

**TOWNSHIP OF NORTH BRUNSWICK PLANNING BOARD
STATEMENTS SUPPORTING THE REZONING OF AREAS NOT CONSISTENT WITH
THE MASTER PLAN – APRIL 21, 2021**

Map A

This area on southbound Rt. 1 from Aaron Road to Thomas Avenue is being rezoned from G-O General Office to C-2 General Commercial to reflect the fact that most of the existing uses in the area are commercial uses approved by the Board of Adjustment.

Map B

This area on northbound Rt. 1 from Edwin Street to Thalia Street is being rezoned from R-4 Single Family Residential to G-O General Office to reflect the fact that most of the existing uses fronting on Rt. 1 in this area are homes which were converted to office use when this area of the Township was previously zoned I-2 Industrial.

Map C

This area which is adjacent to Sabella Park is owned by the Township and is being rezoned from R-2 Single Family Residential to ERR Education-Recreation-Research to be consistent with both Planning Board and Township policy to zone all land utilized for municipal purposes as ERR.

Map D

This area which is located off of Ohio Avenue and Seneca Road is owned by the Township and developed for recreational purposes known as Brunswick Knolls Park and The Ramble. It is being rezoned from R-2 Single Family Residential to ERR Education-Recreation-Research to be consistent with both Planning Board and Township policy to zone all land utilized for municipal purposes as ERR.

Map E

This area which is accessed off of McAuliffe Drive is owned by the Township and developed for recreational purposes known as Frisch Park. It is being rezoned from R-3 Single Family Residential to ERR Education-Recreation-Research to be

consistent with both Planning Board and Township policy to zone all land utilized for municipal purposes as ERR.

Map F

This area incorporates all of the lots fronting on Weber Road, McAuliffe Drive, Park Place, Marvin Place, Hayes Court and Parkway. This area is being zoned from R-3 Single Family Residential to R-8 Single Family Residential because all of the lots in this zone are substantially smaller in lot size and lot width than is required by the R-3 bulk standards, necessitating any property in this zone that desired to construct an addition of any size to appear before the Board of Adjustment for bulk variances. The new R-8 zone will have minimum lot size, lot width and side yard setback requirements that reflect what is actually built in this area.

Map G

This area which is located off of Hermann Road is the North Brunswick Township Library property. It is being rezoned from R-3 Single Family Residential to ERR Education-Recreation-Research to be consistent with both Planning Board and Township policy to zone all land utilized for municipal purposes as ERR.

Map H

This area located on northbound Rt. 1 and the Livingston Avenue Extension is occupied by a Toyota a Toyota dealership as a showroom and automobile storage as a result of a Board of Adjustment approval. It is being rezoned from R-5 Garden Apartment Residential to C-2 General Commercial to be consistent with its current utilization.

Map I

This area is two lots located at the corner of southbound Rt. 130 and Wood Avenue that was formerly a bar and recently received Board of Adjustment approval for commercial use. It is being rezoned from R-2 Single Family Residential to C-1 Neighborhood Commercial to be consistent with its use and the shopping center directly across Wood Avenue.

Map J

This area on southbound Rt. 130 immediately south of Wood Avenue incorporates the Nino's Plaza shopping center and an office building which is occupied by commercial uses. It is being rezoned from Go General Office to C-1 Neighborhood Commercial.

Map K

This area near the entrance to Community Park incorporates the lots located between Adams Lane, Third Street and Fourth Street. There are three single family homes as well as additional lots owned by the Township that may be appropriate for selling for single family purposes. It is being rezoned from I-2 Industrial to R-3 residential.

Map L

This area incorporates the 21.8 acres formerly known as the Skaritka farm which are in the process of being acquired by the Township. The owner is selling the land to Middlesex County, who will transfer the land to the Township to be utilized for recreational purposes. This land is being rezoned from R-1 Single Family Residential to ERR Education-Recreation-Research to be consistent with both Planning Board and Township policy to zone all land utilized for municipal purposes as ERR.

Map M

This area incorporates seven lots fronting on Old Georges Road which are developed for single family homes. The area being rezoned comprises three adjacent lots and 4 more adjacent lots. These seven lots are currently zoned G-0 General Office and are being rezoned to R-2 Single Family Residential to reflect the viability of their current residential use and to be consistent with the single-family homes located directly across from them on the other side of Old Georges Road.

Map N

This area incorporates all but nine of the lots located between southbound Rt. 130 and Old Gorges Road extending from the property directly south of the Fire Department down to the intersection of Rt. 130 and Old Georges Road. All of the

properties being rezoned from G-O General Office to C-1 Neighborhood Commercial are developed for commercial uses approved by the Board of Adjustment. Seven of the single family lots in this area are being rezoned from G-O to R-2 as spelled out in the description of the reasons for rezoning Map 14, while two lots which are currently developed for a shopping center and a day care center respectfully are maintaining their G-O zoning designation.

Map O

This area which is located off of Tall Oaks Drive is owned by the Township and developed for recreational purposes known as Applegate Park. It is being rezoned from R-1 Single Family Residential to ERR Education-Recreation-Research to be consistent with both Planning Board and Township policy to zone all land utilized for municipal purposes as ERR.

Map P

This area is comprised of 16 plus acres owned by the Township and utilized as Renaissance Park and the Map of a Township water tower. It is being rezoned from PUD-II Planned Unit Development to ERR Education-Recreation-Research to be consistent with both Planning Board and Township policy to zone all land utilized for municipal purposes as ERR.