

- **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".