

**TOWNSHIP OF NORTH BRUNSWICK PLANNING BOARD**

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

**WHEREAS**, the North Brunswick Township Planning Board Adopted the Master Plan in May of 2006, for the comprehensive development of the Township of North Brunswick and to be in compliance with the Municipal Land Use Law N.J.S.A. 40:55D-28; and

**WHEREAS**, over the past few years, the Planning Board has studied and considered the appropriateness of the existing industrial zoning for the 20 plus acre Truemann Storage Site, as well as approximately a dozen additional properties located on Rt. 130 Northbound from Quarry Lane South to the North Brunswick Township Line (Block 224, lots 1, 2, 5-12, 12.01, 12.02, and 87) (hereinafter the "Property"); and

**WHEREAS**, the North Brunswick Master Plan identifies the Treumann Storage site, located on northbound Rt. 130, as a potential redevelopment opportunity; and

**WHEREAS**, the Planning Board did not previously recommend the rezoning of the Property for age-restricted housing due to its history of industrial use and the possibility of contamination; and

**WHEREAS**, 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 the Property inappropriate for residential use, the Planning Board believes that the Property should 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; and

**WHEREAS**, a public hearing on the adoption of the Master Plan amendments attached hereto as Exhibit A was held on February 18, 2010; and

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board of the Township of North Brunswick hereby adopts the amendments to the Master Plan, attached hereto as Exhibit A, for the reasons set forth in the Master Plan and at the public hearing on February 18, 2010 for the comprehensive development of the Township of North Brunswick and in compliance with the Municipal Land Use Law, N.J.S.A. 40:55D-28.

**CERTIFICATION**

**THIS IS TO CERTIFY** that the foregoing is a true copy of the Resolution adopted by the Planning Board of the Township of North Brunswick at its public meeting held on March 9, 2009.



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Janice A. Larkin  
Planning Board Secretary

# **AMENDMENT 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.