

**TOWNSHIP OF NORTH BRUNSWICK PLANNING BOARD  
STATEMENTS SUPPORTING THE REZONING OF AREAS NOT CONSISTENT WITH  
THE MASTER PLAN – MARCH 7, 2023**

Map Q

This area is being rezoned from O-R Office Research to ERR Education-Recreation-Research to reflect the fact that the Map contains a pump station for the Borough of Milltown, and it is Township policy to zone all publicly owned lands ERR.

Map R

This area is being rezoned from O-R Office Research to R-2 Single-Family Residential, as this property is a small portion of a lot containing a single-family home that is located in Milltown Borough.

Map S

This area is being rezoned from I-2 Industrial to R-5 Garden Apartment Residential to correct the Zoning Map that placed three multifamily housing buildings with approximately 25 units in the I-2 Zone by mistake.

Map T

This area is owned by Conrail and is currently a split-zone lot, with half zoned ERR Education-Recreation-Research and half zoned I-2 Industrial. The ERR portion is being rezoned to I-2 in accordance with Township policy to eliminate split zone lots when feasible.

Map U

This area is owned by Conrail and is currently a split-zone lot, with half zoned ERR Education-Recreation-Research and half zoned O-R Mid-Rise Office Research. The ERR portion is being rezoned to O-R in accordance with Township policy to eliminate split zone lots when feasible.