

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.

**DEVELOPMENT YIELD OF IDENTIFIED PROPERTIES  
UNDER CURRENT ZONING PROVISIONS  
June 30, 2003**

REFERENCE NAME OF PROPERTY	MAP NO.	BLOCK & LOT NUMBERS	ACREAGE FROM TOWNSHIP GIS FILES	CURRENT ZONING & FAR OR LOT SIZE	CURRENT POTENTIAL DEVELOPMENT YIELD
SHARBELL	1	28001/ 36, 37 & 45	138.10 ac	ARH	218 Age-Restricted Units; 120 Bed Assisted Living Facility; 30,000 sf Offices
		<b>Subtotals:</b>			
BLOOMBERG & BLOOMBERG  (Don Drake)	2	34001/38.01, 38.001 & 38.03	83.37 ac	REO-2 (.125)	453,950 sf
		34001/38.02	14.00 ac	PPE (REO-2)	76,230 sf
		34001/43 part	24.87 ac	REO-3 (.08)	86,667 sf
		34001/43 part	40.80 ac	R-2 (2 ac)	17 du
	<b>Subtotals:</b>				616,847 sf Offices + 17 du
JOHN DRAKE	3	34001/44 & 46, parts	30.02 ac	REO-3 (.08)	104,614 sf
		34001/44 & 46, parts	26.19 ac	R-2 (2 ac)	13 du
	<b>Subtotals:</b>				104,614 sf Offices + 13 du
ZIRINSKY & CASTANEDA	4	34001/56 & 77	37.19 ac	REO-3 (.08)	129,599 sf
		34001/78	10.02 ac	HC (.20)	87,294 sf
	<b>Subtotals:</b>				129,599 sf Offices & 87,294 sf Retail

<b>REFERENCE NAME OF PROPERTY</b>	<b>MAP NO.</b>	<b>BLOCK &amp; LOT NUMBERS</b>	<b>ACREAGE FROM TOWNSHIP GIS FILES</b>	<b>CURRENT ZONING &amp; FAR OR LOT SIZE</b>	<b>CURRENT POTENTIAL DEVELOPMENT YIELD</b>
<b>HOROWITZ</b>	<b>5</b>	<b>28001/57 &amp; 58</b>	<b>2.05 ac</b>	<b>R-1 (1 ac)</b>	<b>2 du</b>
<b>Subtotal:</b>					
<b>SINGLE FAMILY LOTS NO. SIDE OF ROUTE 518</b>	<b>6</b>	<b>28001/46-56</b>	<b>10.18 ac</b>	<b>R-1 (1 ac)</b>	<b>11 du</b>
<b>Subtotal:</b>					
<b>SINGLE FAMILY LOTS SO. SIDE OF ROUTE 518</b>	<b>7</b>	<b>34001/ 51-55, 81 &amp; 82</b>	<b>7.03 ac</b>	<b>R-1 (1 ac)</b>	<b>7 du</b>
<b>Subtotal:</b>					
<b>AGGREGATE TOTALS:</b>					<b>218 Age-Restricted Units; 120 Bed Assisted Living Facility; 881,060 sf Offices; 87,294 sf Retail; &amp; 50 du</b>

Summarily, and as more particularly indicated on the table entitled "Development Yield Of Identified Properties Under Current Zoning Provisions", the development potential for the seven (7) properties under the existing zoning controls is as follows:

<b>Map #1:</b>	Sharbell	218 Age-Restricted Units, 120 Bed Assisted Living Facility, & 30,000 sf Offices
<b>Map #2:</b>	Bloomberg & Bloomberg (Don Drake)	616,874 sf Offices, & 17 du
<b>Map #3:</b>	John Drake	104,614 sf Offices, & 13 du
<b>Map #4:</b>	Zirinsky & Castaneda	129,599 sf Offices, & 87,294 sf Retail
<b>Map #5:</b>	Horowitz	2 du
<b>Map #6:</b>	Single-Family Lots No. Side Of Route 518	11 du
<b>Map #7:</b>	Single-Family Lots So. Side Of Route 518	7 du

Therefore, the total potential development yield of the seven (7) identified properties, if developed under the existing zoning controls, is as follows:

- 218 Age-Restricted Units;
- 120 Bed Assisted Living Facility;
- 881,060 sf Offices;
- 87,294 sf Retail; and
- 50 du