

Northeast Quadrant

In the northeast quadrant of the Route 206/518 intersection, vehicular and pedestrian access to the "Montgomery Shopping Center" is intended to be provided from Route 518 through a portion of the "Princeton Gamma Tech" property.

THE CURRENT "ZONE PLAN" OF MONTGOMERY TOWNSHIP

The most recent "Land Use Plan" map of Montgomery Township was adopted by the Planning Board on December 10, 2001 pursuant to the November 2001 "Master Plan And Development Regulations Periodic Reexamination Report"; the plan is remarkably similar to the Township Master Plan previously adopted thirty (30) years ago during 1972, even with the many refinements and modifications to the plan which have been adopted over the years.

While clearly an over simplification, the basic theme of the Master Plan has been and continues to be that there are two (2) so-called "nodes" of mixed-use development along the Route 206 corridor (i.e., Rocky Hill and Belle Mead), with single-family residential development the primary land use in between. The steadfastness of Montgomery Township not to waver from this basic theme of the Master Plan has prevented the evolution of a strip commercial pattern of development along Route 206.

The implementing "Land Development Ordinance" provisions of Montgomery Township comprehensively implement the recommendations of the Township's Master Plan. For information purposes, the current "Zoning Map" of Montgomery Township, dated December 10, 2001, is attached herewith.

MONTGOMERY TOWNSHIP AND THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN

On June 12, 1992, the New Jersey State Planning Commission adopted "Communities Of Place: The New Jersey State Development And Redevelopment Plan" (SDRP) which serves as a guide for municipal and county master planning. The SDRP was reexamined, with input from Montgomery Township and Somerset County as part of the "Cross Acceptance II" process, and the New Jersey State Planning Commission approved an updated and modified "State Development And Redevelopment Plan" on March 1, 2001.

The "State Development And Redevelopment Plan" has allocated all the land within New Jersey into "Planning Areas". As indicated on the attached "Resource Planning And Management Map" (RPMM), which is now referred to as the "State Plan Policy Map", the New Jersey State Planning Commission has included a majority of Montgomery Township's land area within "Planning Area 4" (the "Rural Planning Area") and "Planning Area 5" (the "Environmentally Sensitive Planning Area").