

LAND USE PLAN RECOMMENDATIONS FOR OVERLAY ZONES IN THE STUDY AREA AND OTHER RECOMMENDATIONS

The Planning Board's Master Plan Committee has concluded that the overall study area should be separated into four (4) principal subareas, including the "Sharbell" properties (Map #1), the "Bloomberg" properties (Map #2), the "John Drake" properties (Map #3), and the "Castaneda" properties (Map #4).

The "Sharbell" subarea contains approximately 138.10 acres, the "Bloomberg" subarea contains approximately 149.04 acres, the "John Drake" subarea contains approximately 56.21 acres and the "Castaneda" subarea contains approximately 47.21 acres.

The overall conclusions, based on Master Plan Committee discussions, on input and feedback from the public during the public forum planning sessions and on responses to the 2002 Community Survey, are as follows:

- That the "Sharbell" subarea should be developed under the terms of the "ARH" Age-Restricted Housing zoning district, as currently adopted;
- That the "Bloomberg" subarea should be developed as a comprehensively designed and approved "planned office complex";
- That the "John Drake" subarea should be preserved as farmland; and
- That the "Castaneda" subarea should be developed as a comprehensively designed and approved "planned shopping complex", with compact mixed uses, mostly retail, and including the possibility of a small number of age-restricted residential units in proximity to the existing seven (7) homes on the south side of Route 518, provided that the homes are integrated architecturally with the overall development.

General Planning Recommendations For The "Bloomberg" And "Castaneda" Subareas

The following are the general planning recommendations for the "Bloomberg" and "Castaneda" subareas, which will apply regardless of how, and to what intensity, each of the subareas is rezoned:

- 1) Any rezoning of the "Bloomberg" subarea for a "planned office complex" and any rezoning of the "Castaneda" subarea for a "planned shopping complex" should be an optional development alternative to the existing zoning, which should remain in place.

- 2) If a developer of the "Bloomberg" subarea or a developer of the "Castaneda" subarea chooses to develop the land in accordance with the zoning provisions adopted for the applicable optional development alternative, the developer would be required to obtain a single, comprehensively designed preliminary site plan approval for the entirety of the land area so zoned, which approval would incorporate any existing buildings on the property to remain.
- 3) No portion of the land area zoned for the "planned office complex" or for the "planned shopping complex" optional development alternative would be permitted to be developed in accordance with the currently existing zoning provisions for the subject property, and any action of a developer to develop any portion of the subject property in accordance with the currently existing zoning provisions would result in the repeal of the applicable optional development alternative zoning provisions.
- 4) The ordinance provisions permitting and governing both the "planned office complex" optional development alternative and the "planned shopping complex" optional development alternative each should have a "sunset" provision that would require the applicable landowner to apply for and obtain a single, comprehensively designed preliminary site plan approval for the entirety of the land area so zoned within a fixed period of time, and the applicable optional development alternative zoning provisions would be repealed if such application and approval were not applied for and obtained within the specified period of time.
- 5) A "planned office complex" or a "planned shopping complex" shall only be approved if the overall design of the applicable development implements the recommendations of the Township's "Traffic Circulation Plan Element" including, but not limited to, the following:
 - a) Specifically regarding the "Bloomberg" subarea, and possibly with the aid of funding from State and federal grants, the developer(s) of the "Bloomberg" subarea shall be responsible for the construction of all portions of the Master Plan roads within the subarea, including the new traffic light on Route 518, plus one-half (1/2) of the east-west Master Plan road through the "John Drake" subarea.
 - b) Specifically regarding the "Castaneda" subarea, and possibly with the aid of funding from State and federal grants, the developer(s) of the "Castaneda" subarea should be responsible for the construction of all portions of the Master Plan roads within the subarea, including the new

traffic light on Route 518 and one-half (1/2) of the new traffic light on Route 206, plus one-half (1/2) of the east-west Master Plan road through the "John Drake" subarea and the portion of the connecting road to Route 518 through the northeast corner of the "John Drake" subarea.

- 6) A "planned office complex" or a "planned shopping complex" shall only be approved if the applicable development is provided the required utility services and connections and is designed in keeping with any design guidelines for nonresidential development that are adopted by the Township and are applicable to the subject development.
- 7) A "planned office complex" or a "planned shopping complex" shall only be approved if a phasing plan is submitted to the Planning Board and is approved by the Township Committee as part of a development agreement with the developer of the applicable subarea. The phasing plan shall indicate the areas and related improvements to be developed during each phase including, but not limited to, the land uses, road improvements, stormwater management facilities and utilities.
- 8) Regarding the "Bloomberg" subarea, in addition to the fourteen acre (14 ac) property at the rear of the "Bloomberg" subarea (i.e., Block 34001/Lot38.02) previously dedicated to Montgomery Township and currently zoned within the "PPE" zoning district, additional land in the rear of the portion of the "Bloomberg" subarea currently zoned "REO-2" should be dedicated to the Township by the developer of the "Bloomberg" subarea *after* its development potential under the optional development alternative zoning provisions is transferred to those portions of the tract to be developed.
- 9) Regarding the "Castaneda" subarea, it is recommended that no more than three (3) buildings within the overall "planned shopping complex" contain a relatively large single user, and that the aggregate area of the three (3) buildings not exceed approximately one hundred fifty thousand (150,000) square feet, and that none of the three (3) buildings exceeds approximately fifty-five thousand (55,000) square feet.

Specific Land Use Plan Recommendations For Properties Within The Study Area

The specific land use plan recommendation for the "Bloomberg", "John Drake" and "Castaneda" subareas, as well as additional recommendations for other properties within the "Land Use Plan Study Area" are discussed on pages 24 and 25 of this report. The proposed "Land Use Plan Map", which is dated June 30, 2003 and which appears on the following page of this report, shows the recommended changes to the "Zoning Map".

■ **"Bloomberg" subarea:**

- 1) Create new "Planned Office Complex" optional development alternative zoning provisions to allow for the development of a campus-type office park, which includes open space features and pedestrian amenities.
- 2) *Subject to verification by the Township that the proposed road network can adequately accommodate the anticipated traffic*, and assuming a development plan positively viewed by the Township, permit a floor/area ratio (FAR) of up to 0.11 on the approximately 149.04 acre tract, thereby resulting in up to 714,140 square feet of office development.
- 3) Allow the purchase of the "REO-3" development rights from the "John Drake" subarea to be transferred onto the "Bloomberg" subarea.

■ **"John Drake" subarea:**

- 1) Maintain the current zoning.
- 2) Support any desire of the landowner to have the property preserved for agricultural use.

■ **"Castaneda" subarea:**

- 1) Create new "Planned Shopping Complex" ordinance provisions to allow for the development of a pedestrian scaled retail commercial center.
- 2) *Subject to verification by the Township that the proposed road network can adequately accommodate the anticipated traffic*, and assuming a development plan positively viewed by the Township, permit a floor/area ratio (FAR) of up to 0.15 on the approximately 47.21 acre tract, thereby resulting in up to 308,470 square feet of retail commercial development.
- 3) Consider the possible inclusion of a small number of new homes in proximity to the existing seven (7) homes on the south side of Route 518.
- 4) Include an assortment of retail uses that will attract people throughout the day, including a variety of stores, a possible small hotel (i.e., 70-100 rooms) and a possible row of restaurants oriented to a view of the airport to the south.

- 5) Include design controls that will create attractive spaces and streetscapes for people.
- 6) Regarding the expected layout of the proposed "planned shopping complex" development, the prospective developer, in consultation with the Master Plan Committee and the Township's consultants, has created a concept plan for the development which appears in Addendum I to this report.
 - a) The concept plan, labeled "Montgomery Village Center", is dated June 27, 2003 and was prepared for the "CGEM Group, LLC" by Woolly Morris Architects.
 - b) The concept plan is included in this "Land Use Plan" document only to indicate the desired overall concept of how the subject property should be site planned under the terms of any optional development alternative zoning provisions for a "planned shopping complex" on the subject lands.
 - c) However, it is not intended that the concept plan be considered definitive regarding any particular aspect of the plan. As an example, comments of concern regarding the housing units indicated on the concept plan already have been voiced by residents of the single-family homes along the south side of Route 518 and this aspect of the plan, as well as others, are to be the subject of the review of a formally submitted site plan by the Planning Board during a public hearing process that may result in further refinements to the concept plan.

■ **Other properties:**

- 1) Rezone the "Horowitz" property (i.e., Map #5, Block 28001/Lots 57 & 58 = 2.05 ac) from the "R-1" zoning district into the "HC" Highway Commercial zoning district, since the proposed loop road behind the "Tiger's Tale" will pass through the eastern side of the subject lots.
- 2) Allow age-restricted housing, with an affordable housing component, to be constructed on lands owned and developed as part of a shopping center within the "HC" Highway Commercial zoning district not approved as part of a "Planned Residential Development" (i.e., "Pike Run").