

**AMENDMENTS TO THE NORTH
BRUNSWICK MASTER PLAN**

**MASTER PLAN AMENDMENT CREATING A
NEW COMMERCIAL ZONE ON RT. 130
NORTHBOUND FROM QUARRY LANE
SOUTH TO THE TOWNSHIP LINE**

TOWNSHIP OF NORTH BRUNSWICK PLANNING BOARD

ADOPTED FEBRUARY 18, 2010

MASTER PLAN AMENDMENT CREATING A NEW COMMERCIAL ZONE ON RT. 130 NORTHBOUND FROM QUARRY LANE SOUTH TO THE TOWNSHIP LINE

Page 2 of the North Brunswick Master Plan, adopted in May of 2006, identifies the Treumann Storage site, located on northbound Rt. 130, as a potential redevelopment opportunity.

The Future Land Use Considerations Map located in the Land Use Element of the Master Plan identifies this property, as well as several additional properties (block 224, lots 5-11 and 87) as site # 3. On page 58, the Master Plan recommends that site # 3 be rezoned from industrial use to age-restricted housing in order to address the Township's need for housing for the elderly. The Master Plan also talks about incorporating an assisted living facility into the zoning for this site.

However, while the Planning Board designated this property as Planned Adult Community on the Future Land Use Plan Map, the Planning Board did not include the rezoning of these properties when it recommended zoning revisions to the Township Council necessary to implement the recommendations of the Master Plan.

The Planning Board never recommended the rezoning of this property to the Township Council because the owners of the Treumann Storage site argued that the history of industrial use of this property and the possibility of contamination made it unsuitable for residential use. Based upon environmental concerns brought to light by the owners of this property, the Planning Board determined not to proceed with the zoning of these properties for age-restricted housing.

Over the past few years, the Planning Board has looked at the appropriateness of the existing industrial zoning for the 20 plus acre Treumann Storage site, as well as approximately a dozen additional properties located on the northbound side of Rt. 130 between Quarry Lane and the southern boundary of the Township.

Given the commercial nature of uses in this area, the heavy traffic volumes on Rt. 130, and the possibility of contamination that could make some or all of this site inappropriate for residential use, the Planning Board is recommending that the entire northbound side of Rt. 130 from Quarry Lane to the southern border of the Township be designated for a new commercial zone that would allow for all commercial uses currently allowed in the C-2 Commercial Zone, as well as large retail establishments and drive-in restaurants.

Development standards regulating large retail establishments to be permitted in this zone should be similar to large retail establishment development regulations being developed for the former J & J site. Since this area will not be integrating a large number of residential units or a train station into the development, the design element standards could possibly be relaxed and not as detailed as for the former J & J site.

In addition, it is recommended that the developer of properties in this area be required to construct on site any affordable housing obligation resulting from the proposed nonresidential development.