

**~ EXECUTIVE SUMMARY ~****October 15, 2005****INTRODUCTION**

The Township of Montgomery is in the process of purchasing approximately 256.5 acres from the State of New Jersey, which is the core portion of the land area most recently used as the North Princeton Developmental Center (NPDC). The property includes approximately 2.0 acres leased from the State by the Eden Institute. The property excludes approximately 12.0 acres which has been leased to the Montgomery Township Board of Education by the State and is used for the Village Elementary School.

The Township also is purchasing the existing sanitary sewage treatment plant on an approximately 7.5 acre land area east of Burnt Hill Road.

Since 1995, when it became apparent that the State intended to close both the "North Princeton Developmental Center" and the "Skillman Training Center", the disposition of the property and the future land uses on the property have been the subject of deliberation and action by the Township.

**BACKGROUND INFORMATION****The 1997 Designation of the Overall Property as a Redevelopment Area**

On December 5, 1996, the Montgomery Township Committee authorized the Planning Board to investigate whether or not the overall land area – a 1.045+ acre area that includes the 256.5 acre core area that the township is purchasing from the State – should be designated as a "Redevelopment Area".

A January 1997 report prepared by Coppola & Coppola Associates concluded that the overall property should be designated a "Redevelopment Area", and both the Planning Board and the Township Committee concurred.

**The History and Uses of the Overall Redevelopment Area Property**

The overall land area was amassed by the State between the years 1898 and 1920 by purchasing six (6) original farms within Montgomery Township. The principal use of the land between 1898 and 1952 was for the "New Jersey State Village for Epileptics."

When effective drug therapy for epilepsy was discovered, the State Village for Epileptics was transformed into the New Jersey Neuropsychiatric Institute, and later in the century changed again to the North Princeton Developmental Center (NPDC), an institution for people with severe developmental disabilities.

Most of the buildings comprising the New Jersey State Village for Epileptics, the New Jersey Neuropsychiatric Institute and NPDC were concentrated in the center of the overall property on those approximately 256.5 acres to be purchased by Montgomery Township.

## **Current Uses and Land Parcels of the Overall Redevelopment Area Property**

The overall 1,045.416 acre "Redevelopment Area" currently has six (6) different uses situated thereon and three (3) additional land parcels, as follows:

- Montgomery High School: The new Montgomery High School occupies approximately 76.56 acres of land on the west side of County Route 601.
- Montgomery Village Elementary School: The Village Elementary School occupies approximately 12.110 acres of land leased from the State.
- Deed Restricted Farmland: Approximately 275.592 acres of land between County Route 601 and Burnt Hill Road is now owned by Selody Farm as deed restricted farmland and is being used as a sod farm.
- Sewage Treatment Plant: The Sewage Treatment Plant, which occupies approximately 7.5 acres of land on the east side of Burnt Hill Road is being purchased from the State by Montgomery Township.
- Eden Institute: The Eden Institute, Inc., which leases approximately 1.886 acres of land along Burnt Hill Road, operates a residential home for autistic adults.
- Friends of Homeless Animals: The non-profit Friends of Homeless Animals owns approximately 10.004 acres of land on the west side of County Route 601.
- Landfill Site: The approximately 12.35 acre landfill site, previously used by the State, will be retained by the State.
- Core NPDC Property To Be Acquired By Montgomery Township: Approximately 256.510 acres of land is being purchased from the State by Montgomery Township.
- Remaining State Owned Lands: The remaining portion of the overall "Redevelopment Area," which totals approximately 394.79 acres, includes the Skillman Dairy Farm and the farmland that nearly surrounds the new Montgomery High School. By New Jersey statute (Chapter 135, enacted October 5, 1988) this remaining land is preserved as farmland, or as conservation or recreation land "in perpetuity." This land will be retained in ownership by the State of New Jersey.

## **The Overall "Redevelopment Area" Property and the Township Master Plan**

On May 13, 1996, the Montgomery Township Planning Board adopted a "Master Plan Periodic Reexamination And Land Use Plan Update Report" that recommended the creation of a new Public, Parks & Education (PPE) zoning district. The zone includes the major lands in the Township owned either by the State of New Jersey, Somerset County, Montgomery Township or the Montgomery Township Board of Education.

The principal land uses permitted within the "PPE" zoning district include agriculture, public parks, schools and conservation areas, other "public purpose uses" authorized by Montgomery Township and single-family detached dwellings on lots at least ten (10) acres in area.

The lands zoned within the "PPE" zoning district are intended to remain so zoned regardless of any eventual changes in the ownership of the properties that may occur. However, during 1996, as a potential redevelopment alternative, Montgomery Township formulated a "General Development Plan" for the core portion of the "North Princeton Developmental Center" property which is the land area now being purchased by the Township.

The 1996 plan adopted by the Montgomery Township Planning Board essentially was an historic and environmental preservation plan. Thereafter, the State promoted a very different plan for the property – a plan that focused on "highest and best use", with development density and intensity levels that were unacceptable to Montgomery Township. At the same time, the State left the buildings to crumble and decay, with windows and doors ajar for years.

On December 10, 2001, the Montgomery Township Planning Board adopted a Master Plan reexamination report that concluded that the 1996 "General Development Plan," which was based on adaptive reuse of many buildings, no longer was feasible primarily because of the deterioration of the buildings.

## **CURRENT CONDITIONS**

### **Existing Buildings and Structures**

In 1996, one hundred five (105) buildings or groups of buildings existed on the overall "Redevelopment Area" property. One hundred one (101) buildings were situated on the "North Princeton Developmental Center" portion of the property and four (4) buildings were situated on the "Skillman Training Center" portion of the property.

In the years since Governor Christie Whitman declared the core portion of the NPDC property to be surplus property, the Township and its representatives have evaluated the buildings to determine their historic value and utility.

During 1995 and 1996, the conditions of the buildings were informally assessed, although the assessments were not considered to be final, and Township leaders hoped that as many buildings as possible would be renovated and reused, particularly those many buildings of historic significance. It also was observed at that time that the longer the existing buildings were not maintained, the more challenging their potential renovation would become.

In 2000, the Township commissioned Bovis Lend Lease to visually inspect the exteriors of all buildings and to inspect the interiors of selected buildings. The report delivered by Bovis Lend Lease in early 2001 concluded "that a significant number of the original Village buildings are structurally viable for renovation and adaptive re-use in their current condition." Bovis identified twenty-eight (28) buildings warranting consideration for renovation in addition to most of the twenty-eight (28) "Small Houses" (a.k.a., the "Hillier Houses"). However, the report noted that the twenty-eight (28) "Small Houses" are not in the context of the original design and landscape architecture of the property.

Around the same time, Montgomery's Landmarks Commission prepared a list of buildings it considered most important to consider for preservation and adaptive re-use.

In May of 2005, the Van Harlingen Historical Society forwarded a letter to Mayor Louise Wilson that included a list of buildings they deemed worthy of preservation. The Society identified eighteen (18) buildings and two (2) additional structures.

In keeping with the "grouping" strategy recommended by the Van Harlingen Historical Society, it is recommended that five (5) additional buildings be preserved, if at all possible. The "Smith", "Moldenke" and "Carncohan" buildings, while noted by Bovis Lend Lease to be deteriorated, create a group of buildings with "Larocque" that might be of interest to a redeveloper. Also, the wood framed "Industrial" buildings do form a complex of buildings with the "Power" building, the "Firehouse" building and the "Storehouse" building. Therefore, it is recommended that these buildings be preserved, at least for the time being.

Also in 2005, the Township Committee appointed the "NPDC Redevelopment Concept Team", an ad hoc group of about 30 civic-minded citizens with a wide variety of perspectives, interests and professional skills. The Concept Planning Team was asked to brainstorm about the future of the core NPDC property – specifically, to consider appropriate land uses and open space areas within the core NPDC property. As part of its effort, the Concept Planning Team identified specific buildings and other structures that it considered important and potentially valuable. All of the structures named by the Concept Planning Team also were on one or more of the lists generated by Bovis, the Landmarks Commission, or the Van Harlingen Historical Society.

The Concept Planning Team also recommended that other existing features of the site be preserved including, but not limited to, the small cemetery site in the northeastern portion of the property, the allees along the east and west Main Boulevard gateway entrances to the site, and the water's edge along the various bodies of water within and bordering the property, including Sylvan Lake. The Township concurs with these recommendations.

The table below lists the thirty-three (33) buildings and the four (4) additional structures as well as the cemetery recommended not to be demolished at this time and notes whether their preservation was recommended by Bovis Lend Lease, by the Van Harlingen Historical Society or by both. The numbers on the chart correspond to the numbering of the buildings on the maps in the report.

It is recognized that not all of these buildings and structures are likely to be re-used or preserved. Additional input is expected and invited from prospective redevelopers as to the historical significance of the buildings and structures and the feasibility and/or advisability of preserving them.

**\* NOTE: THIS LIST HAS BEEN REVISED. SEE ATTACHMENT H.**

SUMMARY LIST OF BUILDINGS AND STRUCTURES RECOMMENDED NOT TO BE DEMOLISHED AT THIS TIME					
#	Building Name	#	Building Name	#	Building Name
8 Both	Meadowside House	38 Both	Power	69 Both	Brophy
13 [B]	Weeks	39	Industrial	73 Both	Alexander
14 [B]	Gerry	40 [B]	Firehouse	74 [B]	Ellis
15 [B]	Strecker	41	Industrial	75 [VH]	Morrow
18 [B]	Larocque	42 [B]	Storehouse	89 Both	Knight
19	Smith	44 Both	Drake	90 Both	Lyons
20	Moldenke	46 Both	Smalley Theater	101 [B]	Dungan
24 Both	Fuld	49 [VH]	Kay (*)	It also is recommended that the "Ice House", the "Gatehouse", the "Bandstand", the "Boathouse" & the "Cemetery" be preserved.	
27 Both	Earle	53 [B]	Thompson		
28 [B]	Moosbrugger	56 [VH]	Fairview I		
29 Both	Schley	61 Both	Bungalow		
32 Both	Renner	62 Both	Old Hub		
36	Carncohan	63 Both	Maplewood		
[B] = Bovis Lend Lease Recommendation; [VH] = Van Harlingen Historical Society Recommendation; and Both = Recommendation By Both Groups.					
(*) While the Kay building may be a good candidate for adaptive re-use, it is recognized that the building is situated on the lease/purchase lands under the control of the Township Board of Education.					

## LAND USE PLANNING FACTORS

On the core portion of the NPDC property there are a number of land use planning factors that, directly or indirectly, will influence redevelopment. Taken together, these characteristics and factors will dictate the types and intensities of development that would be appropriate, and also inappropriate, for the redevelopment of the subject property.

### Existing Land Use Pattern

Existing land uses surrounding and nearby the core portion of the NPDC property clearly illustrate the rural residential character of development that prevails in the central portion of Montgomery Township. From a land use planning perspective, any redevelopment of the core NPDC property must safeguard the integrity of the existing residential neighborhoods and the quality of life enjoyed by the residents therein.

### Existing Roadway Network

Considering the rural residential character of development existing in the central portion of Montgomery Township in the vicinity of the "Redevelopment Area", it is not surprising that the capabilities of the roadways to carry traffic to and from the core portion of the NPDC property, while adequate for current traffic volumes, are not sufficient to carry significantly higher traffic volumes.

Therefore, the land uses permitted for the core portion of the NPDC property should be non-intensive uses that generate relatively low traffic volumes, or whose traffic impact is confined to non-peak hours. The resulting additional traffic volumes must be able to be safely accommodated on the existing road network in

the vicinity of the property, with minimal improvements thereto, and must be uses that will not cause significant adverse traffic impacts upon the residents in the surrounding residential neighborhoods.

### **Existing Utilities**

There are numerous utilities currently serving or available to serve the core portion of the NPDC property, but all of the utilities will require onsite construction and coordination with the utility providers and Montgomery Township. Historically, the State has owned and operated the utilities. Upon transfer of the NPDC property to Montgomery Township, the sewage treatment plant will be owned and operated by the Township, but all other utilities will be transferred to private ownership and management.

### **Environmental Constraints and Natural Resource Protection**

The core portion of the NPDC property is bordered on the north and south by significant bands of freshwater wetlands, wetlands transitional buffers and stream corridors associated with tributaries of Bedens Brook and Rock Brook. The stream corridors along the southern border of the property also contain extensive areas of steep slopes fifteen percent (15%) or greater in grade. Additional stream corridors run north/south through the property.

The information used in this report for wetlands is derived from the 1995 "Land Use/Land Cover Digital Database" prepared by the New Jersey Department of Environmental Protection (NJDEP), which is the best information currently available. However, Montgomery Township is in the process of conducting an onsite evaluation of the precise location and extent of the freshwater wetlands on the property.

Any redevelopment plan should acknowledge the environmentally fragile land areas and utilize them as attributes of the plan.

### **Historic Preservation Factors**

In addition to safeguarding Blawenburg Village and preserving the historic bridges (one on Camp Meeting Avenue and one near Burnt Hill Road<sup>1</sup>) as well as a cemetery on the property, the Township encourages adaptive re-use, if feasible, of a number of the buildings and structures previously identified.

In addition to buildings and structures, the carefully planned primary road network and the landscape features on the property, including specimen trees, also are historically significant and should be preserved unless changes to the road network or removal of trees is deemed necessary by Montgomery Township for traffic safety and/or site design purposes. Some features of the original road layout that have been lost over time may be reintroduced in a redevelopment plan.

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<sup>1</sup> The bridge originally was on Burnt Hill Road but was preserved as a pedestrian bridge and moved downstream when a new vehicular bridge was constructed.

## **THE PROPOSED 2005 REDEVELOPMENT CONCEPT PLAN: “SKILLMAN VILLAGE”**

The 2005 Redevelopment Concept Plan presented in this Master Plan report is intended to provide direction to prospective redevelopers of the core portion of the NPDC property regarding how the property should be redeveloped, as well as how the property should not be redeveloped.

Montgomery Township understands that the formulation of the Redevelopment Plan for the core portion of the NPDC property will be an ongoing process brought into sharper focus over time as additional information is collected and as prospective redevelopers of the property present concept plans and support documentation detailing how they would redevelop the property.

However, specific guiding principles and design parameters for the redevelopment of the subject property have been formulated by the Township. While the final Redevelopment Plan for the core portion of the NPDC property will evolve over time, the guiding principles and design parameters are firmly established as the framework for the plan.

### **Guiding Principles for Redevelopment of the Property**

The following fourteen (14) guiding principles for the "Redevelopment Concept Plan" of the core portion of the NPDC property have been formulated by Montgomery Township:

1. Any use of the property must safeguard the integrity of the existing residential neighborhoods in the vicinity, recognizing that the only nonresidential uses in the area are the preserved farmland, the schools, the Skillman Post Office, the Saint Charles Borromeo Roman Catholic Church, and the multi-use historic Village of Blawenburg, which all are uses typical of and compatible with residential neighborhoods;
2. The property is located within "Planning Area 4" (PA-4) under the New Jersey State Development and Redevelopment Plan; i.e., it is designated as an "Agricultural/Rural" environment. Therefore, any redevelopment of the property should include low impact and low intensity uses and should be a model of "smart growth" within the PA-4 planning area;
3. In keeping with the PA-4 designation, the land uses for the property should generate relatively low traffic volumes, particularly during the peak hours. The resulting additional traffic volumes must be able to be safely accommodated on the existing road network in the vicinity of the property, with minimal improvements thereto, and must be uses that will not cause significant adverse traffic impacts upon the residents in the surrounding residential neighborhoods;
4. The preserved farmland abutting the property to the north and the historic Village of Blawenburg to the south must be factored into any plan and must be safeguarded regarding the types and locations of uses on the property;
5. The thirty-three (33) buildings and the four (4) additional structures identified in the table on Page 25 of the text of this report shall be re-used and preserved if feasible

because of their historic value and/or particular relevance to the historic use of the property; the cemetery also shall be protected and maintained with care;

6. Regardless of the buildings and other structures that are to be retained and renovated, any redevelopment of the property shall require minimal re-grading of the existing terrain, and as much as possible of the original landscape features and existing specimen trees on the property shall be maintained and protected;
7. The carefully planned existing principal roadway pattern within the property also is of historic significance and should be maintained, with only minor modifications as may be necessary for traffic, pedestrian and bike safety, or possibly to restore sections of the original road layout of the State Village that have been built over;
8. At least one hundred forty (140) acres of the property shall be reserved for open space, recreation, parkland and/or civic uses;
9. There shall be no detached or attached non age-restricted residential dwelling units;
10. Any redevelopment plan for the property must incorporate plentiful pedestrian and bicycle facilities and amenities;
11. Any redevelopment plan for the property must allow for additional future uses associated with Montgomery's public schools;
12. The redevelopment of the property shall be a model of sustainable development: that is (a) economically sustainable (revenue positive), (b) environmentally sustainable (featuring innovative design and construction that conserve natural resources), and (c) socially sustainable (promoting healthy lifestyle and providing access to needed services);
13. The redevelopment of the property shall incorporate opportunities, services and/or amenities for populations in need of support, including elderly citizens; and
14. In accordance with the "growth share" requirements of COAH's "Substantive Rules", the redeveloper(s) of the core portion of the NPDC property shall be responsible for satisfying the required number of affordable housing units obligated to Montgomery Township as a result of any proposed development.

### **The 2005 NPDC Redevelopment Concept Planning Team**

In April 2005, the Montgomery Township Committee appointed the "NPDC Redevelopment Concept Planning Team", an ad hoc team of civic-minded citizens with a wide variety of perspectives, interests and professional skills, and with a strong interest in the future of NPDC.

The Concept Planning Team, led by Emad Abou-Sabe and his team from HACBM, toured the property and reviewed historical and background information, traffic data, various maps and the 2001 facilities report by

Bovis Lend Lease. They brainstormed about the future of the property – specifically, what kinds of land uses would reflect the wants and needs of Montgomery, and where should the open space areas be?

The Concept Planning Team's work is summarized in a June 15, 2005 "Vision Plan" report. The ideas, insight and guidance in the June report greatly influenced this Master Plan document and the redevelopment framework and concept plan herein.

Though they worked in three groups to create preliminary concept plans, the Concept Team independently reached consensus on a number of important features and values that will help guide redevelopment:

- ❖ Locate the most intensive traffic-generating land uses fairly close to County Rt. 601 (Belle Mead – Blawenburg Road), so as to capture that traffic without drawing it all the way to the center of the site.
- ❖ Keep the lake. Sylvan Lake once was a beautiful feature of the site, and it should be again. The lake is a valuable asset, both as a natural feature and a potential amenity, and should not be lost.
- ❖ Respect the character and intimacy of small streets, which calm traffic, influence land use densities, and promote walking. Do not overtax the capacity of the existing perimeter roadway system. These roadways should remain two lanes wide, except at intersections where left turn lane improvements may be necessary acceptable.
- ❖ Adapt and re-use historic structures to the greatest extent possible and feasible.
- ❖ Create strong linkages within and beyond the Skillman Village area. Walking, jogging, cycling, etc., both within the site and to nearby destinations in the community (schools, neighborhoods, Blawenburg), should be encouraged and generously accommodated.
- ❖ Provide for flexibility of design and layout, but generally encourage cultural, recreational, commercial, conference, live/work housing, and educational uses.
- ❖ Retain a campus-type design: low density, but a walkable mix of uses.

At the final meeting of the NPDC Redevelopment Concept Team, HACBM presented a draft "Composite Vision Plan." Later, the "Composite Vision Plan" was modified to satisfy the agreement with the State that at least one hundred forty (140) acres of the core portion of the NPDC property be reserved for open space, recreation, parkland and/or civic uses.

The "Concept Vision Plan-Alternate" is general, and the final "Redevelopment Plan" map will require more detail and more specific recommendations. However, the key components of the vision plan echo the guiding principles established by the Township Committee for the plan.

### **Design Parameters For The 2005 Redevelopment Concept Plan**

In order to provide more specific guidelines for the redevelopment of the core portion of the NPDC property, design parameter have been prepared that provide a more detailed framework for the site design of the property.

## **Road Alignments & Levels Of Service**

The rural character and alignment of most of the existing roads within the core portion of the NPDC property are to be maintained. The historic landscape architecture and existing specimen trees lining the primary roads also shall be protected to the extent possible. Minimal curbing is anticipated, limited to the curved radii of street intersections.

Existing primary roads and certain of the secondary roads on the property shall remain, since they are an integral part of the historic design of the property and provide a very workable traffic network.

## **Access Points & Road Jurisdiction**

Montgomery Township will own and maintain Main Boulevard, Larocque Circle, Bergen Circle, Schley Drive (connects Larocque Circle & Bergen Circle) and Spruce Drive (connects Bergen Circle & Brophy Circle).

The new access road into the property from Skillman Road and the new roadway connection from the access road to Main Boulevard also will become Township roads. Moreover, the Township may determine that other existing roads, such as Lake Drive, Industrial Road and Maplewood Drive, and certain of the new roads resulting from the redevelopment of the property also should be owned and maintained by Montgomery Township.

In keeping with the policy of the Township that traffic should be diffused among a variety of alternate routes rather than channeling traffic to any particular route, there will be a total of five (5) roadway access points to Skillman Village.

## **Open Space**

The open space areas on the concept plan reflect the following goals and values:

- Preserve and protect the environmentally fragile portions of the site;
- Maintain the beautiful viewsheds within the property;
- Maintain the allees (stretches of straight road lined with large trees) along Main Boulevard East and Main Boulevard West;
- Ring the property with open spaces that provide or enhance outward views;
- Incorporate public, natural open spaces throughout the property; and
- Preserve visual boundaries and a campus character onsite.

The open spaces may be maintained as habitat, farmland or passive recreation areas, or may contain appropriate active recreational or community facilities for the enjoyment of all Montgomery Township residents. The restoration of the Sylvan Lake dam is highly desirable.

## **Viewsheds**

Many of the viewsheds to be preserved, including the allees along Main Boulevard, Sylvan Lake, and the view from the top of Bergen Circle down towards Rock Brook have been included in the open space areas to be preserved.

However, the viewsheds looking into the property across the preserved farmland from Skillman Road, County Route 601 and Burnt Hill Road also must be preserved, since they are an integral part of the historic character of the overall use of the property from when first used as the "New Jersey State Village for Epileptics." Also, the views outward from Skillman Village are outstanding and shall be maintained to the extent possible.

Any structures built as part of the redevelopment of the core portion of the NPDC property must not adversely impact these viewsheds and detract from the rural character of development that prevails.

## **Bicycle Paths and Pedestrian Links**

The redevelopment plan shall provide an extensive network of safe corridors for bicycling along Main Boulevard, Larocque Circle and elsewhere throughout the site. Additionally, bike paths shall provide access to the site from the Village of Blawenburg, the new Montgomery High School, the school complex north of Orchard Road and nearby neighborhoods.

In addition to bicycle paths, any redevelopment of the property must provide for pedestrian access throughout the site and from the site to Blawenburg Village, the nearby schools and neighborhoods. The location of pedestrian pathways and benches should provide safe access between the various portions of the site and also should be planned as a recreational amenity so that people can enjoy the beautiful views within and along the borders of the property.

## **Stormwater Management**

Six (6) drainage areas are located within the core portion of the NPDC property, and a major portion of the property could be served by a single regional detention basin. The basin would preferably be located in the open space area south of Bergen Circle and north of Industrial Road. The existing basin serving the Montgomery Village Elementary School could be eliminated, and the runoff that presently flows to the school's basin could be redirected to the regional basin.

The redevelopment plan shall incorporate innovative stormwater management systems.

## **The Proposed 2005 Redevelopment Concept Plan**

The Township's "2005 Redevelopment Concept Plan For Skillman Village", which appears on Page 60 of this Master Plan document, is based on the "Composite Vision Plan" prepared by HACBM for the Concept Planning Team which, in turn, was faithful to the guiding principles established by the Township Committee. The concept plan includes ten (10) planning areas, as follows:

- ❖ Open Space/Recreation/Pedestrian Links
- ❖ Municipal/Civic/Recreation
- ❖ Education & Family Services
- ❖ Theater/Cultural Complex
- ❖ Age-Restricted Housing
- ❖ Alternative Living Arrangements
- ❖ Conference Center/Cultural & Public Service Uses
- ❖ Professional/Medical Offices
- ❖ Retail/Hospitality/Commercial Recreation
- ❖ Restaurants & Mixed-Use Residential/Commercial

The concept plan is intended to provide guidance and to convey the wants, needs and objectives of the Township with respect to the redevelopment of NPDC. The concept plan is flexible.

In “The Creative Community: Designing for Life,” Vernon Swaback writes “It is always the special case that stretches our concept of the possible.” NPDC/Skillman Village is a special case – a special opportunity.

The Township will encourage potential redevelopers to be creative and innovative with site design and marketable uses of the site, provided the overall plan is consistent with the basic framework set forth herein, is true to the guiding principles established by the Montgomery Township Committee, and advances the Township’s overarching effort to build community.