

**TOWNSHIP OF MONTGOMERY  
MASTER PLAN**

**LAND USE PLAN ELEMENT  
2003 AMENDMENT NO. 1  
June 30, 2003**

**INTRODUCTION**

During the past approximately four (4) year time period, various developers with interest in properties along the Route 518 corridor west of the Route 518/Route 206 intersection and east of Burnt Hill Road independently submitted informal proposals to Montgomery Township for the development of their individual properties. In each instance, the informal proposals were for development not permitted by the currently adopted Land Development Ordinance provisions and, therefore, the subject properties would have to be rezoned in order to permit the proposed development or variations thereof.

The lands in Montgomery Township which have been the focal point of interest among the various developers primarily include the vacant lands situated in the southwest and northwest quadrants of the Route 206/Route 518 intersection.

In order to better understand the carrying capacity of the existing roadway system in the subject portion of the Township to support the anticipated traffic, a traffic analysis, entitled "Southern Montgomery Traffic Circulation Update" and dated June 2001, was completed by the Traffic Engineering Consultant to Montgomery Township, McDonough & Rea Associates.

As concluded by the Montgomery Township Traffic Consultant, the existing traffic volumes, with *no development* of the subject properties, currently create a very poor ("F" or worse) level of service during both the morning and afternoon peak hours of traffic volumes at the intersections of Route 206/Route 518, Route 206/Cherry Valley Road-Princeton Avenue and Route 601/Cherry Valley Road.

Additionally, the Montgomery Township Traffic Consultant concluded that if full build-out under the then existing June 2001 zoning ordinance provisions were to occur, with no new roadways provided in the subject area of Montgomery Township, very extensive improvements would be required to all of the directly affected intersections in order to create acceptable levels of traffic service during peak hour conditions.

With this information in hand, and as is the usual procedure when rezoning proposals are received by the Township, the Planning Board requested its Master Plan Committee to analyze the merits of the informal proposals relative to the existing zoning of the subject properties, the existing development within their vicinity and the goals and objectives of the Township's Master Plan.

After completing its analysis, the Master Plan Committee was requested to create a comprehensive "Traffic Circulation Plan" for the subject portion of Montgomery Township and, if necessary and/or advisable, to recommend modifications to the "Land Use Plan Element" regarding the current zoning ordinance provisions governing development on lands within the vicinity of the Route 206/Route 518 intersection.

The overall goal is to develop a land use plan and a traffic circulation plan which are compatible with each other and which safeguard the quality of life both within Montgomery Township and within its neighboring jurisdictions.

On May 12, 2003, the Planning Board adopted a "Traffic Circulation Plan Element, 2003 Amendment No. 1" document, which is dated April 30, 2003 and which specifically recommends new roadways to help alleviate traffic congestion at the Route 206/518 intersection and proposed improvements to the Route 206 intersection with Cherry Valley Road and Princeton Avenue.

In total, the existing Master Plan of the Township of Montgomery consists of the following eighteen (18) documents, which include six (6) of the principal Master Plan Elements as permitted and noted at N.J.S.A. 40:55D-28 of the Municipal Land Use Law. The current Master Plan of Montgomery Township originally was dated November 1971 and was adopted by the Planning Board on April 13, 1972. During the past thirty-one (31) years since that time, the Master Plan has been reexamined, changed, modified, refined and expanded.

- **MASTER PLAN**, dated November 1971 and adopted by the Planning Board on April 13, 1972;
- **LAND USE PLAN ELEMENT**, adopted by the Planning Board on April 15, 1985;
- **MASTER PLAN PERIODIC REEXAMINATION REPORT**, dated August 1986, which was incorporated by reference in the **MASTER PLAN PERIODIC REEXAMINATION REPORT**, dated July 1988 and adopted by the Planning Board on August 8, 1988;
- **Part I: BACKGROUND STUDIES**, dated October 1988 and adopted by the Planning Board on October 31, 1988, with updated information appearing in subsequent Master Plan documents;
- **Part II: TRAFFIC CIRCULATION PLAN ELEMENT**, dated December 15, 1986 and adopted by the Planning Board on December 15, 1986, with five (5) amendments adopted thereafter through December 13, 1993;
- **Part III: LAND USE PLAN AND HOUSING PLAN ELEMENTS**, dated November 1989 and adopted by the Planning Board on November 20, 1989;

- **Part IV: RECREATION PLAN AND CONSERVATION PLAN ELEMENTS**, dated July 1991 and adopted by the Planning Board on August 12, 1991;
- **Part V: EXISTING LAND USE UPDATE AND BUILD-OUT ANALYSIS**, dated June 1990 and adopted by the Planning Board on October 15, 1990;
- **Part VI: HISTORIC PRESERVATION PLAN ELEMENT**, dated May 1992 and adopted by the Planning Board on July 13, 1992;
- **Part VII: HOUSING PLAN ELEMENT AND FAIR SHARE PLAN**, dated February 1995 and adopted by the Planning Board on February 27, 1995, with later modifications as requested by the New Jersey Council On Affordable Housing (COAH) and "Substantive Certification" granted by COAH on March 5, 1997;
- **MASTER PLAN SUMMARY DOCUMENT**, dated June 1993 and adopted by the Planning Board on June 14, 1993, which included an updated "Land Use Plan Element";
- **MASTER PLAN ADDENDUM: GENERAL DEVELOPMENT PLAN FOR THE NORTH PRINCETON DEVELOPMENTAL CENTER PROPERTY**, dated February 1996, adopted by the Township Committee and formally adopted by the Planning Board as part of the Master Plan on May 11, 1998;
- **MASTER PLAN PART III: LAND USE PLAN PERIODIC REEXAMINATION AND UPDATE REPORT**, adopted by the Planning Board on May 13, 1996;
- **SUPPLEMENTAL MODIFICATIONS NO. 1 TO THE MONTGOMERY TOWNSHIP MASTER PLAN PART III: LAND USE PLAN PERIODIC REEXAMINATION AND UPDATE REPORT**, adopted by the Planning Board on August 8, 1997;
- **MASTER PLAN AND DEVELOPMENT REGULATIONS PERIODIC REEXAMINATION REPORT**, dated April 1998 and adopted by the Planning Board on May 11, 1998, which comprehensively reexamined and updated the various elements of the Master Plan and the implementing Land Development Ordinance regulations;

- **MASTER PLAN AND DEVELOPMENT REGULATIONS PERIODIC REEXAMINATION REPORT**, dated May 2000 and adopted by the Planning Board on June 12, 2000, which specifically recommended the rezoning of approximately 138.10 acres of land to be included in a new "ARH" Age-Restricted Housing zoning district;
- **MASTER PLAN AND DEVELOPMENT REGULATIONS PERIODIC REEXAMINATION REPORT**, dated November 2001 and adopted by the Planning Board on December 10, 2001, which specifically recommended that lands previously included within the "R-2" and "R-3" zoning districts be rezoned into a new "R-5" zoning district, requiring a minimum lot size of five (5) acres for the construction of a single-family detached dwelling, and that the zoning provisions governing development of the lands within the "MR" zoning district be changed to require a minimum lot size of ten (10) acres for the construction of a single-family detached dwelling; and
- **TRAFFIC CIRCULATION PLAN ELEMENT, 2003 AMENDMENT NO. 1**, dated April 30, 2003 and adopted by the Planning Board on May 12, 2003, which specifically recommended new roadways to help alleviate traffic congestion at the Route 206/518 intersection and proposed improvements to the Route 206 intersection with Cherry Valley Road and Princeton Avenue.

## **THE LAND USE PLAN STUDY AREA**

As shown on the map on the following page of this report, the bounds of the current "Land Use Plan Study Area" include the lands bordered by Orchard and Montgomery Roads to the north, by Cherry Valley Road and Princeton Avenue to the south, by Cherry Hill and Opossum Roads to the west, and by Rocky Hill Borough and Montgomery Road to the east.

It should be noted that this is the identical study area which was the subject of the traffic analyses and "Traffic Circulation Plan" recommendations included within the recently adopted "Traffic Circulation Plan Element, 2003 Amendment No. 1" document.

## **THE PATTERN OF EXISTING LAND USES IN THE STUDY AREA**

The "Existing Land Use" map photograph depicts the existing land uses throughout Montgomery Township as of October 2000; the map provides a visual picture of the prevailing pattern of development within the designated "Land Use Plan Study Area".