordinances, etc.
4. Establish meetings with adjoining communities regarding master plan and zoning.
5. Continue in service education programs for Planning and Zoning Board Members.

XIII. Ordinance Amendments

OBJECTIVES:

1. The entire Land Use Ordinance (Chapter 62) should be reorganized and rewritten for consistency with current practices and standards.
2. Signage ordinance needs to be reviewed.
3. A comprehensive landscaping ordinance is needed, addressing design requirements, general maintenance requirements, specific planting standards, and performance guarantees.

4. Current provisions in the Land Use Ordinance for “transition lots” need to be eliminated, as they could result in development entirely inconsistent with this Master Plan.
5. Industrial/warehouse/non-residential development needs higher aesthetic standards: building design, landscaping, maintenance of building and grounds.
6. Lighting standards needed in parking lots and in common areas for safety of residents.
7. Sight triangles for private roads and driveways should be defined.

B. THE EXTENT TO WHICH SUCH GOALS AND OBJECTIVES AS OUTLINED IN THE 2007 MASTER PLAN REEXAMINATION HAVE BEEN REDUCED OR HAVE INCREASED.

I. Land Use Plan Element

A. Residential

1. Incompatible land uses still exist. Additional buffering requirements have been enacted.
2. Efforts have been made to eliminate or upgrade dilapidated housing stock.
3. The Township continues to encourage farmland preservation. Several properties have enrolled in the farmland preservation program.

B. Villages

1. Connection to villages and outlying areas remain a concern. Improved pedestrian and bikeway linkages between villages and outlying residential areas need to be implemented.

C. Commercial

1. Development has not occurred in the Office zones along the Route 1 corridor.

II. Housing Plan Element

1. New housing programs called for in the housing Master Plan provide additional housing opportunities for the diverse population within the Township.

III. Circulation Plan Element

1. Congestion of arterial and collector roadways in the Township has increased. The Township continues to participate in regional objectives.

IV. Utilities Plan Element

1. The Township utilities infrastructure has experienced problems meeting demand for services within the Township. A new Water and Sewer Master Plan is recommended in order to plan and meet future utility demands. The Township is currently undertaking steps to develop a new Water and Sewer Master Plan.

VI. Park, Open Space and Recreation Element

1. Several parks have been upgraded with synthetic fields, lighting and equipment that have allowed for increased use of recreational facilities.

IX. Historic Plan Element

1. Sections of the Township have been designated as a Crossroads of the American Revolution National Heritage Area.

MASTER PLAN IMPLEMENTATION

The following actions have been enacted by the Planning Board and Township Council in order to implement the 2007 Master Plan Reexamination recommendations and/or meet the goals and objectives.

1. Ordinance 2008-6 was adopted that rezoned several properties to the Public Land (PL) zoning designation.
2. Block 50, Lot 20 was rezoned from R-4 (Village Residential) to RR (Rural Residential).
3. Block 85, part of Lot 17.02 was rezoned from R-3 (Single Family) to AH (Affordable Housing).
4. Block 171, part of Lot 16 was rezoned from R-4 (Village Residential) to C-1 (Neighborhood Commercial).
5. Floor Area Ratio standards for single family residential development was enacted to protect and enhance the residential character of the Township.
6. An ordinance for lighting design standards was adopted to regulate lighting in both residential and non-residential areas for the safety of residents.
7. An ordinance that established a "Complete Streets" policy was adopted that promotes pedestrian, bicycle, and public transportation travel consistent with several goals and objectives of the Master Plan.

8. Architectural Design standards for Multi-Family Housing were enacted to enhance the residential character of the Township.

LAND USE ZONING AMENDMENTS

In addition to the Master Plan Implementation discussed above the following major zoning amendments have been enacted since the adoption of the 2007 Master Plan.

1. Block 84, Lots 4.01, 6 & 24 were rezoned from ARRC (Age Restricted Residential Community) to PRD V (Planned Residential Development). This property is located at Route 522 and Route 1.
2. Block 84.04, Lot 4.03 was rezoned from PARC (Planned Adult Residential Community) to PRD V (Planned Residential Development). This property is located on Route 522.
3. Block 96.24, Lot 24.022 was rezoned from C-2 (General Retail to “The Wilson Farm Redevelopment Plan district. This property is located on Route 27.
4. Block 90.03, Lot 12.011 was rezoned from R-2 (Single Family) to the 211 Henderson Road Redevelopment Plan district. This property is located on Henderson Road.
5. A portion of Block 93.12, Lot 18 was rezoned from R-1 (Single Family) to C-3 (Highway Commercial). This property is located on Route 1.
6. A portion of Block 90.03, Lot 1.081 was rezoned from RM-3 (Medium Density Residential) to C-3 (Highway Commercial). This property is located on Route 1.
7. A portion of Block 22.01, Lot 2.03 was rezoned from RR (Rural Residential) to LI-4 (Light Industrial). This property is located between Dunham’s Corner Road and Interstate Boulevard.
8. A portion of Block 82, Lot(s) 15.02 & 15.04 were rezoned from OR (Office Research) to C-2 (General Retail). This property is located at Route 1 and Stouts Lane.
9. A portion of Block 11, Lot 15.02 was rezoned from I-3 (General Industrial) to C-5 (Commercial). This property is located at Route 130 and Friendship Road.
10. A portion of Block 11, Lot 15.02 was rezoned from I-3 (General Industrial) to MF (Multiple Dwelling/Garden Apartment). This property is located at Route 130 and Friendship Road.
11. A portion of Block 11, Lot 13.01 was rezoned from RR (Rural Residential) to MF (Multiple Dwelling/Garden Apartment). This property is located at Route 130 and Friendship Road.
12. A portion of Block 6, Lot 15.02 was rezoned from I-3 (General Industrial) to C-5 (Commercial). This property is located at Route 130 and Friendship Road.

13. A portion of Block 6, Lot 15.02 was rezoned from I-3 (General Industrial) to C-6 (Commercial). This property is located at Route 130 and Friendship Road.
14. Block 15, Lot 38.02 was rezoned from OR (Office Research) to I-3 (General Industrial). This property is located at Route 130 and Ridge Road.
15. Block 37, Lot 12.14 was rezoned from RR (Rural Residential) to R-3 (Single Family). This property is located on Haypress Road.
16. Block 18.02, Lot 40.11 was rezoned from OR (Office Research) to C-3 (Highway Commercial). This property is located at Route 130 and Route 522.
17. An ordinance regulating "Steep Slope Development" was adopted to comply with New Jersey Water Quality Management Planning Rules.
18. An ordinance regulating "Riparian Zones" was adopted to comply New Jersey Department of Environmental Protection rules.
19. An ordinance amending and supplementing Shade Trees was adopted.

C. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO THE DENSITY AND DISTRIBUTION OF POPULATION AND LAND USES, HOUSING CONDITIONS, CIRCULATION, CONSERVATION OF NATURAL RESOURCES, ENERGY CONSERVATION, COLLECTION, DISPOSITION AND RECYCLING OF DESIGNATED RECYCLABLE MATERIALS AND CHANGES IN STATE, COUNTY AND MUNICIPAL POLICIES AND OBJECTIVES.

State Development and Redevelopment Plan

The Township continues to participate in the State planning process.

Council on Affordable Housing (COAH)

The South Brunswick Township Housing Element and Fair Share Plan was adopted by the Planning Board on April 19, 2017.

Residential Site Improvement Standards (RSIS)

The RSIS regulations were adopted in January 1997 in order to provide uniform standards throughout the State of New Jersey with regard to Residential development. These rules supersede municipal ordinances with regard to design regulations. The development regulations should continue to be monitored for consistency with the RSIS.

Changes in 2007 Master Plan Reexamination Report Goals and Objectives.

Goals and Objectives No Longer Valid or Achieved Through Previous Actions.

(C – Complete, NV – No longer valid)

I. Land Use Plan Element

D. Employment (Industrial)

Objective:

3. Sufficient land should be provided to allow for expansion of industrial sites. NV.

III. Circulation Plan Element

OBJECTIVE:

- 4. Safety and efficiency for traffic should be a constant parameter for circulation design. NV.
- 14. Any future Exit 8B on the New Jersey Turnpike should not be located at Davidsons Mill Road. NV.
- 17. Bike paths should be designed into all projects. They should be built as soon as possible with the private development, or as capital projects. C.

IV. Utilities Plan Element

OJECTIVE:

- 3. Rationing use of water should be avoided. NV

XIII. Ordinance Amendments

OJECTIVE:

- 5. Industrial/warehouse/non-residential development needs higher aesthetic standards: building design, landscaping, maintenance of building and grounds. NV
- 6. Development regulations:
 - a. Lighting standards needed in parking lots and in common areas for safety of residents. C.
- 7. Sight triangles for private roads and driveways should be defined. C,

Goals and Objectives That Are Reworded and Remain Valid

I. Land Use Plan Element

A. Residential

GOAL:

Protect and enhance the residential character of the Township. Avoid conflicting land uses and create buffers between residential and non-

residential uses. Continue and augment land use policies that control residential densities in appropriate areas and preserve open space and critical environmental features.

OBJECTIVES:

4. Continued maintenance of the existing housing stock in the Township, as per the Property Maintenance Code.
7. Buffering and screening requirements must be provided between residential and non-residential uses with particular attention paid to screening noise and lighting.
8. Buffering and screening requirements must be provided between residential areas and major transportation routes (i.e. New Jersey Turnpike, Routes 27, 1, 130, 522, Northumberland Way, Deans-Rhode Hall Road and railroads). To the extent possible, new or expanded roadways shall not be constructed through residential areas. The distance of dwellings from the road, however, should be varied according to the function of the roadway.
9. Provisions are required to provide greater measures of safety and to reduce potential for loss of life and property adjacent to utility corridors(i.e. pipelines, PSE&G, JCPL) and rail. This applies to residential and public facilities especially.
10. Residential densities should be planned and controlled Township-wide.
12. Participate in State and County planning activities.

C. Commercial

OBJECTIVES:

3. Commercial uses should not be scattered, but located in consolidated places, so pedestrian circulation and public transportation can be effectively provided.

D. Employment (Industrial)

OBJECTIVES:

1. Industrial sites should be directly available to major arterial roads and railroads.

II. Housing Plan Element

OBJECTIVES

2. Encourage the production of one hundred percent subsidized housing and “least cost” housing, in accordance with the adopted housing plan.
5. Encourage the development of alternative living arrangements, assisted care, congregate care, nursing home usage and provision for same in Township.

III. Circulation Plan Element

OBJECTIVES

2. Through traffic should be separated from local traffic as much as possible.
3. Provide improved accessibility to the various land use elements.
5. Provision should be made for a variety of modes of transportation, including pedestrian, vehicular, cycling and public transportation (bus, bus rapid transit and intra Township public transit).
6. Provide appropriate linkages between various transportation modes.
7. Roadways should be designed to handle necessary volumes.
8. Sidewalks/bikeways should be installed along roads to link residential areas to recreational facilities, schools and commercial locations. Where this cannot be done through the development review requirements, it should be done as a capital project, particularly to provide access to schools.
9. Improvement is needed at the Ridge and New Road intersection.
10. Improvement plans for Route 1 crossings should include provisions for Safe pedestrian and bike traffic.
11. Georges Road should continue to be a light traffic street to discourage truck traffic.

12. Monitor improvements to the Amtrak/NJ TRANSIT Northeast Corridor to determine potential impacts and benefits to the Township
13. Pedestrian and bike crossings should be provided on Route 27 where appropriate.
15. Insist that NJDOT make investments to reduce congestion and improve traffic flow on Route 1, including implementing traffic management strategies and adding a third lane in each direction through the Township.
21. Design the intersections between Route 1 and major cross streets to accommodate commercial development, improve cross traffic flow, and reduce queueing on cross streets.

VII. Economic Plan Element

OBJECTIVES

2. Economic development has been prioritized through the Economic Development Committee. Business retention is a vital policy and requires continued emphasis and resource.

XII. Process and Procedures

OBJECTIVES:

2. Zoning enforcement must be continued in a forthright and timely manner, and violations should be vigorously pursued in Municipal Court.
3. The Township should expand the use of social media and internet to educate the public regarding rules and regulations, Master Plan, ordinances, etc.
4. Maintain Communications with adjoining communities regarding master plan, zoning and transportation matters.

XIII. Ordinance Amendments

OBJECTIVES:

1. The Land Use Ordinance (Chapter 62) should be reorganized for consistency and clarity with current practices and standards.

Additional Goals and Objectives

I. Land Use Plan Element

A. Residential

OBJECTIVES:

13. The location of common facilities in recreational areas should be done in a manner that facilitates safe pedestrian routes.

II. Housing Plan Element.

OBJECTIVES:

7. Encourage the preservation of mobile home parks as least cost housing and the preservation of the Township's existing affordable housing stock through the extension of affordability controls.

III. Circulation Plan Element

OBJECTIVES:

23. Improve pedestrian and bicycle access to public schools to provide safe routes and healthy exercise options for children, and reduce school transportation costs.
24. Monitor new technological advances and regulatory activities in the development of Automated Vehicles/Connected Vehicles (AV/CV) to determine potential impacts on the circulation element and land use element

IV. Utilities Plan Element

OBJECTIVES:

5. The sewage collection system should be evaluated for infiltration and inflow sources and corrections should be made to eliminate those sources in order to maximize the carrying capacity of the system. Pumping stations should be upgraded as needed to convey the projected sewer flows.

V. Community Facilities Element

OBJECTIVES:

5. Cooperation with the Board of Education to share facilities and services should be encouraged and expanded where possible.

VIII. Economic Plan Element

3. Provide business networking and educational events.
4. Assist local companies in finding appropriate development sites or buildings for their future use.
5. Encourage existing companies to grow in place so that the Township can keep jobs closer to Township residents.
6. Encourage business, labor, education and government partnerships to solve workforce development problems.
7. Identify and recruit business and industries that will complement Township, County and State economic development goals.

XIII. Ordinance Amendments

OBJECTIVES:

8. Private driveway separation along Township roads should be examined by Township Council.

D. SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN AND DEVELOPMENT REGULATIONS.

The Township is currently involved in litigation regarding its fair share affordable housing obligation. As part of this litigation the Township has been stripped of immunity and is subject to builder remedy lawsuits, which could have a significant impact on the future growth within the municipality. This potential unplanned growth could cause a substantial detriment to Township infrastructure that may include utilities, traffic, schools and community facilities. The ability for the Township to plan future growth is severely limited as a result of the current situation regarding the fair share housing plan.

In recognition of the above, the Planning Board recommends that a comprehensive review of the municipal Master Plan be undertaken when a determination has been made regarding the Township fair share affordable housing plan. The Planning Board believes that conducting a comprehensive review of the Master Plan at this time without control of future growth is not prudent.

General Land Use Recommendations

Land Use Plan and Rezoning Recommendations

The Land Use Plan illustrates the basic elements of the Master Plan recommendations with respect to land use. A total of 17 land use classifications are present in the Land Use Plan.

There are several properties in the Township that are currently in public ownership. It is recommended that the Zoning and Land Use Plan designations for the following parcels be amended to reflect public ownership. The recommended zoning designation is the PL (Public Land) District and the Land Use Plan Designation is recommended to be Government/Park/Open Space. The following is a list of properties in public ownership

1. Block 4, Lot 1.03 – This property is owned by Middlesex County and is currently zoned RR. The current Land Use Plan designation is Rural Residential. The Zone is to be PL and the Land Use Plan designation is to be Government/Park/Open Space. This property is on Friendship Road between New Road and Broadway Road.
2. Block 18, Lot 1.022 – This property is owned by the State of New Jersey Department of Environmental Protection and is currently zoned RR. The

current Land Use Plan designation is Rural Residential. The Zone is to be PL and the Land Use Plan designation is to be Government/Park/Open Space. This property is at Deans Rhode Hall Road and Fresh Ponds Road.

3. Block 18, Lot 23 – This property is owned by Middlesex County and is currently zoned RR. The current Land Use Plan designation is Rural Residential. The Zone is to be PL and the Land Use Plan designation is to be Government/Park/Open Space. This property is located on Fresh Ponds Road south of Deans Rhode Hall Road.
4. Block 21, Lot(s) 2, 3, 4.01 and 5.02 – These properties are owned by Middlesex County and are currently zoned RR. The current Land Use Plan designation is Rural Residential. The Zone is to be PL and the Land Use Plan designation is to be Government/Park/Open Space. These properties are located on Davidsons Mill Road and are known as the Pulda Farm.
5. Block 21, Lot 34 – This property is owned by the State of New Jersey Department of Environmental Protection and is currently zoned RR. The current Land Use Plan designation is Rural Residential. The Zone is to be PL and the Land Use Plan designation is to be Government/Park/Open Space. This property is located off of Fresh Ponds Road south of Davidsons Mill Road.
6. Block 25.01, Lot(s) 5.01 and 9.02 – These properties are owned by Middlesex County and are currently zoned RR. The current Land Use Plan designation is Rural Residential. The Zone is to be PL and the Land Use Plan designation is to be Government/Park/Open Space. These properties are located on Davidsons Mill Road West of Fresh Ponds Road.
7. Block 38, Lot 1 – This property is owned by the Township and is currently zoned RR. The current Land Use Plan designation is Rural Residential. The Zone is to be PL and the Land Use Plan designation is to be Government/Park/Open Space. This property is located on Culver Road adjacent to the PSE&G right-of-way adjacent to existing public land.
8. Block 40, Lot 49 – This property is owned by the Township and is currently zoned RR. The current Land Use Plan designation is Rural Residential. The Zone is to be PL and the Land Use Plan designation is to be Government/Park/Open Space. This property is located on Culver Road adjacent to the PSE&G right of way next to existing public land.
9. Block 43.01, Lot 1.01 – This property is owned by the Township and is currently zoned LI-1. The current Land Use Plan designation is Limited

Industrial. The Zone is to be PL and the Land Use Plan designation is to be Government/Park/Open Space. This property is located on Ridge Road and serves as a parking area for the Freedom Trail.

10. Block 51, Lot 22.02 – This property is owned by the Township and is currently zoned R-2. The current Land Use Plan designation is Medium Density Residential. The Zone is to be PL and the Land Use Plan designation is to be Government/Park/Open Space. This property is located on Kingston Lane North of the Township Library.
11. Block 56, Lot 5 – This property is owned by the Township and is currently zoned R-4. The current Land Use Plan designation is Village Residential. The Zone is to be PL and the Land Use Plan designation is to be Government/Park/Open Space. This property is located on Walnut Street in the village of Monmouth Junction adjacent to existing public land.
12. Block 57, Lot 1.01 – This property is owned by the Township and is currently zoned R-4. The current Land Use Plan designation is Village Residential. The Zone is to be PL and the Land Use Plan designation is to be Government/Park/Open Space. This property is located on Walnut Street in the village of Monmouth Junction adjacent to existing public land.
13. Block 81, Lot 118.01 – This property is owned by the Township and is currently zoned R-2 and OR. The current Land Use Plan designation is Medium Density Residential. The Zone is to be PL and the Land Use Plan designation is to be Government/Park/Open Space. This property is located on Ridge Road adjacent to the High School.
14. Block 83.08, Lot 15 – This property is owned by the Township and is currently zoned R-2. The current Land Use Plan designation is Medium Density Residential. The Zone is to be PL and the Land Use Plan designation is to be Government/Park/Open Space. This property is located on Cummings Road adjacent to existing public land.
15. Block 84.03, Lot 15.2 – This property is owned by the Township and is currently zoned PRD-II. The current Land Use Plan designation is Planned Residential Development. The Zone is to be PL and the Land Use Plan designation is to be Government/Park/Open Space. This property is located on Route 522 west of New Road.
16. Block 86, Lot 13.01 – This property is owned by the Township and is currently zoned OR. The current Land Use Plan designation is Office Park. The Zone is to be PL and the Land Use Plan designation is to be Government/Park/Open Space. This property is located off of Deans Lane adjacent to the Amtrak Rail line.

17. Block 86, Lot 44 – This property is owned by the Township and is currently zoned R-2. The current Land Use Plan designation is Medium Density Residential. The Zone is to be PL and the Land Use Plan designation is to be Government/Park/Open Space. This property is located on Vineyard Lane off of Deans Pond Lane West.
18. Block 86, Lot 51 – This property is owned by the Township and is currently zoned OR. The current Land Use Plan designation is Office Park. The Zone is to be PL and the Land Use Plan designation is to be Government/Park/Open Space. This property has indirect access off of Major Road.
19. Block 87, Lot 6.041 – This property is owned by the Township and is currently zoned RM-1.1 and R-2. The current Land Use Plan designation is Medium Density Residential. The Zone is to be PL and the Land Use Plan designation is to be Government/Park/Open Space. This property has indirect access off of Georges Road adjacent to the Amtrak Rail line.
20. Block 90.04, Lots 6 & 9.02 – This property is owned by the Township and is currently zoned R-2. The current Land Use Plan designation is Medium Density Residential. The Zone is to be PL and the Land Use Plan designation is to be Government/Park/Open Space. These properties are located on Black Horse Lane.
21. Block 91, Lot 1 – This property is owned by the Township and is currently zoned I-2. The current Land Use Plan designation is General Industrial. The Zone is to be PL and the Land Use Plan designation is to be Government/Park/Open Space. This property has indirect access off of Progress Road.
22. Block 95, Lot 37.011 – This property is owned by the Township and is currently zoned R-1. The current Land Use Plan designation is Low Density Residential. The Zone is to be PL and the Land Use Plan designation is to be Government/Park/Open Space. This property is located on Doran Court adjacent to existing public land.
23. Block 96, Lot 144.08 – This property is owned by the Township and is currently zoned R-1. The currently Land Use Plan designation is Low Density Residential. The Zone is to be PL and the Land Use Plan designation is to be Government/Park/Open Space. This property is located on Fernwood Drive adjacent to existing public land.
24. Block 96.07, Lot 75.01 – This property is owned by the Township and is currently zoned R-1. The current Land Use Plan designation is Low Density Residential. The Zone is to be PL and the Land Use Plan

designation is to be Government/Park/Open Space. This property is located on Route 27 and the site is utilized for the Township Dog Park.

25. Block 96.15, Lot 59.212 – This property is owned by Middlesex County and is currently zoned RM-3. The current Land Use Plan designation is Medium Density Residential. The Zone is to be PL and the Land Use Plan designation is to be Government/Park/Open Space. This property is located on Gateway Boulevard South of Dunston Lane and is adjacent to existing public land.
26. Block 96.18, Lot 1 – This property is owned by the Township and is currently zoned RM-3. The current Land Use Plan designation is Medium Density Residential. The Zone is to be PL and the Land Use Plan designation is to be Government/Park/Open Space. This property is located on Oxmoor Lane and Route 522.
27. Block 309.01, Lot 25 – This property is owned by the Township and is currently zoned R-3. The Current Land Use Plan designation is Medium Density Residential. The Zone is to be PL and the Land Use Plan designation is to be Government/Park/Open Space. This property is located on New Road adjacent to Pyne Road and is next to existing public land.

The next change involves developed residential properties that have multiple zoning and Land Use Plan designations.

28. Block 81, Lot(s) 119 thru 134 – Currently zoned PARC, R-2 and OR. The current Land Use Plan designations are Medium Density Residential and Planned Adult Residential Community. The Zone is to be R-2 and the Land Use Plan designation is to be Medium Density Residential. These properties are located on Ponty Court off of Ridge Road.

The next change involves a property that was owned by the State of New Jersey and was purchased by a private corporation. Both the Zoning and Land Use Plan designation are recommended to be change to reflect private ownership.

29. Block 98, Lot 2.02 – Currently zoned PL. The current Land Use Plan designation is Government/Park/Open Space. The Zone is to be OR and the Land Use Plan designation is to be Office Park. This property is located on Route 1 and Campus Drive and is the former site where the Boy Scouts occupied.

Land Use Plan Recommendations

The next change in the Land Use Plan designates recently enrolled properties in the farmland preservation program. The land use plan designation is modified to indicate this, but the underlying zoning does not change.

1. Block 22, Lot 17.011 – This property is known as the Voight Farm is zoned RR. The current Land Use Plan designation is Rural Residential. The Land Use Plan designation is to be Private Open Space/Farmland Preservation.

Rezoning Recommendations

The following inconsistencies exist between the Land Use Plan and the Zoning Map. The Zoning is recommended to be modified to be consistent with the Land Use Plan designation.

1. Block 30.017, Lot 16.172 – This property is owned by the Township and is zoned RM1.1. The current Land Use Plan designation is Government/Park/Open Space. The Zone is to be PL This property is located on Viking Way.
2. Block 30.17, Lot(s) 16.03 and 17 – This property is owned by the Board of Education and is currently zoned R-3. The current Land Use Plan designation is Government/Park/Open Space. The Zone is to be PL. These properties are located on Georges Road where the Deans at Brook Crossing School is located.
3. Block 36, Lot 1 – This property is owned by the Township and is currently zoned RR. The current Land Use Plan designation is Government/Park/Open Space. The Zone is to be PL. This property is located on Culver Road adjacent to Tall Timbers Park.
4. Block 37, Lot 30.01 – This property is owned by the Township and is currently zoned RR. The current Land Use Plan designation is Government/Park/Open Space. The Zone is to be PL. This property is located on Drinking Brook Road adjacent to existing public land.
5. Block 52.05, Lot(s) 44, 64, 83 and 84 – This property is owned by the Township and is currently zoned R-4. The current Land Use Plan designation is Government/Park/Open Space. The Zone is to be PL. This property is located on Monica Way in the Grande at Monmouth Junction.
6. Block 95, Lot 58.01 – This property is owned by the Township and is currently zoned R-1. The current Land Use designation is

Government/Park/Open space. The Zone is to be PL. The property is located on Forrest Court adjacent to existing public land.

7. Block 95, Lot 132 – This property is owned by the Township and is currently zoned R-1. The current Land Use designation is Government/Park/Open space. The Zone is to be PL. This property is located on Zev Court adjacent to existing public land.

Historic Preservation

1. An updated map of all designated historic districts and individually-designated sites should be included in the Master Plan. Key and Contributing properties should be denoted. Key properties (also known as Significant) would individually qualify for historic status due to their local, state or national significance. Contributing properties are integral to an historic district either by dating from the period of significance, or they represent an architectural type, period or method for which the district is significant, but which individually would not qualify for historic site status.
2. A list of all properties identified as Significant (Key) in the 2003 Cultural Resource Inventory prepared by Hunter Research Inc. should be included in the Master Plan Historic Preservation Plan Element. Those properties located outside of a currently designated historic district and which are not individually designated should be the primary focus for future potential historic districts or individually-designated historic sites.
3. All other properties identified as historic, but not deemed Significant by themselves, in the 2003 Cultural Resource Inventory prepared by Hunter Research Inc. should be included by reference in the Master Plan Historic Preservation Plan Element as the secondary focus for inclusion in future potential historic districts as Contributing properties.
4. Properties and Districts listed on National or State Register of Historic Places, those which are deemed eligible to be nominated, have Certificates of Eligibility (COE) and New Jersey State Historic Preservation Office (SHPO) Opinions of Eligibility should be listed and included in the Master Plan Historic Preservation Element as follows:

National/State Register:

- Delaware and Raritan Canal Historic District
- Gulick House/Red Maple Farm
- King's Highway Historic District

- Kingston Mill Historic District
- Kingston Village Historic District
- Lake Carnegie Historic District
- Princeton Nurseries Historic District
- Withington Estate (Heathcote Farm)

COEs (Certificates of Eligibility):

- Methodist Episcopal Church and School #4 at Fresh Ponds
- Van Dyke Farm

SHPO Opinions of Eligibility:

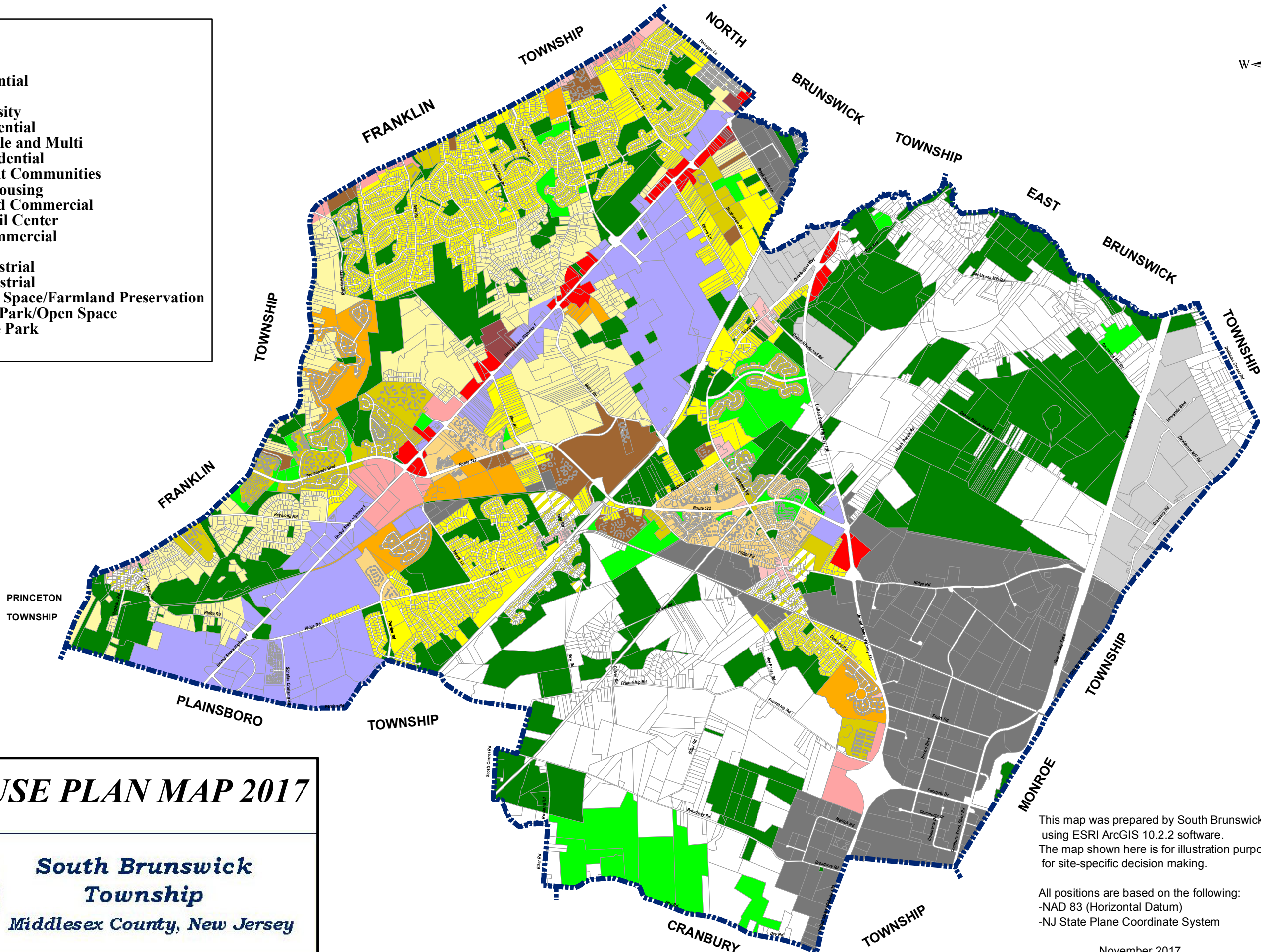
- Abraham Applegate House
- Robert Bayles House
- Camden and Amboy Railroad Branch Line Historic District
- Isaac Clark House
- Freehold and Jamesburg Agricultural Railroad Historic District
- James Lake House
- John J. Lake House
- John W. Lott House
- Monmouth Junction Historic District
- Pennsylvania Railroad New York to Philadelphia Historic District
- Peter Schenk House
- Six Mile Run Village Historic District
- Wetherill-Mount House
- Widow Wood's Tavern
- Widow Wood's Tavern Site

NB:

1. Demolished properties not included.
2. Opinions which cover parts of a later larger opinion are not included; e.g.: Old Kingston Bridge (in Kingston Mill District), Masonry and Brick Culvert (in Pennsylvania Railroad New York to Philadelphia Historic District.)

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 2017

South Brunswick Township

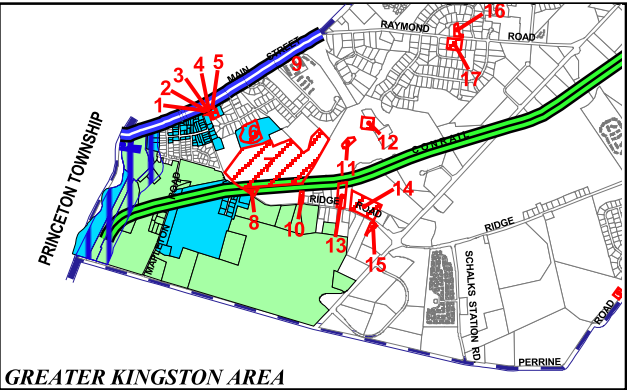
Middlesex County, New Jersey

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

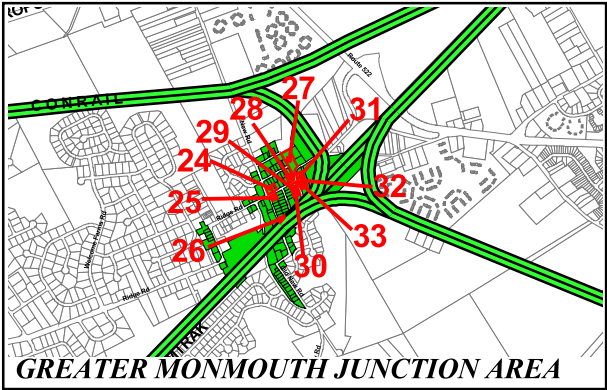
HISTORIC DISTRICTS AND RESOURCES

OF
SOUTH BRUNSWICK TOWNSHIP
MIDDLESEX COUNTY, NEW JERSEY

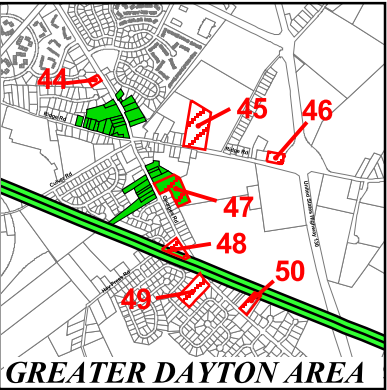
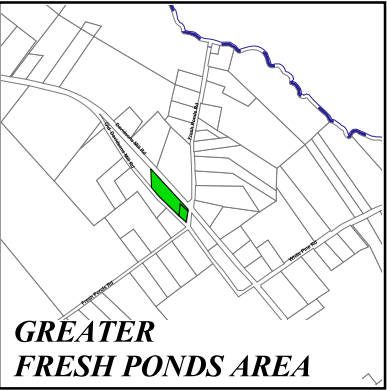
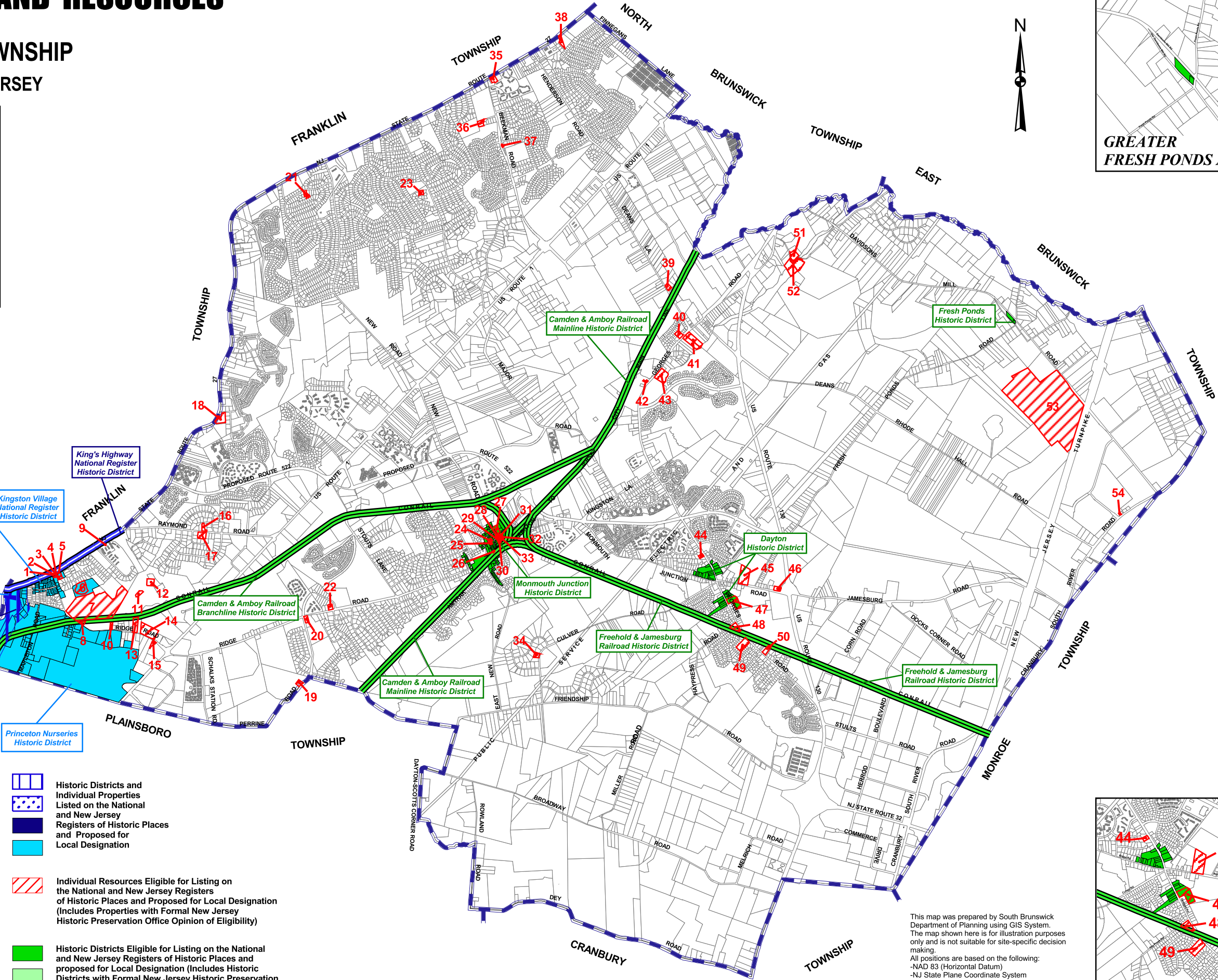


Significant Historic Resources

- 1 D. Misener House
- 2 J. Shann House
- 3 Allen Colby House
- 4 D.C.Johnson House
- 5 W.A. Pierce House
- 6 Withington Estate/Heathcote Farm
- 7 Heathcote Brook Bridge
- 8 I.C. Withington House
- 9 Robert Bayles House/Bayles Homestead
- 10 Skillman Cottage
- 11 Golden Farm/Abraham Applegate House
- 12 Applegate Farm/Isaac Clark House
- 13 Peter SChenk House/Parker House
- 14 James Lake House/Old John Lake House
- 15 J.J. Lake House
- 16 W.G. Bayles House
- 17 Red Maple Farm
- 18 C. Reading House
- 19 Crespo House
- 20 Old Ridge School
- 21 Cortelyou House
- 22 Culver House
- 23 Beekman House
- 24 Honeymoon Cottage
- 25 Miller Memorial Church
- 26 Old Santowasso Tavern And Store
- 27 S. Rowland/Mershon House And Barn
- 28 Stout House And Carriage House
- 29 William L. Rowland House
- 30 Jacob Grundyke House
- 31 Peter Emmons House
- 32 Bud Emens House
- 33 William Emens House
- 34 F. Culver House
- 35 Gold Westing House
- 36 Beekman House
- 37 Beekman Road Cemetery
- 38 Woods Tavern
- 39 Morrell House
- 40 Martin-Oberman Estates
- 41 Deans Elementary School
- 42 A. Dean House, "Innisfree"
- 43 Rightmire House
- 44 Applegate House
- 45 Dr. Headley's House
- 46 McDowell House
- 47 Dayton School
- 48 Haypress Site
- 49 Wetherill-Mount House/Wetherill Plantation
- 50 Arunah Hubbard House
- 51 Davidson House
- 52 Davidson Mill Pond Dam
- 53 H. Van Dyke Farm
- 54 Rhode Hall Tavern



- Historic Districts and Individual Properties Listed on the National and New Jersey Registers of Historic Places and Proposed for Local Designation
- Individual Resources Eligible for Listing on the National and New Jersey Registers of Historic Places and Proposed for Local Designation (Includes Properties with Formal New Jersey Historic Preservation Office Opinion of Eligibility)
- Historic Districts Eligible for Listing on the National and New Jersey Registers of Historic Places and proposed for Local Designation (Includes Historic Districts with Formal New Jersey Historic Preservation Office Opinion of Eligibility)



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E. RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS INTO THE LAND USE ELEMENT OF THE MASTER PLAN.

1. Block 96.24, Lot 24.022
3614-3668 Route 27

On October 1, 2014 the Planning Board adopted a resolution that recommended to the Township Council that this parcel met the criteria to be designated as an “Area in Need of Rehabilitation” in accordance with N.J.S.A. 40:12A-15 (Local Redevelopment and Housing Law). This parcel is located on Route 27 in the Kendall Park section of the Township. This parcel contains 17.7 and is currently a wooded undeveloped property. The Planning Board concluded that the water and sewer infrastructure serving this Rehabilitation Area is at least fifty (50) years old and in need of repair and substantial maintenance. Therefore the Rehabilitation Area met the statutory criteria to be designated as an Area in Need of Rehabilitation.

2. Block 90.03, Lot(s) 12.011 and 13.041
211 and 221 Henderson Road

On April 20, 2016 the Planning Board adopted a resolution that recommended to the Township Council that these parcels met the criteria to be designated as an “Area in Need of Redevelopment” in accordance with N.J.S.A. 40A:12A-5 (Local Redevelopment and Housing Law “LRHL”). These parcels are located on Henderson Road East of Route 1. Lot 12.011 contains 9.96 acres and is currently a wooded undeveloped property. Lot 13.041 consists of 15.86 acres and about one-third of the property is developed with a bus company terminal located on it. Two-thirds of the property remains wooded and undeveloped.

In reviewing these parcels the Planning Board determined the following.

- a. The entirety of Block 90.03, Lot 12.011 and portions of Block 90.03, Lot 13.041 satisfy criteria “c” of the redevelopment criteria listed in Section 5 of the LRHL.
- b. Block 90.03, Lot 12.011 satisfies criteria “e” of the redevelopment listed in Section 5 of the LRHL.
- c. Both parcels satisfied criteria “H” of the redevelopment criteria listed in Section 5 of the LRHL.

3. Block 96, Lot(s) 29.01, 29.02, 36, 39.01, 39.02 and 43.01
127-129, 147-153 and 163-177 New Road.

On July 6, 2016 the Planning Board adopted a resolution that recommended to the Township Council that these parcels met the criteria to be designated as an “Area in Need of Redevelopment” in accordance with N.J.S.A. 40A:12A-5 (Local Redevelopment and Housing Law “LRHL”). These parcels are located on New Road West of Route 1. Lot 29.01 contains 11.81 acres and is an undeveloped wood tract. Lot 29.02 consists of 1.24 acres and has a single family residential dwelling located on it. Lots 36, 39.01, 39.03 and 43.01 are under one ownership and contain a total of 60.55 acres. This tract of land is a former landfill site that currently vacant.

In reviewing these parcels the Planning Board determined the following.

- a. All parcels in the Study Area satisfy criteria “h” of the redevelopment criteria listed in Section 5 of the LRHL.
- b. The entirety of Block 96, Lots 29.01, 36, 39.01, 39.03 & 43.01 satisfy criteria “e” of the redevelopment criteria listed in Section 5 of the LRHL.
- c. Block 96, Lot 29.01 satisfies criteria “c” of the redevelopment criteria listed in Section 5 of the LRHL.
- d. Block 96, Lot 29.02 satisfies Section 3 of the LRHL.

4. Block 24, Lot 12
114 Davison’s Mill Road

On April 19, 2017 the Planning Board adopted a resolution that recommended to the Township Council that this parcel met the criteria to be designated as an “Area in Need of Redevelopment” in accordance with N.J.S.A. 40A:12A-5 (Local Redevelopment and Housing Law “LRHL”). This parcel is located on Davison’s Mill Road East of Route 130 in the Northeast section of the Township. The parcel is 9.89 acres in size and contains a residential dwelling and accessory agricultural buildings.

In reviewing this parcel the Planning Board determined the following.

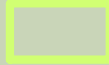
- a. Block 24, Lot 12 satisfies criteria “e” of the redevelopment criteria listed in Section 5 of the LRHL.

- b. Block 24, Lot 12 satisfies criteria “h” of the redevelopment criteria listed in Section 5 of the LRHL.



Block 96.24 Lot 24.022

Legend

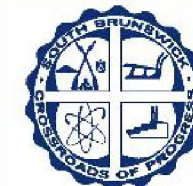
-  Block 96.24 Lot 24.022
Net Acreage 16.5 ac.
-  Tax Parcels
-  Zoning Districts
-  Streams

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All positions are based on the following:
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-NJ State Plane Coordinate System

November 2017

Map 1



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



Block 90.03 Lot 12.011 & 13.041

Legend

-  Block 90.03 Lots 12.011 & 13.041
-  Tax Parcels
-  Zoning Districts
-  Streams

This map was prepared by South Brunswick Department of Planning using ESRI ArcGIS 10.2.2 software. The map shown here is for illustration purposes only and is not suitable for site-specific decision making.

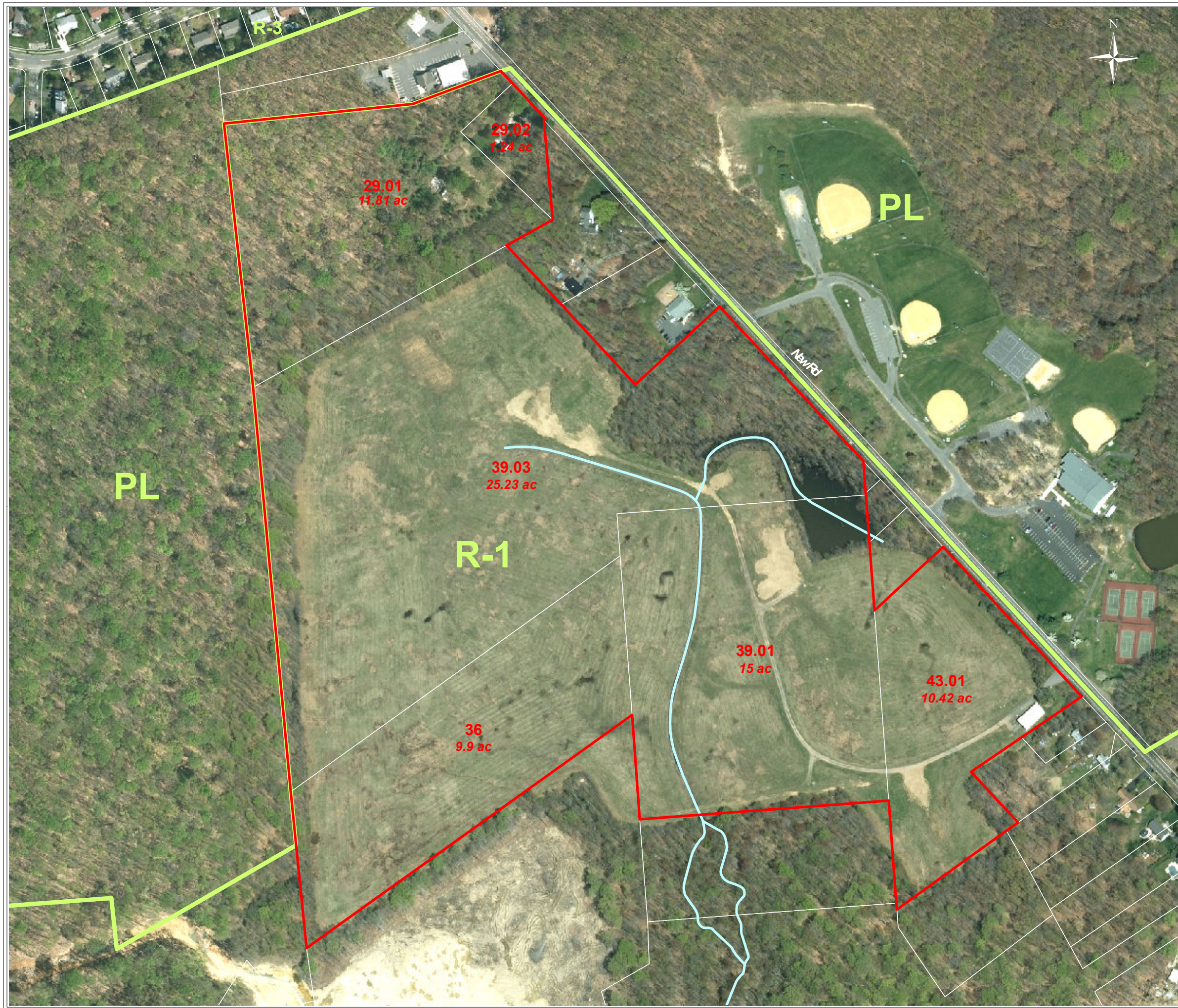
All positions are based on the following:
-NAD 83 (Horizontal Datum)
-NJ State Plane Coordinate System

November 2017

Map 2

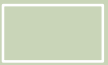
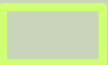


**South Brunswick
Township**
Middlesex County, New Jersey



Block 96 Lots 29.01, 29.02, 36, 39.01, 39.02 & 43.01

Legend

-  Area of Interest
-  Tax Parcels
-  Zoning Districts
-  Streams

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November 2017

Map 3

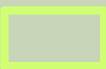


**South Brunswick
Township**
Middlesex County, New Jersey



Block 24 Lot 12

Legend

-  Block 24 Lot 12
-  Tax Parcels
-  Zoning Districts

This map was prepared by South Brunswick Department of Planning using wetlands data produced and distributed by NJ DEP.

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

November 2017

Map 4



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