TOWNSHIP OF MONTGOMERY

SOMERSET COUNTY
NEW JERSEY

MASTER PLAN AND DEVELOPMENT REGULATIONS

PERIODIC REEXAMINATION REPORT

APRIL 1998

PREPARED BY: COPPOLA & COPPOLA ASSOCIATES
LAWRENCEVILLE ~ NEW JERSEY

TOWNSHIP OF MONTGOMERY

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

Richard T. Coppola, P.P. # 1378

Cindy D. Coppola, P.P. # 4478

PREPARED BY: COPPOLA & COPPOLA ASSOCIATES
LAWRENCEVILLE ~ NEW JERSEY

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INTRODUCTION

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

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

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

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

The current Master Plan of Montgomery Township originally was dated November 1971 and was adopted by the Planning Board on April 13, 1972. During the past twenty-seven (27) years since that time, the Master Plan has been reexamined, changed, modified, refined and expanded. Today, the current existing Master Plan of the Township of Montgomery consists of the following eight (8) documents, which include six (6) of the Master Plan Elements as permitted and noted at N.J.S.A. 40:55D-28 of the Municipal Land Use Law:

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

- Part II: TRAFFIC CIRCULATION PLAN ELEMENT, dated November 30, 1992, with Memorandum update dated November 30, 1993;

- Part III: LAND USE PLAN ELEMENT, dated November 1989, with reexamination and update published within June 1993 "Master Plan Summary Document" and more recent reexamination and update contained within "Master Plan: Part III ~ Land Use Plan Periodic Reexamination And Update Report" adopted by the Planning Board on May 13, 1996.

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

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

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

- Part VII: HOUSING PLAN ELEMENT AND FAIR SHARE PLAN, dated February 1995; and

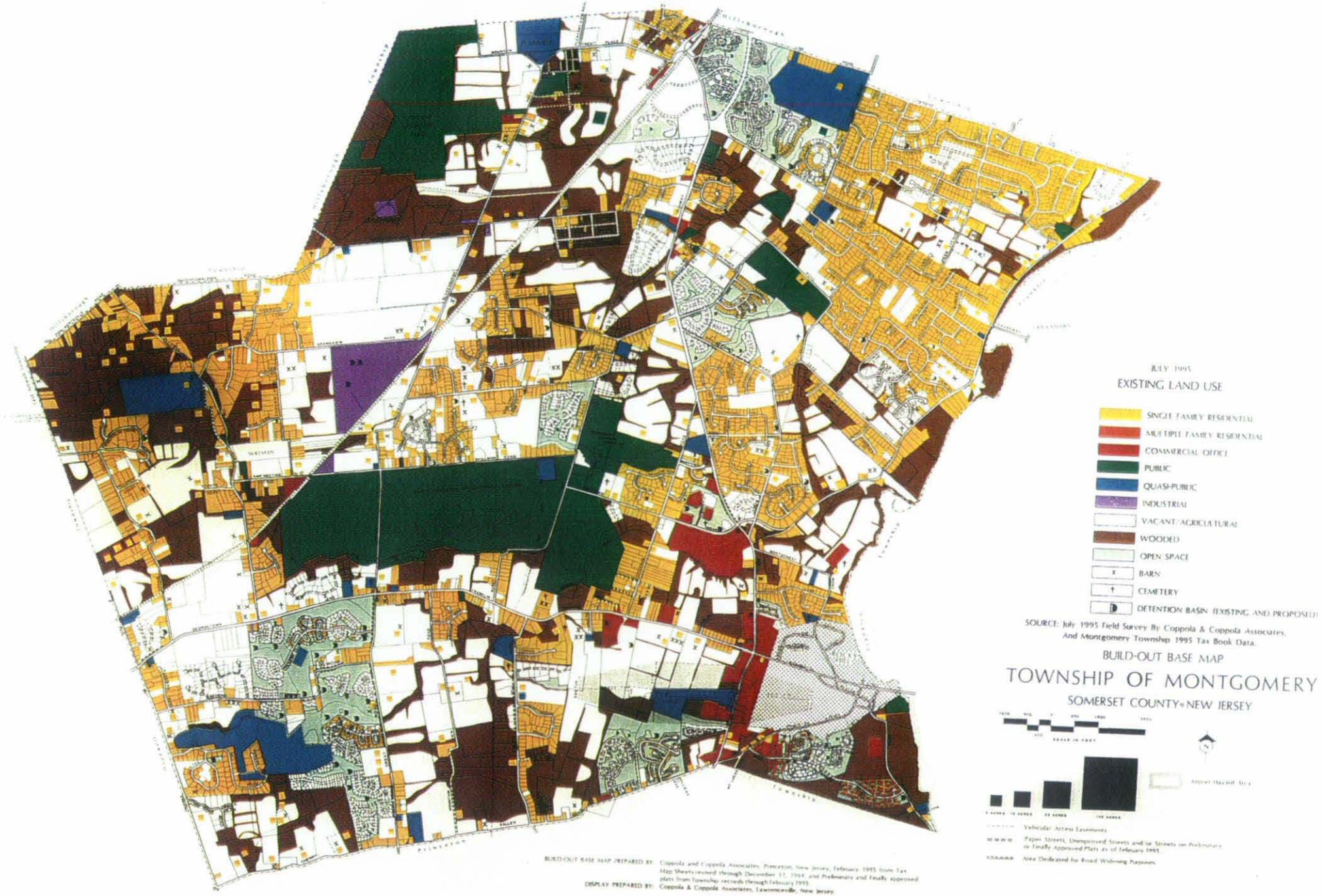
- MASTER PLAN SUMMARY DOCUMENT, dated June 1993.

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

EXISTING PATTERN OF MONTGOMERY TOWNSHIP'S LAND USES

During July of 1995, a field survey was undertaken to update the documentation of the existing land uses throughout the Township of Montgomery. The findings of the survey are illustrated on the "Existing Land Use, July 1995" map photograph. The analysis included a lot-by-lot field survey augmented by Montgomery Township Tax Book data. Eight (8) land use categories were generated from the field survey to include all lands within Montgomery Township. Additionally, barns, cemeteries, and detention basins also were noted.

The July 1995 existing land use survey is an update of the previous survey conducted during January 1990. The "Existing Land Use Acreage Distribution Charts, July 1995 & January 1990", indicates the approximate amount of land occupied by the various land use categories during 1995 and 1990.


JULY 1995
EXISTING LAND USE
SINGLE FAMILY RESIDENTIAL
MULTIPLE FAMILY RESIDENTIAL
COMMERCIAL OFFICE
PUBLIC
QUASI-PUBLIC
INDUSTRIAL
VACANT/AGRICULTURAL
WOODED
OPEN SPACE
BARN
CEMETERY
DETENTION BASIN (EXISTING AND PROPOSED)
SOURCE: July 1995 Field Survey By Coppola & Coppola Associates, And Montgomery Township 1995 Tax Book Data.
BUILD-OUT BASE MAP
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY • NEW JERSEY
Airport Hazard Area
Vehicular Access Easements
Paper Streets, Unimproved Streets and/or Streets on Preliminary or Finally Approved Plats as of February 1995
Area Dedicated for Road Widening Purposes
BUILD-OUT BASE MAP PREPARED BY: Coppola and Coppola Associates, Princeton, New Jersey, February 1995 from Tax Map Sheets revised through December 17, 1994, and Preliminary and Finally approved plats from Township records through February 1995.
DISPLAY PREPARED BY: Coppola & Coppola Associates, Lawrenceville, New Jersey.

EXISTING LAND USE ACREAGE DISTRIBUTION CHARTS, 1995 & 1990

JULY 1995 EXISTING LAND USE SURVEY		
Land Use Categories	**Approximate Acreage** [1]	**Percentage Of Total**
Single-Family Residential [2]	4,066.45 ac	19.70 %
Multiple-Family Residential	118.45 ac	0.57 %
Commercial/Office	417.92 ac	2.02 %
Common Open Space	581.69 ac	2.82 %
Industrial	214.67 ac	1.04 %
Public	2,732.88 ac	13.24 %
Quasi-Public	741.68 ac	3.59 %
Vacant/Agriculture/Roads	8,416.32	40.77 %
Wooded	3,355.94	16.25 %
TOTALS:	**20,646.00 AC**	**100.00 %**

JANUARY 1990 EXISTING LAND USE SURVEY		
Land Use Categories	**Approximate Acreage** [1]	**Percentage Of Total**
Single-Family Residential [2]	3,427.92 ac	16.60 %
Multiple-Family Residential	147.50 ac	0.71 %
Commercial/Office	477.94 ac	2.31 %
Industrial	197.95 ac	0.96 %
Public	2,524.25 ac	12.23 %
Quasi-Public	729.66 ac	3.53 %
Vacant/Agricultural/Roads	9,426.21 ac	45.66 %
Wooded	3,714.57 ac	18.00 %
TOTALS:	**20,646.00 AC**	**100.00%**

NOTES: [1] Montgomery Township contains 32.26 square miles or 20,646 acres.
[2] Residential lots over five (5) acres were attributed one (1) acre each.

However, it should be noted that as part of the 1995 existing land use survey, the "Common Open Space" land use category was created to correspond with the documentation included within the "Recreation Plan And Conservation Plan Elements"; as a result, a direct comparison between the 1990 and 1995 acreage distributions is not possible, particularly regarding the "Multiple-Family Residential" and "Commercial/Office" land use categories.

Moreover, It should be noted that while approximately fifty-eight (58%) of lands in Montgomery Township may be considered to be "undeveloped" acreage, the lands are not necessarily appropriate for development. The environmental, transportation and community facility limitations imposed upon the undeveloped lands in Montgomery Township significantly restricts their availability for future development. Additionally, legitimate policy decisions concerning open space conservation may limit further the amount of lands which can be considered available and appropriate for new development.

MUNICIPAL LAND USE LAW REQUIREMENTS

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

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

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

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

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

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

MAJOR PROBLEMS AND OBJECTIVES AND THEIR STATUS

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

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

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

c. To provide adequate light, air and open space;

d. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;

e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;

f. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;

g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;

h. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;

i. To promote desirable visual environment through creative development techniques and good civic design and arrangements;

j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;

k. To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development of the particular site;

l. To encourage senior citizen community housing construction;

m. To encourage the coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;

n. To promote utilization of renewable energy sources; and

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

The Township of Montgomery continues to embrace these general purposes and has extrapolated its own specific "purposes", or "objectives and goals", for the Township's future development and land preservation. Later within this document, the individual "objectives and goals" for each of the six (6) adopted Master Plan Elements are noted. At this time, there are no major problems relating to land development within Montgomery Township which require changes to the "objectives and goals" as currently adopted. However, as discussed in the following section of this report, there have been a number of changes in the assumptions which form the basis for the recommendations of the Master Plan and the implementing Land Development Ordinance regulations, and these changes do require certain modifications and refinements to Montgomery Township's overall "Zone Plan".

CHANGES IN ASSUMPTIONS, POLICIES AND OBJECTIVES

Since the last reexamination of the Montgomery Township Master Plan, the following four (4) changes in the assumptions which form the basis for the recommendations of the Master Plan and the implementing Land Development Ordinance regulations have occurred:

Septic Effluent Impact Upon The Environment

As the process of development proceeds in a municipality, it is usual that the more readily developable lands are earmarked for development earlier in the process, and the more problematic lands later. In fact, as evidenced by the "Critical Areas" maps prepared over the years for Montgomery Township and the site specific information that has been made available to the Township as the development process has proceeded, the vacant and unapproved lands remaining in the Township are relatively and generally environmentally constrained for physical development activity.

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

Since the adoption of the last "Periodic Reexamination And Update Report" by the Planning Board on May 13, 1996, the Montgomery Township Health Department has evaluated the effect of septic systems on groundwater in the Township and has issued to the Planning Board the report which is attached to this report as Addendum I. The area of Montgomery Township which was evaluated is the northeastern portion of the Township which is underlain by the geological formation known as the Passaic Formation (formerly known as the Brunswick Shale). The method of the evaluation was the "Nitrate Dilution Model".

As indicated on pages 1 and 2 of the report:

> "The Nitrate Dilution Model (NDM) is a method developed to calculate the contribution to groundwater of nitrate from septic systems and the lot size necessary to maintain the nitrate at a sufficiently low level. The model provides for the calculation of the amount of nitrate from the septic system and the degree of dilution that occurs from recharge water percolating through soil surrounding the system. The degree of dilution is determined by the land area (lot size) available for recharge with clean water (rain and snow)."
>
> "The NDM model was first used in New Jersey by Trela and Douglas (1978) in studying septic systems and carrying capacity in the Pine Barrens. Pizor (1982) modified the model to calculate lot size in studying development in central New Jersey. The model was used in Montgomery Township in the rezoning of the Sourland Mountain area in 1987."
>
> "The dilution model is currently being used by the New Jersey Department of Environmental Protection (NJDEP) to evaluate the effect of septic systems on groundwater in developments larger than 50 units as required by NJ statutes."
>
> "In the past, the allowable level of nitrate in potable water established by the U.S. Public Health Service, 10 mg/l of nitrogen as nitrate, was used in the NDM as the maximum allowable level in groundwater. However, in new water quality guidelines, the NJDEP adopted an anti-degradation policy set forth in N.J.A.C. Sect. 7:9-6.8. Based on this policy, a limit of 5.2 mg/l of nitrogen as nitrate in groundwater has been established by NJDEP."

As a conclusion of its report, the Township Health Department has recommended that the current "R-1" zoning of the non-sewered areas in the northeastern portion of the Montgomery Township be changed to "R-2", thereby requiring a minimum two (2) acres per house.

Also, the table in the report notes that the "Croton" and "Bowmansville" soils provide no dilution of the nitrate levels via recharge water percolating through the soil; therefore, lands exhibiting these soils should be discounted regarding their ability to absorb and filter septic effluent.

Montgomery Township And The New Jersey State Development And Redevelopment Plan

On June 12, 1992, the New Jersey Planning Commission adopted "Communities Of Place: The New Jersey State Development And Redevelopment Plan" (SDRP) which is to serve as a guide for municipal and county master planning. The State Development And Redevelopment Plan (SDRP) has allocated the land with New Jersey into "Planning Areas" and "Centers".

Currently, as part of the "Cross Acceptance II" process, proposed amendments to the "Resource Planning And Management Map" (RPMM) have been proposed which are indicated on the attached map. As noted, most of Montgomery Township's land area will continue to be, within "Planning Area 4" (the "Rural Planning Area") and "Planning Area 3" (the "Fringe Planning Area").

Additionally, two (2) relatively small portions of Montgomery Township corresponding to most densely developed and/or zoned areas of the Township, have been included with "Planning Area 2" (the "Suburban Planning District"). Both of the land areas included within "Planning Area 2" also are within the designated sewer service areas for the surface water discharge of treated effluent from sewage treatment plants.

Finally, the Sourland Mountain portion of Montgomery Township and the stream corridor area along the Millstone River have been included in "Planning Area 5" (the "Environmentally Sensitive Planning Area").

Planning Areas 4 & 5

The following is the "Land Use" policy objective of the "New Jersey State Development And Redevelopment Plan" for the "Rural Planning Area", "Planning Area 4", which includes most of Montgomery Township:

> "Enhance agricultural viability and rural character by guiding development into Centers. Ensure that the location, pattern and intensity of any development in the Environs maintains existing low-density development patterns that complement the rural character and landscape, and maintain large contiguous areas of open space. Any development in Planning Area 4 should be designed using creative land use and design techniques to ensure that it does not conflict with agricultural operations, does not exceed the capacity of natural and built systems and protects areas where past public investments in farmland preservation have been made."

The approximately 6,857.73 acres of Montgomery Township which is publicly owned, is preserved farmland or is otherwise preserved or proposed to be preserved as open space may be categorized by ownership or type of land preservation as follows:

SUMMARY OF APPROXIMATE ACRES	
MONTGOMERY TOWNSHIP	1,117.04 Ac
SOMERSET COUNTY	681.97 Ac
STATE OF NEW JERSEY	1,334.82 Ac
BOARD OF EDUCATION	165.12 Ac
PRESERVED FARMLAND	985.70 Ac
COMMON OPEN SPACE	981.00 Ac
PRIVATE OPEN SPACE	348.00 Ac
1997 PROPOSED GREEN ACRES	1,244.08 Ac
Total:	6,857.73 Ac
Equals 33.22% Of Montgomery Township	

As a result of the extensive amount of land in Montgomery Township owned by the Township, Somerset County, the State of New Jersey and the Montgomery Township Board of Education, the "PPE" Public, Parks & Education district area was proposed in the "Land Use Plan Periodic Reexamination And Update Report" adopted by the Planning Board on May 13, 1996.

By indicating the various "public, parks and education" properties on the "Land Use Plan Map" and on the "Zoning Map", the overall "Zone Plan" of Montgomery Township has been brought into sharper focus. Additionally, by including the properties within their own zoning district, the mechanism exists for Montgomery Township to zone these land areas for development and redevelopment based upon their unique characteristics and in consideration of the plans for the use of these properties by their owners.

Currently, the principal land uses permitted within the "PPE" Public, Parks & Education district include agriculture, public parks, schools, conservation areas, other "Public Purpose Uses" authorized by the Township of Montgomery and single-family detached dwellings on lots at least ten (10) acres in size.

The designated "PPE" lands are intended to remain so zoned regardless of any eventual changes in the ownership of the properties that may occur. However, recognizing that certain of the

designated "PPE" lands may change ownership in the future, certain of the lands designated within the "PPE" district area may be proposed by Montgomery Township for redevelopment by public and/or private entities in accordance with general development master plans formulated by the Township. At this time, Montgomery Township has designated as "redevelopment areas" the "North Princeton Development Center" and the "Skillman Training Center", both currently owned by the State of New Jersey, and an approximately forty (40) acre portion of the old "Ingersoll-Rand" property, currently owned by Montgomery Township.

LAND USE PLAN ELEMENT

The current "Land Use Plan" of Montgomery Township (adopted May 13, 1996) is remarkably similar to the Township Master Plan adopted approximately twenty-five (25) years ago during 1972. While there have been many significant refinements and modifications made to the plan over the years, the basic theme of the "Land Use Plan" has remained essentially the same, i.e., that there be two (2) areas of mixed use development in the vicinity of Rocky Hill and of Belle Mead, with residential development the primary land use elsewhere.

Goals And Objectives Of The Land Use Plan

Consistent with the general purposes of the Municipal Land Use Law which the Township of Montgomery embraces, the Township has extrapolated certain specific objectives and goals for its future development which are defined as follows and which were first adopted in their current form on November 20, 1989 as part of the "Part II: Land Use Plan and Housing Plan Elements" portion of the Township Master Plan:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Existing And Proposed Land Use Plan Maps

The existing March 1996 "Land Use Plan Map" and the proposed April 1998 "Land Use Plan Map" provide a visual comparison between the currently adopted "Land Use Plan" of Montgomery Township and that which is proposed and discussed within this report.

Additional "PPE" Land Areas

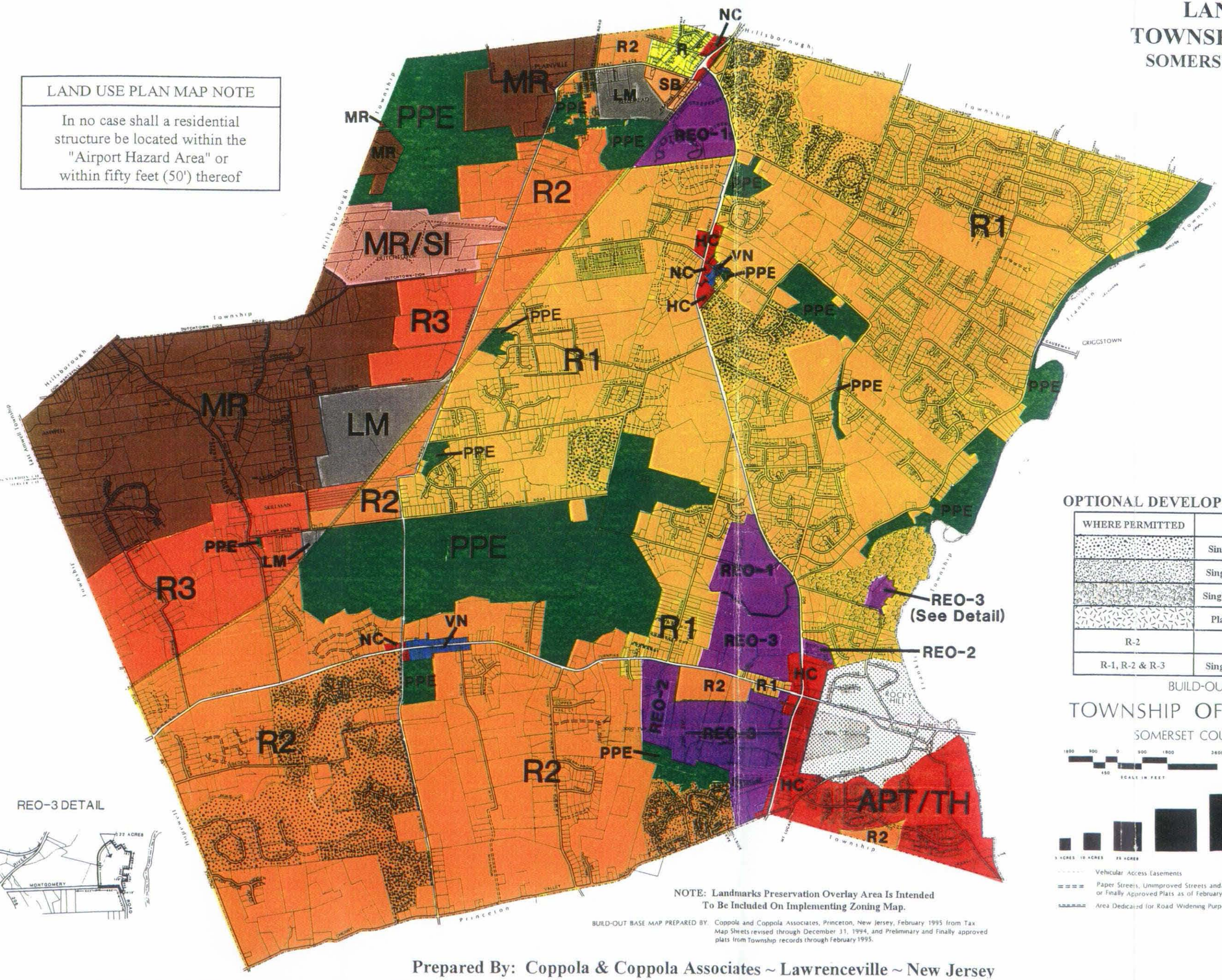
When first created as part of the "Land Use Plan Periodic Reexamination And Update Report", adopted by the Planning Board on May 13, 1996, the "PPE" Public, Parks & Education district area consisted of nineteen (19) properties containing a total of approximately 2,351.50 acres which were owned either by Montgomery Township, Somerset County, the State of New Jersey or the Montgomery Township Board of Education.

However, as noted on page 38 of the 1996 reexamination report, it was expected that "the mapping of the "PPE" district area may change over time as additional "PPE" lands are acquired by the owners."

Indeed, as indicated on the April 1998 "Land Use Plan Map" and the "Lands To Be Within The "PPE" Zoning District" chart, twenty-five (25) properties containing a total of approximately 3,028.45 acres are now to be included within the "PPE" zoning district. Compared to the 2,351.50 acres originally included in the "PPE" district area, the proposed 3,028.45 acres calculates to an increase of 676.95 acres or 28.79%.

LAND USE PLAN MAP
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY ~ NEW JERSEY
March 1996

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



NOTE: Landmarks Preservation Overlay Area Is Intended To Be Included On Implementing Zoning Map.

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

LAND USE DISTRICTS

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

OPTIONAL DEVELOPMENT ALTERNATIVES

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

BUILD-OUT BASE MAP

TOWNSHIP OF MONTGOMERY

SOMERSET COUNTY • NEW JERSEY

1800 900 0 900 1800 3600

450 SCALE IN FEET

N

5 ACRES 10 ACRES 25 ACRES

Vehicular Access Easements

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

Area Dedicated for Road Widening Purposes.

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

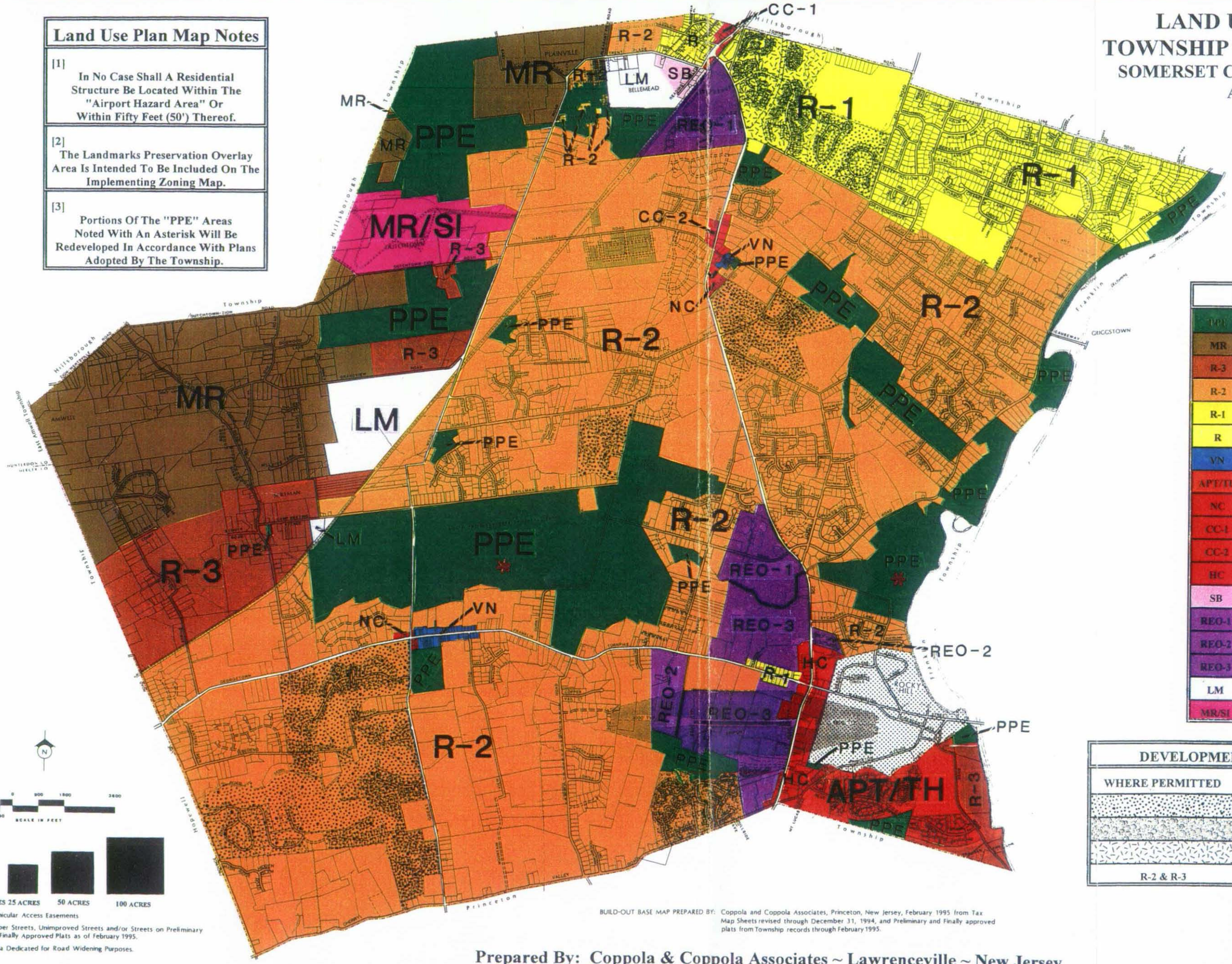
LAND USE PLAN MAP
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY ~ NEW JERSEY
April 1, 1998

Land Use Plan Map Notes

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

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

[3] Portions Of The "PPE" Areas Noted With An Asterisk Will Be Redeveloped In Accordance With Plans Adopted By The Township.



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

LAND USE DISTRICTS

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

DEVELOPMENT ALTERNATIVES

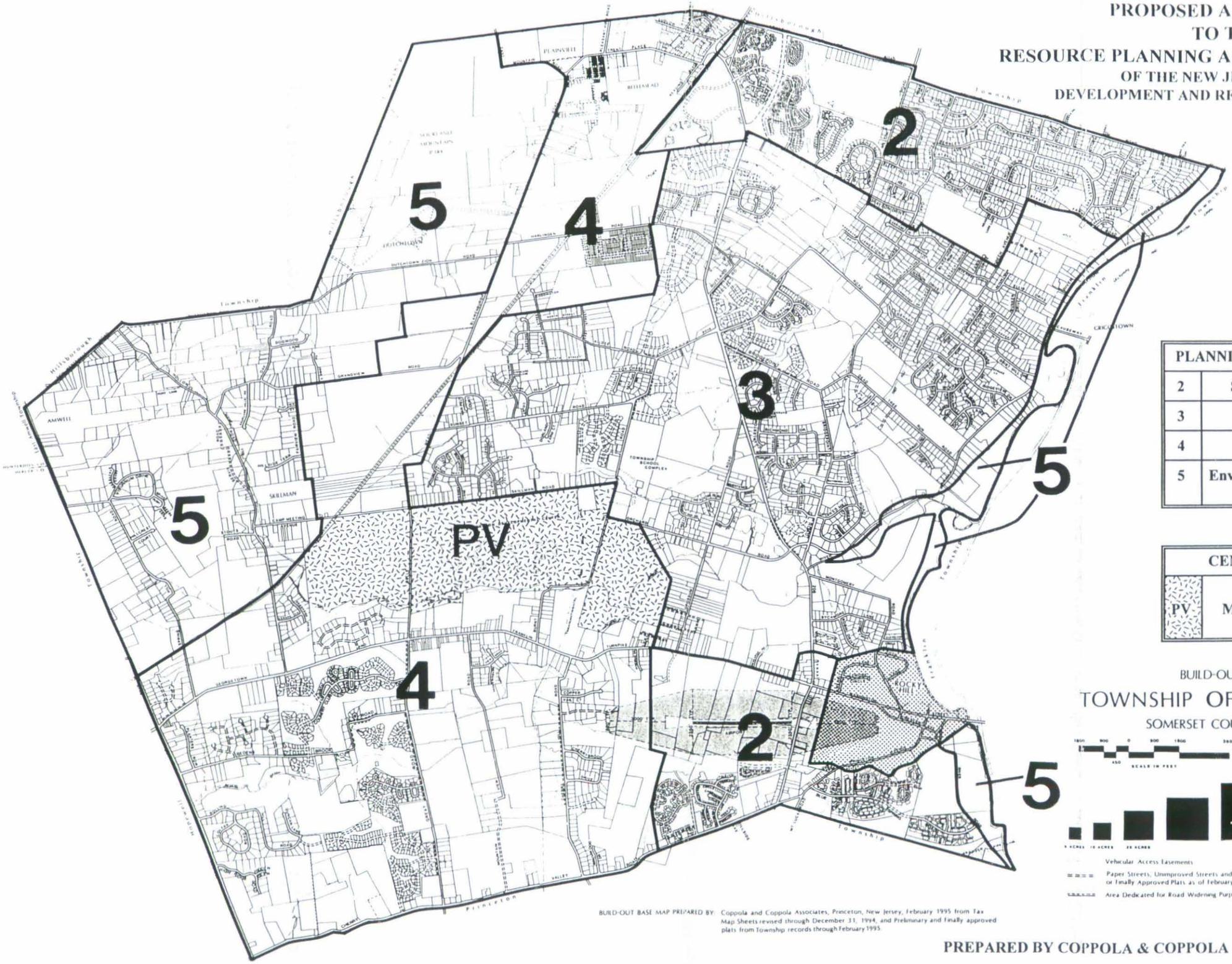
WHERE PERMITTED	TYPE OF ALTERNATIVE
	Single-Family Residential Clusters I
	Single-Family Residential Clusters II
	Planned Residential Developments
R-2 & R-3	Single-Family Conservation Clusters

Additional Information

	Airport Hazard Area

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

PROPOSED AMENDMENT TO THE RESOURCE PLANNING AND MANAGEMENT MAP OF THE NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN



PLANNING AREAS	
2	Suburban
3	Fringe
4	Rural
5	Environmentally Sensitive

CENTERS	
PV	Planned Montgomery Village

BUILD-OUT BASE MAP

TOWNSHIP OF MONTGOMERY

SOMERSET COUNTY • NEW JERSEY

Vehicular Access Easements

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

Area Dedicated for Road Widening Purposes

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

PREPARED BY COPPOLA & COPPOLA ASSOCIATES ~ January 1998

Similarly, the "Land Use" policy objective of the "New Jersey State Development And Redevelopment Plan" for the "Environmentally Sensitive Planning Area" ("Planning Area 5"), which encompasses the Sourland Mountain area and the stream corridor along the Millstone River, reads in part as follows:

> "Protect environmentally sensitive features by guiding development into Centers..."

Planning Area 3

The second largest area designated within Montgomery Township by the "New Jersey State Development And Redevelopment Plan" (SDRP) is "Planning Area 3", the "Fringe Planning Area". "Planning Area 3" is a predominantly rural landscape that includes a scattering of small communities, free-standing residential and commercial developments and may still have some fairly large agricultural operations.

As indicated by the following quotations from the Development And Redevelopment Plan (SDRP), the State of New Jersey encourages careful growth management within "Planning Area 3" in order to prevent dispersed and inefficient development, and to protect the prevailing rural character of the lands:

> "Without affirmative effort to manage growth carefully in the "Fringe Planning Area", development will most likely continue in a dispersed and inefficient pattern, making the future provision of public facilities and services very expensive. In addition, uncontrolled development in these areas will exacerbate conflicts with agriculture and environmentally sensitive features."

A detailed discussion of the proposed changes to the current "Resource Planning And Management Map", including the proposed "Planned Montgomery Village" center, is attached to this report as Addendum II.

Concerns Regarding The "NC" & "HC" Zoning For Retail Uses

The areas of Montgomery Township originally planned in 1971 to be included within either the "HC" Highway Commercial or "NC" Neighborhood Commercial zoning districts have changed relatively little during the past twenty-seven (27) years. While there have been some additional lands added to each of the areas zoned for retail development within the Township, there still remains only the following four (4) areas specifically zoned for retail development:

- Lands along Route 206 beginning to the south at the Princeton Township boundary and proceeding northwardly to a location approximately one-third (⅓) mile north of the Route 206/Route 518 intersection;

- Lands in Blawenburg Village in the northwest, northeast and southwest quadrants formed by the Route 518/Route 601 intersection;

- Lands in Harlingen Village on the west and east sides of Route 206 north of Harlingen Road and on the east side of Route 206 south of Harlingen Road; and

- Lands in Belle Mead on the east and west sides of Route 206, primarily north of the existing bridge over the railroad.

During recent years, the four (4) land areas zoned for retail development have experienced increasing pressures for development. Additionally, for the first time in the past twenty-seven (27) years, land developers began to purchase adjacent lots within the "NC" Neighborhood Commercial zoning districts in the Blawenburg and Belle Mead neighborhood areas and consolidate the lots into larger parcels for development.

As a result of the increasing pressures for development and the prospect of having relatively large properties developed with individual buildings and overall designs of a size and intensity not in keeping with the development character currently existing within the areas, each of the four (4) areas zoned for retail development were scrutinized from a land use planning viewpoint.

As a result of the ongoing study, a series of proposals for changes to the zoning ordinance provisions evolved during the past year and were discussed with the Township Committee and the Planning Board, with particular input from the residents in the Blawenburg, Belle Mead and Harlingen neighborhood areas.

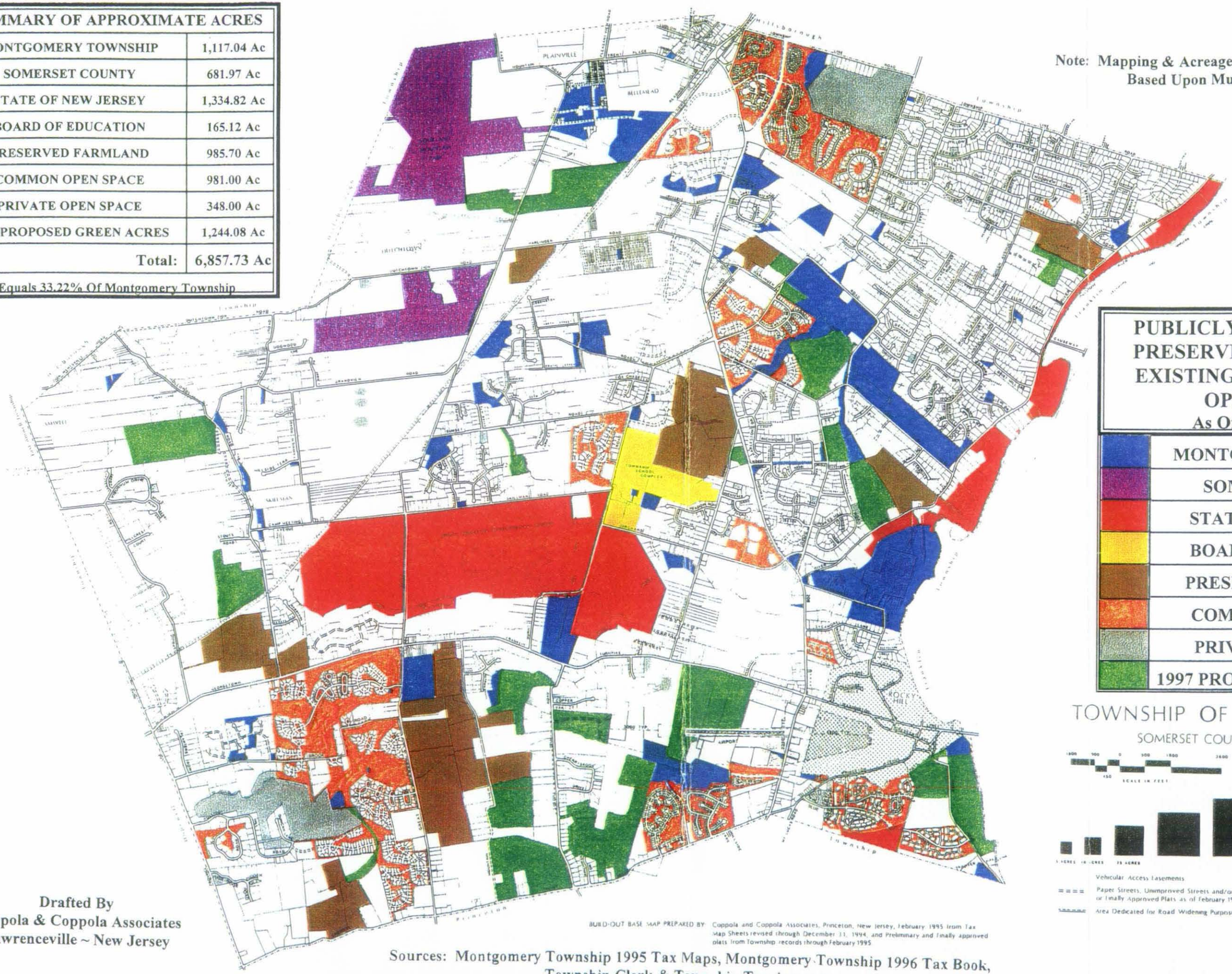
Open Space Acquisition And Farmland Preservation

As indicated on the "Publicly Owned Lands, Preserved Farmland & Existing And Proposed Open Space" map, more than one-third (⅓) of Montgomery Township's 32.26 square mile area is publicly owned, is preserved farmland or is otherwise preserved or proposed to be preserved as open space. The efforts of Montgomery Township to acquire or otherwise preserve land, particularly during the past decade, has been ongoing, aggressive and imaginative.

More specifically, as of October 1997, approximately 6,857.73 acres, or 33.22% of Montgomery Township's total 20,646 acres, is publicly owned, is preserved farmland or is otherwise preserved or proposed to be preserved as open space.

SUMMARY OF APPROXIMATE ACRES	
MONTGOMERY TOWNSHIP	1,117.04 Ac
SOMERSET COUNTY	681.97 Ac
STATE OF NEW JERSEY	1,334.82 Ac
BOARD OF EDUCATION	165.12 Ac
PRESERVED FARMLAND	985.70 Ac
COMMON OPEN SPACE	981.00 Ac
PRIVATE OPEN SPACE	348.00 Ac
1997 PROPOSED GREEN ACRES	1,244.08 Ac
Total:	6,857.73 Ac
Equals 33.22% Of Montgomery Township	

Note: Mapping & Acreage Totals Subject To Change Based Upon Municipal Review.



PUBLICLY OWNED LANDS, PRESERVED FARMLAND & EXISTING AND PROPOSED OPEN SPACE

As Of October 1997

- MONTGOMERY TOWNSHIP
- SOMERSET COUNTY
- STATE OF NEW JERSEY
- BOARD OF EDUCATION
- PRESERVED FARMLAND
- COMMON OPEN SPACE
- PRIVATE OPEN SPACE
- 1997 PROPOSED GREEN ACRES

TOWNSHIP OF MONTGOMERY

SOMERSET COUNTY • NEW JERSEY

SCALE IN FEET

Vehicular Access Easements

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

Area Dedicated for Road Widening Purposes

Drafted By
Coppola & Coppola Associates
Lawrenceville ~ New Jersey

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

Sources: Montgomery Township 1995 Tax Maps, Montgomery Township 1996 Tax Book, Township Clerk & Township Tax Assessor.

LANDS TO BE WITHIN THE "PPE" ZONING DISTRICT		
AREA NAME	**LANDOWNER**	**APPROXIMATE ACREAGE**
Bellemead Park	Montgomery Township	38.30
Bessie Grover Park	Montgomery Township	1.37
Broadway Fields	Montgomery Township	27.29
D & R Canal Park	State of New Jersey	242.53
1860 House, Open Space & Redevelopment Area	Montgomery Township	209.41
Harlingen Green	Montgomery Township	1.70
Lubas Field	Montgomery Township	18.74
Hoebler Park	Montgomery Township	49.45
Mill Pond Park & Dead Tree Run Area	Montgomery Township	148.61
Montgomery Municipal Complex & Park	Montgomery Township	31.37
Montgomery Park	Montgomery Township	106.01
Montgomery School Complex	Montgomery Township Board of Education	165.12
Old N.J.D.O.T. "S-92" Right-Of-Way	State of New Jersey	29.05
North Princeton Developmental Center & Skillman Training Center Redevelopment Area	State of New Jersey	1,054.03
Railroad Conserve	Montgomery Township	16.69
Schafer Tract (Portion)	Montgomery Township	5.07
Shuss Woods	Montgomery Township	7.45
Somerset County Parkland	Somerset County	248.97
Sourland Mountain Park	Somerset County	433.00
Stage II Sewage Treatment Plan	Montgomery Township	10.00
Sunset Conserve	Montgomery Township	17.46
Swan Tract	Montgomery Township	13.80
Washington Well Park	Montgomery Township	64.29
Woods Edge Park & Airport Conserve	Montgomery Township	65.15
Youth Sports Field Complex	Montgomery Township	23.59
	TOTAL ACREAGE:	**3,028.45 ACRES**

In addition to increases to the land areas comprising "Bellemead Park", the "Mill Pond Park & Dead Tree Run Area" and "Montgomery Park", the following six (6) parcels of land are now proposed to be added to the "PPE" zoning district:

- The "1860 House, Open Space & Redevelopment Area";
- The "Old N.J.D.O.T. 'S-92' Right-Of-Way";
- The "Schafer Tract (Portion)";
- "Somerset County Parkland";
- The "Stage II Sewage Treatment Plan"; and
- The "Swan Tract".

Modifications To "NC" & "HC" Districts
And Creation Of New "CC-1" & "CC-2" Districts

As previously noted, the areas of Montgomery Township originally planned in 1971 to be included within either the "HC" Highway Commercial or "NC" Neighborhood Commercial zoning districts have changed relatively little during the past twenty-seven (27) years. While there have been some additional lands added to each of the areas zoned for retail development within the Township, there still remains only four (4) areas specifically zoned for retail development.

However, as a result of relatively recent increasing pressures for development, the consolidation of lots into larger parcels for development and the prospect of having relatively large properties developed with individual buildings and overall designs of a size and intensity not in keeping with the development character currently existing within the areas, each of the four (4) areas zoned for retail development were scrutinized from a land use planning viewpoint.

The culmination of the work effort and a dialogue among the Township Committee, Planning Board and residents of the Blawenburg, Belle Mead and Harlingen neighborhood areas were the proposed "New "NC", "CC-1", "CC-2" & "HC" Zoning Provisions" which are attached to this report as Addendum III.

Summarily, the proposed new ordinance provisions include the following major changes relative to the existing zoning of the subject four (4) land areas:

- New "CC-1" And "CC-2" Community Commercial Zoning Districts

  A new "CC-1" Community Commercial Zoning District has been proposed, as discussed hereinbelow, which would encompass the existing "NC" District area along Route 206 in Belle Mead, except for two (2) residential lots. Additionally, a new "CC-2" Community Commercial Zoning District has been proposed, also as discussed hereinbelow, which would encompass the existing "NC" District area and the northerly existing "HC" District area along Route 206 in Harlingen.

- A New "Zoning Map"

New "CC-1" and "CC-2" Community Commercial Zoning Districts have been added and designated for the Belle Mead and Harlingen areas, as discussed above. The two (2) residential lots fronting on Ludlow Avenue in the Belle Mead area which presently are within the "NC" District are recommended to be included in the adjacent "R" Single-Family Residential District.

The southerly "HC" Highway Commercial Zoning District in the Harlingen area along Route 206 is proposed to be changed to the "NC" Neighborhood Commercial Zoning District.

One (1) lot along the westerly side of Route 206, between the airport and the existing Mazda & Suzuki car dealership, is proposed to be changed from the "REO-3" Research, Engineering & Office Zoning District to the "HC" Highway Commercial Zoning District.

- New "NC" Zoning Provisions

The "NC" and "HC" Highway Commercial zoning provisions within the Land Development Ordinance are proposed to be separated, and significant changes to the "NC" zoning provisions also are proposed.

The significant changes proposed for the "NC" zoning provisions are the addition of "Neighborhood Shopping Villages" with one or more buildings on at least 3 ⅓ acres of land as a permitted use with its own zoning regulations; the elimination of garden centers, bars and taverns as permitted uses; the addition of child care centers as permitted uses; a decrease in the front yard setback for the principal building from 65 feet to 15 feet; the reduction in the maximum floor area ratio and lot coverage from 0.25 and 60%, respectively, to 0.20 and 55%, respectively, with a maximum building coverage of 15%; a limitation of 5,000 square feet for the size of a building; the addition of architectural design standards for buildings which would govern the roof and building facade; a limitation on parking permitted within the front yard area except for existing development; and new sign design requirements including the Township Landmarks Preservation Commission's review of any new signage.

- New "CC-1" And "CC-2" Zoning Provisions

The new "CC" Districts are intermediate retail commercial zoning districts in intensity and scale relative to the "NC" and "HC" zoning districts.

The new "CC-1" and "CC-2" zoning provisions have been proposed to permit individual land uses similar to those permitted in the "NC" District, except for restaurants and "Neighborhood Shopping Villages". Moreover, existing automobile sales along Route 206 are proposed to be permitted only in the "CC-1" Zoning District, and small animal hospitals and service stations as conditional uses are proposed to be permitted only in the "CC-2" District.

A sizable principal building front yard setback has been proposed so that the uses will be oriented to Route 206 with parking provided in the front and side yard areas and away from adjacent residential areas. Enhanced buffers to residential district lines also are proposed. Buildings are proposed to be limited in size to 10,000 square feet, and architectural design standards have been formulated to govern the roof and building facade.

- New "HC" Zoning Provisions

The proposed new "HC" zoning provisions implement the recommendations adopted by the Planning Board on August 11, 1997 in the document entitled "Supplemental Modifications No. 1" to the Land Use Plan Element portion of the Montgomery Township Master Plan.

The major proposed revisions to the "HC" zoning provisions are the elimination of garden centers, bars, taverns and stand-alone movie theaters as permitted uses; the addition of small animal hospitals and child care centers as permitted uses; a limitation of 50,000 square feet for the size of a building not part of a shopping center; an increase in the required lot frontage and width for a shopping center; and the addition of architectural design standards for buildings in the "HC" District which would govern the roof and building facade.

- Revised "Lighting" Design Standards

The proposed revised design standards for "Lighting" also implement the recommendations adopted by the Planning Board on August 11, 1997 in the document entitled "Supplemental Modifications No. 1" to the Land Use Plan Element portion of the Montgomery Township Master Plan. Major revisions include a prohibition on "cobra" type lights and a limitation in intensity for on-site lighting to not more than one (1.0) footcandle with controls by circuit timers for automatic shut off after business hours.

- Revised Requirements For "Hotels" And "Motels"

  The conditional use provisions which govern hotels and motels are proposed to be modified to include a minimum lot size for each use as well as a minimum frontage requirement.

Modifications To The "APT/TH" District

The "APT/TH" Apartment/Townhouse zoning district originally was created in 1974 to satisfy the then existing requirements of the New Jersey Supreme Court that municipalities within the State of New Jersey provide the opportunity for the construction of "affordable" housing. At this time, the obligation of New Jersey municipalities to provide for the construction of "affordable" housing is mandated by the New Jersey Council On Affordable Housing (COAH) which was created by the State legislature via the "Fair Housing Act" (N.J.S.A. 52:270-301, et seq.) which was signed into law on July 2, 1985.

As more particularly discussed in the "Land Use Plan Periodic Reexamination And Update Report" adopted by the Planning Board on May 13, 1996, Montgomery Township's addressment of its current 1986-1999 "fair share" obligation to provide for the construction of three hundred twenty-five (325) affordable units prior to 1999 consists of two hundred ten (210) units to be constructed within the approved "Pike Run" Planned Residential Development plus a one hundred fifteen (115) unit credit from the approved "Scribner Village" development in the "APT/TH" Apartment/Townhouse zoning district.

Additionally, it appears that Montgomery Township may be entitled to a "credit" towards its third cycle 1999-2005 affordable housing obligation. Specifically, the two hundred ten (210) non age-restricted units to be constructed within the approved "Pike Run" Planned Residential Development are now planned by the developer to be "rental" units rather than units "for sale" as originally envisioned. Therefore, in accordance with N.J.A.C. 5:93-5.13 of the "Substantive Rules" of the New Jersey Council On Affordable Housing (COAH), Montgomery Township should request COAH to credit all or the allowable portion of the two hundred ten (210) "rental" units at the prescribed 2:1 ratio, which would result in a maximum credit of an additional two hundred ten (210) units applied against the anticipated 1999-2005 affordable housing obligation.

Moreover, during 1997 Montgomery Township approved the development of seventy-six (76) townhouse dwelling units and twenty (20) additional "affordable" rental apartment units on a remaining 21.7 acre property within the "APT/TH" zoning district, located on the southeast corner of the intersection of Mount Lucas Road/Princeton Avenue and Blue Spring Road adjacent the municipal boundary with Princeton Township.

The remaining vacant acreage within the "APT/TH" zoning district is located along the east and west sides of River Road.

More specifically, the remaining vacant land on the east side of River Road, between the roadway and the Millstone River, consists of three (3) lots (i.e., Block 38001/Lots 3, 4 & 5) and contains approximately eighty (80) acres in total. Based upon onsite engineering information provided by the landowner of the three (3) lots, the acreage is significantly encumbered for any intensive development due to the presence of freshwater wetlands and areas exhibiting steep slopes fifteen percent (15%) and greater in grade.

In addition to the three (3) vacant lots on the east side of River Road, five (5) additional lots exist in Tax Map Block 38001 which currently are developed as follows:

- Lot 3.01: Montgomery Township Stage II Sewage Treatment Plant;
- Lot 1: Used to provide driveway access to the Sewage Treatment Plant;
- Lot 2: Occupied by a single-family detached dwelling;
- Lot 6: Occupied by the "Princeton Fraternal Service Association"; and
- Lot 8: Occupied by a single-family detached dwelling.

Given the existing development pattern and the environmentally fragile nature of the remaining vacant properties, the April 1998 "Land Use Plan Map" designates Lot 3.01 owned by Montgomery Township to be within the "PPE" Public, Parks & Education district area and the remaining developed and undeveloped lands to be within the "R-3" Single-Family Residential district area.

On the west side of River Road, in Tax Map Block 37001, the remaining vacant acreage in the "APT/TH" zoning district includes Lot 12 owned by Princeton Township and Lot 2 which had been reserved for the "S-92" freeway which no longer is planned to be constructed.

In addition to the two (2) remaining vacant properties, two (2) currently developed lots exist, one (Lot 11) occupied by a single-family detached dwelling and the other (Lot 7) partially occupied by a small masonry office building.

As indicated on the April 1998 "Land Use Plan Map", it is recommended that the lot owned by Princeton Township, the lot previously reserved for the "S-92" freeway and the lot currently occupied by the single-famiy home be rezoned into the "R-3" Single-Family Residential District.

Additionally, it is recommended that Lot 7, which contains the small office building and consists of approximately seventy-five (75) acres, continue to be included within the "APT/TH" zoning district, but with the understanding that the zoning be reevaluated in the future in consideration of any future obligation of Montgomery Township to provide any additional "affordable" housing units.

Rural Residential Developments

Section 16-5.17 of Montgomery Township's current "Land Development Ordinance" contains provisions for "Rural Residential Developments" within the "R", "R-1" and "R-2" Single-Family Residential zoning districts. The current requirements for a proposed development to qualify as a "Rural Residential Development" may be summarized as follows:

1. Every lot in the development shall have a minimum of three (3) acres in accordance with the requirements for single-family residential lots in the "R-3" zoning district;

2. The design of the development shall blend with the agricultural and rural atmosphere of the Township;

3. The development shall not adversely affect the development of adjacent or adjoining property;

4. The proposed local streets shall not interconnect with existing or proposed streets in other classifications to form continuous routes. Instead, they shall be designed to discourage any through traffic, shall have the exclusive function of providing access to properties abutting the street, and shall follow the existing contours of the land to the greatest extent possible; and

5. All lots shall be deed restricted against any further subdivision.

Once qualified as a "Rural Residential Development", the current ordinance provisions permits local streets to be constructed with reduced requirements relative to that which would be required for developments with smaller lots, including a reduced paved cartway width, no curbs, no sidewalks and, where practicable, a surface, non-piped, storm water drainage system.

In an attempt to further promote the construction of such "Rural Residential Developments", and in consideration of the recently adopted "New Jersey Residential Site Improvement Standards" (N.J.A.C. 5:21-1, et seq.), it is recommended that the paved cartway and right-of-way widths for local streets in a "Rural Residential Development" be further reduced.

Currently, the reduced standard permitted by the Montgomery Township "Land Development Ordinance" is a twenty-four foot (24') paved cartway within a fifty foot (50') right-of-way. Utilizing the standards for a "Rural Street" in the "Residential Site Improvement Standards", it is recommended that the Township ordinance provisions be changed to permit local streets in a "Rural Residential Development" to have a twenty foot (20') paved cartway within a forty foot (40') right-of-way, provided that the total average daily traffic volume will not exceed 500 and that no on-street parking is permitted.

Single-Family Conservation Clusters

The history of the residential clustering concept in Montgomery Township began approximately twenty-four (24) years ago when a Memorandum discussing the concept was issued by Alvin E. Gershen Associates on November 8, 1971. Approximately two and one half (2½) years later, on June 27, 1974, the first cluster zoning provisions were adopted which permitted "Single-Family Residential Cluster" developments within the then existing "R-1", "R-2" and "R-3" zoning districts.

The clustering alternative was not proposed for the purpose of increasing the number of single-family homes that might otherwise have been constructed upon the land, but was proposed to permit the reduction of individual lot sizes in order to provide imaginative design, preserve environmentally fragile land areas, provide limited and controlled traffic access points to abutting collector roads, and provide necessary and desired open space and recreational lands.

Over the course of the approximately twenty (20) year time period since Montgomery Township first adopted its cluster zoning provisions, the Township continually has reviewed and attempted to refine the zoning provisions in order to accomplish the stated objectives.

As documented within the "Land Use Plan Periodic Reexamination And Update Report", adopted by the Planning Board on May 13, 1996, the seven (7) approved "Single-Family Residential Clusters" existing within Montgomery Township provide for an overall density of 0.87 dwelling units per acre and an overall set aside of open space equal to fifty-eight percent (58%) of the overall total acreage.

However, it is evident that the cluster ordinance provisions can still be improved. Of particular concern is that the current ordinance provisions provide a "density bonus" to the developer of a cluster development, even with the currently discounted density for the "critical lands" within a tract (i.e., 1/5 of the otherwise permitted density).

Additionally, the amount of the open space resulting from the cluster developments does not appear to be adequate to truly safeguard the environmentally fragile lands within the development tracts, as well as preserving scenic vistas and select concentrations of treed areas.

Finally, the current ordinance provisions do not adequately mandate the type of imaginative design that creates residential environments that *do not* resemble traditional suburban subdivisions, albeit with relatively small lots.

Therefore, it is recommended that any and all additional cluster developments within the Township of Montgomery should be governed by new and different cluster ordinance provisions. It is recommended that the new cluster ordinance provisions refer to "Single-Family Conservation Clusters" and that such conservation oriented developments be permitted within the "R-1", "R-2" and "R-3" zoning districts.

At the outset, it is recommended that the ordinance provisions governing the new "Single-Family Conservation Clusters" assure that no more lots are permitted to be developed within a "cluster" development than are otherwise permitted to be developed in a "conventional" development.

The suggested language governing the number of lots to be permitted within a "Single-Family Conservation Cluster" might read as follows:

> The maximum number of dwelling units permitted in a "Single-Family Conservation Cluster" is the number of dwelling units which could be constructed on the tract if the tract were being developed as a "conventional development" in conformance with the zoning regulations set forth for the zoning district in which the tract is located and in conformance with other related provisions of the Land Development Ordinance, with no "variances" or "waivers" required.
>
> The applicant shall submit a schematic test subdivision plan for a "conventional development" for purposes of demonstrating the number of lots which could be produced under a "conventional development". The schematic test subdivision plan must include a delineation of all "critical" acreage on the tract (i.e., freshwater wetlands, 100-year floodplains and topographic slopes 15% or greater). Additionally, if deemed necessary by the Planning Board, the applicant may be required to submit other data supporting the probability that a lot or lots shown on the schematic test subdivision plan could be constructed upon, including, for example, soil test borings and/or other information related to the ability of the proposed lot or lots to support a septic system.
>
> The Planning Board shall evaluate the submitted test subdivision plan for the "conventional development" and shall reach a consensus regarding the total number of residential lots that could be developed on the subject tract without utilizing the optional "cluster" ordinance provisions.
>
> In its evaluation of the submitted test subdivision plan for the "conventional development", the Planning Board shall not count lots which reasonably can be concluded to be practically unusable for residential construction because of environmental constraints and, additionally, the Planning Board shall not count lots which would require a "variance" or a "waiver" from the ordinance provisions governing "conventional development".

Once the maximum number of lots to be permitted within a "Single-Family Conservation Cluster" has been established, it also is recommended that the applicant be required to submit a "concept plan" of the proposed development for review and informal approval by the Planning Board or its authorized committee.

The design of a "Single-Family Conservation Cluster" should first identify the portions of the tract to be preserved, including environmentally fragile lands, treed areas, scenic vistas and any lands which are required in order to implement the "Part IV: Recreation And Conservation Plan Elements" portion of the Montgomery Township Master Plan. The residential lots should be located secondarily and in consideration of the portions of the tract to be preserved. Moreover, as a general rule, the residential lots shall be located within portions of the tract not obviously visible from existing roads; certainly, no "ribbon residential" pattern of successive lots along an existing road's frontage shall be permitted.

It is recommended that "Single-Family Conservation Clusters" be allowed on tracts fifty (50) acres or larger within the "R-1", "R-2" and "R-3" zoning districts. Individual residential lots may be a minimum of 14,520 square feet (⅓ acre) of "non-critical" acreage if served either by public sewers or by non-individual ("community") septic systems, but shall be at least 32,670 square feet (¾ acre) of "non-critical" acreage if served by an onsite septic system.

Each "Single-Family Conservation Cluster" shall specifically identify and set aside at least seventy percent (70%) of the tract acreage for preservation, and if the maximum number of allowable lots theoretically established for the tract cannot be accommodated without the preservation of the required acreage, then either a lesser number of lots may be approved in order to preserve the required acreage, or the tract should not be approved for the "Single-Family Conservation Cluster" option, but should only be approved for "conventional development" in accordance with the underlying zoning provisions.

Non-individual ("community") septic systems shall only be permitted, and may be considered part of the required seventy percent (70%) of the tract to be preserved, if the lands to be utilized for the systems do not require the clearing of treed areas or extensive regrading so as to defeat the essential purpose of the "Single-Family Conservation Cluster" option, which is to conserve the natural features of the land to the greatest extent possible.

It also is recommended that "Single-Family Conservation Clusters" be allowed as a "Conditional Use" on tracts of land between fifteen (15) and fifty (50) acres in size within the "R-1", "R-2" and "R-3" zoning districts, provided that the proposed lots are served by public sewers if located within the "R-1" zoning district and that the proposed lots have individual onsite septic systems if the located within either the "R-2" or "R-3" zoning district; in any case, no non-individual ("community") septic systems shall be permitted.

Individual lots within these "Conditional Use" developments (15 to 50 ac.) shall be a minimum 14,520 square feet (⅓ acre) of "non-critical" acreage if the "Single-Family Conservation Cluster" is located within the "R-1" zoning district and the lots will be served by public sewers, or shall be a minimum 32,670 square feet of "non-critical" acreage if the "Single-Family Conservation Cluster" is located within either the "R-2" or "R-3" zoning district and the lots will be served by onsite septic systems. The previously discussed requirement that at least seventy percent (70%) of the tract be specifically preserved also shall apply to these "Conditional Use" "Single-Family Conservation Clusters".

Finally, in order to encourage these "Single-Family Conservation Clusters" as an alternative to conventional development, it is further recommended that the currently permitted "Lot Averaging" alternative development provisions in the "R-2" zoning district be eliminated.

CHANGE OF MOST REMAINING "R-1" DISTRICT AREAS TO "R-2"

The remaining "R-1" district lands in Montgomery Township are shown in yellow on the attached current "Zoning Map" of Montgomery Township, dated August 15, 1997. It is estimated that the remaining "R-1" district lands encompass approximately 6,901.49 acres, or approximately thirty-three and one-half percent (i.e., 33.43%) of Montgomery Township's total area of approximately 20,646 acres.

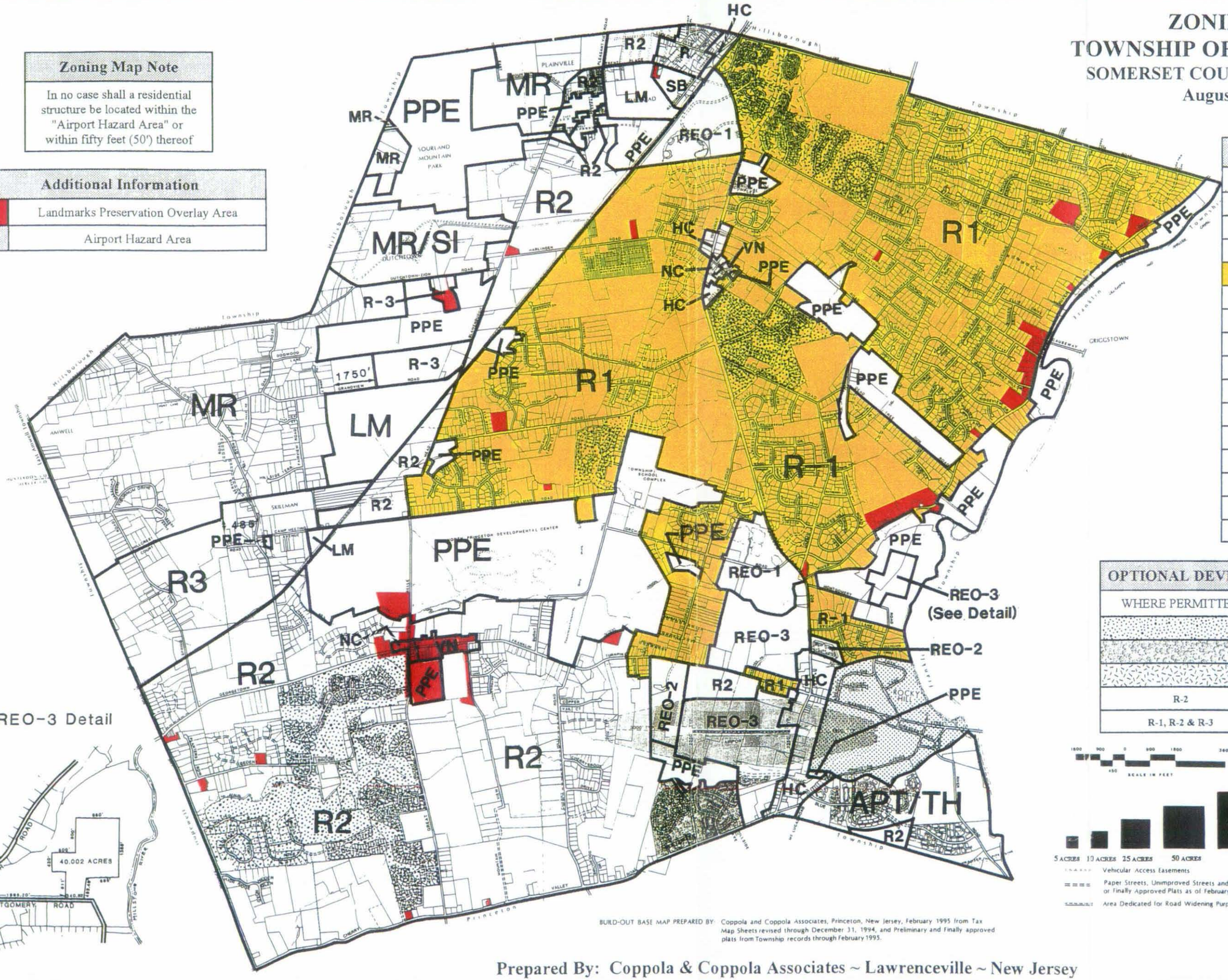
The map entitled "Status Of Vacant Lands In "R-1" District Ten (10) Acres & Larger" identifies the remaining relatively large tracts of vacant land in the "R-1" district and indicates their individual status as follows:

- Shown in brown are those tracts which have had their development rights purchased by Montgomery Township;
- Shown in green are those tracts which are permanently within the Farmland Preservation Program;
- Shown in orange are those tracts which have been approved for development, but which are not yet shown on the base map; and
- Shown in yellow and numbered are twenty (20) tracts which are available for development.

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

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

Additional Information	
	Landmarks Preservation Overlay Area
	Airport Hazard Area



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

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

SCALE IN FEET

5 ACRES 10 ACRES 25 ACRES 50 ACRES 100 ACRES

Vehicular Access Easements

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

Area Dedicated for Road Widening Purposes.

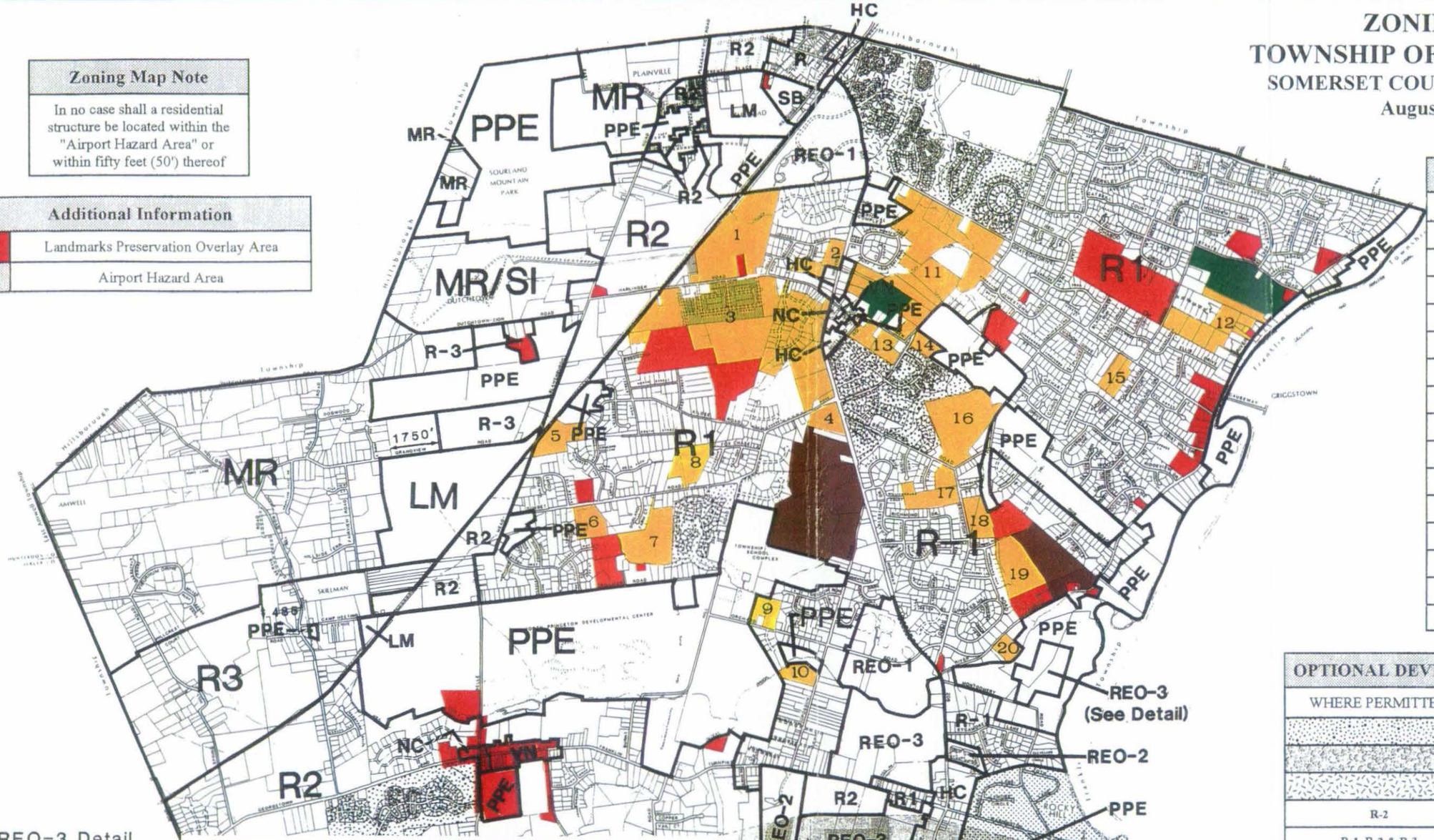
BUILD-OUT BASE MAP PREPARED BY: Coppola and Coppola Associates, Princeton, New Jersey, February 1995 from Tax Map Sheets revised through December 31, 1994, and Preliminary and Finally approved plats from Township records through February 1995.

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

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

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

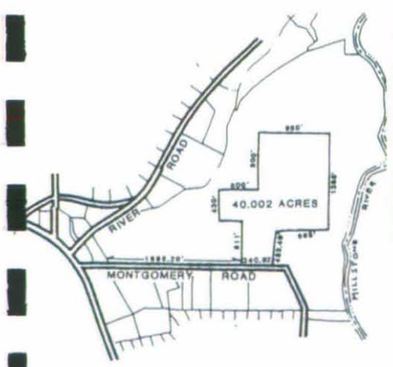
Additional Information	
	Landmarks Preservation Overlay Area
	Airport Hazard Area



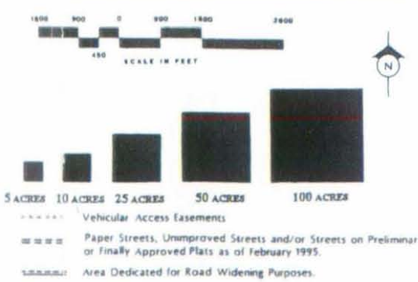
ZONING DISTRICTS	
PPE	Public, Parks & Education
MR	Mountain Residential
R-3	Single-Family Residential
R-2	Single-Family Residential
R-1	Single-Family Residential
R	Single-Family Residential
VN	Village Neighborhood
APT/TH	Apartment/Townhouse Residential
NC	Neighborhood Commercial
HC	Highway Commercial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

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

REO-3 Detail



STATUS OF VACANT LANDS IN "R-1" DISTRICT TEN (10) ACRES & LARGER	
	Development Rights Purchased By Montgomery Township
	In Permanent Farmland Preservation Program
	Additional Subdivisions Approved And Current
1	Lands Available For Development



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

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

The following chart indicates the approximate acreage of the twenty (20) numbered vacant tracts of land available for development. A listing of the individual lots within each tract, with block/lot numbers and individual acreage, is shown on the four (4) page chart included within Addendum IV of this report.

VACANT TRACTS IN "R-1" DISTRICT TEN (10) ACRES & LARGER AVAILABLE FOR DEVELOPMENT							
MAP #	**ACRES**	**MAP #**	**ACRES**	**MAP #**	**ACRES**	**MAP #**	**ACRES**
1	110.91	6	21.81	11	204.01	16	79.94
2	21.95	7	51.10	12	67.85	17	35.32
3	292.99	8	28.97	13	24.81	18	23.09
4	18.48	9	17.34	14	10.65	19	52.00
5	30.62	10	13.19	15	18.20	20	11.37
	ACREAGE TOTAL FOR ALL TRACTS = 1,134.60 ACRES						

As noted on the charts, the total calculated vacant acreage remaining available for development within the "R-1" zoning district in Montgomery Township is approximately 1,134.60 acres, which equals approximately 5.5% of Montgomery Township in total (20,646 ac) and approximately 16.4% of the existing "R-1" zoning district (6,901.49 ac).

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

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

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

However, while the subject lands are proposed to be rezoned to the "R-2" zoning district, it is recommended that, in accordance with past decisions to rezone residential lands within Montgomery Township, that all existing residential lots between one (1) and two (2) acres in size be "grandfathered" to allow them to continue to be bound by the "R-1" zoning district regulations.

Finally, in consideration of the report from the Township Health Department, the fact that the Township Board of Health now requires two (2) septic field areas on each residential lot and the changed policy of Somerset County which will result in many detention and retention basins located on private residential lots, it is recommended that the current requirement for the "non-critical" acreage portion of residential lots within the "R-1", "R-2" and "R-3" zoning districts be changed.

More specifically, it is recommended that the current ordinance provisions be expanded to eliminate any credit for lands designated as wetlands transition areas, lands exhibiting either the "Croton" or "Bowmansville" soils, and any lands utilized on a residential lot for detention or retention basins, so that the requirement will read in its entirety as follows:

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

HISTORIC PRESERVATION PLAN ELEMENT

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

Goals And Objectives Of The Historic Preservation Plan

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

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

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

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

Addition Of "Local Historic Sites"

Since the time of the adoption of the "Master Plan Part VI: Historic Preservation Plan Element", two (2) additional historic sites have been voluntarily designated as "Local Historic Sites" and should be included within the plan element.

The originally adopted "Designated Local Historic Sites" map has been updated, as attached and now dated April 1998, to include the two (2) new sites which are identified as Number 15, the "Drake House" and Number 16, the "Mount Zion A.M.E. Church". The following is a brief historic description of each of these sites as well as the specific eligibility criteria identified in Subsection 16-13.15 of the "Land Development Ordinance" which were considered applicable to the respective properties by the Landmarks Preservation Commission.

DRAKE HOUSE
Number 15 Block 17001/Lot 8
Lisa Schmucki & Christopher Oakes
Eligibility Criteria: 1, 2, 4

Built by ancestor of last owner Lester Drake, who was a carpenter, according to family history. It dates to last quarter of the 19th century, possibly c. 1870. A handsome house in Italianate style, it has cornices of dramatic scale, supported on brackets above deep windows in gable apices. Entry door is double-leaved, with two-sectioned transom. Porch spread across facade is a replacement in Italianate mode which is expressed in posts. Brackets on raking courses are even more striking, having double scrolls. Frieze on principal facade is ornamented with rectangular and square panels separated by scroll brackets. Overall proportions are of grand scale, with extensive two-story wing at rear of lower height, with enclosed shed-roofed leanto along east wall.

Outbuildings include an apparent wagon house with side extensions under sidewise arranged shed roofs and a three-section open-fronted shelter or storage area.

MOUNT ZION A.M.E. CHURCH
Number 16 Block 25001/Lot 4.01
Mount Zion A.M.E. Church
Eligibility Criteria:

The church was originally built in 1866 near where Somerset, Hunterdon, and Mercer counties converge: at the corner of Spring Hill and Zion-Wertsville Roads. At the time, many of the black families who were members of the congregation worked in the local peach orchards, at the successful local basket factory, or in the nearby quarries.

DESIGNATED LOCAL HISTORIC SITES

April 1998

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

BUILD-OUT BASE MAP

TOWNSHIP OF MONTGOMERY

SOMERSET COUNTY • NEW JERSEY

1800 900 0 900 1800 3600

450 SCALE IN FEET

N

5 ACRES 10 ACRES 25 ACRES 100 ACRES

Airport Hazard Area

Vehicular Access Easements

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

Area Dedicated for Road Widening Purposes.

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

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

Prepared By
Coppola & Coppola Associates
Lawrenceville ~ New Jersey

Source: Montgomery Township Landmarks Preservation Commission.

In the early 1890's a blight devastated the peach orchards. At about the same time, the basket business failed, and local municipalities were beginning to use other materials for street paving. Congregation members had to seek employment elsewhere. Some found jobs on the farms and with the railroads in the valley below. Others found employment with private families in the surrounding area. Many congregation families migrated to the Skillman area. So in the late 1890's, they dismantled their church and rebuilt it at 183 Hollow Road, Skillman, NJ. (Source: "A Historic Touch" by Bob Garrett)

Landscaped Buffer Screening

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

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

Design Criteria For Historic Bridges

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

The Township Landmarks Preservation Commission provided a September 24, 1997 advisory report to the Ad Hoc Bridge Advisory Committee regarding the historic bridges located in Montgomery Township and the historic factors to be considered in the design criteria for both the reconstruction of existing bridges and the construction of any new bridges.

The subject advisory report was included as an addendum to the final "Bridges In Montgomery Township" report, dated December 1997, which was issued by the Ad Hoc Bridge Advisory Committee to the Montgomery Township Committee. The information in the advisory report from the Landmarks Preservation Commission, which is attached to this report in Addendum V, supplements the information on historic bridges contained in the current "Master Plan Part VI: Historic Preservation Plan Element" document, dated May 1992, and, therefore, is included as part of the update of the plan element.

TRAFFIC CIRCULATION PLAN ELEMENT

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

Goals And Objectives Of The Traffic Circulation Plan Element

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

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

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

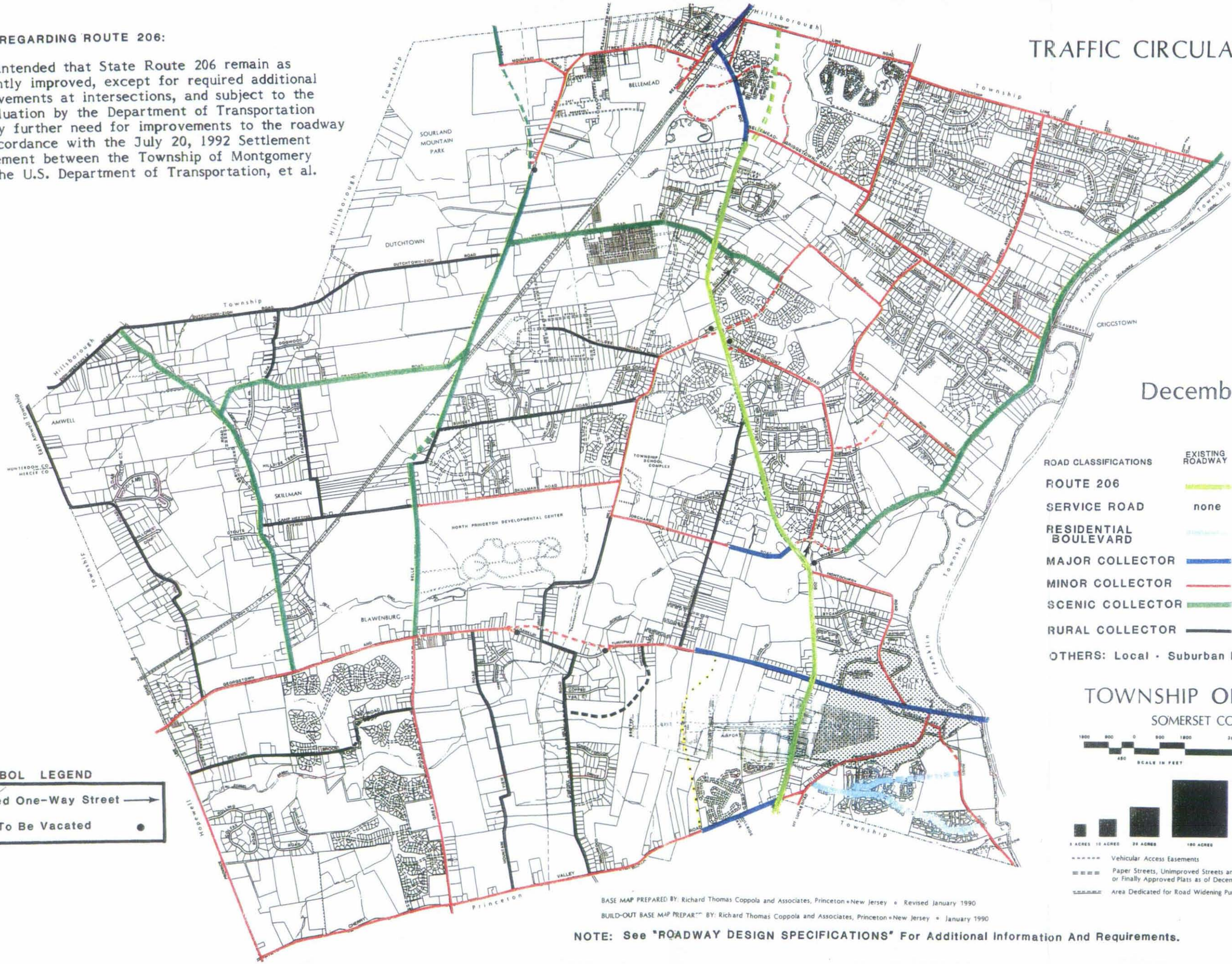
3. No particular roadway in the Township should be called upon to move volumes of traffic which will result in the necessity to improve the roadway in a manner incompatible with residential development; therefore, traffic should be diffused among a variety of alternate routes rather than channeling traffic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

NOTE REGARDING ROUTE 206:

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

TRAFFIC CIRCULATION PLAN

December 13, 1993



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

OTHERS: Local · Suburban Local · Rural Local · Alley

TOWNSHIP OF MONTGOMERY

SOMERSET COUNTY • NEW JERSEY

1800 900 0 900 1800 3600

450 SCALE IN FEET

N

5 ACRES 10 ACRES 25 ACRES 100 ACRES

Airport Hazard Area

Vehicular Access Easements

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

Area Dedicated for Road Widening Purposes.

SYMBOL LEGEND

Proposed One-Way Street →

Street To Be Vacated •

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

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

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

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

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

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

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

Roadway Design Specifications

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

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

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

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

RECREATION PLAN AND CONSERVATION PLAN ELEMENTS

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

Since 1991, the Township of Montgomery and Somerset County have acquired additional lands within the Township, farmers have sold their development rights to preserve their farmland, and developers have provided open space lands and conservation easements as part of the development application process. These additional open space and farmland areas have provided opportunities for new parks, passive recreation, and an expansion of the greenbelt.

Therefore, the need to update the mappings provided in the "Master Plan Part IV: Recreation Plan And Conservation Plan Elements" document is apparent and is included as part of this reexamination report.

Goals And Objectives Of The Recreation Plan And Conservation Plan Elements

The following goals and objectives were adopted on August 12, 1991 as part of the "Part VI: Recreation Plan And Conservation Plan Elements" portion of the Township Master Plan and remain valid at this time:

Recreation Facility Development Goals:

1. Provide facility development, to the extent practicable, in accordance with the recommendations of the Recreation Plan Element;

2. Create a neighborhood level park for each planning district within the Township and consider the development of at least one (1) more community park in the southern section of the Township to augment the facilities provided by Montgomery Park and the Board of Education facilities in the northern and central sections of the Township, with ease of access from both residential and employment areas;

3. Provide to the extent possible a complete array of accessory facilities at each major recreation area in the Township, including restrooms, picnic areas, parking, lighting and storage facilities;

4. Encourage the on-site development of recreation facilities within major residential development projects and consider the use of development impact fees as an alternative to providing on-site facilities; and

5. Encourage the development of recreation facilities on private non-residential projects.

General Recreation Goals:

1. Exchange a dialogue between the Township and the Board of Education regarding the continued sharing of municipal and school recreational facilities; the development of new facilities on municipal and school lands; and, when appropriate, the creation of separate facilities for municipal or school use;

2. Expand maintenance programs as necessary to accommodate the development of new recreational facilities; consider the creation of a Department of Parks Development as opposed to the existing division within the Department of Public Works;

3. Provide for the review for all major development projects by the Recreation Committee; and

4. Encourage the use of creative recreation development, including adopt-a-park and donate-a-bench programs, in order to provide assistance to the Township in broadening its recreational inventory.

Pathways and Greenbelts Goals:

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

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

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

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

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

Open Space Goals:

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

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

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

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

Farmland Preservation Goals:

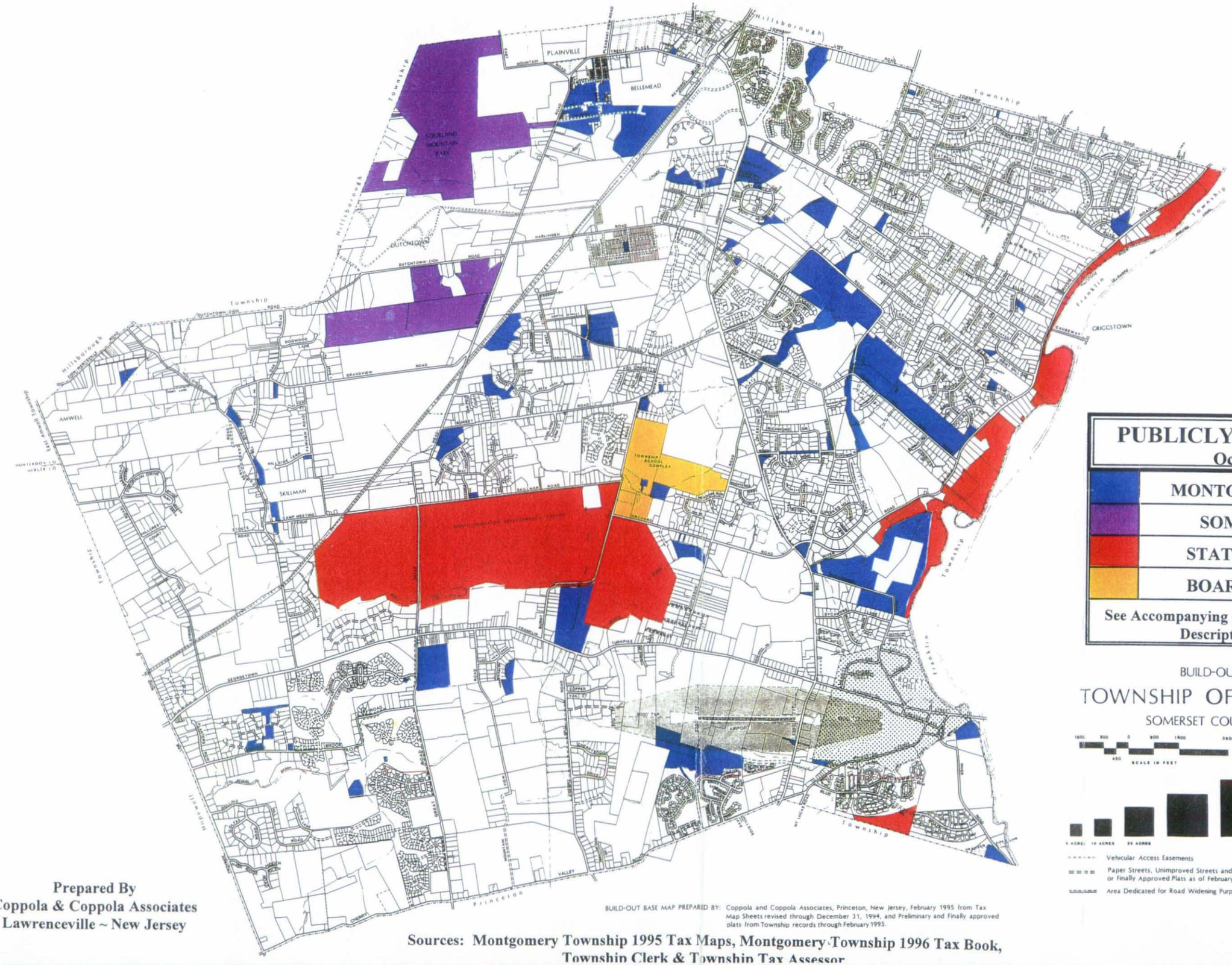
1. Preserve existing farmland, woodlands and open space and protect prime agricultural lands within the Township; and

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

Background Information

Numerous mappings were provided in the 1991 "Recreation Plan And Conservation Plan Elements" document which provided the background information upon which the plan elements were based, particularly the "Publicly Owned Lands" map, the "Dedicated Open Space Lands" map and the "Existing Dedicated Stream Corridor Preservation And Conservation Easements" map. Since 1991, additional land areas have been acquired, dedicated for open space or restricted for conservation purposes by easements or deed, and the maps have been appropriately updated.

The "Publicly Owned Lands" map indicates the properties within the Township which are owned by Montgomery and Princeton Townships, Somerset County, the State of New Jersey, and the Montgomery Township Board of Education. As reflected on "Plate 9", the "Description Of Publicly Owned Lands" chart, which appears as Addendum VI to this report, Montgomery Township owns approximately 1,050 acres, Somerset County owns 682 acres, the Montgomery Township Board of Education owns 165 acres, and the State of New Jersey owns 1,357 acres; therefore, a total of 3,261 acres of land within Montgomery Township is publicly owned.



PUBLICLY OWNED LANDS

October 1997

	MONTGOMERY TOWNSHIP
	SOMERSET COUNTY
	STATE OF NEW JERSEY
	BOARD OF EDUCATION

See Accompanying Chart For Identification And Description Of Properties

BUILD-OUT BASE MAP

TOWNSHIP OF MONTGOMERY

SOMERSET COUNTY • NEW JERSEY

1800 900 0 900 1800 3600

450

SCALE IN FEET

N

5 ACRES 10 ACRES 25 ACRES

Vehicular Access Easements

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

Area Dedicated for Road Widening Purposes.

Prepared By
Coppola & Coppola Associates
Lawrenceville ~ New Jersey

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

Sources: Montgomery Township 1995 Tax Maps, Montgomery Township 1996 Tax Book, Township Clerk & Township Tax Assessor

The "Dedicated Open Space Lands" map shows the properties, or portions thereof, dedicated for open space use within Montgomery Township, whether it is "public", "common" or "private" open space. In addition to the open space lands, the "preserved farmland" has been shown on the map, since these properties have been restricted to remain in agricultural use by easement or the sale of development rights.

Addendum VII to this report contains "Plate 11", the "Description Of Dedicated Open Space Lands" chart.

As noted in the "Background Information" section of the 1991 "Master Plan Part IV: Recreation Plan And Conservation Plan Elements" document, the "Dedicated Open Space Lands" map also includes lands planned for open space use as shown on approved major subdivision plats as well as private lands such as the golf courses which are not restricted as open space and therefore could be developed in the future.

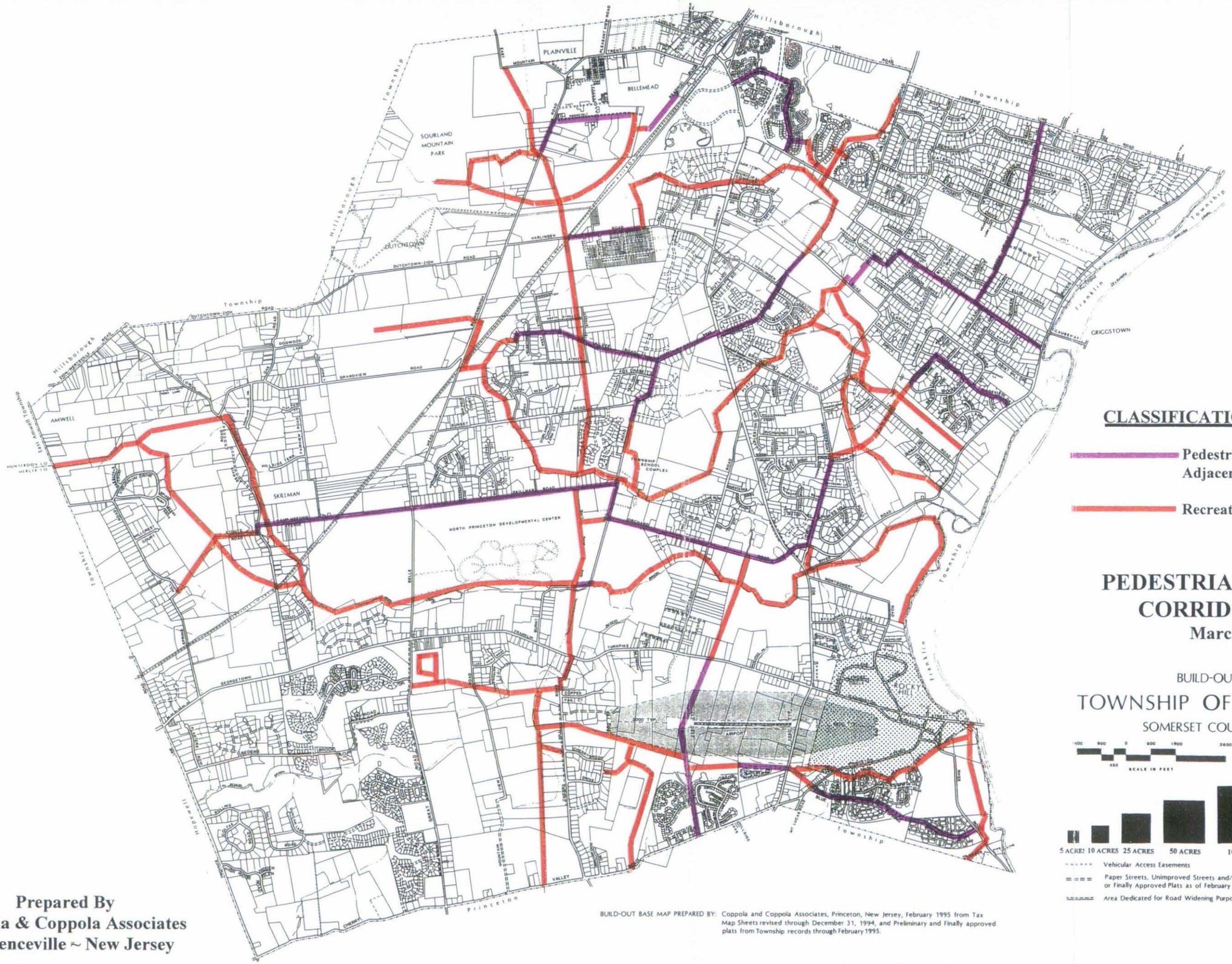
The "Existing Dedicated Stream Corridor Preservation And Conservation Easements" map has been expanded to include lands preserved by conservation easements, stream encroachment/ protection restrictions, pathway easements, conservation and agricultural easements, and conservation deed restrictions. These lands are shown on the new map entitled "Existing Stream Corridor Preservation And Conservation Areas".

Addendum VIII to this report contains "Plate 13", the "Description Of Conservation Easements, Pathways & Agricultural Easements, Stream Encroachment/Protection Areas, And Conservation Deed Restriction Areas" chart.

Given the mandated "New Jersey Residential Site Improvement Standards", the "Sidewalks, Detention Basins, And Cemeteries" map was not updated. Since the State of New Jersey now dictates the location of sidewalks within residential developments in the Township, an updated map showing the segments of constructed and planned sidewalks is no longer necessary for the planning of an overall system of pedestrian/bikeway corridors.

On December 7, 1997, the Montgomery Township Recreation Committee provided the Township Committee with an updated recreation plan, which included an inventory of the recreation properties and facilities within the Township, a listing of the various recreation programs offered, a draft recreation survey of Township residents, and a needs assessment. This document provided an in-depth study of the recreational uses and needs in the Township and supersedes the information contained in the 1991 "Master Plan Part IV: Recreation Plan And Conservation Plan Elements" document.

Therefore, the document entitled "Master Plan Update To Township Committee", dated December 17, 1997 and prepared by the Montgomery Township Recreation Committee, is made a part of this reexamination report by reference. It also should be noted that the draft "Recreation Survey" section of the December 17, 1997 report has been finalized in a separate document, prepared by Opinion Research Corporation International and dated January 7, 1997 [1998], which also is made a part of this document by reference.



CLASSIFICATION OF CORRIDORS

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

Recreational Off-Street Pathway

PEDESTRIAN-BIKEWAY CORRIDOR PLAN

March 1998

BUILD-OUT BASE MAP

TOWNSHIP OF MONTGOMERY

SOMERSET COUNTY • NEW JERSEY

SCALE IN FEET

5 ACRES 10 ACRES 25 ACRES 50 ACRES 100 ACRES

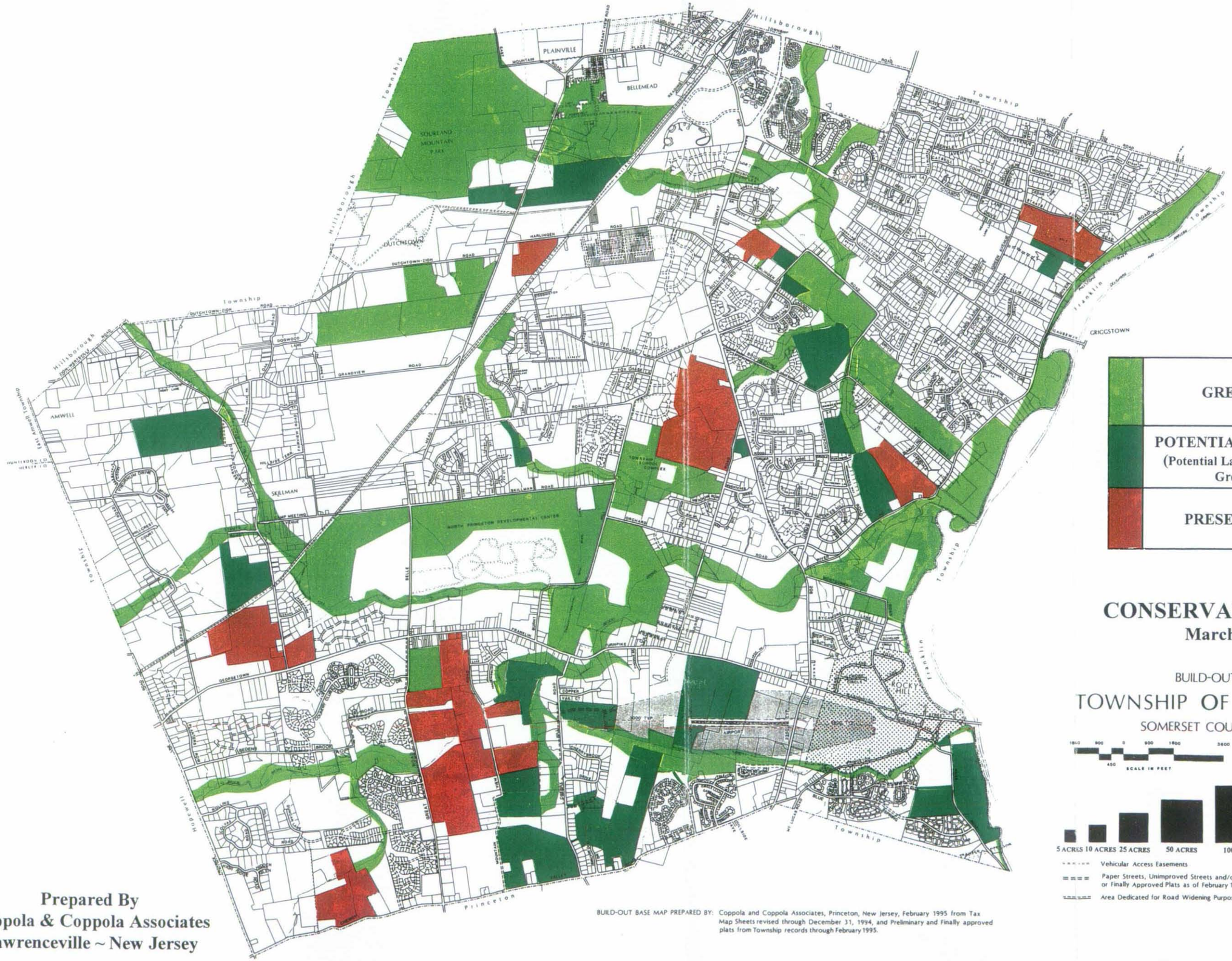
Vehicular Access Easements

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

Area Dedicated for Road Widening Purposes.

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

Prepared By
Coppola & Coppola Associates
Lawrenceville ~ New Jersey



	GREENBELT LANDS
	POTENTIAL GREENBELT LANDS (Potential Lands For 1997 Application To Green Acres Program)
	PRESERVED FARMLAND

CONSERVATION PLAN
March 1998

BUILD-OUT BASE MAP

TOWNSHIP OF MONTGOMERY

SOMERSET COUNTY • NEW JERSEY

1800 900 0 900 1800 3600
450
SCALE IN FEET

N

5 ACRES 10 ACRES 25 ACRES 50 ACRES 100 ACRES

Vehicular Access Easements

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

Area Dedicated for Road Widening Purposes.

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Prepared By
Coppola & Coppola Associates
Lawrenceville ~ New Jersey

Although a map and chart of recreational facilities was provided in the 1997 "Master Plan Update To Township Committee" document, the "Existing Recreation Facilities" map has been redrafted and is now dated April 1998. Moreover, Addendum IX to this report contains "Plate 16", the "Description Of Existing Recreational Facilities" chart, which also includes updated information provided by the Township Recreation Department.

Recreation Plan Element

The concept of the recreation planning districts set forth in the 1991 Recreation Plan Element section of the 1991 "Master Plan Part IV: Recreation Plan And Conservation Plan Elements" document remains valid. Many of the Recreation Plan Element recommendations have been met and others should be included at this time based upon the recommendations set forth in the 1997 "Master Plan Update To Township Committee" document.

Specifically, it had been recommended in 1991 that a "District Park" be provided in Planning Area 2. Instead, the "Washington Well Park" on Georgetown And Franklin Turnpike (Route 518) now is recommended to be a "Community Park", improved with a multi-use complex which includes an environmental center, swimming pool, tennis courts, basketball courts, pond, soccer fields and picnic area. Additional facilities have been provided within Planning Area 2 at the new Middle School (2 softball fields, 2 athletic fields and an indoor basketball court) and at the Montgomery Youth Sports Field Complex (4 lighted Little League baseball/softball fields, 1 lighted Babe Ruth field, 2 outdoor lighted basketball courts and a tot lot).

The "District Park" recommended for Planning Area 3 has been provided at the "Mill Pond Park" which is to be improved with seven (7) athletic fields and a playground. The acquisition of the "Ingersoll-Rand Park" by the Township will allow for the development of multi-use fields, a playground and a picnic area in a "Neighborhood Park" in addition to the existing "1860 House Cultural Center". The recommendation for a park at the municipal complex no longer is suggested.

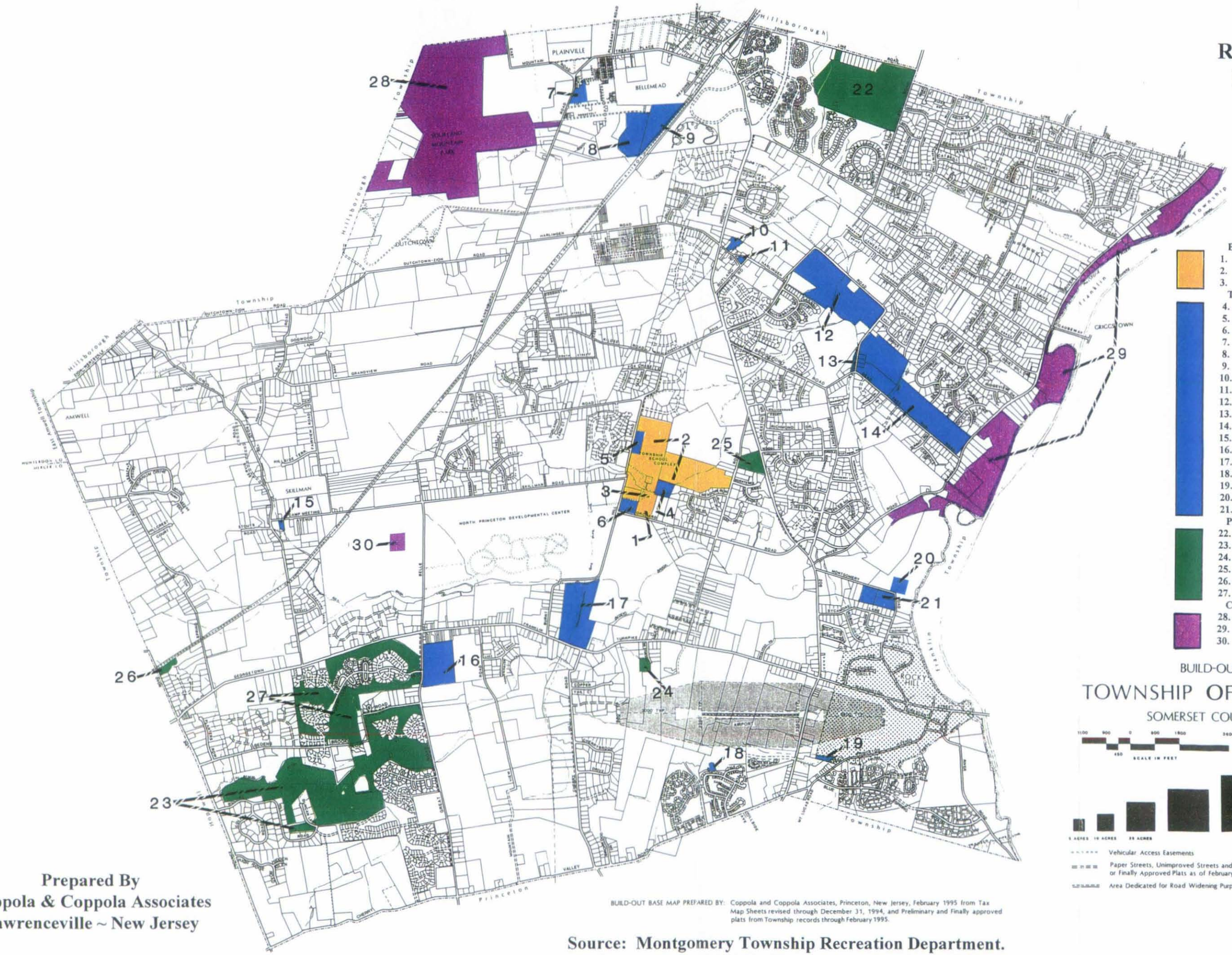
Two small "Neighborhood Parks" now exist or are planned for Planning Area 4. The "Woods Edge Park" provides two (2) playground areas, a volleyball court, a tennis court and an outdoor basketball court. The finally approved apartment/townhouse development, known as "Montgomery Hills" and located along Blue Spring Road, will provide three (3) play lots, three (3) tennis courts, a basketball court, and a volleyball court to serve the residents of the development. Approximately three (3) acres of "Hoebler Park" is being developed as a passive recreational facility with open fields and picnic areas; the rest will remain undeveloped.

There has been no recreational improvements in Planning Area 1, and therefore, the recommendations remain unchanged.

The Township Recreation Committee recommends that a "Township Community Center" and community pool be provided in addition to an indoor ice rink. According to their survey of Township residents, these facilities are supportable capital improvement projects. Additional pathways and athletic fields also are needed and recommended.

EXISTING RECREATION FACILITIES

April 1998



BOARD OF EDUCATION FACILITIES

1. Athletic Facilities at Orchard Hill School
2. Athletic Facilities at High/Middle Schools
3. Multipurpose Fields at Orchard Hill School

TOWNSHIP FACILITIES

4. Schuss Woods
5. Tennis Courts/Multi-Purpose Field
6. Montgomery Kid Connection
7. Lubas Field
8. Broadway Fields
9. Youth Sports Field Complex
10. Senior Citizens Center
11. Harlingen Green & Gazebo
12. Montgomery Park
13. Mill Pond Bridge Area
14. Mill Pond Park
15. Bessie Grover Park
16. Hoebler Park
17. Washington Well Park
18. Woods Edge Park
19. Schafer Tract Park
20. 1860 House Cultural Center
21. Ingersoll Rand Park

PRIVATE FACILITIES

22. Mattawang Country Club
23. Bedens Brook Country Club
24. Lenape Swim Club
25. Nassau Racquet & Tennis Club
26. Province Line Swim Club
27. Cherry Valley Country Club

COUNTY & STATE FACILITIES

28. Sourland Mountain Park
29. Delaware -Raritan Canal Park
30. McCorkle Training School Field

BUILD-OUT BASE MAP

TOWNSHIP OF MONTGOMERY

SOMERSET COUNTY • NEW JERSEY

1100 900 0 900 1800 3600

450

SCALE IN FEET

N

5 ACRES 10 ACRES 25 ACRES

Vehicular Access Easements

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

Area Dedicated for Road Widening Purposes.

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Source: Montgomery Township Recreation Department.

Prepared By
Coppola & Coppola Associates
Lawrenceville ~ New Jersey

Conservation Plan Element

The "Pedestrian-Bikeway Corridor Plan" map has been amended to simplify the classification of the corridors from the six (6) previous designations to two (2) designations.

As the "Pedestrian-Bikeway Corridor Plan" has been effectuated, it is apparent that the need for the six (6) designations is unnecessary, since only two (2) types of corridors are being constructed; ones within or along a street right-of-way and ones that cross over land.

The "Pedestrian-Bikeway Within Or Adjacent To Street Rights-Of-Way" are usually being paved or are stabilized surfaces on the shoulder of a road or are concrete sidewalks or paths. The surface of the "Recreational Off-Street Pathway" is determined by the location and purpose of the pathway and any environmental constraints on the land.

The Plan also was modified to remove a few corridors which are no longer feasible due to development and, in other instances, to add new corridors. One long corridor which was added to the "Pedestrian-Bikeway Corridor Plan" map traverses Montgomery Township from west to east and is intended to be part of a larger regional pathway link between major battlefield sites in the State of New Jersey.

The "Conservation Plan" map also has been updated to reflect the addition of lands to the Township-wide greenbelt, the preserved farmland and the lands recommended by the Township Open Space Committee to be included in the 1997 application for Green Acres funding. The greenbelt lands are to continue to be protected by "conservation easements" granted to the Township, but the easements are also to include pedestrian access through all or a portion of the easement area.

The "Conservation Plan" previously recommended that the edge of the greenbelt be designated by some form of markers. It now is recommended that a uniform "open space marker" be utilized at all boundary corners of any public open space, conservation easement or deed restricted conservation area. Moreover, it is recommended that a standard be adopted by the Township Committee to provide a uniform type of marker throughout the Township, with provisions for its placement.

Additionally, the Township has developed a general policy for the protection of environmentally critical lands, existing woodlands or hedges to be preserved, and other such areas to be protected which are not designated as part of, or adjacent to, the greenbelt. These areas are to be protected by conservation deed restrictions, rather than by an easement granted to the Township.

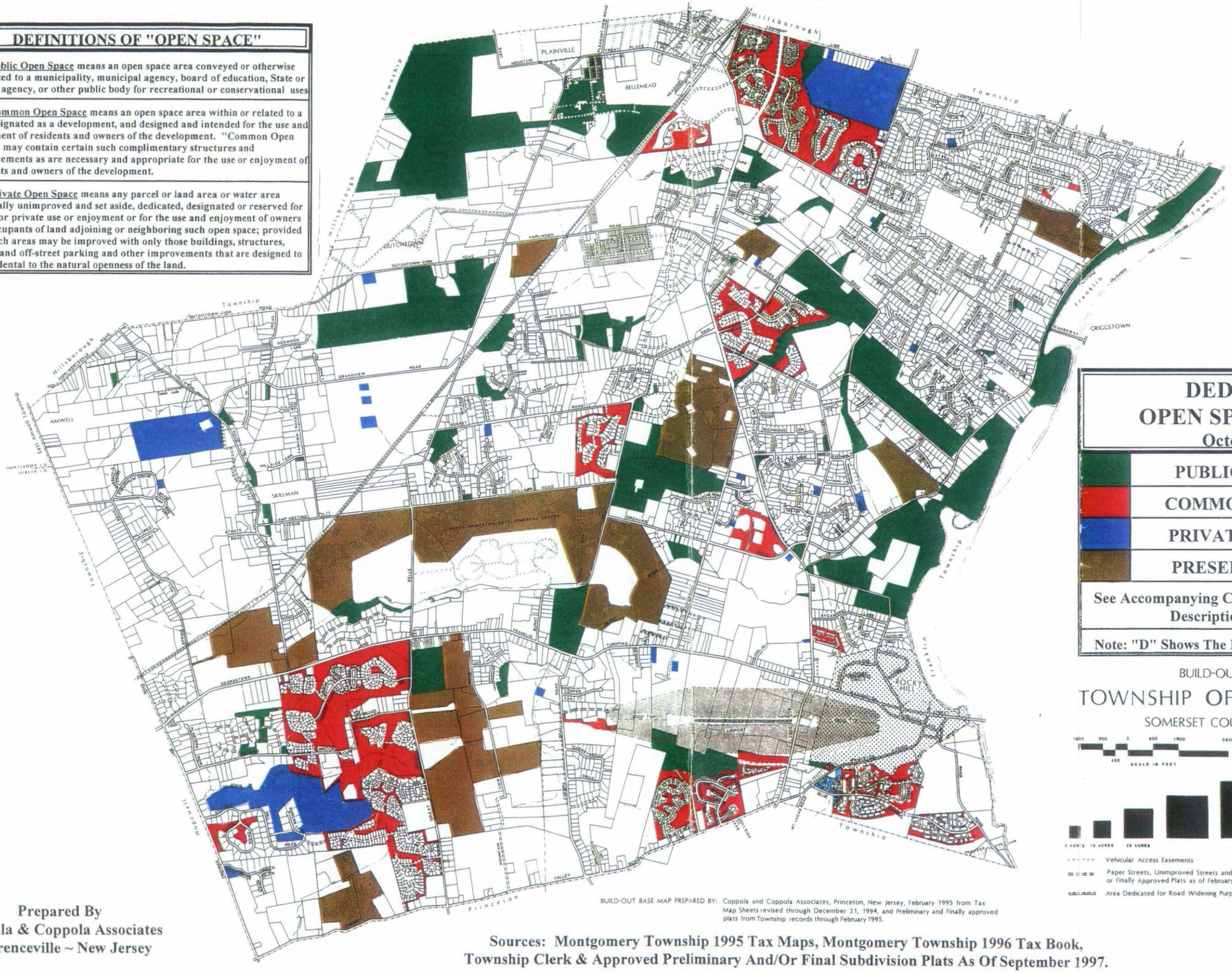
Finally, it should be noted that the preserved farmland located on the State owned lands of "North Princeton Developmental Center" and "Skillman Training Center" are shown as "greenbelt land" on the "Conservation Plan" map. This designation is in keeping with the easement on these lands which restricts them in perpetuity to be used for "agricultural or horticultural use or conservation or recreation purposes".

DEFINITIONS OF "OPEN SPACE"

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

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

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



DEDICATED OPEN SPACE LANDS

October 1997

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

See Accompanying Chart For Identification And Description Of Properties

Note: "D" Shows The Locations Of Detention Basins

BUILD-OUT BASE MAP

TOWNSHIP OF MONTGOMERY

SOMERSET COUNTY • NEW JERSEY

1800 900 0 900 1800 3600

450 SCALE IN FEET

N

5 ACRES 10 ACRES 25 ACRES

Vehicular Access Easements

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Area Dedicated for Road Widening Purposes.

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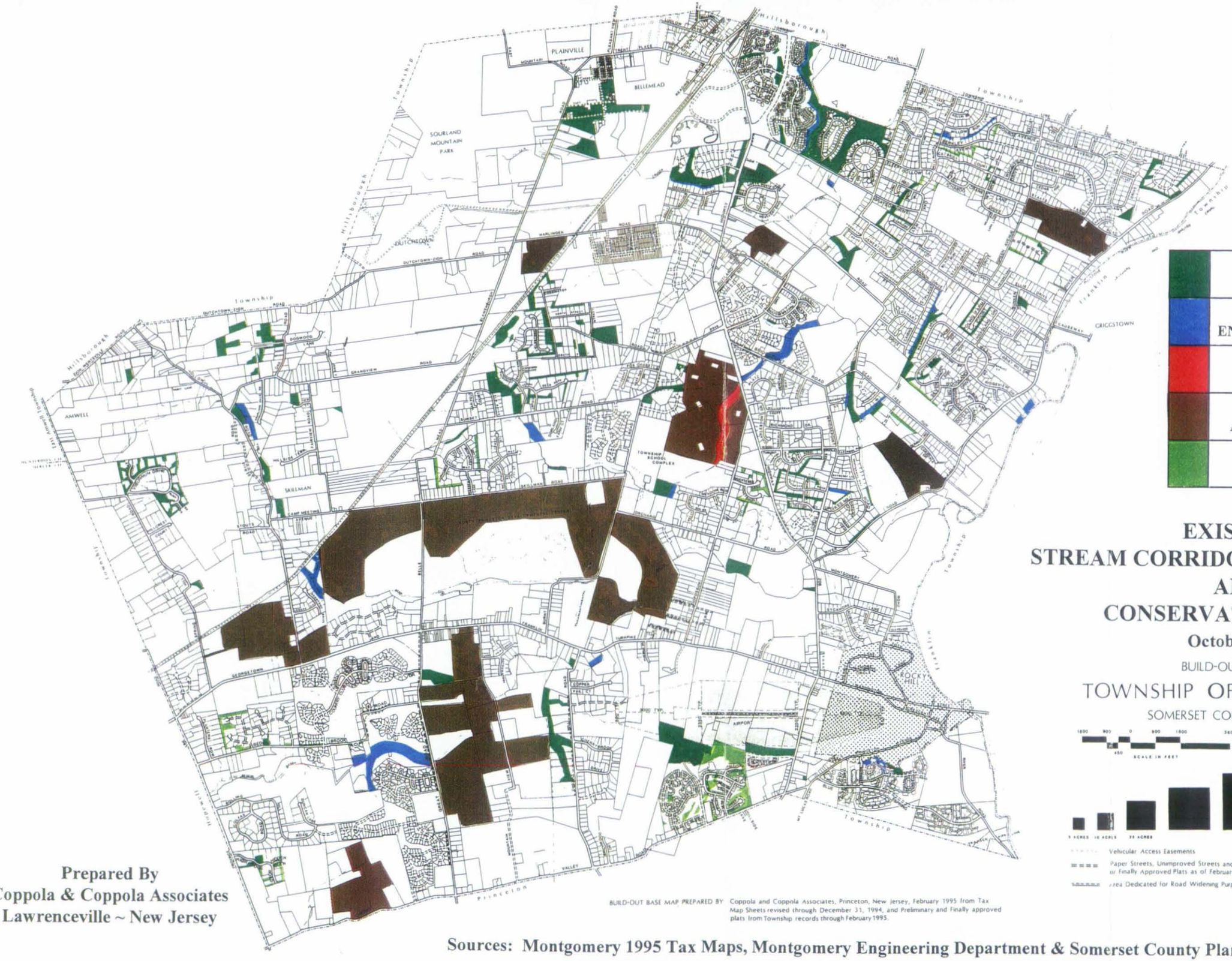
Prepared By
Coppola & Coppola Associates
Lawrenceville ~ New Jersey

Sources: Montgomery Township 1995 Tax Maps, Montgomery Township 1996 Tax Book, Township Clerk & Approved Preliminary And/Or Final Subdivision Plats As Of September 1997.



	CONSERVATION EASEMENT
	STREAM ENCROACHMENT/PROTECTION
	PATHWAY EASEMENT
	CONSERVATION & AGRICULTURAL EASEMENT
	CONSERVATION DEED RESTRICTED AREA

EXISTING STREAM CORRIDOR PRESERVATION AND CONSERVATION AREAS

October 1997

BUILD-OUT BASE MAP

TOWNSHIP OF MONTGOMERY

SOMERSET COUNTY • NEW JERSEY

1800 900 0 900 1800 3600

450

SCALE IN FEET

N

5 ACRES 10 ACRES 25 ACRES

Vehicular Access Easements

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Prepared By
Coppola & Coppola Associates
Lawrenceville ~ New Jersey

Sources: Montgomery 1995 Tax Maps, Montgomery Engineering Department & Somerset County Planning Board.

HOUSING PLAN ELEMENT AND FAIR SHARE PLAN

Montgomery Township adopted a "Housing Plan Element And Fair Share Plan" and petitioned the New Jersey Council On Affordable Housing (COAH) for "Substantive Certification" on August 26, 1995. The "Fair Share Plan" addressed the Township's housing obligation of three hundred fifteen (315) affordable housing units as mandated by COAH.

As discussed in more detail within the "Master Plan Part III: Land Use Plan Periodic Reexamination And Update Report", adopted by the Planning Board on May 13, 1996, Montgomery Township's affordable housing obligation is being met within the "APT/TH" Apartment/Townhouse District in the southern portion of the Township and within the "PRD" Planned Residential Development option in the northern portion of the Township.

On March 5, 1997, COAH granted "Substantive Certification" to Montgomery Township and found that the Township's "Zone Plan" adequately provided for the required three hundred fifteen (315) affordable housing units. Moreover, COAH credited an additional sixty-seven (67) to the Township which may be applied toward any future affordable housing obligation.

Until COAH formulates and adopts new and additional affordable housing requirements for Montgomery Township, there is no need to modify the "Housing Plan Element And Fair Share Plan" portion of the Township Master Plan.

LAND DEVELOPMENT ORDINANCE

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

REDEVELOPMENT PLANS

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

The subject properties are proposed to be included within the "PPE" zoning district, and the two (2) "PPE" areas which include the subject properties are noted with an asterisk on the April 1998 "Land Use Plan Map".

North Princeton Developmental Center & Skillman Training Center

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

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

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

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

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

- Formulate a general redevelopment plan for the property under the control of the Township of Montgomery;
- Plan for the redevelopment of the property by both public and private entities, utilizing the revenues received from the private entities to purchase the property from the State;
- As a key part of the general redevelopment plan, permit the location of municipal facilities on the property including, but not limited to, municipal offices, public works, a community center, a municipal library, parkland and an elementary school for the Township Board of Education;
- Save, restore and reuse those buildings on the property which are found to be in relatively good condition, particularly those of notable historical significance;

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

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

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

A preliminary "General Development Plan" for the subject property was published in a February 1996 document which was adopted by the Planning Board as a "Master Plan Addendum" and is readopted by reference at this time. The plans for the redevelopment of the subject property are being finalized and will require the adoption of implementing ordinance provisions at the appropriate time.

Ingersoll-Rand Property

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

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

As previously mentioned, prior to Ingersoll-Rand owning the overall 202 acre land area, the land was farmed. Moreover, even when Ingersoll-Rand used the property, the physical construction on the property was relatively non-intensive; the 71,547 square foot building, together with its accessory parking, occupied only approximately eleven (11) acres, or only approximately five and one-half percent (5½%) of the 202 acre land area.

Given the fact that Montgomery Road is the only vehicular access to the property and that Montgomery Road otherwise only provides access to single-family homes within Montgomery Township and Rocky Hill Borough, the non-intensive use of the property by Ingersoll-Rand for non-residential land use was not inappropriate.

However, it is unlikely that the overall 202 acre land area would be appropriately developed with private capital subsequent to Ingersoll-Rand leaving its operation within Montgomery Township. Of particular concern is the fact that the approximately 162 acre portion of the overall land area which generally surrounds the subject forty (40) acre property has unique environmental attributes and limitations which are worthy of conservation and preservation in accordance with the Montgomery Township Master Plan.

Moreover, degradation to the plans of the State of New Jersey regarding the Millstone River Park and to the plans of the Delaware & Raritan Canal Commission for a greenway along the canal could result if the 162 acre portion of the overall 202 land area were improperly developed.

Therefore, the Township of Montgomery desired to purchase the 162 acre portion of overall 202 acre land area. However, since Ingersoll-Rand was not willing to wait until the Township could fully evaluate the possibilities for the redevelopment of the subject forty (40) acre property, Montgomery Township decided to purchase the entire 202 acre land area.

At the time Montgomery Township purchased the overall 202 acre land area, the Township Committee recognized that the subject forty (40) acre property might be suitable for designation as a "Redevelopment Area" pursuant to N.J.S.A. 40:12 A-1, et seq. More specifically, the Township Committee noted that the subject forty (40) acre property might be appropriately developed for age-restricted housing and continuing care facilities, as well as other uses to be explored, and recognized that the property might be appropriately rezoned in order to mitigate against any negative environmental impacts upon the surrounding 162 acre portion of the overall property.

The Planning Board agreed with the Township Committee that the subject forty (40) acre property, previously occupied by the 71,547 square foot Ingersoll-Rand building and its accessory parking, should be carefully redeveloped, preferably in a cooperative venture between Montgomery Township and a private developer. Clearly, it is important that any allowed development of the subject forty (40) acre property not only mitigate against any negative environmental impacts upon the surrounding 162 acre land area, but also prevent the inappropriate addition of traffic volumes upon Montgomery Road.

For these reasons, it was concluded that the subject property known and identified as Block 23001/Lot 16 on the Montgomery Township Tax Maps is a "Redevelopment Area" pursuant to N.J.S.A. 40:12 A-1, et seq.

The plans for the redevelopment of the subject property are being finalized and will require the adoption of implementing ordinance provisions at the appropriate time.

ADDENDUM I

A REPORT TO THE
MONTGOMERY TOWNSHIP PLANNING BOARD
FROM THE
MONTGOMERY TOWNSHIP HEALTH DEPARTMENT
CONCERNING
LOT SIZES AND SEPTIC SYSTEMS

A REPORT TO THE MONTGOMERY TOWNSHIP PLANNING BOARD FROM THE MONTGOMERY TOWNSHIP HEALTH DEPARTMENT CONCERNING LOT SIZES AND SEPTIC SYSTEMS

Introduction:

The Montgomery Township Planning Board has asked the Township Health Department to evaluate the effect of septic systems on groundwater in the township from the standpoint of determining suitable lot sizes that will protect the groundwater. This request came during a review of R-1 zoning in the Township. The area of the Township in question is the eastern part underlain by the geological formation known as the Passaic Formation (formally known as the Brunswick Shale). This analysis then will deal with groundwater and septic systems in that area of Montgomery Township where the soils are formed primarily on material from the Passaic Formation.

Background:

The Nitrate Dilution Model (NDM) is a method developed to calculate the contribution to groundwater of nitrate from septic systems and the lot size necessary to maintain the nitrate at a sufficiency low level. The model provides for the calculation of the amount of nitrate from the septic system and the degree of dilution that occurs from recharge water percolating through soil surrounding the system. The degree of dilution is determined by the land area (lot size) available for recharge with clean water (rain and snow).

The NDM was first used in New Jersey by Trela and Douglas (1978) in studying septic systems and carrying capacity in the Pine Barrens. Pizor (1982) modified the model to calculate lot size in studying development in central New Jersey. The model was used in Montgomery Township in the rezoning of the Sourland mountain area in (1987) (see the Geraghty and Miller, Inc. report). The dilution model is currently being used by the New Jersey Department of Environmental Protection (NJDEP) to evaluate the effect of septic systems on groundwater in developments larger than 50 units as required by NJ statutes.

The NDM consists of three components:

1. The total amount of nitrate leaching from a septic system.

2. The amount of groundwater recharge.

3. The allowable level of nitrate in groundwater.

The amount of nitrate in the septic system leachate is calculated from the amount of nitrate input to the septic system, the volume of leachate per person, and the number of people per dwelling unit. There is some variation in these values as used by different authorities but the variation is such that it has little effect on the final calculation. The

values given below are those used by NJDEP in their evaluation of the effect of septic systems:

Nitrate input to the septic system	I =	40 mg /liter nitrogen as nitrate in septic effluent
Volume of effluent	V =	75 gal./person/day
Number of people per dwelling unit	P =	3.5 people

The groundwater recharge (amount of dilution water) is the most difficult to obtain and available data has the most variation of the components of the dilution model. However, the NJ Geological Survey (Charles et. al , 1993) has recently developed a method for estimating recharge based on the type and extent of each of the surface soils in the area in question. This method for obtaining a value for groundwater recharge is currently being used by NJDEP in their evaluation of the effect of septic systems on groundwater. This method is used for specific areas requiring a detailed knowledge of the extent of each soil in the area. However, the method may also be used as a planning tool using the average distribution of soils over a large area for which knowledge of groundwater recharge is needed.

In this analysis, the average distribution of soils formed on the Passaic Formation (Brunswick Shale) in Somerset County will be used to calculate the groundwater recharge in the portion of Montgomery Township underlain by the Passaic Formation. The method developed by Charles et. al. (1993) currently used by NJDEP will be used.

In the past, the allowable level of nitrate in potable water established by the US Public Health Service, 10 mg/l of nitrogen as nitrate, was used in the NDM as the maximum allowable level in groundwater. However, in new water quality guidelines, the NJDEP adopted an anti-degradation policy set forth in N.J. A. C. Sect. 7:9-6.8. Based on this policy, a limit of 5.2 mg/l of nitrogen as nitrate in groundwater has been established by NJDEP. This value of 5.2 mg/l is used as the maximum allowable level by NJDEP in evaluating the effect of septic systems on groundwater and will be used in this analysis to calculate an average lot size for individual residences using a septic system in that area of Montgomery Township underlain by the Passaic formation. In addition, a minimum lot size will by calculated using the potable water criteria of 10 mg/l nitrogen as nitrate.

Data and Calculations:

I. Recharge.

The soils formed on the Passaic Formation and the data for calculating average groundwater recharge are given in table 1. The soil frequency was calculated from the data given in the Somerset County Soil Survey Report (Kirkham, 1976).

Based on the data in Table 1, the average groundwater recharge to the Passaic Formation is 15.4 inches/year

II. Lot size based on the NTM.

The equation for the Nitrate Dilution Model as used by the NJDEP is:

$$A = \frac{PQ(Cs - Co)}{74.39(CoR)}$$

Where A = minimum lot size in acres

P = number of residents per home (persons/home) = 3.5

R = groundwater recharge in inches per year = 15.4 in./yr.

Cs = nitrate nitrogen in septage effluent = 43 mg/l

Co = allowable nitrate nitrogen in groundwater

= 5.2 mg/l for non-degradation

= 10 mg/l for potable water

Q = volume of septage effluent produced in gal./person/day

= 75 gal./person/day

74.39 = constant for conversion of units.

For non-degradation of groundwater:

$$A = \frac{3.5x75(40-5.2)}{74.39(5.2 \times 15.4)} = 1.53 \text{ acres/home}$$

For groundwater not to exceed the potable water criteria

$$A = \frac{3.5x75(40-10)}{74.39(10 \times 15.4)} = 0.69 \text{ acres/home}$$

Discussion:

The above data and calculations giving a minimum lot size of 1.53 acres/home for non-degradation of groundwater or 0.69 acres/home to meet the potable water standard are based on present criteria of the NJDEP and average groundwater recharge in the portion of Montgomery Township underlain by the Passaic Formation. These values may be used for planning purposes in establishing zoning criteria in this portion of the Township.

The above results are based on average conditions for frequency distribution of soils throughout the portion of the township underlain by the Passaic Formation.. Different results may be found for individual developments on a specific site within this portion of the township. For example, if a development was planned on an area that consists largely of, or all, Croton soils, the development should not be built using septic systems. Conversely, if a development was planned on an area consisting entirely of Bucks soil, the allowable lot size for non-degradation of groundwater is 1.2 acres . These interpretations are based on criteria presently being used by the NJDEP.

Conclusions:

Based on the above analysis using the NDM and present NJDEP criteria, The zoning requirement in the present R-1 zone of Montgomery Township should be reduced to R-2 or 2 acres per house. This will provide for an average lot size that meets the non-degradation of groundwater criteria of 1.53 acres per lot. The minimum lot size required to meet the potable water criteria is 0.69 acres per lot.

References:

Trela, J. and Douglas, L. 1978. Soils, Septic Systems and Carrying Capacity in the Pine Barrens. Journal Series Paper, NJ Agricultural Experiment Station, 29 p.

Pizor, P. J. 1982 Managing Growth in Developing Communities. Cook College, Rutgers University, New Brunswick. NJ Agricultural Experiment Station Publication No. R-17907-82.

Geraghty and Miller, Inc. 1987. Assessment of Existing Recharge and Dilution Models: Montgomery Township, New Jersey. A report to Montgomery Township by Geraghty and Miller, Inc.

Kirkhan, W. 1976. Soil survey of Somerset County. USDA, Soil Conservation Service in cooperation with the NJ Agricultural Experiment Station, Cook College, Rutgers University and the NJ Department of Agriculture State Soil conservation Committee.

Charles, E. G., Behroozi, C., Schooley, J. and Hoffman, J. L. 1993. A Method for Evaluating Ground-Water-Recharge Areas in New Jersey. Geological Survey Report

GSR-32, New Jersey Geological Survey, New Jersey Department of Environmental Protection, Division of Science and Research

Table 1: GROUNDWATER RECHARGE TO THE PASSAIC FORMATION

SOIL SERIES	LAND USE CODE (LULC)	RECHARGE FACTOR	RECHARGE CONSTANT	CLIMATE FACTOR	B FACTOR	RECHARGE INDIVIDUAL SOIL inches/year	SOIL FREQUENCY	CONTRIBUTION TO TOTAL RECHARGE FROM EACH SOIL inches/year
Abbottstown	4	12.2	7.79	1.5	1.3	16.0	0.014	0.2
Birdsboro	4	16.11	12.14	1.5	1.3	19.3	0.057	1.1
Bucks	4	16.84	13.32	1.5	1.3	19.5	0.033	0.6
Croton	4	0	0	1.5	1.3	0.0	0.018	0.0
Klinesville	4	8.75	1.17	1.5	1.3	15.9	0.146	2.3
Lansdowne	4	11.82	7.22	1.5	1.3	15.8	0.056	0.9
Norton	4	11.93	7.26	1.5	1.3	16.0	0.063	1.0
Penn	4	11.31	6.52	1.5	1.3	15.5	0.356	5.5
Readington	4	12.97	9.28	1.5	1.3	16.0	0.005	0.1
Reaville	4	11.3	6.5	1.5	1.3	15.5	0.043	0.7
Rowland	4	13.27	9.95	1.5	1.3	15.9	0.138	2.2
Royce	4	12.99	9.27	1.5	1.3	16.1	0.048	0.8
Bowmansville	4	0	0	1.5	1.3	0.0	0.021	0.0
						Total	0.998	15.4

Average recharge to Passaic Formation 15.4 inches

Notes:

1. Land use code for urban/ suburban 1-2 acre lots.

2. All factors and constants taken from Charles et.al -1993

3. Soil frequency is fraction of area underlain by Passaic Formation in Somerset County. From county Soil Survey Report.

dards by showing, to the satisfaction of the Department, and in the context of the applicable regulatory procedure, that the flow of ground water pollutants into the surface water will not cause a violation of the Surface Water Quality Standards.

(h) For constituents for which specific or interim specific criteria have been derived, the Department may evaluate potential toxicological interactions between or among contaminants in ground water by the sum of the risk levels of contaminants with health-based criteria that are based on carcinogenic risk, and by utilizing the hazard index approach described in the USEPA Guidelines for the Health Risk Assessment of Chemical Mixtures (51 FR 34014 (1986), and any subsequent revisions) for noncarcinogens. Additional actions and more stringent criteria may be required when either of the following conditions exists:

1. The total risk level for all Group A or Group B contaminants present in ground water exceeds 1×10^{-4}; or

2. There is a Hazard Index of greater than one for noncarcinogenic effects.

(i) The Department shall regulate discharges for compliance with each specific, interim specific and generic criterion applicable to the discharge pursuant to this section.

Petition for Rulemaking.
See: 27 N.J.R. 388(b).

7:9–6.8 Antidegradation policy

(a) The Department shall protect from significant degradation ground water which is of better quality than the criteria in N.J.A.C. 7:9–6.7. Antidegradation limits shall be used as the basis for the development of constituent standards applicable to discharges, as modified by N.J.A.C. 7:9–6.9(a) and (b). Where the concentration of a constituent at background water quality currently contravenes the criteria in N.J.A.C. 7:9–6.7, no further degradation of ground water quality shall be allowed for that constituent.

(b) For constituents whose concentrations in background water quality are less than the ground water quality criteria in N.J.A.C. 7:9–6.7 (excluding those constituents whose criteria are expressed as a range of concentrations), the antidegradation limits shall be determined by adding to background water quality concentration the difference between the ground water quality criterion and the background water quality concentration times the following percentages for each of the corresponding classes of ground water as follows:

Class I–A 0%

Class I–PL 0%

Class II–A 50%

The calculation of antidegradation limits may be represented by the following formula:

$$\text{Constituent Standard} = BWQ + (GWQC - BWQ) \times \%$$

where BWQ is the background water quality for a given constituent, GWQC is the ground water quality criterion and % is the antidegradation factor given above.

(c) The antidegradation limits for Class II–B are equal to the Class II–B criteria stated in N.J.A.C. 7:9–6.7(d). Where the concentration of a constituent at background water quality currently contravenes the criteria, no further degradation of ground water quality shall be allowed for that constituent.

(d) The antidegradation limits for Class III–A are equal to the Class III–A criteria established pursuant to N.J.A.C. 7:9–6.7(e).

(e) The antidegradation limit for Class III–B is equal to the Class III–B criteria established pursuant to N.J.A.C. 7:9–6.7(f).

Administrative Correction to (b).
See: 25 N.J.R. 1552(a).

7:9–6.9 Constituent standard modifications and practical quantitation levels

(a) When constituents at background water quality exceed the criteria in N.J.A.C. 7:9–6.7, the Department shall consider the following modifications in the development of constituent standards in the context of applicable regulatory programs:

1. For discharges that derive their source water from directly upgradient of the discharge, the constituent standards shall not be more stringent than the background water quality (that is, the source water quality);

2. For other discharges:

i. In areas where the criteria for the constituent are exceeded within the area due to natural quality, the constituent standards shall be established as the background water quality.

ii. In other areas, the constituent standards shall be established such that the volume and concentration of ground water exceeding the criteria are not increased by discharges.

(b) The Department may define Classification Exception Areas as provided for in N.J.A.C. 7:9–6.6 within which the provisions of N.J.A.C. 7:9–6.7, 6.8 and (a) above do not apply regarding specified constituents.

(c) Where a constituent standard (the criterion as adjusted by the antidegradation policy and applicable criteria exceptions); is of a lower concentration than the relevant PQL (Table 1 in the Appendix), the Department shall not (in the context of an applicable regulatory program) consider the discharge to be causing a contravention of that constituent standard so long as the concentration of the constituent in the affected ground water is less than the relevant PQL.

1. Where interim specific criteria are derived by the Department, interim PQLs shall also be derived for those constituents as appropriate.

2. No PQLs other than those listed in Table 1 in the Appendix are applicable to or shall be derived for interim generic criteria.

3. Selection and derivation of PQLs shall be as follows:

i. PQLs shall be rounded to one significant figure using standard methods.

ii. PQLs listed in Table 1 were, and additional PQLs shall be, derived or selected for each constituent using the most sensitive analytical method providing positive constituent identification from (c)3ii(1) through (5) below, in that order of preference:

(1) PQLs for a specific constituent and analytical method using the USEPA 500 series methods, which PQLs were derived through scientific studies conducted by the Department in support of the Safe Drinking Water Program;

(2) PQLs for a specific constituent and analytical method using the USEPA 500 series or 600 series methods (in order of preference, and provided that the method is currently in use by Department-certified laboratories), which PQLs were adopted by the USEPA in support of the Safe Drinking Water Program;

(3) PQLs derived by multiplying times a factor of five, a median, Interlaboratory Method Detection Limit (MDL). The Interlaboratory MDL is derived from verified MDL data from Department-certified laboratories for the USEPA 500 series or 600 series methods (in order of preference):

(4) PQLs derived by multiplying times a factor of 10, the MDL published by EPA for a specific constituent and analytical method for the USEPA 500 series or 600 series methods (in order of preference);

(5) PQLs for aqueous matrices published by EPA in "Test Method for Evaluating Solid Waste," Publication SW846, Third Edition, November 1986, and successor publications, incorporated herein by reference.

iii. The Department may approve an alternative PQL. An alternative PQL shall be approved when the evidence (in the context of an applicable regulatory program) establishes that:

(1) Based upon site-specific, ground water matrix considerations, a PQL listed in Table 1 for a constituent is not valid;

(2) An alternative PQL is more appropriate for that constituent with regard to compliance with this subchapter;

(3) The alternative PQL has been determined through rigorous laboratory analysis using methods appropriate to the site-specific ground water matrix and constituent(s), including, without limitation, the derivation of an MDL using the methodology specified by Appendix B of 40 CFR Part 136; and

(4) The alternative PQL does not result in nondetection of any target constituent due to masking effects of other target constituents, non-target constituents, or natural substances.

iv. The approval of an alternative PQL shall be applicable to the regulation of ground water quality affected by the discharge for which it is derived, and its approval and utilization shall be subject to the same procedural requirements as any other aspect of the regulatory decision.

4. Where ground water pollutants affect surface water quality within the meaning of N.J.A.C. 7:9–6.7(g), more sensitive analytical techniques such as bioassays or bioaccumulation assays may be required by the Department.

7:9–6.10 Procedures for reclassification of ground water

(a) Reclassification of ground water areas shall be accomplished through rulemaking in accordance with the Administrative Procedure Act, N.J.S.A. 52:14B–1 et seq.

(b) Any interested person may seek to have any ground water area reclassified by filing a petition with the Department. For the purposes of this subsection, interested persons shall include, but not be limited to:

1. Any State, county or municipal governmental entity with jurisdiction over the area that is proposed for reclassification; and

2. Any person residing or discharging in the area that is proposed for reclassification.

(c) Petitions shall comply with and shall be reviewed in compliance with N.J.S.A. 52:14B–4 and N.J.A.C. 7:1–1.2.

(d) For purposes of this subsection, ground water areas subject to petition for reclassification shall constitute at least a significant portion of one or more geologic units or formations. In no event shall a reclassification area consist only of an area underlying property owned by a single

ADDENDUM II

RESOURCE PLANNING AND MANAGEMENT MAP AMENDMENT DOCUMENT FOR MONTGOMERY TOWNSHIP JANUARY 1998

RESOURCE PLANNING AND MANAGEMENT MAP AMENDMENT DOCUMENT
MONTGOMERY TOWNSHIP
JANUARY 1998

This addendum to the "Municipal Plan Comparison Report" for the Township of Montgomery is submitted as part of the Cross Acceptance II process, as directed by the Somerset County Planning Board. The purpose of the addendum is to propose amendments to the Planning Area boundaries and "Center" boundaries in Montgomery Township presently shown on the "Resource Planning And Management Map" of the New Jersey State Development And Redevelopment Plan. As part of the Cross Acceptance II process, Montgomery Township will subsequently be submitting to the Somerset County Planning Board a "Center Designation Report" for a "Planned Village" located on the State lands of the North Princeton Developmental Center and the Skillman Training Center.

The addendum includes the required documentation for the amendments in the format provided by the Somerset County Planning Board. Forwarded to the Somerset County Planning Board with this addendum are the required paper and vellum copies of the "Resource Planning And Management Maps" for Montgomery Township as drafted on the U.S.G.S. quadrangle maps (Rocky Hill and Monmouth Junction). The quadrangle maps were marked to show the proposed changes to the "Resource Planning And Management Maps" as outlined in the mapping guidelines provided by the County.

The addendum also includes two (2) eleven by seventeen inch (11" by 17") maps, one of which is the current "Resource Planning And Management Map" for Montgomery Township and the other showing the proposed amendment to the "Resource Planning And Management Map", as reflected on the U.S.G.S. quadrangle maps forwarded to the Somerset County Planning Board.

RESOURCE PLANNING AND MANAGEMENT MAP AMENDMENT DOCUMENT
MONTGOMERY TOWNSHIP
JANUARY 1998

COUNTY NAME: Somerset County
OSP QUADRANGLE NUMBER: 69
U.S.G.S. QUAD. NAME: Rocky Hill NJ

AMENDMENTS:

Amendment #1 Planning Area 4 to Planning Area 5

Reason For Change: Area in question is primarily undeveloped land which is similar in environmental characteristics to adjacent lands west of County Route 601. The land lies directly east of the fault line along the edge of the Sourland Mountains and exhibit soils with high or seasonally high water table and some wetlands. The lands are also adjacent the County's Sourland Mountain Park and are within the proposed greenbelt of the Township's "Conservation Plan Element" to provide a linkage between the Park and municipally owned parkland east of County Route 601. Presently, the Planning Area boundary line between Planning Area 4 and Planning Area 5 follows lot lines rather than man-made or natural features, such as County Route 601.

Source: Montgomery Township Master Plan, Part I: Background Studies (October 1988) and Part IV: Recreation Plan And Conservation Plan Elements (July 1991); "Critical Areas" map in the Montgomery Township Land Development Ordinance.

Amendment #2 Planning Area 3 to Planning Area 2

Reason For Change: Lot 8 in Block 7001, consisting of 106.7 acres, has been approved for the development of fifty-five (55) residential lots. The tract has been included in an amendment to the Township's 208 Plan, subject to NJDEP approval, to be located within the municipal sanitary sewer service area.

Source: Montgomery Township Wastewater Management Plan.

Amendment #3 Planning Area 3 to Planning Area 4

Reason For Change: Present Planning Area boundary line separates a 110.9 acre lot into two (2) planning areas; the subject lot is undeveloped and wooded with some agricultural use. Proposed change will place entire lot within same planning area of appropriate criteria.

Source: Montgomery Township Master Plan: Part III, Land Use Plan Periodic Reexamination And Update Report, adopted May 13, 1996.

Amendment #4 Center - Planned Village

Reason For Change: Proposed Village meets the State Development And Redevelopment Plan criteria and implements Planning Area 4 policy objectives; see Center Designation Report for background information.

Source: Montgomery Township Master Plan Addendum: General Development Plan For The North Princeton Developmental Center Property, February 1996.

Amendment #5 Planning Area 3 to Planning Area 2

Reason For Change: Subject land area lies within the Township's Research, Engineering & Office (REO) zoning district and is partially developed with a large office park. The site has been developed with its own wastewater disposal system and infrastructure for a large office park. A collector road has been planned and partially constructed to serve the office park and residential cluster developments in PA2 to the south. Subject land area is directly adjacent to Planning Area 2 with similar zoning and intensity and is no longer a Fringe Planning Area.

Source: Montgomery Township Wastewater Management Plan; Montgomery Township Traffic Circulation Plan Element; Montgomery Township Land Development Ordinance.

Amendment #6 Planning Area 3 to Planning Area 4

Reason For Change: Subject land area is no longer a Fringe Planning Are and is distinctly rural in character with an abrupt visual change between this area and the adjacent area designated Planning Area 2. Approximately 192 acres of undeveloped land has been earmarked for preservation by the Township to prevent the westward spread of development and infrastructure from the more intensely developed lands in the adjacent Planning Area 2 (the lands are the second highest priority for the Township's Green Acres

Application). Including the 192 acres, over 392 acres of land in the subject area are actively farmed in crops or used as a horse farm or are wooded vacant lands with some of the oldest established woods in the Township. Only two (2) residential developments, with lots ranging in size from one to three (1-3) acres, exist in the subject area with the remaining residential lots fronting on the existing collector roads; no more than 100 dwelling units are located in the subject area and are all serviced by individual septic systems and wells. No infrastructure is planned for this area, and none exists other than the three (3) collector roads which surround the subject land area and the two residential rural roads serving the two existing developments. Land area is directly adjacent to Planning Area 4 to the west and north with the same zoning ("R-2") and density and Planning Area 5 to the south.

Source: Montgomery Township Wastewater Management Plan; Montgomery Township Master Plan, including the November 1997 Conservation Plan map; Montgomery Township Land Development Ordinance.

RESOURCE PLANNING AND MANAGEMENT MAP AMENDMENT DOCUMENT
MONTGOMERY TOWNSHIP
JANUARY 1998

COUNTY NAME: Somerset County
OSP QUADRANGLE NUMBER: 70
U.S.G.S. QUAD. NAME: Monmouth Junction NJ

AMENDMENTS:

Amendment #1 Planning Area 2 to Planning Area 3

Reason For Change: Lot 1 in Block 8001, consisting of 86.55 acres and located directly south of Staats Farm Road, no longer is developable as 83 acres has been preserved under the Farmland Preservation Program.

Source: Somerset County Planning Board and County Agriculture Development Board; revised Montgomery Township "Conservation Plan" map, dated November 1997.

Amendment #2 Planning Area 3 to Planning Area 2

Reason For Change: Lot 8 in Block 7001, consisting of 106.7 acres, has been approved for the development of fifty-five (55) residential lots. The tract has been included in an amendment to the Township's 208 Plan, subject to NJDEP approval, to be located within the municipal sanitary sewer service area.

Source: Montgomery Township Wastewater Management Plan.

ADDENDUM III

NEW "NC", "CC-1", "CC-2" & "HC" ZONING PROVISIONS

**AN ORDINANCE AMENDING AND SUPPLEMENTING
CHAPTER XVI, "LAND DEVELOPMENT",
OF THE CODE OF THE TOWNSHIP OF MONTGOMERY (1984)
COUNTY OF SOMERSET, STATE OF NEW JERSEY
AND SPECIFICALLY
SECTION 16-3.1 REGARDING NEW "CC-1" & "CC-2" ZONING DISTRICTS,
SECTION 16-3.3 REGARDING A NEW "ZONING MAP",
A REVISED SECTION 16-4.5 REGARDING ZONING PROVISIONS
FOR THE "NC" NEIGHBORHOOD COMMERCIAL DISTRICT,
A NEW SECTION 16-4.11 REGARDING ZONING PROVISIONS
FOR THE "CC-1" & "CC-2" COMMUNITY COMMERCIAL DISTRICTS,
A NEW SECTION 16-4.12 REGARDING ZONING PROVISIONS
FOR THE "HC" HIGHWAY COMMERCIAL DISTRICT,
A REVISED SECTION 16-5.4 REGARDING "LIGHTING",
A REVISED SUBSECTION 16-6.1 c. REGARDING "HOTELS"
AS CONDITIONAL USES AND
A REVISED SUBSECTION 16-6.1 d. REGARDING "MOTELS"
AS CONDITIONAL USES**

TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY, NEW JERSEY

ORDINANCE NO. _____

AN ORDINANCE AMENDING AND SUPPLEMENTING
CHAPTER XVI, "LAND DEVELOPMENT",
OF THE CODE OF THE TOWNSHIP OF MONTGOMERY (1984)
COUNTY OF SOMERSET, STATE OF NEW JERSEY
AND SPECIFICALLY
SECTION 16-3.1 REGARDING NEW "CC-1" & "CC-2" ZONING DISTRICTS,
SECTION 16-3.3 REGARDING A NEW "ZONING MAP",
A REVISED SECTION 16-4.5 REGARDING ZONING PROVISIONS
FOR THE "NC" NEIGHBORHOOD COMMERCIAL DISTRICT,
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FOR THE "CC-1" & "CC-2" COMMUNITY COMMERCIAL DISTRICTS,
A NEW SECTION 16-4.12 REGARDING ZONING PROVISIONS
FOR THE "HC" HIGHWAY COMMERCIAL DISTRICT,
A REVISED SECTION 16-5.4 REGARDING "LIGHTING",
A REVISED SUBSECTION 16-6.1 c. REGARDING "HOTELS"
AS CONDITIONAL USES AND
A REVISED SUBSECTION 16-6.1 d. REGARDING "MOTELS"
AS CONDITIONAL USES

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

SECTION 1. Change Subsection 16-3.1 of the Code of the Township of Montgomery (1984) to read as follows:

"16-3.1 ZONING DISTRICTS.

For the purposes of this chapter, the Township of Montgomery is hereby divided into eighteen (18) zoning districts as follows:

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

SECTION 2. Change the first paragraph of Subsection 16-3.3 of the Code of the Township of Montgomery (1984) to read as follows:

"16-3.3 ZONING MAP.

The boundaries of the zoning districts specified in Subsection 16-3.1 hereinabove and the land areas designated for the optional development alternatives specified in Subsection 16-3.2 also hereinabove are shown and established on the "Zoning Map" of the Township of Montgomery, dated March 19, 1998, which accompanies and is part of this chapter."

SECTION 3. Change Section 16-4.5 of the Code of the Township of Montgomery (1984) in its entirety to read as follows:

"16-4.5 "NC" NEIGHBORHOOD COMMERCIAL.

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

1. Retail Sales of goods and services.

2. Banks, including drive-in facilities.

3. Offices and Office Buildings.

4. Restaurants.

5. Child Care Centers licensed by the Department of Human Services pursuant to P.L. 1983, c. 492 (C.30:5B-1, et seq.).

6. Neighborhood Shopping Villages comprised of some or all of the preceding uses, plus the required addition of Residential Flats which are to be located within the one and one-half (1½) stories above the permitted uses located on the first floor in accordance with the provisions specified in Subsection 16-4.5 e. of this Ordinance hereinbelow.

7. Service Stations as a "Conditional Use" under N.J.S.A. 40:55D-67 (See Section 16-6.1, "Conditional Uses", and specifically Subsection 16-6.1 f. for the required conditions for "Service Stations").

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

b. **Accessory Uses Permitted**

1. Off-Street Parking (See Subsection 16-4.5 h. of this Ordinance hereinbelow for the specific "Minimum Off-Street Parking" requirements for the "NC" District and Section 16-5.8 for the design requirements for "Off-Street Parking, Loading Areas And Driveways").

2. Off-Street Loading (See Subsection 16-4.5 i. of this Ordinance hereinbelow for the specific "Off-Street Loading" requirements for the "NC" District).

3. Fences And Walls (See Section 16-5.3 of this Ordinance for the design requirements for "Fences, Walls, Sight Triangles And Guiderails").

4. Signs (See Subsection 16-4.5 j. of this Ordinance hereinbelow for the specific "Permitted Signs" within the "NC" District and Section 16-5.13 for the design requirements for "Signs").

5. Garages and Storage Buildings.

6. Lighting (See Section 16-5.4 of this Ordinance for the design requirements for "Lighting").

7. Temporary Construction Trailers and one (1) temporary Sign not exceeding thirty-two (32) square feet in area, either attached to the trailer or free-standing, which advertises the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction beginning with the issuance of a construction permit and ending with the issuance of a certificate of occupancy or one (1) year, whichever time period is less. The temporary Construction Trailer(s) and temporary Sign shall be located on the site where the construction is taking place and shall be set back at least thirty feet (30') from all lot lines and from the right-of-way lines of all existing and proposed streets. There shall be at least one (1) operating telephone within the trailer.

8. Satellite Dish Antennas as a "Conditional Use" under N.J.S.A. 40:55D-67 (See Section 16-6.1, "Conditional Uses", and specifically Subsection 16-6.1 i. for the required conditions for "Satellite Dish Antennas").

c. **Maximum Building Height**

1. Principal Buildings: No principal building shall exceed thirty feet (30') and two and one-half (2½) stories in height, except that a principal building in which Residential Flats are located shall not exceed thirty-five feet (35') in height, and except as further allowed in Subsection 16-6.2 b. of this Ordinance, the "General Exceptions And Modifications" for "Height Limits".

2. Accessory Buildings: No accessory building shall exceed twenty-five feet (25') in height and two (2) stories unless a lower height is required in accordance with other provisions of this Ordinance.

d. **Area And Yard Requirements**

Principal Building Minimum Requirements	Individual Uses	Neighborhood Shopping Villages
Lot Area	¼ ac (10,890 sf)	3 1/3 ac (145,200 sf)
Lot Frontage	100 ft	550 ft [1]
Lot Width	100 ft	550 ft
Lot Depth	100 ft	240 ft
Front Yard	15 ft	40 ft
Side Yard (each)	15 ft	40 ft [2]
Rear Yard	20 ft	40 ft

Accessory Building Minimum Requirements	Individual Uses	Neighborhood Shopping Villages
Distance To Front Lot Line	15 ft	65 ft
Distance To Side Lot Line	10 ft	40 ft [2]
Distance To Rear Lot Line	10 ft	40 ft
Distance To Other Building	15 ft	30 ft

Floor Area & Coverage Maximum Requirements	Individual Uses	Neighborhood Shopping Villages
Floor Area Ratio (F.A.R.)	0.20	0.15 [3]
Building Coverage	15 %	10 %
Lot Coverage	55 %	45 %

Footnotes For Subsection 16-4.5 d. Hereinabove

[1] The minimum five hundred fifty feet (550') of frontage must be along either Route 518 or Route 206.

[2] Except that the side yard setback shall be seventy feet (70') from any common property line with a residential zoning district.

[3] The permitted 0.15 Floor Area Ratio (F.A.R.) shall be comprised both of the permitted non-residential uses to be located only on the first floor and required Residential Flats to be located within the one and one-half (1½) stories above the permitted non-residential uses in accordance with the provisions specified within Subsection 16-4.5 e. of this Ordinance hereinbelow. The F.A.R. of the permitted non-residential uses on the first floor shall not exceed 0.1 and the F.A.R. of the required Residential Flats within the one and one-half (1½) stories above the permitted non-residential uses shall not exceed 0.05.

e. **Requirements For The Required**
Residential Flats Within A Neighborhood Shopping Village

1. Residential Flats are required within a "Neighborhood Shopping Village" and shall be located within the one and one-half (1½) stories above the permitted non-residential uses on the first floor, except that no Residential Flat or portion thereof shall be located above any use which utilizes either a condenser or compressor within its net habitable floor area.

2. Residential Flats must occupy a gross floor area equivalent to between one-third (1/3) and one-half (½) of the total gross floor area within the first floors of all buildings within the Neighborhood Shopping Village.

3. Each Residential Flat shall have access provided via an internal hallway within the building, and all access stairways also shall be enclosed within the building.

4. Each Residential Flat shall contain one (1) bedroom only, and any "den", "studio" or other such room shall not have either a door or a closet. The minimum net habitable floor area of a 1-bedroom unit shall be six hundred (600) square feet.

f. **Requirements For All Buildings Within The "NC" District**

1. All buildings within the "NC" District shall have a dual pitched, single ridge roof (such as gable, hip, gambrel or mansard roof) with a minimum pitch of one foot (1') vertical to eight feet (8') horizontal, and no flat roof shall be permitted; provided, however, that where roof mounted equipment is necessary and/or preferable for the operation of the building, a facade roof treatment exhibiting the appearance of such a dual pitched, single ridge roof may be permitted if specifically approved by the Planning Board or Zoning Board of Adjustment, as the case may be, as part of a submitted site plan application for development.

2. All portions of all buildings shall be compatibly designed with a common architectural motif, whether constructed at one time or in stages over a period of time. The architectural design and material surface and color of all building walls on all sides of all buildings shall be suitably finished for aesthetic purposes in a manner consistent with the surface materials existing within the neighborhood.

3. Any principal building may contain more than one (1) principal use, provided that the total floor area ratio and lot coverage of the combined uses does not exceed the maximum requirements specified in Subsection 16-4.5 d. hereinabove and, furthermore, that each use occupies a minimum gross floor area of seven hundred fifty (750) square feet.

4. No building in the "NC" District shall exceed five thousand (5,000) square feet of gross floor area, whether located as the only building on a lot or located with other buildings on a lot as part of a permitted "Neighborhood Shopping Village", except that the five thousand (5,000) square foot restriction shall not include the floor area devoted to the required "Residential Flats" in a building within a "Neighborhood Shopping Village".

5. More than one (1) principal building shall be permitted only on a lot specifically approved by the Planning Board for a permitted "Neighborhood Shopping Village" provided that, to the extent practicable, the placement of the buildings shall be staggered, with varying building setbacks and with the orientation of the buildings situated at angles to one another and/or otherwise designed to promote a non-linear appearance.

g. **General Requirements For The "NC" District**

1. No merchandise, products, equipment or similar material and objects shall be displayed or stored outside.

2. Solid waste not stored within a building may be stored outside within an enclosed container as specifically approved by the Planning Board or Zoning Board of Adjustment, as the case may be, and in accordance with the recycling requirements of Somerset County.

3. All portions of a lot not covered by buildings or structures (e.g., parking lots, parking spaces, loading areas, access aisles, driveways, sidewalks, walkways, curbs, trash enclosures, etc.) shall be suitably landscaped with grass, shrubs, and trees and shall be maintained in good condition. In any case, no less than forty-five percent (45%) of the area of any lot developed with an individual use and no less than fifty-five percent (55%) of the area of any lot developed with a "Neighborhood Shopping Village" shall be so landscaped, and the landscaped area may include approved detention and/or retention basins and approved septic fields.

4. Within the side and rear yard setback areas, a minimum buffer screening shall be required along any common property line with a residential zoning district in accordance with the following:

(a) For "Individual Uses", the buffer screening shall be at least ten feet (10') in width;

(b) For "Neighborhood Shopping Villages", the buffer screening shall be at least twenty-five (25') in width;

(c) The buffer screening shall consist of densely planted evergreen trees at least six feet (6') high at time of planting and spaced no more than ten feet (10') apart on-center; and

(d) No parking area, loading area, driveway or structure, except for approved accessways and fencing integrated with the landscaping plan and as approved by the Board, shall be permitted within the required area for the buffer screening.

5. Within the "NC" District, no parking, loading area, driveway or other structure (except for approved accessways and fencing) shall be permitted within ten feet (10') of any property line and in the front yard area between the street and principal building, except that parking may be permitted in the front yard area for "Individual Uses" only (not for "Neighborhood Shopping Villages") in accordance with the following:

(a) The Planning Board or Zoning Board of Adjustment, as the case may be, may approve off-street parking in front yard areas for "Individual Uses" only where the existing development on the subject property (e.g., an existing building set back an excessive distance from the abutting street right-of-way) creates a practical difficulty in locating the required off-street parking in rear and/or side yard areas;

(b) A minimum parking setback of twenty feet (20') to any street line shall be provided, where feasible, and shall be planted and maintained in lawn area or ground cover and shall be landscaped with trees and shrubbery as approved by the Board; and

(c) When approving the location of off-street parking in front yard areas for "Individual Uses", the reviewing Board must find that parking may be located within the front yard area without adversely affecting neighboring properties.

h. **Minimum Off-Street Parking**

Each individual use shall provide parking spaces according to the following minimum provisions. Where a permitted use of land includes different specific activities with different specific parking requirements, the total number of required parking spaces shall be obtained by computing individually the parking requirements for each different activity and adding the resulting numbers together:

1. Retail sales and service uses, banks and offices shall provide parking at the ratio of one (1) parking space per two hundred (200) square feet of gross floor area or part thereof. Additionally, drive-in banks shall provide room for at least twelve (12) automobiles per drive-in window for queuing purposes.

2. Restaurants shall provide one (1) parking space for every three (3) seats, but in all cases, a sufficient number of spaces to prevent any parking along public rights-of-way or private driveways, fire lanes and aisles.

3. Child care centers shall provide parking at a ratio of one (1) parking space per employee plus one (1) additional parking space for every eight (8) children. Adequate spaces shall be provided for the loading and unloading of children which shall take place on-site and not in the public right-of-way.

4. Residential Flats shall provide parking at the ratio of one (1) parking space per dwelling unit, with the understanding that there will be some shared parking between the Residential Flats and the permitted non-residential uses.

5. Parking areas for individual uses shall be designed to be interconnected with adjacent properties and shall utilize common entrance(s) and exit(s), where feasible, to minimize access points to the street.

6. See Section 16-5.8 of this Ordinance for the design standards regarding "Off-Street Parking, Loading Areas And Driveways".

i. **Off-Street Loading**

1. Each principal building or group of buildings shall provide at minimum one (1) off-street loading space at the side or rear of the building or within the building. Any loading dock space shall be at least fifteen feet (15') in width by forty feet (40') in length with adequate ingress and egress from a public street and with adequate space for maneuvering. Additional spaces may be necessary and required dependent upon the specific activity. There shall be no loading or unloading from the street.

2. There shall be at least one (1) trash and garbage pick-up location within convenient access to the building being served, including provisions for the separation and collection of recyclable materials in accordance with the recycling requirements of Somerset County and in accordance with the following:

   (a) The trash and garbage pick-up location shall be provided either within the building being served or in a pick-up location outside the building;

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

   (c) If located outside the building, the trash and garbage pick-up location shall include a steel-like, totally enclosed trash and garbage container located in a manner to be obscured from view from parking areas, streets and adjacent residential uses or zoning districts by a fence, wall, planting or combination of all three.

j. **Signs**

1. "Individual Uses": Each principal commercial building not part of a "Neighborhood Shopping Village" may have one (1) attached sign, one (1) free-standing sign and/or one sign identifying an individual use, provided and in accordance with the following:

   (a) The combined total area of all signs on the property shall not exceed an area equivalent to five percent (5%) of the front wall facade of the subject principal building or fifty (50) square feet, whichever is less;

   (b) Any free-standing sign shall not exceed twenty (20) square feet in area, shall be set back at least fifteen feet (15') from any street or property line and shall be mounted no higher than ten feet (10'), nor less than six feet (6'), above the finished grade below; and

   (c) Where a use in a multi-tenant building occupies at least seven hundred fifty (750) square feet of segregated "Habitable Floor Area" with direct access from the outside, a sign not exceeding four (4) square feet in area, identifying the name of the use only, may be attached to a building at the entrance to the use.

2. "Neighborhood Shopping Villages": Each individual use in a principal building within a "Neighborhood Shopping Village" occupying at least seven hundred fifty (750) square feet of "Habitable Floor Area" with direct access from the outside shall be permitted a sign identifying the name of the use attached flat against the building at the entrance to the individual use. The size of each such attached sign shall not exceed one half (½) square foot of sign area per one (1) linear foot of building frontage occupied by the individual use, but in no case shall the size of the sign exceed twenty-five (25) square feet in area.

3. Each "Neighborhood Shopping Village" may have one (1) free-standing sign not exceeding thirty (30) square feet in area set back at least twenty-five feet (25') from any street or property line and mounted no higher than ten feet (10'), nor less than six feet (6'), above the finished grade below.

4. All signs shall be wood painted, and all signs shall utilize black capital letters painted upon a white background unless otherwise specifically approved by the Planning Board or Zoning Board of Adjustment, as the case may be.

5. Any sign illumination shall be external to the sign and shall be designed and oriented to prevent any sight of the lamp from any street or neighboring properties.

6. All signs shall be reviewed by the Montgomery Township Landmarks Preservation Commission in accordance with Subsection 16-13.17 a.5. of this Ordinance, and the recommendations of the Landmarks Preservation Commission shall be forwarded to the Planning Board or to the Zoning Board of Adjustment, as the case may be.

7. Notwithstanding any provision of this Ordinance to the contrary, no signs shall be permitted in any windows except for a sign not exceeding one (1) square foot in area indicating the hours of operation.

8. See Section 16-5.13 of this Ordinance for the design standards regarding "Signs"."

SECTION 3. Add a new Section 16-4.11 to the Code of the Township of Montgomery (1984) regarding the zoning provisions for development within the "CC-1" & "CC-2" Community Commercial Districts to read in its entirety as follows:

"16-4.11 "CC-1" & "CC-2" COMMUNITY COMMERCIAL.

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

1. Retail Sales of goods and services.

2. Banks, including drive-in facilities.

3. Offices and Office Buildings.

4. Small Animal Hospitals in the "CC-2" District only, excluding outside facilities and kennels.

5. Automobile Sales through franchised new car dealerships in the "CC-1" District only, provided that the use currently exists and provided that ingress and egress is from State Highway Route 206 only.

6. Child Care Centers licensed by the Department of Human Services pursuant to P.L. 1983, c. 492 (C.30:5B-1, et seq.).

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

8. Service Stations in the "CC-2" District only as a "Conditional Use" under N.J.S.A. 40:55D-67 (See Section 16-6.1, "Conditional Uses", and specifically Subsection 16-6.1 f. for the required conditions for "Service Stations").

b. **Accessory Uses Permitted**

1. Off-Street Parking (See Subsection 16-4.11 g. of this Ordinance hereinbelow for the specific "Minimum Off-Street Parking" requirements for the "CC" Districts and Section 16-5.8 for the design requirements for "Off-Street Parking, Loading Areas And Driveways").

2. Off-Street Loading (See Subsection 16-4.11 h. of this Ordinance hereinbelow for the specific "Off-Street Loading" requirements for the "CC" Districts).

3. Fences And Walls (See Section 16-5.3 of this Ordinance for the design requirements for "Fences, Walls, Sight Triangles And Guiderails").

4. Signs (See Subsection 16-4.11 i. of this Ordinance hereinbelow for the specific "Permitted Signs" within the "CC" Districts and Section 16-5.13 for the design requirements for "Signs").

5. Lighting (See Section 16-5.4 of this Ordinance for the design requirements for "Lighting").

6. Storage Buildings limited to the storage of materials owned and used only by the principal permitted use on the subject property.

7. Temporary Construction Trailers and one (1) temporary Sign not exceeding thirty-two (32) square feet in area, either attached to the trailer or free-standing, which advertises the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction beginning with the issuance of a construction permit and ending with the issuance of a certificate of occupancy or one (1) year, whichever time period is less. The temporary Construction Trailer(s) and temporary Sign shall be located on the site where the construction is taking place and shall be set back at least thirty feet (30') from all lot lines and from the right-of-way lines of all existing and proposed streets. There shall be at least one (1) operating telephone within the trailer.

8. Satellite Dish Antennas as a "Conditional Use" under N.J.S.A. 40:55D-67 (See Section 16-6.1, "Conditional Uses", and specifically Subsection 16-6.1 i. for the required conditions for "Satellite Dish Antennas").

c. **Maximum Building Height**

1. Principal Buildings: No principal building shall exceed thirty feet (30') and two and one-half (2½) stories in height except as allowed in Subsection 16-6.2 b. of this Ordinance, the "General Exceptions And Modifications" for "Height Limits".

2. Accessory Buildings: No accessory building shall exceed twenty-five feet (25') in height and two (2) stories unless a lower height is required in accordance with other provisions of this Ordinance.

d. **Area And Yard Requirements**

Principal Building Minimum Requirements	Individual Uses	Automobile Sales
Lot Area	½ ac (21,780 sf)	1 ac
Lot Frontage	125 ft	150 ft
Lot Width	125 ft	150 ft
Lot Depth	150 ft	150 ft
Front Yard	50 ft	60 ft
Side Yard (each)	20 ft [1]	25 ft [1]
Rear Yard	20 ft [1]	50 ft

Accessory Building Minimum Requirements	Individual Uses	Automobile Sales
Distance To Front Lot Line	50 ft	60 ft
Distance To Side Lot Line	15 ft [1]	20 ft [1]
Distance To Rear Lot Line	15 ft [1]	20 ft [1]
Distance To Other Building	20 ft	20 ft

Floor Area & Coverage Maximum Requirements	Individual Uses	Automobile Sales
Floor Area Ratio (F.A.R.)	0.20	0.20
Lot Coverage	55 %	55%

Footnote For Subsection 16-4.11 d. Hereinabove

[1] Except that the side and/or rear yard setback shall be forty feet (40') from any common property line with a residential zoning district.

e. **Requirements For All Buildings Within The "CC" Districts**

1. All buildings within the "CC" Districts shall have a dual pitched, single ridge roof (such as gable, hip, gambrel or mansard roof) with a minimum pitch of one foot (1') vertical to eight feet (8') horizontal, and no flat roof shall be permitted; provided, however, that where roof mounted equipment is necessary and/or preferable for the operation of the building, a facade roof treatment exhibiting the appearance of such a dual pitched, single ridge roof may be permitted if specifically approved by the Planning Board or Zoning Board of Adjustment, as the case may be, as part of a submitted site plan application for development.

2. All portions of all buildings shall be compatibly designed with a common architectural motif, whether constructed at one time or in stages over a period of time. The architectural design and material surface and color of all building walls on all sides of all buildings shall be suitably finished for aesthetic purposes in a manner consistent with the surface materials existing elsewhere within the subject "CC" District.

3. Any principal building may contain more than one (1) principal use, except that a building containing an "Automobile Sales" use shall be limited to that principal use only, and provided that the total floor area ratio and lot coverage of the combined uses does not exceed the maximum requirements specified in Subsection 16-4.11 d. hereinabove and, furthermore, that each use occupies a minimum gross floor area of seven hundred fifty (750) square feet.

4. No building within the "CC-1" or "CC-2" District shall exceed ten thousand (10,000) square feet of gross floor area.

f. **General Requirements For The "CC" Districts**

1. No merchandise, products, equipment or similar material and objects shall be displayed or stored outside, except that permitted "Automobile Sales" uses are permitted outside display areas for automobiles for sale and outside storage areas for automobiles being repaired in accordance with the following:

   (a) All such display and storage areas shall be paved as approved by the Board as part of the site plan submission, and all such areas shall be included as part of the calculation for "Lot Coverage"; and

   (b) No such display and storage areas shall be located within thirty feet (30') of any street line, within fifteen feet (15') of any property line, or within forty feet (40') of any property line common with a residential zoning district.

2. All portions of a lot not covered by buildings or structures (e.g., parking lots, parking spaces, loading areas, access aisles, driveways, sidewalks, walkways, curbs, trash enclosures, etc.) shall be suitably landscaped with grass, shrubs, and trees and shall be maintained in good condition. In any case, no less than forty-five percent (45%) of the area of any lot or tract shall be so landscaped, and the landscaped area may include approved detention and/or retention basins and approved septic fields.

3. Within the side and rear yard setback areas along any common property line with a residential zoning district, no parking area, loading area, driveway or other structure, except fencing integrated with the landscaping plan and as approved by the Board, shall be permitted, and a minimum buffer screening shall be required within the setback area in accordance with the following:

   (a) The buffer screening shall be at least fifteen feet (15') in width; and

   (b) The buffer screening shall consist of densely planted evergreen trees at least six feet (6') high at time of planting and spaced no more than ten feet (10') apart on-center. Where environmental conditions permit, earthern berms at least two feet (2') in height shall be provided, if deemed appropriate by the Board.

4. Within the "CC" Districts, no parking area, loading area, driveway or other structure (except for approved accessways and fencing) shall be permitted within the first twenty-five feet (25') adjacent to any street line nor within the first ten feet (10') adjacent to any property line, and such areas shall be planted and maintained in lawn area or ground cover and shall be landscaped with trees and shrubbery as approved by the Board.

g. **Minimum Off-Street Parking**

Each individual use shall provide parking spaces according to the following minimum provisions. Where a permitted use of land includes different specific activities with different specific parking requirements, the total number of required parking spaces shall be obtained by computing individually the parking requirements for each different activity and adding the resulting numbers together:

1. Retail sales and service uses, banks and offices shall provide parking at the ratio of one (1) parking space per two hundred (200) square feet of gross floor area or part thereof. Additionally, drive-in banks shall provide room for at least twelve (12) automobiles per drive-in window for queuing purposes.

2. Automobile Sales shall provide at least ten (10) parking spaces for customer convenience which shall be separated from vehicle display areas and not be used by employees who shall be provided parking spaces elsewhere on the property.

3. Child Care Centers shall provide parking at the ratio of one (1) parking space per employee plus one (1) additional parking space for every eight (8) children. Additionally, adequate area shall be provided for the loading and unloading of children, which shall take place on-site and not in the public right-of-way.

4. Parking areas for individual uses shall be designed to be interconnected with adjacent properties and shall utilize common entrance(s) and exit(s), where feasible, to minimize access points to the street.

5. See Section 16-5.8 of this Ordinance for the design standards regarding"Off-Street Parking, Loading Areas And Driveways".

h. **Off-Street Loading**

1. Each principal building shall provide at minimum one (1) off-street loading space at the side or rear of the building or within the building. Any loading dock space shall be at least fifteen feet (15') in width by forty feet (40') in length with adequate ingress and egress from a public street and with adequate space for maneuvering. Additional spaces may be necessary and required dependent upon the specific activity. There shall be no loading or unloading from the street.

2. There shall be at least one (1) trash and garbage pick-up location within convenient access to the building being served, including provisions for the separation and collection of recyclable materials in accordance with the recycling requirements of Somerset County and in accordance with the following:

   (a) The trash and garbage pick-up location shall be provided either within the building being served or in a pick-up location outside the building;

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

   (c) If located outside the building, the trash and garbage pick-up location shall include a steel-like, totally enclosed trash and garbage container located in a manner to be obscured from view from parking areas, streets and adjacent residential uses or zoning districts by a fence, wall, planting or combination of all three.

i. **Signs**

1. Each principal commercial building may have one (1) sign, either free-standing or attached flat against the building, provided:

   (a) The size of the one (1) sign, either free-standing or attached, shall not exceed an area equivalent to five percent (5%) of the front wall facade of the subject principal building or fifty (50) square feet, whichever is less; and

   (b) Any free-standing sign shall be set back at least thirty feet (30') from any street or property line and shall be mounted no higher than twenty feet (20') above the finished grade below.

2. Where a use in a multi-tenant building occupies at least seven hundred fifty (750) square feet of segregated "Habitable Floor Area" with direct access from the outside, one additional sign for each use, not exceeding eight (8) square feet in area and identifying the name of the use only, may be attached to a building at the entrance to the use.

3. Any sign illumination external to the sign shall be designed, oriented and landscaped to prevent any sight of the lamp from any street or neighboring properties.

4. See Section 16-5.13 of this Ordinance for the design standards regarding "Signs"."

SECTION 4. Add a new Section 16-4.12 to the Code of the Township of Montgomery (1984) regarding the zoning provisions for development within the "HC" Highway Commercial District to read in its entirety as follows:

"16-4.12 "HC" HIGHWAY COMMERCIAL.

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

1. Retail Sales of goods and services.

2. Banks, including drive-in facilities.

3. Offices and Office Buildings.

4. Restaurants.

5. Movie Theaters only as an integral part of a Shopping Center, provided that no more than six (6) movie screens shall be permitted.

6. Small Animal Hospitals, excluding outside facilities and kennels.

7. Child Care Centers licensed by the Department of Human Services pursuant to P.L. 1983, c. 492 (C.30:5B-1, et seq.).

8. Shopping Centers comprised of some or all of the preceding uses.

9. Automobile Sales through franchised new car dealerships.

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

11. Car Washes as a "Conditional Use" under N.J.S.A. 40:55D-67 (See Section 16-6.1, "Conditional Uses", and specifically Subsection 16-6.1 b. for the required conditions for "Car Washes").

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

13. Motels as a "Conditional Use" under N.J.S.A. 40:55D-67 (See Section 16-6.1, "Conditional Uses", and specifically Subsection 16-6.1 d. for the required conditions for "Motels").

14. Service Stations as a "Conditional Use" under N.J.S.A. 40:55D-67 (See Section 16-6.1, "Conditional Uses", and specifically Subsection 16-6.1 f. for the required conditions for "Service Stations").

b. **Accessory Uses Permitted**

1. Off-Street Parking (See Subsection 16-4.12 g. of this Ordinance hereinbelow for the specific "Minimum Off-Street Parking" requirements for the "HC" District and Section 16-5.8 for the design requirements for "Off-Street Parking, Loading Areas And Driveways").

2. Off-Street Loading (See Subsection 16-4.12 h. of this Ordinance hereinbelow for the specific ""Off-Street Loading" requirements for the "HC" District).

3. Fences And Walls (See Section 16-5.3 of this Ordinance for the design requirements for "Fences, Walls, Sight Triangles And Guiderails").

4. Signs (See Subsection 16-4.12 i. of this Ordinance hereinbelow for the specific "Permitted Signs" within the "HC" District and Section 16-5.13 for the design requirements for "Signs").

5. Lighting (See Section 16-5.4 of this Ordinance for the design requirements for "Lighting").

6. Storage Buildings limited to the storage of materials owned and used only by the principal permitted use on the subject property.

7. Temporary Construction Trailers and one (1) temporary Sign not exceeding thirty-two (32) square feet in area, either attached to the trailer or free-standing, which advertises the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction beginning with the issuance of a construction permit and ending with the issuance of a certificate of occupancy or one (1) year, whichever time period is less. The temporary Construction Trailer(s) and temporary Sign shall be located on the site where the construction is taking place and shall be set back at least thirty feet (30') from all lot lines and from the right-of-way lines of all existing and proposed streets. There shall be at least one (1) operating telephone within the trailer.

8. Child Care Centers licensed by the Department of Human Services pursuant to P.L. 1983, c. 492 (C.30:5B-1, et seq.).

9. Satellite Dish Antennas as a "Conditional Use" under N.J.S.A. 40:55D-67 (See Section 16-6.1, "Conditional Uses", and specifically Subsection 16-6.1 i. for the required conditions for "Satellite Dish Antennas").

10. Drive-Through Windows For Restaurants" as a "Conditional Use" under N.J.S.A. 40:55D-67 (See Section 16-6.1, "Conditional Uses", and specifically Subsection 16-6.1 m. for the required conditions for "Drive-Through Windows For Restaurants").

c. **Maximum Building Height**

1. Principal Buildings: No principal building shall exceed thirty feet (30') and two and one-half (2½) stories in height except as allowed in Subsection 16-6.2 b. of this Ordinance, the "General Exceptions And Modifications" for "Height Limits".

2. Accessory Buildings: No accessory building shall exceed twenty-five feet (25') in height and two (2) stories unless a lower height is required in accordance with other provisions of this Ordinance.

d. **Area And Yard Requirements**

Principal Building Minimum Requirements	Individual Uses	Shopping Centers
Lot Area	1 ac	8 ac
Lot Frontage	150 ft	500 ft
Lot Width	150 ft	500 ft
Lot Depth	150 ft	400 ft
Front Yard	75 ft	100 ft
Side Yard (each)	25 ft	100 ft
Rear Yard	50 ft	100 ft

Accessory Building Minimum Requirements	Individual Uses	Shopping Centers
Distance To Front Lot Line	75 ft	100 ft
Distance To Side Lot Line	20 ft	100 ft
Distance To Rear Lot Line	20 ft	100 ft
Distance To Other Building	20 ft	20 ft

Floor Area & Coverage Maximum Requirements	Individual Uses	Shopping Centers
Floor Area Ratio (F.A.R.) [1]	0.20	0.20
Lot Coverage	55 %	55 %

Footnote For Subsection 16-4.12 d. Hereinabove

[1] Where a "Child Care Center" is provided as an accessory use to a principal use located on the same lot, regardless of whether the "Child Care Center" is situated as part of a principal building or as the entire use of an accessory building, the gross floor area occupied as a "Child Care Center" shall be excluded from, and be in addition to, the permitted "Floor Area Ratio" otherwise applicable to the subject building, provided that all other applicable provisions of this Ordinance are met.

e. **Requirements For All Buildings Within The "HC" District**

1. All buildings within the "HC" District shall have a dual pitched, single ridge roof (such as gable, hip, gambrel or mansard roof) with a minimum pitch of one foot (1') vertical to eight feet (8') horizontal, and no flat roof shall be permitted; provided, however, that where roof mounted equipment is necessary and/or preferable for the operation of the building, a facade roof treatment exhibiting the appearance of such a dual pitched, single ridge roof may be permitted if specifically approved by the Planning Board or Zoning Board of Adjustment, as the case may be, as part of a submitted site plan application for development.

2. All portions of all buildings shall be compatibly designed with a common architectural motif, whether constructed at one time or in stages over a period of time. The architectural design and material surface and color of all building walls on all sides of all buildings shall be suitably finished for aesthetic purposes in a manner consistent with the surface materials existing elsewhere within the "HC" District.

3. Any principal building may contain more than one (1) principal use, provided that the total floor area ratio and lot coverage of the combined uses does not exceed the maximum requirements specified in Subsection 16-4.12 d. hereinabove and, furthermore, that each use occupies a minimum gross floor area of seven hundred fifty (750) square feet.

4. More than one (1) principal building shall be permitted only on a tract specifically approved by the Planning Board for a permitted "Shopping Center" provided and in accordance with the following:

   (a) All buildings shall be separated by a minimum of twenty feet (20') where the separation distance is used solely for pedestrian movement; and/or

   (b) All buildings shall be separated by a minimum of fifty feet (50') where the separation distance is used to any extent for parking and/or vehicular circulation; and

   (c) In any case, the building separation requirements noted hereinabove shall not be construed to prohibit a covered pedestrian walkway between the buildings, whether the walkway is covered by a roof overhang or by some other roof covering.

5. No building within the "HC" District not approved as part of a "Shopping Center" shall exceed fifty thousand (50,000) square feet of gross floor area.

f. **General Requirements For The "HC" District**

1. No merchandise, products, equipment or similar material and objects shall be displayed or stored outside, except that permitted "Automobile Sales" uses are permitted outside display areas for automobiles for sale and outside storage areas for automobiles being repaired in accordance with the following:

   (a) All such display and storage areas shall be paved as approved by the Board as part of the site plan submission, and all such areas shall be included as part of the calculation for "Lot Coverage"; and

   (b) No such display and storage areas shall be located within fifty feet (50') of any street line or within fifteen feet (15') of any property line.

2. All portions of a lot not covered by buildings or structures (e.g., parking lots, parking spaces, loading areas, access aisles, driveways, sidewalks, walkways, curbs, trash enclosures, etc.) shall be suitably landscaped with grass, shrubs, and trees and shall be maintained in good condition. In any case, no less than forty-five percent (45%) of the area of any lot or tract shall be so landscaped, and the landscaped area may include approved detention and/or retention basins.

3. Within the side and rear yard setback areas, a minimum buffer screening shall be required along any common property line with a residential zoning district in accordance with the following:

   (a) For "Individual Uses", the buffer screening shall be at least fifteen feet (15') in width;

   (b) For "Shopping Centers", the buffer screening shall be at least twenty-five (25') in width; and

   (c) The buffer screening shall consist of densely planted evergreen trees at least six feet (6') high at time of planting and spaced no more than ten feet (10') apart on-center. Where environmental conditions permit, earthern berms at least two feet (2') in height shall be provided, if deemed appropriate by the Board.

4. Within the "HC" District, no parking area, loading area, driveway or other structure (except for approved accessways and fencing) shall be permitted within the first fifty feet (50') adjacent to any street line nor within the first fifteen feet (15') adjacent to any property line, and such areas shall be planted and maintained in lawn area or ground cover and shall be landscaped with trees and shrubbery as approved by the Board.

g. **Minimum Off-Street Parking**

Each individual use shall provide parking spaces according to the following minimum provisions. Where a permitted use of land includes different specific activities with different specific parking requirements, the total number of required parking spaces shall be obtained by computing individually the parking requirements for each different activity and adding the resulting numbers together:

1. Retail sales and service uses, banks and offices shall provide parking at the ratio of one (1) parking space per two hundred (200) square feet of gross floor area or part thereof. Additionally, drive-in banks shall provide room for at least twelve (12) automobiles per drive-in window for queuing purposes.

2. Restaurants shall provide one (1) parking space for every three (3) seats, but in all cases, a sufficient number of spaces to prevent any parking along public rights-of-way or private driveways, fire lanes and aisles.

3. Movie Theaters shall provide one (1) parking space for every four (4) seats.

4. Small Animal Hospitals shall provide parking at the ratio of one (1) parking space per two hundred fifty (250) square feet of gross floor area or part thereof.

5. Child Care Centers shall provide parking at the ratio of one (1) parking space per employee plus one (1) additional parking space for every eight (8) children. Additionally, adequate area shall be provided for the loading and unloading of children, which shall take place on-site and not in the public right-of-way.

6. Shopping Centers shall provide parking at the overall ratio of five (5) parking spaces per one thousand (1,000) square feet of gross floor area, provided that additional parking may be required for movie theaters and/or restaurants, if such uses are located on separate pad sites apart from the main parking area(s).

7. Automobile Sales shall provide at least ten (10) parking spaces for customer convenience which shall be separated from vehicle display areas and not be used by employees who shall be provided parking spaces elsewhere on the property.

8. Parking areas for individual uses shall be designed to be interconnected with adjacent properties and shall utilize common entrance(s) and exit(s), where feasible, to minimize access points to the street.

9. See Section 16-5.8 of this Ordinance for the design standards regarding "Off-Street Parking, Loading Areas And Driveways".

h. **Off-Street Loading**

1. Each principal building or group of buildings shall provide at minimum one (1) off-street loading space at the side or rear of the building or within the building. Any loading dock space shall be at least fifteen feet (15') in width by forty feet (40') in length with adequate ingress and egress from a public street and with adequate space for maneuvering. Additional spaces may be necessary and required dependent upon the specific activity. There shall be no loading or unloading from the street.

2. There shall be at least one (1) trash and garbage pick-up location within convenient access to the building being served, including provisions for the separation and collection of recyclable materials in accordance with the recycling requirements of Somerset County and in accordance with the following:

   (a) The trash and garbage pick-up location shall be provided either within the building being served or in a pick-up location outside the building;

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

   (c) If located outside the building, the trash and garbage pick-up location shall include a steel-like, totally enclosed trash and garbage container located in a manner to be obscured from view from parking areas, streets and adjacent residential uses or zoning districts by a fence, wall, planting or combination of all three.

i. **Signs**

1. "Individual Uses": Each principal commercial building not part of a "Shopping Center" may have one (1) sign, either free-standing or attached flat against the building, plus attached signs identifying the names of individual uses, provided and in accordance with the following:

   (a) The size of the one (1) sign, either free-standing or attached, shall not exceed an area equivalent to five percent (5%) of the front wall facade of the subject principal building or seventy-five (75) square feet, whichever is less;

   (b) Any free-standing sign shall be set back at least thirty feet (30') from any street or property line and shall be mounted no higher than twenty feet (20') above the finished grade below; and

   (c) Where a use in a multi-tenant building occupies at least seven hundred fifty (750) square feet of segregated "Habitable Floor Area" with direct access from the outside, one additional sign for each use, not exceeding eight (8) square feet in area and identifying the name of the use only, may be attached to a building at the entrance to the use.

2. "Shopping Centers": Each "Shopping Center" may have one (1) free-standing sign, plus attached signs identifying the names of individual uses, provided and in accordance with the following:

   (a) The size of the one (1) free-standing sign shall not exceed seventy-five (75) square feet in area;

   (b) The free-standing sign shall be set back at least thirty feet (30') from any street or property line and shall be mounted no higher than twenty feet (20') above the finished grade below; and

   (c) Where an individual use occupies at least seven hundred fifty (750) square feet of segregated "Habitable Floor Area" with direct access from the outside, one additional sign for each use, identifying the name of the use only, shall be permitted in accordance with the following:

      (1) The size of each such sign shall not exceed one half (½) square foot of sign area per one (1) linear foot of building frontage occupied by the individual use, but in no case shall the size of the sign exceed fifty (50) square feet in area;

(2) Each such sign shall be either attached flat against the building at the entrance to the activity or shall be suspended perpendicular to the building from a roof over a common walkway. If suspended, the sign shall be no closer than eight feet (8') to the finished grade below; and

(3) All such signs within a "Shopping Center" shall adhere to a common architectural theme regarding lettering style, lighting and color.

3. Any sign illumination external to the sign shall be designed, oriented and landscaped to prevent any sight of the lamp from any street or neighboring properties.

4. See Section 16-5.13 of this Ordinance for the design standards regarding "Signs"."

SECTION 5. Change Section 16-5.4 of the Code of the Township of Montgomery (1984) regarding the design provisions for "Lighting" to read in its entirety as follows:

"16-5.4 LIGHTING

a. **Street Lighting**

1. Street lighting shall be provided at all street intersections. Moreover, additional street lighting may be required by the Planning Board or by the Zoning Board of Adjustment, as the case may be, at specific locations and

subject to the approval of the Township Committee: e.g., in locations with limited or hampered sight distance due to existing vegetation; a sharp curve of the street; or an obtuse or sharply angled intersection.

2. The type of required street lighting to be supplied shall be specified by the Planning Board or by the Zoning Board of Adjustment, as the case may be, but, in any case, shall *not* be the so-called "cobra" type.

3. The light intensity provided at ground level shall average at least five-tenths (0.5) footcandles at intersections and three-tenths (0.3) footcandles for other street lighting as may be required.

4. Wherever electric utility installations are required to be underground, the applicant shall provide for underground service for the required street lighting as well.

5. Street lighting in addition to that required in Subsection 16-5.4 a.1. hereinabove and/or light fixtures different from the standard type normally approved by the Township *may* be approved by the Board for developments which have a Homeowners' Association, provided and in accordance with the following:

   (a) Any additional street lighting is optional and shall be maintained and operated by the Homeowners' Association;

   (b) Light fixtures different from the standard type normally approved by the Township will only be approved when the proposed alternate type of light fixture is part of an overall design theme within the development and the Homeowners' Association shall maintain and operate the non-standard type of lighting; and

   (c) In the event that a developer elects either to install more street lighting than required by the provision of Subsection 16-5.4 a.1. hereinabove and/or non-standard lighting fixtures, agreements between the Township and the developer, together with its successors and assigns, shall be entered into memorializing the perpetual obligation of the Homeowners' Association to operate and maintain said lighting.

6. In any case, street lighting shall be activated only if and when approved by the Township Committee.

b. **Onsite Lighting**

1. All parking areas and walkways thereto and appurtenant passageways and driveways serving non-residential uses having common off-street parking and/or loading areas shall be adequately illuminated for security and safety purposes.

2. The applicant is required to submit a lighting plan indicating the location of the lighting fixtures, the direction of illumination, the wattage and isolux curves for each fixture, the hours of operation of the lighting and the details of the lighting poles and the luminaries, in accordance with the following:

   (a) The lighting is to be provided by fixtures with a mounting height not higher than twenty feet (20') or the height of the closest major building, whichever is less, measured from the ground level to the centerline of the light source;

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

(c) The light intensity provided at ground level shall be indicated in footcandles on the submitted plans for each light fixture and shall average *not less* than five-tenths (0.5) footcandles at intersections and three-tenths (0.3) footcandles elsewhere in the area to be illuminated, and shall average, in any case, *not more* than one (1.0) footcandle throughout the area to be illuminated;

(d) Except for any lighting determined by the Planning Board to be necessary and/or advisable for security purposes, all other lighting is to be controlled by circuit timers so that the lights are automatically turned off after business hours; and

(e) Any lighting located within the "Airport Hazard Area", as shown on the "Zoning Map", shall be of an intensity, location and type that will not interfere with the air navigation to and from the airport."

SECTION 6. Change Subsection 16-6.1 c. of the Code of the Township of Montgomery (1984) regarding the conditional use provisions for "Hotels" to read in its entirety as follows:

"c. **Hotels**

1. The minimum lot size for a hotel shall be ten (10) acres and the minimum frontage shall be four hundred feet (400'). Any hotel that may be constructed on a lot or parcel of land must contain a minimum of at least one hundred (100) units of accommodation in addition to a permanent onsite superintendent's living quarters. Hotels also may contain ancillary retail, service, restaurant and convention facilities, provided said facilities are provided primarily for the use of the hotel occupants.

2. Each unit of accommodation shall contain a minimum floor area of two hundred fifty (250) square feet. Ceilings shall be a minimum of eight feet (8') in height.

3. Each unit of accommodation shall include a minimum of two (2) rooms; a bedroom and a separate bathroom. No units shall include any cooking facilities within said unit, except that this provision shall not apply to the living quarters of the permanent onsite superintendent.

4. There shall be a residency limitation on all guests of thirty (30) days maximum, except that the residency limitation shall not apply to the superintendent living on the premises.

5. Off-street parking shall be provided at the ratio of one and one-quarter (1.25) spaces per room, plus one (1) parking space for every ten (10) seats provided in ancillary restaurant and convention facilities.

6. No building shall exceed four (4) stories and forty feet (40') in height.

7. Two (2) signs shall be permitted, one (1) free-standing and one (1) attached, each not exceeding an area equivalent to five percent (5%) of the first floor portion of the front facade or one hundred (100) square feet, whichever is smaller. Free-standing signs shall be set back at least twenty-five feet (25') from all street and lot lines.

8. All of the other area, yard, building coverage, height, and general requirements of the respective zone and other applicable requirements of this chapter must be met."

SECTION 7. Change Subsection 16-6.1 d. of the Code of the Township of Montgomery (1984) regarding the conditional use provisions for "Motels" to read in its entirety as follows:

"d. **Motels**

1. The minimum lot size for a motel shall be six (6) acres and the minimum frontage shall be three hundred fifty feet (350'). Any motel that may be constructed on a lot or parcel of land must contain a minimum of at least twenty (20) units of accommodation, in addition to a permanent onsite superintendent's living quarters. The minimum number of units of accommodation in any single building shall be ten (10).

2. Each unit of accommodation shall contain a minimum floor area of two hundred fifty (250) square feet. Ceilings shall be a minimum of eight feet (8') in height.

3. Each unit of accommodation shall include a minimum of two (2) rooms; a bedroom and a separate bathroom. No units shall include any cooking facilities within said unit, except that this provision shall not apply to the living quarters of the permanent onsite superintendent.

4. There shall be a residency limitation on all guests of thirty (30) days maximum, except that the residency limitation shall not apply to the superintendent living on the premises.

5. Off-street parking shall be provided at the ratio of one and one-quarter (1.25) spaces per room.

6. One (1) sign shall be permitted, either free-standing or attached, not exceeding an area equivalent to five percent (5%) of the first floor portion of the front facade or seventy-five (75) square feet, whichever is smaller. Free-standing signs shall be set back at least twenty-five feet (25') from all street and lot lines.

7. All of the other area, yard, building coverage, height, and general requirements of the respective zone and other applicable requirements of this chapter must be met."

SECTION 8. If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the Courts to be invalid, such adjudication shall apply only to this subsection, clause or provision so adjudged and the remainder of this Ordinance shall be deemed valid and effective.

SECTION 9. This Ordinance shall take effect upon final adoption, publication and the filing of a copy of said Ordinance with the Somerset County Planning Board, all in accordance with the law.

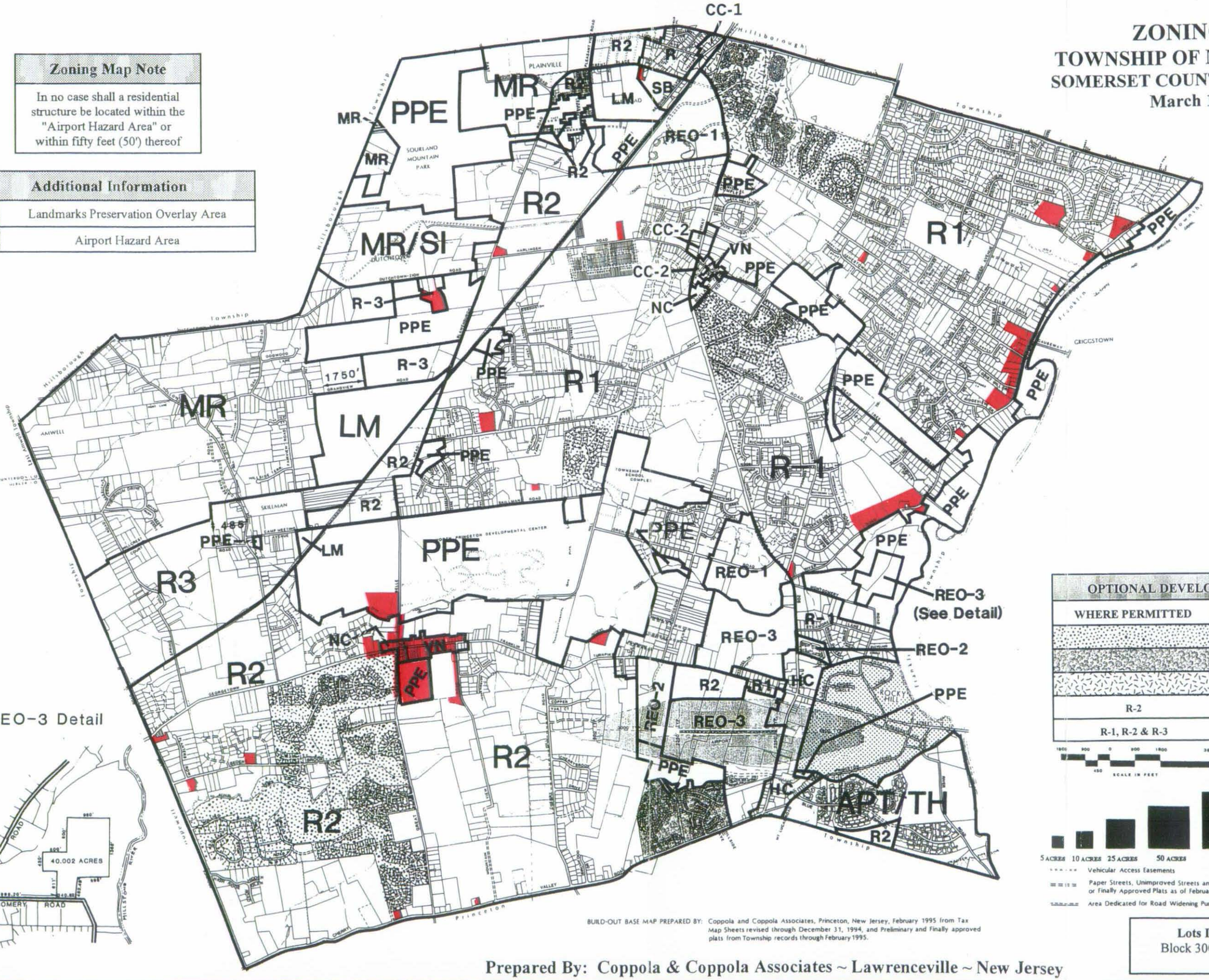
ZONING MAP
TOWNSHIP OF MONTGOMERY
SOMERSET COUNTY ~ NEW JERSEY
March 19, 1998

Zoning Map Note

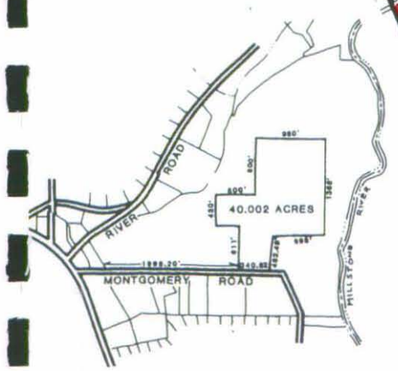
In no case shall a residential structure be located within the "Airport Hazard Area" or within fifty feet (50') thereof

Additional Information

- Landmarks Preservation Overlay Area
- Airport Hazard Area



REO-3 Detail



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

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

SCALE IN FEET

5 ACRES 10 ACRES 25 ACRES 50 ACRES 100 ACRES

Vehicular Access Easements

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

Area Dedicated for Road Widening Purposes.

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

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

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

ADDENDUM IV

VACANT TRACTS IN THE "R-1" DISTRICT
TEN (10) ACRES & LARGER
AUGUST 1997

VACANT TRACTS IN "R-1" DISTRICT TEN (10) ACRES & LARGER Township of Montgomery ~ August 1997			
MAP ID #	**BLOCKS/LOTS**	**APPROXIMATE ACREAGE**	**TOTAL TRACT ACREAGE**
1			**110.91 Ac**
	4001/44	110.91	
2			**21.95 Ac**
	4001/36	11.25	
	4001/38 (part)	10.70	
3			**292.99 Ac**
	15001/3.01	0.30	
	15001/25 (part)	52.02	
	15001/26	33.64	
	15001/30	21.24	
	15001/31	68.36	
	15001/32	1.37	
	15001/33	7.00	
	15001/34	21.23	
	15001/34.02	2.24	
	15001/45	10.00	
	15004/9	5.54	
	15015/8-34	4.59	
	15016/1-36	8.26	
	15017/1-16	4.13	
	15018/1-34	7.81	
	15019/1-36	8.26	
	15020/1	17.20	
	15021/1-46	19.80	

4			**18.48 Ac**
	19001/1	18.48	
5			**30.62 Ac**
	15001/5	30.62	
6			**21.81 Ac**
	16001/6	21.81	
7			**51.10 Ac**
	16001/11.06	51.10	
8			**28.97 Ac**
	15001/23	28.97	
9			**17.34 Ac**
	19001/16	9.21	
	19001/16.02	8.13	
10			**13.19 Ac**
	27001/19	13.19	
11			**204.01 Ac**
	6001/4	8.57	
	6001/5	43.62	
	6001/6	9.78	
	6001/7	4.86	
	6001/8	31.00	
	6001/24	18.99	
	6001/32	5.00	
	6001/33 (part)	5.00	
	6001/34 (part)	1.00	
	6001/35 (part)	4.50	
	6001/36 (part)	3.00	
	6001/38	10.90	

11 (cont.)			
	6001/39	9.88	
	6001/40	31.14	
	6001/42	5.97	
	6001/43	10.80	
12			**67.85 Ac**
	8001/5	13.00	
	8001/7.01	11.95	
	8001/8	4.00	
	8001/12	0.85	
	8001/13	1.35	
	8001/14	1.65	
	8001/19	8.11	
	8001/20	8.22	
	8001/21	8.22	
	8001/22	10.50	
13			**24.81 Ac**
	17008/1	10.81	
	17008/3	14.00	
14			**10.65 Ac**
	17001/5	10.65	
15			**18.20 Ac**
	18001/14	9.20	
	18001/16	9.00	
16			**79.94 Ac**
	17001/11	77.94	
	17001/17.01	2.00	

17			**35.32 Ac**
	21001/6	10.32	
	21001/7	25.00	
18			**23.09 Ac**
	22001/10	7.90	
	22001/11	15.19	
19			**52.00 Ac**
	22001/20.01	52.00	
20			**11.37 Ac**
	23001/11	11.37	
ACREAGE TOTAL FOR ALL TWENTY (20) TRACTS:			**1,134.60 Ac**

FOOTNOTES:

(1) Some lots have a single-family dwelling, farm structures and/or a cemetery situated thereon.

(2) The total calculated vacant acreage of 1,134.60 acres equals approximately 5.5% of Montgomery Township in total (20,646 ac.) and approximately 16.4% of the existing "R-1" zoning district (6,901.49 ac.).

ADDENDUM V

ADVISORY REPORT ON HISTORIC BRIDGES
DATED SEPTEMBER 1997
PREPARED BY THE LANDMARKS COMMISSION
FOR THE
AD HOC BRIDGE COMMITTEE

Township of Montgomery
County of Somerset

To: The Ad Hoc Bridge Committee

From: The Landmarks Commission

Date: September 24, 1997

Re: **Advisory Report on Historic Bridges**

In response to the Township Committee's request for an advisory report on bridges, the Landmarks Commission submits the following report regarding the historic factors to be considered in the Committee's report and adds the Landmarks Commission's comments regarding the Ad Hoc Committee's Draft Report.

There are two types of bridges of historic value in Montgomery Township: stone arch bridges and metal truss bridges.

Stone Bridges

The building of stone bridges in New Jersey reached its peak of popularity in the late 18th century to mid 19th century. These bridges were usually built from nearby materials, were relatively small structures, and built by local masons. There are six stone bridges in Montgomery Township:

The Opossum Road Bridge (1822) - National Register of Historic Places
The oldest stone bridge in Montgomery Township and the second oldest stone arch bridge in Somerset Count.

The Rock Brook Bridge (1820's)* - National Register of Historic Places
Historically significant for its architecture and engineering.

The Mill Pond Bridge (1828)* - National Register of Historic Places
This bridge is at the center of the Bridgepoint Historic District and the emblem for our town logo.

The Bedens Brook Bridge (c. 1873)* - National Register of Historic Places
Historically significant for its architecture and engineering.

Township Line Road Bridge (c. 1873)
The bridge has an older historic bridge dated 1823 within the larger structure.

The Conrail Stone Arch Viaduct (c. 1876)

*Additional information is provided for these bridges which are the most significant historically.

Metal Truss Bridges

During the late 19th and 20th centuries construction shifted from wood and stone to metal and concrete bridges. Metal truss bridges were first built in the mid 19th century. Montgomery Township has five metal truss bridges:

The Province Line Road Bridge (1888)* - National Register Eligible
This bridge is important in chronicling the evolution of metal truss bridge technology in the region.

The Camp Meeting Road Bridge (1889)* - National Register Eligible
It is an example of an uncommon skewed truss bridge and, even though it has been altered, is still an unusual example of its kind.

The Burnt Hill Road Bridge (1909)* - National Register Eligible
This is perhaps the only Parker pony truss bridge in New Jersey.

The Belle Mead-Blawenburg Road Bridge (date unknown)
No historical significance.

Griggstown Causeway (1902)
The bridge is located in the River Road Historic District, but has been modified extensively.

*Additional information is provided for the first four of these bridges which are the most significant historically.

See also attached summary of bridges under review with the Landmarks Commission's comments in response to the Ad Hoc Bridge Committee's Draft Report.

Sources/References:

The Bridges of Montgomery Township, N. J. Rieur, 1997

Somerset County Historic Bridge Survey, 1992

U. S. Dept. of Interior - National Register of Historic Places Evaluation, 1987

Bill Pauley's letter to Landmarks Commission, 8/26/97

Contacts:

Lisa Schmucki, Chair
Landmarks Commission
(H) 908-359-2826
(W) 609-275-1400 ext 222
Fax: 908-359-1181

cc: Township Committee
Tom D'Amico
N. J. Rieur
Bill Pauley

SUMMARY OF MONTGOMERY TOWNSHIP BRIDGE ANALYSIS

BRIDGE	TYPE	DATE	STATUS	COMMENTS
Opossum Road Bridge	Stone Arch	1822	National Register	Ad Hoc Committee: Bypass with new 6 ton bridg Landmarks: Full bypass or rebuild in accordance National Register standards.
Rock Brook/Long Hill Road Bridge	Stone Arch	1820's	National Register	Ad Hoc Committee: Tonnage is too low. Landmarks: Important to preserve intact.
Mill Pond Bridge	Stone Arch	1828	National Register	Ad Hoc Committee: Needs recommended bypas south of the old bridge. Landmarks: Agree with bypass. Unique bridge with no equal in historic value and beauty.
Bedens Brook Bridge	Stone Arch	1873	National Register	Landmarks: Significant stone structure.
Province Line Road	Metal Truss	1888	Register Eligible	Ad Hoc Committee: Repair with 2 lanes; use upper structure if possible. Landmarks: Make every attempt to save upper structure; get appropriate consultant's advice; no unsightly guardrails; minimize disturbance of surrounding vegetation; include Landmarks Commission review.

SUMMARY OF MONTGOMERY TOWNSHIP BRIDGE ANALYSIS

Camp Meeting/Skillman Rd RR Bridge	Metal Truss	1889	Register Eligible	Ad Hoc Committee: Tonnage is too low. Landmarks: Preserve remaining structure.
Burnt Hill Road Bridge	Metal Truss	1909	Register Eligible	Landmarks: Acceptable plan already reached.
Cherry Hill Road Bridge				Ad Hoc Committee: Replace with bypass from Pine Brae Court. Landmarks: Agree with bypass. Keep Cherry Hill Bridge as a scenic walking/biking route.
Belle Mead-Blawenburg Bridge	Metal Truss			Ad Hoc Committee: Tonnage needs to be update Landmarks: No comment.
Cherry Valley Road/Jefferson Curve				Ad Hoc Committee: Bridge needs to be moved south along with roadway. Landmarks: No comment.
Route 518/Washington Well				(See Mayor's Corner - Montgomery News - 9/97)

Photo: N. J. Rieur

The Opossum Road Bridge

Stone Arch Bridge 1822
National Register of Historic Places

The Opossum Road Bridge is a double-arched, camelbacked, random rubble bridge, approximately 54 feet wide, which was built across Bedens Brook in 1822. Its stonework, parapets, arches, and approaches are intact. It retains its integrity of design, materials, and workmanship. It also retains its integrity of location, setting, feeling, and association.

Built in 1822, this is the oldest stone bridge in Montgomery Township and the second oldest stone arch bridge in Somerset County.

Sources:

U. S. Dept. of Interior - National Register of Historic Places Evaluation, 1987

The Bridges of Montgomery Township, N. J. Rieur, 1997

Photo: N. J. Rieur

Rock Brook Bridge

Stone Arch Bridge c. 1820's
National Register of Historic Places

The Rock Brook Bridge is estimated to have been built in the 1820's making it one of the oldest stone arch bridges in Montgomery Township. It is located at the Junction of Long Hill Road and Dutchtown-Zion Roads.

There is controversy whether the open span between the central pier and the eastern abutments is original or whether there was once a third arch.

The Rock Brook Bridge is significant under National Register Criterion C for its architecture and engineering, for it embodies a type, period, and method of construction.

Sources:

U. S. Dept. of Interior - National Register of Historic Places Evaluation, 1987

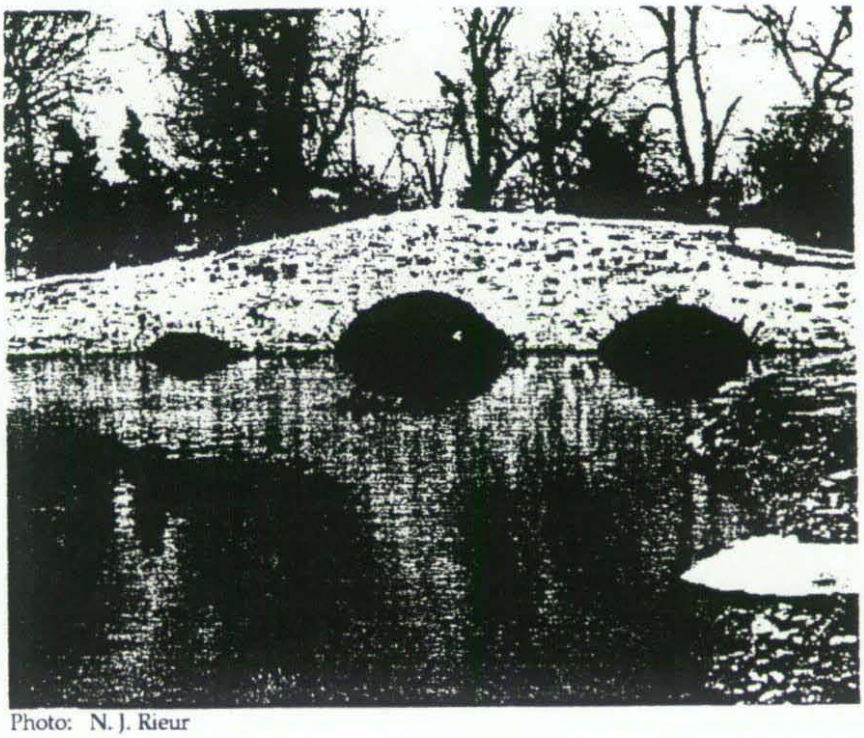


Photo: N. J. Rieur

The Mill Pond Bridge

Stone Arch Bridge c. 1828
National Register of Historic Places

The Mill Pond Bridge is featured in the logo of Montgomery Township. It lies at the heart of the Bridgepoint Historic District and is on the National Register of Historic Places. There is a stone marker at the crest of the north parapet carved with W. H. Ely and the date 1898, but it is not the date of the bridge. An earlier eroded date on the marker appears to be 1828 which is consistent with estimates of the bridge's age.

Sources:

The Bridges of Montgomery Township, N. J. Rieur, 1997

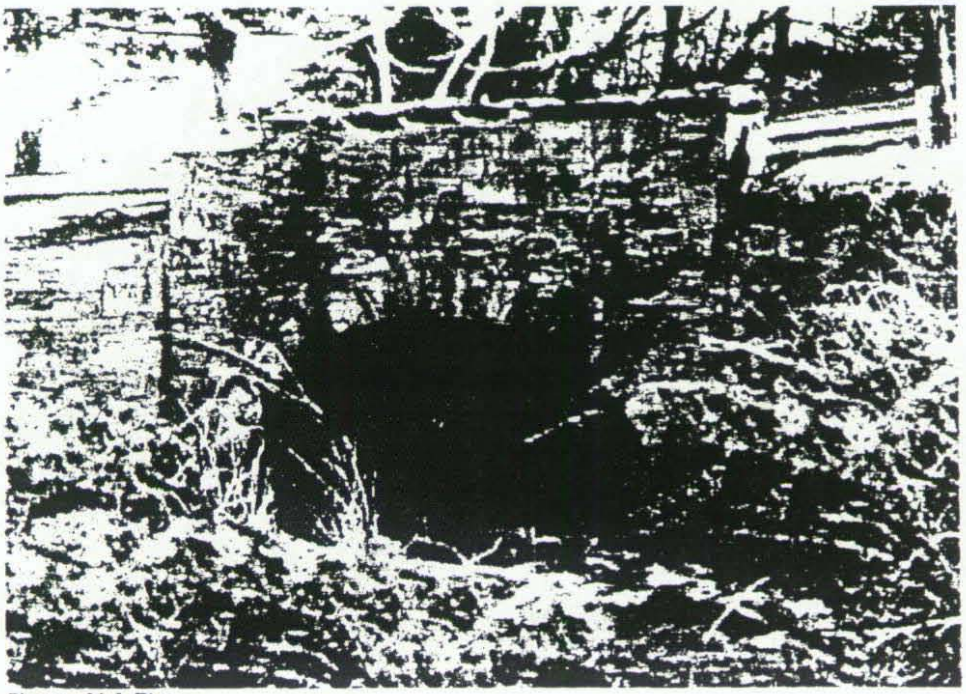


Photo: N. J. Rieur

Bedens Brook Bridge

Stone Arch Bridge c.1873
National Register of Historic Places

The Bedens Brook Road Bridge is signficant for its architecture and engineering under National Register Criterion C for it embodies a type, period, and method of construction. It is one of the few stone bridges surviving in Somerset County from the 18th and 19th centuries. The bridge is intact and little altered. Even though built in late in the 19th century, the bridge is a significant stone structure. It is located on Bedens Brook Road just east of Province Line Road.

Sources:

U. S. Dept. of Interior - National Register of Historic Places Evaluation, 1987

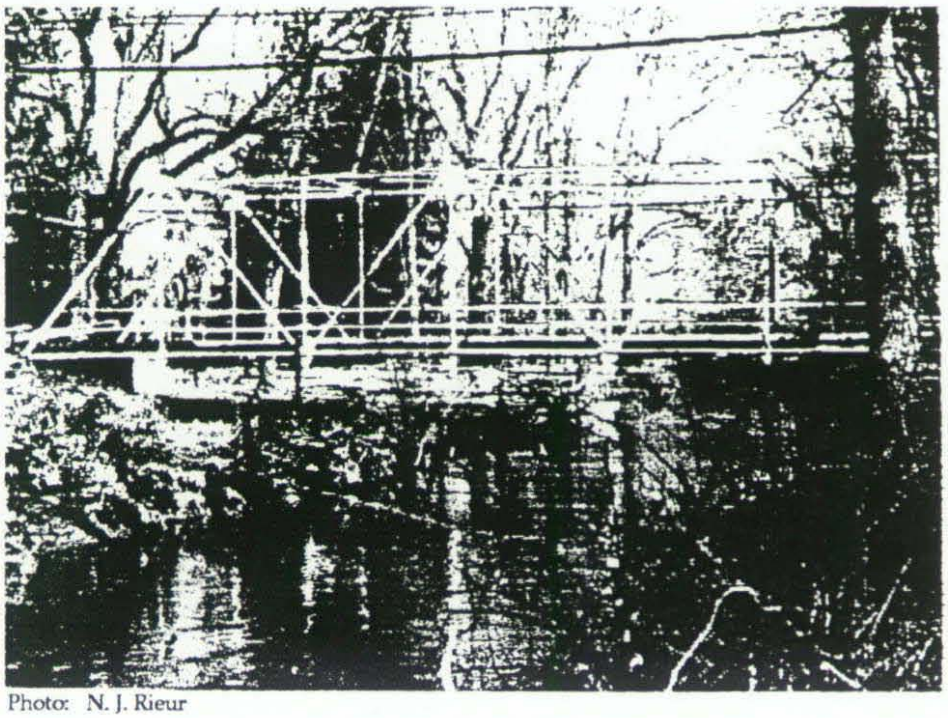


Photo: N. J. Rieur

Province Line Road Bridge

Metal Truss Bridge
N. J. Steel & Iron Company
National Register Eligible

This one-span Warren truss bridge was built in 1888 over Bedens Brook now at the line between Mercer and Somerset Counties on Province Line Road.

According to the Somerset County Historic Bridge Survey, "The bridge is important in chronicling the evolution of metal truss bridge technology in the region. Its fabricator, New Jersey Steel & Iron Co. of Trenton was a major bridge builder."

Sources:

Somerset County Historic Bridge Survey, 1992

The Bridges of Montgomery Township, N. J. Rieur, 1997

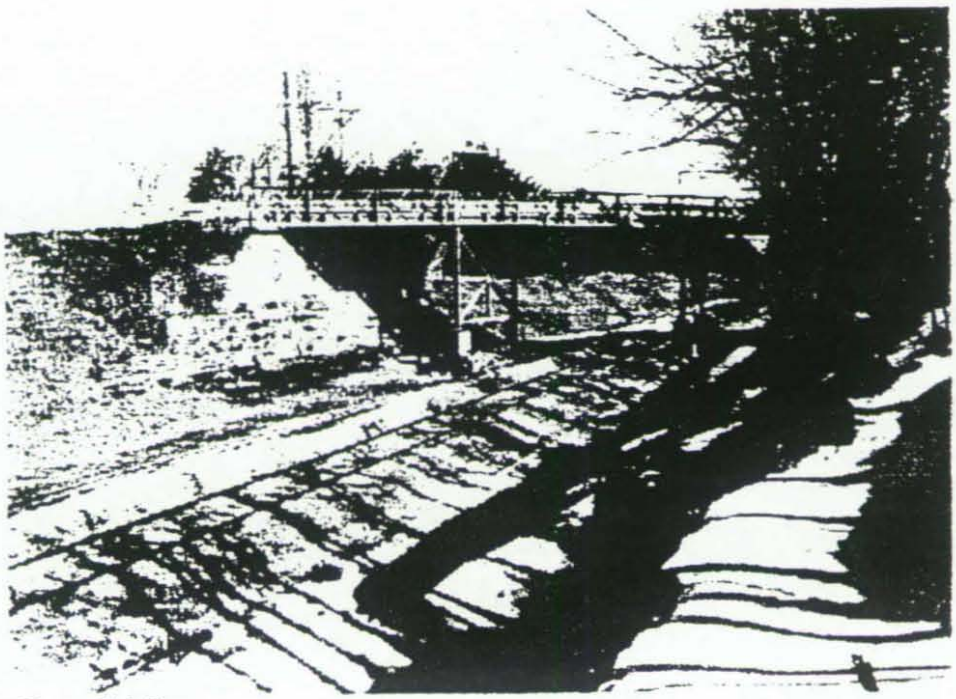


Photo: N. J. Rieur

Camp Meeting Road Bridge

Metal Truss Bridge 1889
Builder Unknown
National Register Eligible

This bridge was originally built in 1889 and altered in 1914. It is a narrow, one-lane bridge that spans the Conrail railroad tracks at the junction of Skillman and Camp Meeting Road.

According to the Somerset County Historic Bridge Survey, with its skewed truss it is an example of an uncommon truss type. Even though it has been substantially altered, enough of the original structure remains for it to remain a good and unusual example of its type.

Sources:

Somerset County Historic Bridge Survey, 1992

The Bridges of Montgomery Township, N. J. Rieur, 1997

Photo: N. J. Rieur

Burnt Hill Road Bridge

Metal Truss Bridge 1909
Toledo-Massilan Bridge Company
National Register Eligible

According to the Somerset County Historic Bridge Survey, the Burnt Hill Road Bridge is one of the few, and perhaps the only, Parker pony truss bridge in New Jersey. In addition to its unusual truss type, the bridge is technologically significant for its early use of square-headed bolts. The only alteration seems to be the removal of the original railing.

Sources:

Somerset County Historic Bridge Survey, 1992

The Bridges of Montgomery Township, N. J. Rieur, 1987

ADDENDUM VI

PLATE 9
DESCRIPTION OF PUBLICLY OWNED LANDS

PLATE 9

DESCRIPTION OF PUBLICLY OWNED LANDS

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

PLATE 9

(continued)

Owner	Block	Lot	Approximate Acreage	Use
MONTGOMERY TOWNSHIP	6002	4	3.30	Maintenance Bldg.
	6007	5	1.11	Detention Basin
	6009	6	4.46	Detention Basin
	7002	5	1.03	V
	7007	5	0.76	V
	7019	63	3.39	V
	7019	64	6.88	Sewer Disposal
	7033	7	4.23	Detention Basin
	7033	19.01	0.05	Pump Station
	8004	9	2.54	V
	10001	18	0.11	V
	11002	40	2.38	V
	11002	42	2.00	Residence (Foreclosure)
	12001	10.11	2.72	Passive Recreation
	12001	10.12	0.77	Detention Basin
	12001	17	4.07	Public
	12001	38	2.20	V
	12001	39	5.04	V
	15001	43	15.00 (approx.)	Vacant
	15001	43.10	8.74	Detention Basin

PLATE 9

(continued)

Owner	Block	Lot	Approximate Acreage	Use
MONTGOMERY TOWNSHIP	15001	70	11.69	V
	15008	7	2.64	Detention Basin
	15009	1-4	11.15	V
	15009	6-8	13.57	V
	15010	7	5.30	Detention Basin
	15018	27-34	1.75	V
	16001	1.02	8.10	Detention Basin
	16001	1.03	9.36	Park (Open Space)
	16001	7.03	0.13	Cemetery
	16010	20	1.49	Detention Basin
	17001	6.86	10.52	Sewer Plant
	17001	6.87	7.11	Stream Corridor
	17001	6.88	9.55	Stream Corridor
	17001	7	100.05	Farm & Montgomery Park
	17001	13	1.17	Mill Pond - Park
	17001	14	0.92	Mill Pond - V
	17002	2	1.70	Harlingen Green - Park
	18001	20-24;27	134.47	Vacant & Soccer Fields
	18022	9	1.32	Detention Basin
	18022	22	3.08	Detention Basin

PLATE 9

(continued)

Owner	Block	Lot	Approximate Acreage	Use
MONTGOMERY TOWNSHIP	18024	1	2.21	Detention Basin
	19001	8.11	1.32	Detention Basin
	19001	8.14	4.34	Detention Basin
	19001	8.35	1.19	Sewer Site
	19001	13	7.45	Schuss Woods
	21001	1.14	4.42	Stream Corridor
	21009	30	1.14	V - Right-of-Way
	21010	8	2.52	Detention Basin
	21012	1	2.46	Detention Basin
	21017	1, 2 & 3	4.09	Jughandle - Route 206/ Orchard/Bridgepoint Road
	22001	5	12.06	V
	22001	12.02 & 12.03	5.81	V
	23001	13 &15	129.30	Vacant & 1860 House
	25001	7.01	1.39	Bessie Grover Park
	27001	6	63.32	V - Open Space
	27001	12	13.80	Vacant
	28001	7.01	0.99	V
	29001	5 & 5.01	17.87	Vacant;Playground
	30001	16.33	9.71	Open Space
	30001	16.44	1.13	Detention Basin

PLATE 9

(continued)

Owner	Block	Lot	Approximate Acreage	Use
MONTGOMERY TOWNSHIP	30003	1.01	0.40	Pump Station
	30004	5	10.07	Detention Basin & V
	31001	1.01	0.33	Pump Station
	31001	191	5.27	Sewer Plant
	32001	1	49.41	Park
	32001	1.01	0.09	V
	33004	1	9.20	V
	34001	38.02	14.00	Conservation
	34001	42.39	16.28	Conservation/Recreation
	34001	43.02 & 43.03	8.29	V
	34001	57.01	1.11	V
	34023	72	28.38	Conservation
	34023	73	1.66	Active Recreation
	35002	11	5.10	Vacant
	37001	12	7.20	V (Princeton Township)
	37003	1.158	0.02	Pump Station
	38001	3.01	10.00	Sewer Plant
		Subtotal:	1,056.98 Acres	

PLATE 9

(continued)

Owner	Block	Lot	Approximate Acreage	Use
MONTGOMERY TOWNSHIP BOARD OF EDUCATION	19001	8.34	71.60	Township School Complex
	19001	8.36	3.87	V
	19001	12	59.86	Dwelling (Board of Ed.)
	19001	14	15.00	Township School Complex
	19001	15	14.79	Township School Complex
		Subtotal:	165.12 Acres	
SOMERSET COUNTY	1001	1	433.00	Sourland Mountain Park
	13001	14, 16.01, 16.02 & 18	248.97	Reserved Open Space
		Subtotal:	681.97 Acres	
STATE OF NEW JERSEY	9001	1	8.25	Delaware & Raritan Canal
	9001	2	37.04	Delaware & Raritan Canal
	9001	5.02	0.32	Delaware & Raritan Canal
	9001	6	2.85	Delaware & Raritan Canal
	9001	6.01	0.73	Delaware & Raritan Canal
	9001	6.04	0.47	Delaware & Raritan Canal
	9001	6.05	0.66	Delaware & Raritan Canal
	9001	7	7.20	Delaware & Raritan Canal
	9001	7.01	1.00	Delaware & Raritan Canal
	9001	8	0.77	Delaware & Raritan Canal

PLATE 9

(continued)

Owner	Block	Lot	Approximate Acreage	Use
STATE OF NEW JERSEY	9001	9	0.75	Delaware & Raritan Canal
	9001	10	0.62	Delaware & Raritan Canal
	9001	11	2.52	Delaware & Raritan Canal
	9001	12	1.00	Delaware & Raritan Canal
	9001	13	1.50	Delaware & Raritan Canal
	9001	14	0.26	Delaware & Raritan Canal
	16001	24	1.46	Public - Dept. Human Services
	23001	1	0.25	Delaware & Raritan Canal
	23001	1.01	0.30	Delaware & Raritan Canal
	23001	1.02	0.32	Delaware & Raritan Canal
	23001	2	46.00	Delaware & Raritan Canal
	23001	3.02	2.70	Delaware & Raritan Canal
	23001	3.04	0.89	Delaware & Raritan Canal
	23001	3.09	0.24	Delaware & Raritan Canal
	23001	4	44.02	Delaware & Raritan Canal
	23001	8	13.09	Delaware & Raritan Canal
	23001	8.01	0.15	Delaware & Raritan Canal
	23001	8.02	0.06	Delaware & Raritan Canal
	23001	8.03	0.07	Delaware & Raritan Canal
	23001	8.05	0.04	Delaware & Raritan Canal

PLATE 9

(continued)

Owner	Block	Lot	Approximate Acreage	Use
STATE OF NEW JERSEY	23001	8.07	16.70	Delaware & Raritan Canal
	23001	8.08	24.57	Delaware & Raritan Canal
	23001	9	23.00	Delaware & Raritan Canal
	23001	13.01 & 13.02	22.23	Delaware & Raritan Canal
	23001	17.01	7.78	Delaware & Raritan Canal
	25001	27	278.80	Skillman Training Center
	26001	1	560.18	North Princeton Developmental Center
	27001	1 & 7	215.05	V & North Princeton Developmental Center
	37001	6.01	24.04	V - N.J. DOT
	37002	5.01	9.17	V - N.J. DOT
		Subtotal:	1,357.05 Acres	

NOTE: "V" means vacant.

SUMMARY AND TOTALS

MONTGOMERY TOWNSHIP	1,056.98 AC
MONTGOMERY TOWNSHIP BOARD OF EDUCATION	165.12
SOMERSET COUNTY	681.97
STATE OF NEW JERSEY	1,357.05
TOTAL:	3,261.12 ACRES

ADDENDUM VII

PLATE 11
DESCRIPTION OF DEDICATED OPEN SPACE LANDS

PLATE 11

DESCRIPTION OF DEDICATED OPEN SPACE LANDS

I. PUBLIC OPEN SPACE

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

Owner	Block	Lot	Approximate Acreage	Use
SOMERSET COUNTY	1001	1	433.00	Sourland Mountain Park
	13001	14, 16.01 16.02 & 18	248.97	Reserved Open Space
		Subtotal:	681.97 Acres	
MONTGOMERY TOWNSHIP	4001	28.04	23.59	Ballfields
	4002	46	0.26	Vacant
	4002	47	0.24	Vacant
	4007	12	18.74	Lubas Field
	4008	13	6.18	Vacant
	4008	32	0.20	Vacant
	4009	14	10.77	Vacant
	4010	3	8.12	Vacant
	4010	5	1.13	Vacant
	4011	1	12.10	Vacant
	4012	1	27.29	Broadway Fields
	4065	16	17.55	Conservation
	5001	24	14.77	Open Space

PLATE 11

(continued)

Owner	Block	Lot	Approximate Acreage	Use
MONTGOMERY TOWNSHIP	6001	12 & 16 (Portion)	18.32 & 12.94	Open Space At Municipal Complex
	6001	19 (Portion)	18.58	Open Space At Sewer Plant
	6001	26.07	5.96	Passive Recreation
	6007	5	1.11	Detention Basin
	6009	6	4.46	Detention Basin
	7019	63	3.39	Vacant
	7033	7	4.23	Detention Basin
	8004	9	2.54	Vacant
	11002	40	2.38	Vacant
	12001	10.11	2.72	Passive Recreation
	12001	10.12	0.77	Detention Basin
	12001	17	4.07	Public
	12001	38	2.20	Vacant
	12001	39	5.04	Vacant
	15001	43	15.00 (App.)	Vacant
	15001	43.10	8.74	Detention Basin
	15001	70	11.69	Public Open Space
	15008	7	2.64	Detention Basin
	15009	1-4	11.15	Vacant

PLATE 11

(continued)

Owner	Block	Lot	Approximate Acreage	Use
MONTGOMERY TOWNSHIP	15009	6-8	13.57	Vacant
	15010	7	5.30	Detention Basin
	16001	1.02	8.10	Detention Basin
	16001	1.03	9.36	Park
	16001	7.03	0.13	Cemetery
	16001	20	1.49	Detention Basin
	17001	6.87	7.11	Stream Corridor
	17001	6.88	9.55	Stream Corridor
	17001	7	100.05	Farm & Montgomery Park
	17001	13	1.17	Mill Pond
	17001	14	0.92	Mill Pond
	17002	2	1.70	Harlingen Green
	18001	20-24; 27	134.47	Vacant & Soccer Fields
	18022	9	1.32	Detention Basin
	18022	22	3.08	Detention Basin
	18024	1	2.21	Detention Basin
	19001	8.11	1.32	Detention Basin
	19001	8.14	4.34	Detention Basin
	19001	13	7.45	Schuss Woods
	21001	1.14	4.42	Stream Corridor

PLATE 11

(continued)

Owner	Block	Lot	Approximate Acreage	Use
MONTGOMERY TOWNSHIP	21010	8	2.52	Detention Basin
	21012	1	2.46	Detention Basin
	21017	1, 2 & 3	4.09	Vacant
	22001	5	12.06	Vacant
	22001	12.02	3.82	Vacant
	22001	12.03	1.99	Vacant
	23001	13 & 15	129.30	1860 House & Vacant
	25001	7.01	1.39	Bessie Grover Park
	27001	6	63.32	Vacant - Open Space
	27001	12	13.8	Vacant
	28001	7.01	0.99	Vacant
	29001	5 & 5.01	17.87	Vacant; Playgrounds & Future Ballfield
	30001	16.33	9.71	Open Space
	30001	16.44	1.13	Detention Basin
	30004	5	10.07	Detention Basin & Open Space
	32001	1	49.41	Park
	32001	1.01	0.09	Vacant
	33004	1	9.20	Vacant
	34001	38.02	14.00	Conservation

PLATE 11

(continued)

Owner	Block	Lot	Approximate Acreage	Use
MONTGOMERY TOWNSHIP	34001	42.39	16.28	Conservation/Recreation
	34001	43.02 & 43.03	8.29	Vacant
	34023	72	28.38	Conservation
	34023	73	1.66	Active Recreation
	35002	11	5.10	Open Space
		Subtotal:	1,002.87 Acres	
MONTGOMERY TOWNSHIP BOARD OF EDUCATION	19001	8.34 (Partial)	55.34	Vacant & Playfields
	19001	8.36	3.87	Vacant
	19001	12 (Partial)	40.00 (App.)	Vacant & Playfields
	19001	14 (Partial)	9.96	Vacant & Playfields
	19001	15 (Partial)	10.11	Vacant & Playfields
		Subtotal:	119.28 Acres (App.)	
STATE OF NEW JERSEY	9001	1	8.25	Delaware & Raritan Canal
	9001	2	37.04	Delaware & Raritan Canal
	9001	5.02	0.32	Delaware & Raritan Canal
	9001	6	2.85	Delaware & Raritan Canal
	9001	6.01	0.73	Delaware & Raritan Canal
	9001	6.04 & 6.05	1.13	Delaware & Raritan Canal
	9001	7-14	14.65	Delaware & Raritan Canal

(continued)

Owner	Block	Lot	Approximate Acreage	Use
STATE OF NEW JERSEY	23001	1, 1.01 1.02, 2	46.87	Delaware & Raritan Canal
	23001	3.02	2.70	Delaware & Raritan Canal
	23001	3.04	0.89	Delaware & Raritan Canal
	23001	3.09	0.24	Delaware & Raritan Canal
	23001	4	44.02	Delaware & Raritan Canal
	23001	8, 8.01-8.03	13.37	Delaware & Raritan Canal
	23001	8.05	0.04	Delaware & Raritan Canal
	23001	8.07, 8.08	41.27	Delaware & Raritan Canal
	23001	9	23.00	Delaware & Raritan Canal
	23001	13.01, 13.02	22.23	Delaware & Raritan Canal
	23001	17.01	7.78	Delaware & Raritan Canal
		Subtotal:	267.38 Acres	

II. COMMON OPEN SPACE

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

Owner Or Development	Block	Lot	Approximate Acreage	Use
Bellemead Development Corp.	4001	33.01	32.80*	Common Open Space

PLATE 11

(continued)

Owner	Block	Lot	Approximate Acreage	Use
Millers Grove	5004	1	53.11	Common Open Space
Millers Grove	5005	1	4.09	Common Open Space
Millers Grove	5006	1	3.75	Common Open Space
Millers Grove	5007	1	3.77	Common Open Space
Pike Run	5008-5027	Various	137.53	Common Open Space
Larken Assoc.	7021	31	2.08	Detention Basin
Larken Assoc.	7021	38	2.60	Detention Basin
East Country	16001	30	26.06*	Common Open Space
East Country	16001	38	2.56*	Common Open Space
East Country	16001	64	13.68*	Common Open Space
Matzel & Mumford	17001	6	18.84	Common Open Space
Matzel & Mumford	17001	6.89	10.97*	Common Open Space
Matzel & Mumford	17005	1	17.61*	Common Open Space
Matzel & Mumford	17006	1	5.71*	Common Open Space
Matzel & Mumford	17007	1	8.10	Common Open Space And Recreation
Matzel & Mumford	17008	2	6.46*	Common Open Space
Matzel & Mumford	21001	1	7.01*	Common Open Space
E. R. Squibb & Sons	20001	10	46.94	Common Open Space
Montgomery Knoll (Condo Ownership)	29004	1	13.24	Common Open Space

PLATE 11

(continued)

Owner Or Development	Block	Lot	Approximate Acreage	Use
DKM Residential Properties Corp.	30001; 31001	Various	347.91*	Common Open Space
Colfax Homeowners Association	31001	14	2.02	Detention Basin
Colfax Homeowners Association	31003	30	11.64	Common Open Space
Colfax Homeowners Association	31006	9	4.71	Common Open Space
Morrison Properties	34001	13.11	2.85*	Detention Basin
Morrison Properties	34001	13.16	8.99*	Common Open Space
Larken Assoc.	34001	58	18.19	Open Space
Montgomery Commons	34001	58.02	6.00 (App.)	Common Open Space
Woodsedge	34021	1	6.54	Common Open Space
Woodsedge	34022	1	7.31	Common Open Space
Woodsedge	34023	1	18.58	Common Open Space
Woodsedge	34023	71	1.20	Common Open Space
Yorkshire	34001	42	11.90	Detention Basin & Common Open Space
Yorkshire	34001	42.38	3.91	Detention Basin & Common Open Space
Yorkshire	34017	1	4.41	Common Open Space
Yorkshire	34018	1	13.95	Common Open Space & Recreation

(continued)

Owner Or Development	Block	Lot	Approximate Acreage	Use
Yorkshire	34019	1	8.25	Common Open Space
Kingsway Commons (Condo Ownership)	35003	1	2.55	Common Open Space
The Manors at Montgomery H.A.	37001	4	5.83	Common Open Space
The Manors at Montgomery H.A.	37002	4	6.96	Common Open Space
Scribner Village	37001;37002	No Lot #s	31 (App.)*	Common Open Space
Scribner Village	37003	2.21	2.50	Common Open Space
Scribner Village	37004	6.02	4.08	Common Open Space
Montgomery Woods H.A.	37002	1	19.12	Common Open Space
Montgomery Woods H.A.	37003	1	11.83	Common Open Space
Woodbridge Construction Corporation	37003	2	3.54	Common Open Space
Woodbridge Construction Corporation	37004	1	10.52	Common Open Space
		Subtotal:	993.20 Acres	

III. PRIVATE OPEN SPACE

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

PLATE 11

(continued)

Owner Or Development	Block	Lot	Approximate Acreage	Use
Mattawang Country Club	5001	2 & 3	154.86	Golf Course
Stony Brook Developers	7007	40	2.15	Detention Basin
Church	7033	24	Unavailable	Detention Basin
N.J. Beagle Club	11001	30	103.40	Beagle Club
PIPCO/Spring Hill	11004	33.13	1.94	Detention Basin
3M	13001	13 (Partial)	1.00	Playground
Johnson & Johnson	14001	2 (Partial)	Unavailable	3 Detention Basins
Highfield Developers Inc.	16009	8	2.72	Detention Basin
R&S Colonial	18020	24	2.00	Detention Basin
Wellington Estates	20001	7.09	1.70	Detention Basin
Wellington Estates	20001	7.24	1.00	Detention Basin
Larkin	21016	1	2.2	Detention Basin
Montgomery Devel.	22029	10	4.36	Detention Basin
Computer Assoc.	28001	5 (Partial)	Unavailable	Detention Basin
Village Shopper II	28001	65 (Partial)	Unavailable	Detention Basin
Bedens Brook C.C.	30001	38 & 39	168.76	Golf Course
Highridge	31001	44	5.16	Detention Basin
Waldorf School	33001	28.02 (Partial)	Unavailable	Detention Basin

(continued)

Owner Or Development	Block	Lot	Approximate Acreage	Use
518 Business Park	34001	38.01 & 38.03 (Partial)	Unavailable	2 Detention Basins
Apts.	37001	3 (Partial)	Unavailable	Common Open Space
Apts.	37002	3.02 (Partial)	Unavailable	Common Open Space
		Subtotal:	451.25+ Acres	

IV. PRESERVED FARMLAND

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

Owner	Block	Lot	Approximate Acreage	Use
Summerskill	6001	37	29.70	Vineyard
Staats Farm	8001	1	88.55	Farm
Medina	11001 25001	62, 65 & 68 26	133	Farm
Tucker	15001	36	36	Farm
McAlpin	19001	4, 6, 7, 9, 10 & 11	201.72	Farm
Campbell	22001	21	66	Farm
State Of N.J.	25001	27 (Partial)	152.97	Farm
State Of N.J.	26001	1 (Partial)	299.42	Farm
State Of N.J.	27001	1 & 7 (Partial)	161.59	Farm

PLATE 11

(continued)

Owner	Block	Lot	Approximate Acreage	Use
Raymond	31001	20	82.21	Farm
Gallup	32001	2, 4, 4.01, 4.02, 4.03, 5.02, 5 & 6		
	32002	20-23		
	33001	21.01 & 23	375	Farm
		Subtotal:	1,626.16 Acres	

SUMMARY TOTALS

PUBLIC OPEN SPACE:	2,071.50	Acres
COMMON OPEN SPACE:	993.20	Acres
PRIVATE OPEN SPACE:	451.25	Acres
PRESERVED FARMLAND:	1,626.16	Acres
	5,142.11	**Acres**

NOTES:

*Acreage figures for common open space is approximate, based upon preliminary plans and is subject to change.

Block and lot numbers within preliminary approved major residential subdivisions may change at the time of final approval.

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

ADDENDUM VIII

PLATE 13
DESCRIPTION OF CONSERVATION EASEMENTS, PATHWAYS & AGRICULTURAL EASEMENTS, STREAM CORRIDOR/PROTECTION AREAS, AND CONSERVATION DEED RESTRICTION AREAS

PLATE 13

DESCRIPTION OF CONSERVATION EASEMENTS, PATHWAY & AGRICULTURAL EASEMENTS, STREAM ENCROACHMENT/PROTECTION AREAS, AND CONSERVATION DEED RESTRICTED AREAS

CONSERVATION EASEMENTS (As of 7/19/94)

Development Name - Location	Block	Lot	Acreage
Attica Properties - Route 206	35002	7	0.24
Bedens Brook Farms - Bedens Brook Road	30004	5	0.73
Bedens Brook Tract - Route 206	28001	7.01	0.50
Belle Mead Park Tract - Route 601 & Broadway	4008	13	6.18
		32	0.20
	4009	14	10.77
	4010	3	8.12
		5	1.13
	4011	1	12.10
Boyer Tract - Cherry Hill Road	33001	20	0.82
Bridgepoint at Montgomery - Roanoke Road & Lynchburg Court	21012	13	0.16
		14	0.07
		15	0.17
		16	0.20
		17	0.24
		18	0.18
		19	0.20
	21013	7	0.07
		13	0.09
	21015	4	0.11
		5	0.08
		6	0.09
		7	0.15
	21016	2	0.02
		5	0.09
Business Park Tract - Route 518	34001	38.02	14.00
		43.02	5.20
		43.03	3.80

(continued)

Development Name - Location	Block	Lot	Acreage
Camp Meeting Tract - Camp Meeting Avenue	12001	17	4.07
Cherry Hill Acres - Cherry Hill Road	33001	28	3.75
		28.03	3.22
		28.04	0.75
		28.05	3.77
		28.06	0.64
		28.07	0.47
		28.08	2.99
		28.09	4.57
		28.10	0.98
		28.11	1.44
Coddington Tract - Kildee Road	15009	1, 2, 3 & 4	11.15
Conover Farms/Section II - Updikes Mill Road & River Road	22029	10	0.90
		11	0.01
	22030	11	0.11
		12	0.17
		13	0.21
		14	0.22
		15	0.20
		16	0.19
		17	0.02
	22029	12	0.15
		13	0.12
		14	0.16
		15	0.16
		16	0.15
		17	0.09
Crawford House - Sunset Road	15001	6	1.29
Dale - Route 518	27001	6	63.32
Dead Tree Farms - Hessian Road	22001	13	2.86
Deerhaven Farms Tract - River Road	7019 (formerly 7001/29)	63	3.39

PLATE 13

(continued)

Development Name - Location	Block	Lot	Acreage
DKM - Great Road	32001	1	(part) 49.41
Drift Tract - Belle Mead-Blawenburg Road	4001	3	4.23
		5	3.02
Fairview Tract - Hollow Road	12001	10.11	2.72
Fairview Road Tract - Fairview Road	14001	11	0.35
Forest Hills - Sunset Road	19001	8.05	0.13
		8.06	1.65
		8.08	0.51
		8.09	0.40
		8.10	0.23
		8.11	0.66
		8.12	0.63
		8.14	2.10
		8.15	0.21
		8.21	0.39
		8.22	0.28
Fox Hollow Tract - Bunker Drive	8004	9	2.54
Grandview - Pine View Court	12002	9	1.00
Grayson Estates - Red Oak Way & Grayson Drive	7012	15	0.25
		16	1.02
	7033	19	0.44
		20	0.71
	7034	7	0.46
		8	0.52
		9	0.21
		10	0.23
		18	0.52
		19	0.71
Hamlet, The - Pin Oak Road	10001	25.01	3.08
		25.02	9.67
		25.03	11.68
		25.04	17.40
		25.05	11.34

PLATE 13

(continued)

Development Name - Location	Block	Lot	Acreage
Hickory Brook - Kildee Road	15001	28.01	0.05
Hidden Estates - Kildee Road, North Street, West Street & Coddington Court	15004	1	1.06
		2	1.06
		3	0.98
		4	0.70
		5	1.21
		6	0.03
		7	0.12
	15005	1	0.34
		2	0.37
		3	0.39
		4	0.37
		17	0.30
		18	0.29
	15007	1	1.70
	15008	4	0.23
		5	0.22
		9	0.23
	15010	1	0.35
		4	0.95
		5	1.86
		6	1.32
Hi-Ridge - High Ridge Road	31003	33	0.74
		34	0.84
Hoagland Farms West/Section III - Carriage Trail, Red Oak Way & Belle Mead-Griggstown Road	7032	11	0.05
	7033	2	0.22
		3	0.17
		4	0.17
		5	0.17
		6	0.33
		8	0.62
		9	0.07
		10	0.07
		11	0.07
		13	0.06

(continued)

Development Name - Location	Block	Lot	Acreage
Long, Donald & Linda - Harlingen Road	6001	26.05	0.72
		26.06	0.38
		26.07	5.96
		26.08	2.00
Mill Pond Park - Dead Tree Run Road	22001	5	12.06
Miller's Grove - Belle Mead-Griggstown Road	5004	1	53.11
Montgomery Chase - Route 206, North Montfort Drive & South Montfort Drive	6007	1	0.56
		2	0.17
		3	0.31
		4	0.33
		5	0.15
		6	2.11
Montgomery Chase West - Buckingham Drive, Garrison Court & Southfield Drive	4065	15	3.06
		16	17.55
		17	0.94
		18	0.02
		20	0.09
		21 & 22	0.33
		23	0.71
		24	0.02
		25	0.18
		26	0.07
		27	0.05
		28	0.10
		29	0.12
		30	0.34
	4069	1	0.67
		2	1.13
		3	1.72
		10	0.01
		11	0.50
		12	0.49
Montgomery Commons - Route 206	34001	58	18.19

PLATE 13

(continued)

Development Name - Location	Block	Lot	Acreage
Montgomery Estates/Section II - Catskill Court	7004	18	0.34
	7014	14	0.40
	7026	20	0.21
	7028	18	0.25
Montgomery Hills - Salisbury Road	37001	6.02	1.71
Montgomery Meadows - Brandywine Road, Kildee Road & Fieldstone Road	15001	43	8.96
		43.09 (formerly 43.03)	0.50
		43.10 (formerly 43.04)	3.76
	15006	1	0.37
		2	0.32
		3	0.71
		4	0.52
		5	0.58
	15007	2	0.17
		3	0.17
		4	0.18
		5	0.15
		7	0.45
		8	0.46
		9	0.36
		12	0.45
		13	0.29
		17	0.30
Municipal Building Open Space - Route 206	6001	16	12.94
North Hills Development - Township Line Road	7019	61	10.39
Nystrom Tract - Skillman Road	16001	11.02	0.91
The Orchards Of Montgomery - Poling Farm Court	18001	18.01	0.12
		18.02	0.08
		18.03	0.08
		18.04	0.08
		18.05	0.08

PLATE 13

(continued)

Development Name - Location	Block	Lot	Acreage
The Orchards Of Montgomery (cont'd)	18001	18.06	0.10
		18.07	0.21
		17.01	0.02
		17.02	0.07
		17.03	0.07
		17.04	0.10
		17.05	0.10
		17.06	0.28
Oxbridge - Matthews Farm Road	17001	6.39	Acreage
		6.40	Unavailable
		6.41	
		6.42	
Pavilions At Princeton - Orchard Road	28001	3	7.60
		4	3.92
Pike Run - Pike Run Road	5008	118	8.55
	5016	2	Acreage
	5018	2	Unavailable
	5023	1	2.20
	5024	1	3.23
Rhoda - Dutchtown-Zion Road	10001	22.02	2.71
		22.03	2.35
Ridgeview Estates - Deer Path & Acorn Drive	15013	36	0.29
		37	1.73
		39	0.40
		40	0.92
		41	0.80
		42	0.23
		43	0.23
		44	0.40
		46	0.29
	15025	2	0.91
Ridolfi, Virginia - Mill Pond & Dead Tree Run Road	17001	13	1.17

PLATE 13

(continued)

Development Name - Location	Block	Lot	Acreage
Riversedge II - Wilshire Drive	18020	17	1.16
		18	1.37
		19	0.42
		20	0.17
		21	0.17
		22	0.21
		23	0.31
		24	0.77
		25	0.44
		26	0.66
		27	0.20
Riversedge IV - Canterbury Lane	18020	35	1.41
		36	1.34
			& 1.11
	18017	9	2.20
		10	0.60
			& 0.93
		11	0.63
		12	0.66
		13	0.30
Rosewood Estates - Green Avenue	8001	38	0.47
		40	3.48
Saxon Ridge/Section II - Saxon Way	16001	1.02	2.23
		1.05	0.60
Schuss Woods - Meadow Run Drive	19001	13	7.45
Solotorovsky - Spring Hill Road	11001	55.01	1.91
Sour Land Hill Tract - Hollow Road & Grandview Road	12001	39	5.04
Spring Hill/Section III - Viburnum Drive, Sassafras Court & Spiked Rush Court	11001	33.04	1.64
		33.05	1.50
		33.06	1.54
		33.07	1.76
		33.08	1.21
		33.09	1.57

PLATE 13

(continued)

Development Name - Location	Block	Lot	Acreage
Spring Hill/Section III (cont'd)	11001	33.10	0.97
		33.11	2.07
		33.12	1.32
		33.14	1.53
		33.15	1.65
		33.16	1.48
		33.17	1.53
		33.18	3.75
	11004	1	1.81
		2	0.70
		3	1.07
		4	0.48
		5	0.42
		6	0.62
		7	0.74
Thompson Realty Co. Of Princeton - Sourland Hills Road	12001	36	0.75
Wellington Estates - Wellington Court	21012	20	0.06
		21	0 .11
		22	0.20
		23	0.34
		24	0.26
		25	0.24
	21015	1	0.21
		2	0.82
		3	0.07
Wellington Estates II/Phase I - Red Fox Court	20001	7.04	0.21
		7.21	0.14
		7.22	0.13
Williamsburg Estates/Section V -Acorn Drive, Ashland Court & Deer Path; Durham Road & Roanoke Road	21009	24	0.09
		25	0.05
	21012	11	0.11
	21013	1	0.14
		2	0.19
		3	0.16
	21009	18	0.10
		19	0.10

(continued)

Development Name - Location	Block	Lot	Acreage
Williamsburg Estates/Section V (cont'd)	21009	20	0.11
		21	0.12
		22	0.05
	21013	4	0.08
		5	0.02
Woodcrest Estates -	15001	69	0.16
Acorn Drive & Deer Path Drive		70	11.69
		(formerly 6.01)	
		71	0.12
		73	0.16
		74	0.19
		75	0.04
Yorkshire Woods - Linton Drive	34001	42.39	16.28
Zion Tract - Rock Mill Run (Private Road)	11002	40	2.38

PATHWAY & AGRICULTURAL EASEMENTS (As of 10/97)

Campbell Farm - River Road	22001	21	66.00
Gallup Tract - Great Road & Mountain View Rd.	32001	2	
		4	
		4.01	
		4.02	
		4.03	
		5	
		5.02	
		6	
	32002	20-23	
	33001	21.01	
		23	375.00
Macpherson, Raymond, Jr. - Cherry Valley Road	31001	20	80.00

(continued)

Development Name - Location	Block	Lot	Acreage
McAlpin Tract - Route 206	19001	4	
		6	
		7	
		9	
		10	
		11	201.72
Medina Farm - Hollow Road	11001	62	
		65	
		68	
	25001	26	133.00
Staats Farm - Staats Farm Road	8001	1	83.00
State of New Jersey - Skillman Road and Burnt Hill Road	25001	27 (part)	152.97
	26001	1 (part)	299.42
	27001	7 (part)	161.59
Summerskill - Harlingen Road	6001	37	29.74
Tucker - Harlingen Road	15001	36	36.00

STREAM ENCROACHMENT/PROTECTION (As of 7/5/95)

Development Name - Location	Block	Lot	Acreage
Beekman Hill - River Road	23001	3.05	0.86
		3.06	0.83
		3.07	0.38
		3.10	0.29
		3.11	0.31
Blue Spring Mews - Castleton Road	37004	1	Acreage Unavailable
Bridgepoint Acres - Bridgewood Court	22024	4	0.72
		5	0.39

PLATE 13

(continued)

Development Name - Location	Block	Lot	Acreage
Brook Hollow/Section II - Brookside Drive	25001	25	3.04
	25003	11	0.29
		12	0.70
		13	4.70
		14	0.33
		15	0.37
Cherry Valley Country Club - Great Road	31007	1	Acreage Unavailable
Conover Farms/Section I - Bridgepoint Road	22030	8	1.77
Country Lots - Dorland Farm Road	16001	34.05	2.24
		34.06	1.66
Kingswood - Cairns Place	18004	5	0.57
		6	0.60
		7	0.38
		8	0.38
Mill Pond Estates - Cairns Place	18004	9	0.38
		10	0.44
		11	0.44
		12	0.44
		13	0.44
		14	0.44
		15	0.31
		16	0.61
Oxbridge - Bridgepoint Road	17001	6.87	7.11
		6.88	9.55
	21001	1.14	4.42
Pike Run - Belle Mead-Griggstown Road	5008	116	2.69
		117	2.42
		118	5.05
		119	4.34
Rolling Meadows/Section II - Meadow Run Drive	19003	3	0.39
		4	0.84

(continued)

Development Name - Location	Block	Lot	Acreage
Sourland Hills - Sourland Hills Road	12001	28	0.66
		29	0.45
		30	0.84
		31	0.66
Stony Brook At Montgomery -	7003	2	0.12
Belle Glades Lane, Berkley Avenue		3	0.63
& Monroe Avenue	7007	29	0.22
(deed restriction)		30	0.36
		31	0.28
		32	0.28
		33	0.25
		35	0.35
		36	0.29
		37	0.30
		38	0.22
		39	0.18
		41	0.15
		42	0.63
		43	0.87
Tammybrook/Section II - Dead Tree Run Road	22001	13.04	0.23
		13.05	0.31
		13.06	0.32
		13.07	0.37
		13.08	1.05
Individual Lots - Route 518;	34001	6	Acreage
		7	Unavailable
- Belle Mead-Griggstown Road;	6001	8.06	
- Johnson Drive	4001	1 - 7	

CONSERVATION DEED RESTRICTED AREAS (As of 1/4/96)

Development Name - Location	Block	Lot	Acreage
Bedens Brook Farms -	30001	16.03	0.42
Gaitway Drive, Blue Heron Way,		16.04	0.24
Back Ridge & Bedens Brook Road		16.06	0.03

PLATE 13

(continued)

Development Name - Location	Block	Lot	Acreage
Bedens Brook Farms (cont'd)	30001	16.07	0.22
		16.08	2.80
		16.16	0.16
		16.17	0.35
		16.18	0.11
		16.19	0.11
		16.20	0.23
		16.21	0.09
		16.34	0.03
		16.35	0.02
	30004	6	0.14
		14	0.31
Dead Tree Farms - Hessian Road	22001	14	0.65
Grayson Estates II - Belle Glades Lane	7012	12	0.34
		13	0.40
	7032	21	0.39
		22	0.34
Hickory Brook - Kildee Road	15001	28.01	0.08
Hi-Ridge - High Ridge Road & Hidden Glen	31003	37	0.43
		38	0.08
		39	0.07
		40	0.22
		41	0.23
		42	0.06
		43	0.10
Riversedge/Section IV - Silverthorn Lane & Canterbury Lane	18025	1	0.07
	18020	37	0.23
		38	0.12
		42	0.12
Rosewood Estates - Green Avenue	8001	32	0.20
		33	0.10
		34	0.12
		37	0.08
		38	0.06

(continued)

Development Name - Location	Block	Lot	Acreage
Rosewood Estates (cont'd)		40	0.30
		43	0.11
		44	0.20
Saxon Ridge/Section II - Saxon Way, Fountayne Lane, Normandy Court & Wessex Lane	16001	1.06	0.23
		1.08	0.10
		1.09	0.27
		1.10	0.24
		1.11	0.14
		1.12	0.34
		1.17	0.13
		1.18	0.11
		1.19	0.41
		1.20	0.45
		1.21	0.16
	16010	16	0.14
		18	0.12
		19	0.26
Stony Brook At Montgomery - Belle Glades Lane, Berkley Avenue & Monroe Avenue	7003	2	0.15
		3	0.04
		4	0.07
	7004	33	0 .15
		34	0.13
		35	0.15
		36	0.32
		37	0.25
		38	0.23
		39	0.21
		40	0.18
		41	0.12
		42	0.10
		43	0.11
		44	0.06
	7008	22	0.05
		23	0.18
Wellington Estates II/Phase I - Muentener Drive And Honeysuckle Court	20001	7.05	0.26
		7.06	0.01
		7.08	0.42
		7.11	0.27

(continued)

Development Name - Location	Block	Lot	Acreage
Wellington Estates II/Phase I (cont'd)	20001	7.12	0.72
		7.13	2.46
		7.14	0.06
		7.16	0.31
		7.18	0.08
		7.19	0.66
Woodsedge -	34021	1	1.16
Cherry Valley Road, Harvard Circle,		21	0.03
Lehigh Court, Rider Terrace, Rutgers		22	0.04
Lane, Stanford Place & Yale Terrace		27	0.02
		31	0.02
		32	0.01
	34022	1	3.39
		2	0.02
		15	0.001
		16	0.007
		17	0.03
		33	0.005
		34	0.02
		40	0.02
		42	0.001
	34023	1	9.00
		7	0.02
		8	0.001
		9	0.03
		10	0.04
		11	0.003
		12	0.05
		14	0.01
		15	0.03
		16	0.02
		17	0.005
		32	0.02
		33	0.02
		34	0.01
		35	0.02
		39	0.001
		46	0.005
		47	0.003
		49	0.03

PLATE 13

(continued)

Development Name - Location	Block	Lot	Acreage
Woodsedge (cont'd)	34023	50	0.02
		52	0.05
		53	0.02
		55	0.005
		72	23.19
		73	0.01
Yorkshire Woods -	34001	42	1.30
Coverdale Drive & York Drive	34018	1	3.11

SOURCES: Montgomery Township 1995 Tax Maps; Montgomery Township Engineering Department Maps And Lists & Somerset County Planning Board.

ADDENDUM IX

PLATE 16
DESCRIPTION OF EXISTING RECREATIONAL FACILITIES

PLATE 16

DESCRIPTION OF EXISTING RECREATIONAL FACILITIES
MONTGOMERY TOWNSHIP
1998

Map No.	Name of Facility/Location	Size	Facility Type	Purpose/Use	Ownership
1. - 3.	Athletic Facilities at Orchard Hill School - Burnt Hill Rd.	Included in school grounds (165 ac.)*	Community - Jointly used by schools and Township residents	Playgrounds; Multi-Use Fields; Baseball & Softball Fields; 2 Indoor Non-Regulation Basketball Courts; 6 Outdoor Basketball 1/2 Courts	Board of Education
	Athletic Facilities at Middle School - Burnt Hill Rd.			2 Softball Fields; 2 Athletic Fields; 1 Regulation Indoor Basketball Court	
	Athletic Facilities at High School - Burnt Hill Rd.			Composition Surface Track; 2 Regulation Baseball Fields; 3 Athletic Fields; Ropes Course; 1 Softball Field; 1 Outdoor Basketball Court; 1 Regulation Indoor Basketball Court; Multi-Use Fields	
4.	Schuss Woods - Off Burnt Hill Rd.	7.5 ac.	District	Pathway for Nature Walks and Environmental Projects (passive)	Township
5.	Tennis Courts/Multi-Purpose Field - Burnt Hill Road	14 ac.	Community	10 Outdoor Hard Surface Tennis Courts; 1 Multi-Purpose Athletic/ Baseball/Softball Field (facilities shared by schools and community)	Township

PLATE 16

(continued)

Map No.	Name of Facility/Location	Size	Facility Type	Purpose/Use	Ownership
6.	Montgomery Kid Connection - Burnt Hill Rd.	7200 sf	Community	Pre-School Program (3-5 yr.) Before & After School Program (K-3) With Fee	Board of Education (leased to Twp.)
7.	Lubas Field - Route 601	3.3 ac. (18.8 ac.)*	District	Lighted Softball Field; Picnic Area with BBQ; Accessible Playground	Township
8.	Broadway Fields - Broadway Off Route 601	3.6 ac. (27.3 ac.)*	District	2 Softball Fields	Township
9.	Youth Sports Field Complex - Reading Blvd.	23.6 ac.	Community	4 Lighted Little League Baseball/ Softball Fields; 1 Lighted Babe Ruth Field; 2 Outdoor Lighted Basketball Courts; 1 Tot Lot; Concession Stand (additional fields, courts, and picnic area with restrooms are planned)	Township (leased to The Montgomery Baseball/ Softball League)
10.	Senior Citizen Center - Harlingen Road	800 sf	Community	Senior Center Meeting Hall (luncheons and programs provided for seniors)	Township
11.	Harlingen Green & Gazebo - Harlingen Rd.	2 ac.	Neighborhood	Passive Recreation; Gazebo (used for weddings; seasonal celebrations)	Township

PLATE 16

(continued)

Map No.	Name of Facility/Location	Size	Facility Type	Purpose/Use	Ownership
12.	Montgomery Park - Harlingen Road	100 ac.	Community	3 Baseball/Softball Fields; 4 Athletic Fields; 2 Outdoor Basketball Courts; Volleyball Court; 2 Accessible Playgrounds & Restrooms; Concession Stand; Picnic Pavilion; 2 BBQ; Cross Country Courses; Provisional Skating Pond; Bicycle/ Jogging/Walking Path (approx. 1 mile)	Township
13.	Mill Pond Bridge Area - Between Bridgepoint Rd. & Dead Tree Run at Mill Pond Bridge	3 ac.	Neighborhood	Fishing; Bird Watching; Skating; Pathway	Township
14.	Mill Pond Park - north of Dead Tree Run	57 ac. (121 ac.)*	Community	7 Soccer Fields; Accessible Playground; Concession Stand; Restrooms; Pathways; Passive Recreation	Township
15.	Bessie Grover Park - Camp Meeting Road	1.4 ac.	Neighborhood	Playground; Picnic Area with BBQ	Township
16.	Hoebler Park - Great Road	49 ac.	Community	Passive Recreation; Picnic Area; Playground; Restroom; 3 ac. Open Field	Township
17.	Washington Well Park - County Route 518	68 ac.	Community	Planned Future Multi-Use Complex with Tennis Courts; Basketball Courts; Pond; Soccer Fields; Picnic Area; Environmental Center; Swimming Pool	Township

PLATE 16

(continued)

Map No.	Name of Facility/Location	Size	Facility Type	Purpose/Use	Ownership
18.	Woods Edge Park - Off Cherry Valley Road	2 ac.	Neighborhood	2 Playgrounds; Accessible Restroom; 1 Regulation Volleyball Court; 1 Tennis Hard Surface Court; 1 Regulation Outdoor Basketball Court	Township
19.	Schafer Tract Park - Rocky Hill Borough (Behind Shopping Center)	5.1 ac. (110 ac.)*	Community	Planned Passive & Active Recreation (30 ac.) to include Playground; Pavilion	Township & Rocky Hill Borough
20.	1860 House Cultural Center - Montgomery Road	1 ac.	Community	Cultural Center for the Arts; Reception Hall	Township
21.	Ingersoll Rand Park - Montgomery Road	6 ac.	Neighborhood	Proposed Playground; Picnic Area; Multi-Use Fields	Township
22.	Mattawang Country Club - Township Line Road	155 ac.	Private	18 Hole Golf Course; Clubhouse; Putting & Driving Facilities	Private
23.	Bedens Brook Country Club - Rolling Hill Road	169 ac.	Private	18 Hole Golf Course; Clubhouse; Tennis & Paddleball Facilities; Swimming; Social & Banquet Facilities	Private
24.	Lenape Swim Club - Pinebrae Drive	4 ac.	Private	Outdoor Swimming Pool; Wading Pool; Concession Stand; Picnic Area; 2 Tennis/ Basketball Courts	Private
25.	Nassau Racquet & Tennis Club - State Highway Route 206	13 ac.	Private	5 Outdoor Tennis Courts; 6 Indoor Tennis Courts; Outdoor Swimming Pool	Private

PLATE 16

(continued)

Map No.	Name of Facility/Location	Size	Facility Type	Purpose/Use	Ownership
26.	Province Line Swim Club - Province Line Road	2.5 ac. (5.5 ac.)*	Private	Outdoor Swimming Pool; Wading Pool; Picnic Area with BBQ; Horseshoes	Private
27.	Cherry Valley Country Club - Country Club Drive	249 ac.	Private	18 Hole Golf Course; 2 Clubhouses; 8 Tennis Courts; Swimming Pool; Social & Banquet Facilities; Paths	Private
28.	Sourland Mountain Park - West of County Route 601	433 ac. (2300 ac.)*	Regional	Nature Preserve; Fishing; Hiking/Biking Trails & Paths	County
29.	Delaware-Raritan Canal Park - River Road	267 ac.	Regional	Nature Preserve; Pathways; River Access; Canoeing; Fishing; Bike Riding; Hiking	State
30.	McCorkle Training School Field - Off Great Road	75 ac. (approx.)	Private (Used with Permission)	2 Soccer Fields; 5 Baseball/Softball Fields; 1 Indoor Basketball Court; 1 Outdoor Basketball Court; Indoor Swimming Pool	State

NOTE: Other private recreation facilities exist in the Township which are not available to the public at large.

* Denotes total tract acreage.

SOURCES: "Montgomery Township Master Plan Survey/Questionnaire Map Detail Summary" prepared by the Montgomery Township Recreation Committee; "Master Plan Update To Township Committee", dated December 17, 1997 and prepared by the Montgomery Township Recreation Committee; and "Master Plan Part IV: Recreation Plan And Conservation Plan Elements", dated April 1991 and revised July 1991.