

### **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").

Additionally, the central portion of Montgomery Township, along the Route 206 corridor, has been designated within "Planning Area 3" (the "Fringe Planning Area"). Finally, the northeastern and southeastern portions of the Township are designated within "Planning Area 2" (the "Suburban Planning Area").

As noted on the "Resource Planning And Management Map", the "Suburban Planning Area" (PA2) includes the lands in the so-called Belle Mead and Rocky Hill nodes of Montgomery Township, including most of the land in the current "Land Use Plan Study Area".

The following are excerpts from the "General Description" section of the March 1, 2001 "New Jersey State Development And Redevelopment Plan" for the "Suburban Planning Area":

"The Suburban Planning Area is generally adjacent to the more densely developed Metropolitan Planning Area, but can be distinguished from it by the lack of high intensity Centers, by the availability of developable land, and by a more dispersed and fragmented pattern of predominantly low-intensity development..."

"The existing inventory of undeveloped and underdeveloped land in the Suburban Planning Area provides sufficient land area to absorb much of the marked demand for development within the State. While the less developed Fringe, Rural and Environmentally Sensitive Planning Areas can provide for modest levels of additional development, the Suburban Planning Area is a key for accommodating market forces and demand for development..."

In concert with the "State Development And Redevelopment Plan", the Belle Mead and Rocky Hill nodes have been planned by Montgomery Township to accommodate the principal commercial and higher density residential development within the Township, in a manner that recognizes the municipality's affordable housing obligations, and with a goal to prevent sprawl and maintain a development mix which is balanced between residential and non-residential construction.

## **IDENTIFICATION OF CERTAIN PROPERTIES IN THE STUDY AREA**

As indicated on the attached "Identification Of Certain Properties Within Study Area" map, dated June 2003, seven (7) properties were identified to be the principal lands (but not the only lands) to be considered for recommended rezoning as part of the current "Land Use Plan Element" amendment.

The development potential for the seven (7) identified properties under the existing zoning controls is indicated on the two-page table entitled "Development Yield Of Identified Properties Under Current Zoning Provisions", which appears as Pages 18 [1] & 18 [2] of this report.