MASTER PLAN OF WARREN TOWNSHIP AND REEXAMINATION REPORT

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The original of this report was signed and sealed in accordance with NJJSA45214A

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INTRODUCTION

Master planning is a process which inevitably leads to changes to the land. The process of plan development has a short cycle, whereas physical construction as a result of this plan has a long term impact, typically extending beyond even the lifetimener plants in the process. In WKH HQG RQO\WKH DFWXDO 3LPSURYHPHQWV´DQG WKH UH the economic and social policies of the Township as the means to implement the plan.

The Warren Township Master Plan has betterpared in accordance with the New Jersey municipal landuse law that sets the standards requirements for preparation and adoption of a master plan. Further, this document incorporates and references the Warren Township Re-Examination Report adopted Jullo, 2000. The findings and conclusions of the re-examination report have been considered in connection with all further study, findings of fact and conclusions conducted subsequent and as a part of this updated master plan.

A Policy Questionnaire/Sury Summary conducted in 2000 and responded to by over 1600 residents indicates a very strong desire to preserve remaining open space, wooded areas and stream corridors and maintain low density residential character. The questionnaire and survey results ar contained in the appendix of the plan.

GOALS AND OBJECTIVES

The New Jersey Municipal Land Use Law (MLUL) states that a Master Plan shall have:

[...] "a statement of objectives, principles, assumptions, policies, and standards upon which the constitue proposals for the physical, economic and social development of the municipality are based."

All Master Plan elements reflect and relate to these goals. Goals and Objectives are the foundation of the plan and against which all existing and future land use, building design, open space and natural features of the Township must be weighed.

GOALS AND OBJECTIVES

Open Space, Recreation and Environment

Preserve remaining open and forested land, natural feature areas, waterways and farms where possible.

- a. Integrate natural features into an open space plan including viewsheds from both public and printe roads.
- b. Preserve steep slopes and existing stream corridors, open space vistas and woodlands, integrating them with parks, public open space, and pedestrian trail linkages.
- c. Continue environmental suitability analysis for development of land.
- d. Update historic preservation plan.

- e. Maintain a rural character of existing roads.
- f. Aggressively pursue open space, recreation land acquisition and hiking/bike trailway easements.

Town Center

Plan for infill and/or redevelopment of Town Center area.

- a. Continue to update plan for the Warrenville Town Center, including the opportunity for mixed use development revitalization and adaptive reuse. This plan element should also provide guidance connecting and linkage of all facilities, uses, parks, open spaces and access throughout The Town Center at large.
- b. Provide for the growth and redevelopment of existing Town Center area to accommodate existing development and goals of this plan. rLowe density/larger lot residential use should radiate from Town Center core.
- c. Update Concept Plan for the Town Center Area focusing on smaller scale and form for new construction, revitalization and adaptive reuse within a general framework of design stards for the Town Center. Discourage common shared parking areas.

Retail Commercial

Discourage additional strip retail commercial development, and provide flexible development standards to further encourage renovation/expansion of existing commercial areas, concentrating on facade improvement, walkways, parking, landscaping, signage and general design standards.

- Encourage the redevelopment of the exterior facades of strip commercial buildings, as well as parking lot landscaping and screening of park areas.
- b. Update sign regulations.
- c. Encourage additional service facilities in existing commercial areas.
- d. Encourage building in classic proportions, scale, materials and plan. Encourage pitched roofs in neighborhood and community business ar

Discourage any new large free standing retail shopping centers.

Update and intensify landscaping requirements for all commercial and sidential uses, establish limits for size of buildings and reexamine use limits.

- a. Screen impervious surfaces with berms and evergreens.
- b. Continue to encourage improved streetscape in all areas through street tree

planting on all collector and arterial roads.

c. Encourage underground utilities for all new and redevelopment sites.

Community Facilities

Continue to monitor and plan for the timely expansion and/or provision of new multipurpose community facilities, municipal buildings, libraries and parks.

Residential Housing

Expand and further detail design and development stant that design force community character.

- a. Low density and low intensity of development.
- b. Provide for singlefamily housing on varied lot sizes, but maintain or reduce the overall density pattern of the neighborhood.
- c. Maintain affordable housing placertification.
- d. Encourage diversity of housing architecture within the same viewscape.
- e. Modify limited standards for older established ½ acre or less lot size neighborhoods to permit ease of modernization and renovation.

Office ±High Tech

- a. Provide for the construction of corporate offices on large parcels of land in immediate access to 78 and limited to existing OR zones.
- b. Encourage the upgrade of the architectural quality of allresidential buildings and encourage retro fitting existing light manufacturing to R & D/office use.
- Preserve and enhance historic places and buildings, encouraging the maintenance of historical forms and patterns in buildings and roads including existing farms.
- d. Enforce appropriate setbackstwlandscaped front yard areas for sections of the Township except the Town Center.
- e. Require buffer area adjacent to residential properties to ensure protection from noise, light and visual impacts.

Circulation

Encourage street designs that are inarabter with the rural/suburban character of the community.

- a. Promote the visual improvement of the Township's major arterials, planting additional street trees and requirings the landscape improvements, in particular along major commercial routes.
- b. Discourage the widening of existing county collector roads.
- c. Encourage alternative modes of travel from bikeway to sidewalks to van pools.
- d. Encourage safe circulation options with connecting roads where feasible.

Education

- a. Encourage high quity educational programs and facilities.
- b. Assist and/or support Board of Education participation for new school and recreation construction programs.
- c. Coordinate this plan with Township Board of Education long range facilities plan.

EXISTING LAND USE

Warren Township has a total land area of 12,355 acres (approx. 19.3 sq. miles). Warren was historically an agricultural community. The Township has now developed to a rural/suburban community area. Today, approximately 70% of all privately oward is developed. Like most large Somerset County communities, the Township is faced with ever increasing development pressures.

The extent of development over the past 14 years is illustrated in the accompanying charts. The largest single land use in the Township is residential. The majority of Warren's residential development is singlemily homes on one to orand-one-half acrelots. (Calculated into the existing residential development, are approved major subdivision plans as of September 2000).

The second largest land use is vacant land and farmland. Approximately 3300 acres of privately owned land are undeveloped.

Office use is the largest nonesidential land use in Warren. Approximately 700 acres are presently devoted to this use with the majority in three locations adjace 76 to the Somerset Hills Corporate Center, Chubb Headquarters and Lucent Headquarters emiliating office development is in the Mount Bethel area and along the Mountain Boulevard corridor.

With few exceptions, all commercial development in Warren Township is limited to existing commercial zones, (Mountain Boulevard, Mountain Boulevard extension Washington Valley Road, Stirling Road and the Mount Bethel Area). Very few isolated townstorming retail/service uses exist outside designated commercial zone districts.

Existing industrial uses are high tech/research and development usesbut it facilities are not a permitted principal use in the Township. Warehousing/distribution facilities are not compatible with the established land use character of high tech business parks and the Township in general. The existing high tech development located on Mount Bethel Road.

Currently there are approximately 750 acres that are publicly owned by the Township or County. The only State owned property is the New Jersey Broadcasting tower site.

Land Use and Development Regulations

Substantiablevelopment potential remains due to the amount of vacant land. The limitations of sewerage treatment capacity exist only in the northeastern section of the Township as of October 2000. The Township Sewer Authority is currently reexamining its seweics with facilities plan.

'XULQJWKH V DQG ¶V VWURQJUHJLRQDO HFRQRPLF park/corporate headquarters development along Route 78 and Mt. Bethel Road and (2) the redevelopment and/or new commercial structures@Mountain Boulevard.

With few exceptions, a common factor of any development site in the Township is environmental constraints associated with the land. Constraints include wetlands, flood boundaries, steep slopes, traffic safety, impact on adjoirsies, storm water runff and general alteration of the landscape by the proposed application. Regulations of the State, County and

Township do address these conditions either singularly or in combination. Continued review of standards and techniques these conditions is required.

Summary of Background Study

Comprehensive planning program encompassed a survey, study and analysis of land use, housing and populations, community facilities and transportation. Studies focused upon the drange conditions and development trends of the Township. Studies included reports and data prepared by the New Jersey State Planning Commission, Somerset and all Warren Township Boards, Commissions and Departments.

The Plan sets for the basic factual data conclusions associated with same. The referenced studies and questionnaire are the basis for formulation of policy change and/or reaffirmation of current goals, policies and regulations.

Land Inventory

The pace of development identified in the 1999 Reexamination Report and described in the 1997 Master Plan shows a decrease from 1995 to present. The vast majority of new residential development (1993995) is located within residential zones createdresult of Township compliance with the New Jersey Fair Housing Act and the Township's Affordable Housing Plan \$+3 & HUWLILFDWLRQVRI 7KH7RZQVKLS¶V \$+3 SC high density housing.

The Township tax assessment redsolnave been used to map all vacant parcels, parcels assessed as agriculture (both regular and qualified farm), publicly owned land and other tax exempt property. The survey reflects the above classification as of 1/1/00.

ECONOMIC DEVELOPMENT

Job growth is one index of economic development of a community. NJ Department of Labor and Industry (Covered Eptoyment Reports) provide data as to the number of people employed in the municipality. Table 6 shows the sixteen year job growth history of the Township and adjacent communities.

Considerable employment growth has occurred in the community over the pastrs. The resident to job ratio of the Township has been lower than that characteristic of the County (Warren Township 3.4 persons per job to Somerset County 2.5 persons per job).

Table 6 shows a change in the number of jobs (survey period 19965) 1 Substantial employment opportunities in the Township and vicinity will continue to contribute to the strong regional housing market.

Table 4
Covered Employment - Warren Township and Vicinity
June 1976 - September 1992

	1976	1986	September 1992	September 1995
Warren	1,995	4,701	8,277	8,645
Bernards	1,010	9,061	10,166	N/A
Berkeley Heights	2,980	5,535	4,713	N/A
Bridgewater	10,237	12,594	20,887	N/A
Green Brook	1,554	2,824	2,329	N/A
Watchung	3,792	4,816	3,337	N/A
Somerset County	63,154	104,249	N/A	N/A

Source: N.J. Department of Labor and Industry

The major employers are insurance, telecommunications, finance, research and high tech, manufacturing facilities (computer hardware,-**bio**h, etc.).

HOUSING

Affordable Housing

The Housing Plan Element contained in the updated 1997 Master PlanToMthship incorporates and describes the 1988 Affordable Housing Plan certified by Council for Affordable Housing (COAH).

The 1997 Master Plan also describes the second cycle of the Affordable Housing process which began in 1994. The proceedited affordable housing estimate published on February 3, 1993 by COAH was 252 units.

The Township was granted certification for the period 199999 by filing of a new Housing 3 O D Q L Q D F F R U G Z L W K & 2 \$ + U X O H V & 2 \$ + F H U W L I L H G W K H January 10, 1996. The 1986999 Certification has been extended to January 2002.

Due to past performance crediting allowances and a Regional Contribution Agreement between the Township and the City of Perth Amboy, no rezoning to permit higher density housing development was required to achieve certification for the second six year cycl

Other Housing Issues

Owner and renter occupancy characteristics of the Township have not significantly changed over the past decade. As a result of the 1988 Affordable Housing Plan implementation of 88 new rental units have become available.

The curent Township zoning Plan does not provide for new planned adult housing development. The aging process of the in place resident population points to the emergent need for this housing type. Further, the Master Plan questionnaire indicated a 2 to 'ofratisponding residents in favor of planned adult housing.

RECREATION AND COMMUNITY FACILITIES

Educational Facilities

At the present time there are five Township public school facilities serving grades of contract one regional High School. Both elementary dmiddle schools have suffered from crowding.

A substantial Township school capacity expansion program is currently under construction. Enrollment has been growing in the public school system. Table 7 showsxisting and projected enrollment for theyear 1996 2004 enrollments. Major issues include the need to provide additional classrooms, preserve the small class size and quality of program.

Table 5
Present and Projected Enrollment by Grade

GRADE	1996-1 997	1997-1 998	1998-1 999	1999-2 000	2000-2 001*	2001-2 002*	2002-2 003*	2003-2 004*	2004-2 005*
K	168	174	166	145	198	205	224	243	189
1	179	195	222	215	181	248	256	280	303
2	199	197	195	227	226	190	260	269	294
3	197	207	222	203	243	242	204	279	288
4	175	197	225	224	211	253	251	212	290
5	183	183	208	228	233	220	263	261	220
6	155	185	186	216	237	242	228	273	272
7	149	162	187	202	227	249	254	240	287
8	148	154	160	185	208	234	256	262	247
SpEd	85	95	87	81	88	92	98	103	108
Total	1638	1749	1858	1926	2052	2175	2294	2422	2498

Note: * Projected

Source: Warren Township Board of Education

Recreation

The Recreation Commission is made up of seven volunteer members and one ptime part director. At the present time the township has one central recreation area, located on the municipal grounds and a multi purpose field located in the Greenwood Meading Instruction of DMRU LPSURYHPHQWV DW WKH OXQLFLSDO & RPSOH[KDYH

An additional facility is Warrenbrook, a coundymed and run golf course and swimming facility. The facility is located in the Town Center.

The Township has **ce**ntly adopted a Recreation and Open Space Plan and filed an application for funding with DEP. A significant need for active recreational facilities for all age groups as well as open space in general is recognized.

Results of the Master Plan question aindicates Township residents recognized a real need for expanded recreational facilities and overwhelmingly supported an increased open space tax to acquire land.

Fire Prevention and First Aid

Information concerning the staff and present facilities the fire department and the first aid VTXDG ZDV FROOHFWHG IURP WKH ILUH FKLHI¶V DQG SUHVL administration sources.

Fire Prevention

Warren Township fire protection is provided by independent fire companies and is made up of volunteer firemen and one paid fire inspector. Daytime coverage is provided in part by employees of businesses located in the Township. Membership is a constant issue.

Each of the four independent companies has made and continues to make site improvements to effectively provide emergency services. As population grows (both resident and employees) facility expansion and increased manpower will be needed. The Mt. Bethel Co. is the most constrained site for potential future building expansion.

First Aid Protection

The Warren Township Rescue Squad is made up of volunteer members. Continued growth in the Township will continue to create a need for additional volunteer members and equipment. The squad building was recently expanded.

UTILITIES

Water

Both the Elizabethtown Water Company and the New Jersey American Water Company service the Township of Warren. Presently, no water tanks or water supply wells exist in the Township.

Several high points in town do have pressure problems. No **Tipwide** distribution or pressure issues are known.

Private well water is still a source of water in many locations. Well water contamination has occurred in several areas (east/west) in the township. Township policy is to encourage public water supply toesidents where practical.

Sewer

The Township of Warren Sewerage Authority provides sewer for the Township of Warren. The Township consists of 4 sewer districts that cover the Upper Passaic River Basin and the Upper Raritan River Basin. All the plantserving uses within the Upper Passaic River Basin are owned, operated and maintained under the direction of the Township of Warren Sewer Authority.

The eastern section of the Township is serviced by the Stage I/II plant. No additional capacity is available.

Due to general unsuitability of the soils for septic systems in much of the Township, the Township has established a Townshipwide sewer service area.

INTRODUCTION

The problems and potentials identified in the background studies and the reexamination report are translated into a set of goals and policies that are formally expressed in the Land Use Plan and other plan elements, i.e. housing, consienvatransportation. This plan updates and/or amends the 1990 Master Plan and amendments adopted in 1991, 1992, 1994 and 1997

TOWNSHIP MASTER PLAN GOALS AND OBJECTIVES

The Character Preference Survey conducted as a part of the 1990 Master Plan program indicated that most positive images in the Township are its remaining open space, wooded land use areas and streat corridors, and overall low density residential/histopharacter. The survey also reveals the most negative images of the Township as the existing modern highway, strip commercial areas, most LQGXVWULDOGHYHORSPINDEGIMENTEGIMEN

A policy questionnaire was again conducted, by mail, September through October, 2000. Five thousa questionnaires were mailed and over 1600 were returned.

The policy issue questionnaire was distributed all property owners in Warren Township. The results of the survey are contained in the appendix of this plan. The goals and objectives set forth are consistent with the majority response to issues/policies expressed in the questionnaire.

The Goals and Objectives structuring the Land Use Plan are as follows:

- Preserve ecologically sensitive open and forested land, natural feature areas, remaining historic sit and buildings, and farms where possible.
 - The Township proposes an aggressive proforthe purchase of land, development rights and conservation easements to achieve this objective. Because of the rapidly diminishing open land supply, reliance upon traditional methods such as variable lot size/conservation easements, lot size averaging open space density modification and density transfer as provided for within municipal land-use law will not fully achieve the desired objective.
- 2) A companion action to land acquisition is the recommendation for expansion of active and passive recreational opportunities for all age groups.
- 3) Plan for and provide for age restricted/active adult housing in the Warrenville Village area, transitional areas and establish specific design and improvement standards for the respective locations. Standards shdunclude required variation as to unit size, design and affordability.
- 4) Discourage any additional strip retail/commercial development, and prepare redevelopment design standards for existing commercial areas, concentrating on pedestrian streetscapes, improvement, parking, building size and/or length of wall, landscaping and signs and human amenities with scale, comfort, communication and convenience.
- 5) The existing Town Center goals contained in the adopted Town Center plan (July 1996) set below and are incorporated herein as amended.
 - x Eliminate the northeast loop road as a vehicular route but retain as potential pedestrian/bikeway
 - x encourage pedestrian movement.
 - x prevent or limit, where practical, left turns from side streets at intersections with County roads unless signal controlled.
 - x limit speed to 25 mph in Town Center and install traffic calming facilities. (i.e. pavement texture, pedestrian signage, etc.)

route.

- x limit the width of roads.
- x provide for safe and efficient flow of vehicular traffic through driveway linkages of parking areas, Town Center road system implementation and maximum road connections.
- x signalization of high accident intersections.
- x at any road intersection where there is a sidewalk crossing, there should be pedestrian right of way signage.
- x the arterial County roadway system within the Town Center area should provide one travel lane in each direction, shoulders, a center turning tame additional turning lanes and bikeways where possible.
- x roadside management of signs, utilities, etc. is required.
- x parking lot design should be reviewed and all future parking should be located in side and rear yard areas or fully screened from eas.
- x parking behind buildings should be designed and mandated for employees.
- x pedestrian walkways in parking lots should be redesigned and reconstructed to provide a safer and functional environment.
- x detailed zoning standards are necessary to to predict growth and plan for future needs.
- 6) Do not encourage any additional shopping centers or strip centers. The existing A&P and King Center constitute the existing retail center of commerctality. Each has expanded and substantial renovation and modernization efforts are ongoing.
- 7) Intensify landscaping requirements for all commercial andresidential uses. The improvements should compliment Town Center streetscape improvements bin@tions of evergreen and shade trees are recommended, usingestisses are species.
- 8) Plan for timely provision of needed new community facilities, namely:
 - a) Municipal building working space, grounds and parking facilities
 - b) Parks, trails, ponds and open spaces
 - c) Recreation facilities
 - d) Education
 - e) Emergency services
 - f) Transportation
 - g) Senior citizen facilities
 - h) Sidewalks and bikeways
- 9) Minimize the intrusion of additional traffic into residential neighborhoods, through combination of cube VDF ¶ V ORRS VWUHHWV DQG WUDIILF FDOPLQ
- 10) Continue encouragement of high tech adaptive reuse of warehouse as well as provision for office (employment center) expansion.
- 11) Encourage design and development standardsenhance and/or preserve open space, woodland preservation, pedestrian friendly environment, trailways system, conservation areas, wetlands/meadow area preservation, etc.
- 12) Encourage street configurations that compliment the rural/suburban chafabæcommunity and with special consideration for existing traffic conditions and promote a safe and efficient travel system and circulation options.

13)Continue to maintain Affordat requirements and standards.	ole Housing Plan certification. It is pna ture to set policy and	COAH is currentely attuating recommendations.

LAND USE PLAN

The Land Use Plan presented herein recognizes that Warren will continue to grow, but at a slower rate WKDQZDVFKDUDFWHULVWLFLQ eWsktdHretain the that the whole who would be allowed by the landscape of the community, to minimize the intrusion of traffic into neighborhoods, to improve the design quality of the commercial areas and maintain the quality of the public viewsheds.

The Land Use Plan generally commends maintaining current gross land use density and/or intensities, but also recommends that the present alternative development options be amended to be consistent vigross density standards. Further, the plan reemphasizes and encourage tatienable velopment and redevelopment in the Town Center area, in particular, and all retail districts in general. The plan maintains the flexibility of residential development standards as a method of encouraging woodland preservation.

The land use degriations were incorporated into the Zoning Plan of the Township adopted in Decembe of 1993. The proposed intensity of development has been indicated in the residential zones by the proposed lot area and gross density per acre.

Land Use Designations

Land use designations are divided into five major groups as follows:

- * Residential
- * Retail/Service
- * Office/Research
- * Restricted Light Industrial/High Tech
- * Public and Quasi Public

Residential Land Uses

Definitions:

A range of residential dentwiby lot size and housing type are shown on plan. In the description of this plan the following housing terms will be used.

- * Low and moderate income housing refers to affordable housing as defined by the New Jersey Council on Affordable Housing (COAH)Affordable districts established pursuant to COAH certification in 1988 are also designated on plan.
- * Senior citizen housing refers to age restricted housing, generally adults of 65 years of ag or older. Active adult housing is restricted to ad**dol**using is restricted to ad * Market units refer to the cost of housing established purely through market forces.

Land Use Designations

Residential

CR-130/65 Residential ± Variable lot size and density modification acre (130,000 sq. ft.) lots,

which may be reduced to 60,000 sq. ft. lots. Overall density shall be 1 home per 3 acres

R-65 1½ acre (65,000 sq. ft.) residential with variable lot size and density modification which

currently permits lots to be reduced to 40,000 sq. ft. This standard is proposed to be

increased to 50,000 sq. ft. Overall density shall be 1 home per 1.5 alanest of

R-20V ½ acre (20,000 sq. ft.) residential with variable lot provisions. Over all density shall be 2

homes per 1 acre.

R-20 Existing developed neighborhood. Existing overall density of developed neighborhoods

ranges from 24 homes per acre.

AH Affordable Housing Districts: these districts provide a range of housing type and lot

sizes. Density is established in Schedule A of Chapter XVI (Zoning Code of Warren

Township).

PA Planned Adult Housing option. Overall density should be similar tolational density

of area zoning. This is a new land use class.

Agricultural-Residential Environmental Protection

EP-250 6 acre (250,000 sq. ft.) Overall density should be 1 home per 6 acres.

Retail/Commercial

CB Community Business. Located in the Town Center NB Neighborhood Business. and two satellitæreas.

Office/Research

OR Office/Research.

GI Restricted Light Industrial/High Tech.

BR-80 BusinessResidential/2 acre (80,000 sq. ft.) minimum lot size. Floor Aratio Rof 0.15

with a mixeduse of services and offices. Single family use also permitted.

BR-40 BusinessResidential/1 acre minimum lot size. Floor Area Ratio of 0.15 with a mixed

use of service and office uses. Single family use also permitted.

RBLR Restricted Retail/Business Service/1 acre (40,000 sq. ft.) minimum lot size. Floor Area

Ratio of 0.15 with proposed mixedse limited retail, service and office uses. This district requires residential building components (hipped roof, dormers, etc.). No

restaurants, luncheonettes, etc. are permitted.

P Public Lands owned by the Board of Education, Township or County Governments.

R-20 (V) and R20 medium density residential district

These districts reflect mature established residential neighborhotodes districts are differentiated one from the other by development potential. The medium density of the first is fully developed and characterized by lots of 20,000 square feet or less in size. 20h(a) R districts are characterized by lots of 200,000 quare feet or larger in size. The majority of R-20(V) districts extend along major roadways (i.e. Mountain Avenue, Hillcrest, Mt. Bethel, Morning Glory and Washington Valley Roads).

Variable size and density modification development standards ar the R20 (V) district. This plan recommends to continue these flexible standards.

The recommended-20 district is recommended to be further differentiated from t20(R/)
GLVWULFW WKURXJKofDhe'peRnOttedUstapanellodtageFotUrelsDotenhial construction.
The reasons for this recommendation are as follows:

Currently and with few exceptions, residential modernization projects require a use variance in order to enlarge the existing home.

Most projects do not require a variance for yard areas, maximum height and lot coverage.

R-65 ±1½ Acre Density Residential. The majority of the Township is within this zoning classification; much of this area is developed. This land use designation doesynfourn the current land use plan or current zoning designations. Permitted uses are as inightened dwellings, farming, churches, volunteer fire company stations and public and private golf courses. Current development standards encourage election through variable lots and open space preservation (either dedication or conservation easements). It is recommended to continue this strategy.

The minimum lot size variable/open space lot size is 40,000 s.f. Due to house size, the minimum variable lot size should be encouraged to be 50,000 s.f. or larger. No zone standard change is recommended however, because of the existing number of lots approved of less than 50,000 s.f. To increase the required lot size would create a hardship upong existing numbers.

<u>CR-130/65 ±1½ Variable and Density Modification Residential</u> to many of the remaining large vacant land areas in the Township. This district was created to encourage preservation of environmentally critical are Most of these areas exhibit moderate to severe environmental constraints.

The base density is one home on three acres (130,000 s.f.) in a traditional subdivision form. An increase of the number of permitted lots is permitted by current zoning. until the nof lots may increase to a density of 0.67 dwellings per acre (1½ acre lot). Because of severe environmental constraints present at nearly all 380/65 zoned tracts, this plan recommends that the density bonus provision be deleted. Lot size average ind open space provisions shall remain to provide incentive to preserve a substantial portion of a tract and best ameliorate impacts upon environmentally sensitive portions of the site.

An average lot size of 40,000 square feet and a minimum lot fs25;000 square feet is now permitted by ordinance. Because of house size and site constraints, the minimum recommended lot size is 60,000 s.f. Very few lots of less than 60,000 s.f. exist in the CR 130/65 zone.

Open space should and shall be encourting accessible to existing and future residents. To the extent feasible open space areas should be contiguous to as many lots as feasible and advance the adopted Open Space and Recreation Plan of the Township.

Environmental Protection

EP-250 ±6 Acre Agricultural, Residential and Environmental Protection

The EP250 Zone was established with reason and merit pursuant to the adoption of the 1990 Master Plan and subsequent amendments the description of the zone are stated under Section 165 of the Zoning Ordinance as follows:

The Township of Warren Master Plan adopted January, 1990 and amended thereafter established the EP250 Zone in conformance with requirements and standards set forth in the Municipal Land Use Law N.J.S.A. 40:5528 et seq and generally in conformance with sound land use practices.

The EP250 Land Use District contains areas of extraordinary environmental sensitivity. The principal developed use of land is agriculture. The 250 use and development regulations are considerate of the natural and manade conditions of the land and provide for the reasonable use and enjoyment of same.

The superior court, pursuant to a challenge posed by a property owner within the zone district, found the zone to advance land use planpingoses given the characteristics of the zone and the rational objectives articulated by the Township in its Master Plan. This Land Use Plan amendment incorporates the additional detailed studies performed in connection with litigation of this districtand makes same a part of the adopted Land Use Plan of the Municipality by reference.

Description Of EP250 Land Use District:

The EP250 Land Use District, as set forth in Warren Township's Master Plan and as reflected in the Zoning Ordinance adopted December 2, 1993, coincides with and emanates from the Passaic and Dead Rivers' flood plains, wetland areas, and the historic use of land for agricultural purposes. This area represents one of the last generally undeveloped or minimally developed areas of the Township. EP250 Zone boundaries coincide with existing property lines and/or the 100 year flood way elevation established by NJDEP.

Regional Plan Consistency

The entire EP250 area is designated as Planning Area #5 (P.A. #5) in the adopted New Jersey State Master Plan for Development and Redevelopment. Planning Area #5 is described in the State Master Plan as follows:

"The environmentally sensitive planning area has large contiguous land areas with valuable ecosystems and wildlife habitats. These lands have remained somewhat undeveloped or rural in character."

Source: N.J. State Plan for Development and Redevelopment.

The area is also designated P.A. #5 in the draft plan currently before the NJ State Planning Commission.

The EP250 area is chracterized by and includes areas of significant environmental constraints and as identified on the Environmental Constraints Map contained in the adopted Master Plan of Warren Township dated January 22, 1990 and the Environmental Inventory Maps othftheewi Warren Township Engineering Department.

Development standards provide for and encourage placement of newfainty edwellings in areas of accessible, and contiguous buildable uplands. Existing zone standards also encourage continuation and maternance of agriculture uses.

The EP250 Land Use designation is fully consistent with and advances the goals and policies of the New Jersey Plan for Development and Redevelopment.

Somerset County Master Plan

The Somerset County Master Plan adopted in 1987 is a general policy guide to assist municipalities in their land use decisions. The Somerset County Plan is entitled "Land Use Management Plan". This plan designated the Passaic and Dead River corresponding sepace. The adjoining lands are designated as Growth Management Areas.

Growth Management Areas are described in the County Plan as encompassing a wide range of development intensity. The flexibility of development standards set forth in tage. The flexibility of development standards set forth in tage. The flexibility of development standards set forth in the Somerset County Plan.

The Somerset County Planning Board has recently adopted an updated Recreation and Open Space Master Plan. This plan was ionaidly adopted in June 1994 and amended in November 2000. This plan designates the Dead River and Passaic River areas as "Proposed County Parks". This designation generally reflects the extent and land area encompassed by the Warren Township EP250 zone.

Environmental Constraints

The exact delineation of wetlands and classification of same are general. The N.J.D.E.P. has published a general survey of the Township. This survey is included in the Environmental Inventory Maps on file with the Warren Towhip Engineering Department. The extent of wetlands in the E-250 Zone is substantial.

The EP250 Zone is also substantially impacted by the Flood Plain of the Dead River and Passaic River. N.J.D.E.P. conducted a special flood hazard study of the Passair and has mapped the findings. Substantial portions of the land area within the SEPZ one and located east of King George Road has an elevation below the calculated and boundary.

Existing Land Use

Historically, a substantial porticof the EP250 Zone had been utilized as a farm land. This district is approximately 800 acres in size. Three sewer treatment facilities are located within the district. A summer camp is located along the Passaic River. Horse stables and nursery stockgrowers are also located in the district.

The largest single land owner within the district is the Township of Warren. The Township owns significant acreage throughout the district.

The Township has endorsed the New Jersey "The Right To Farm Act" and agrees farming in all zone districts of the municipality. Clearly, agriculture is a characteristic of and retains a significant presence within the E250 Zone. The amount of farm land pursuant to the farm land assessment act of 1964 (N.J.S.A. 54): Amounts to approximately 200 acres. The historical and continuing use of substantial property for agricultural purposes is clearly consistent with the agricultural/residential designation set forth in the adopted Master Plan of the Township.

Zoning Regultions

The EP250 District provides for flexibility of development. The specific standards of the EP-250 District are set forth in Section-96 of the Zoning Ordinance of Warren Township.

The EP250 Zone requires the establishment of the number of operated lots in accordance with standard requirements set forth in Section 106 the Zoning Ordinance and thereafter permits reduction of one or all proposed lots to 40,000 square feet provided that no greater number of lots are created. In effect, 200 permits transitioning of lot sizes from one district to another. The zone encourages creation of lots on upland areas suitable for development and access, and discourages encroachment upon flood plains, wetland areas and associated transition areas. This plan proposes the minimum lot size be increased to 60,000 sf.

Further and of equal importance to the flexibility of standards within the EEPZone, is the creation of development standards which encourage agricultural uses through the flexible provisions described above. The zone specifically allows for creation of conservation area including preservation of land for agricultural purposes concurrent with development for residential homes under the formula set forth in Section 16th 20ning Cole.

The general pattern of development described above is one of ruralfaimidlehomes, agricultural uses and vacant land. Development of homes and other structures generally terminates at the flood plain of the Passaic and Dead Riverspærstsely defined from wetland areas.

Summary, Conclusions and Recommendations

Warren Township adopted a comprehensive Land use Plan in January 1990. This plan established the **EP**50 Land Use Category. The plan and the statements set forth herein fully document environmental conditions, use of land and the neighborhood characteristics present along the Passaic and Dead Rivers.

The State Plan for Development and Redevelopment designates the area north of Mountain Avenue as Planning Area #5. This destignaby the State Planning Commission is an environmentally sensitive area.

The Master Plan of Warren Township is consistent with the State Plan. The Township Master Plan is also fully consistent with the Somerset County Master Plan for Land Use Mathifier Recreation and Open Space. This area has historically been and continues to be used for agricultural purposes. A fundamental goal of the Township is to encourage preservation of agricultural uses. The £250 District recognizes the existing usethe land and is fully consistent with same.

A purpose of zoning is to protect the health, safety and welfare of the general public. Perpetuation of suburban zoning for the area is clearly in contradiction to the fundamental purposes of zoning as **set**th in N.J.S.A. 40:55 £2 et seq.

The EP250 Zone allows for a high degree of flexibility of development to permit utilization of limited upland areas. The flexibility of lot sizes as set forth and described in Sec 906 df6 the Zoning Ordinance of Marren Township permits the reasonable use of property balanced with the underlying principle of protection of the public health, safety and welfare.

PA ±Planned Adult Neighborhood

The Township hosts a single adult neighborhood, developed as a pamixed use plan in the Warrenville Town Center area. The development provides for a range of housing costs and contributed to the Township's affordable housing obligation.

As part of the master plan questionnaire/survey, residents were specificallythasikepinion as to whether or not specific zoning for senior citizen/adult housing was warranted. The respondents clearly supported this concept.

The recommended method to achieve senior citizeDsG X O W K R X V L Q J L V W K U R X J K R Y H U O D \ 'allfddm Rf SdeWelloRrQent within defined locations. The general parameters determining the proposed locations are as follows:

- i site must be served by public water and sewer facilities.
- i site must have direct access to a roadway classified as a minor arterial or greater.
- i site should have 10 acres of land.
- i buffer areas should separate existing residential homes from development of the adult housing neighborhood.
- i the intensity (lot coverage) and population generated from residential development under current zoning districts should serve as the guideline for the intensity of site improvement for senior citizens/adult neighborhood.
- i each neighborhood should havemmon facilities.
- i a variety of housing styles, sizes and pricing structure should be required.

Retail/Service Uses

CB ±Community Business. The CB district in the Township is anchored by the intersection of Warrenville Road/Mount Bethel Road. and Matain Boulevard. This area serves as the core area of the Town Center for Warren. This area is larger than the other retail/service districts in the township and is the major shopping and service area for Warren and adjacent communities. Design standals were implemented in 1993. New development and rehabilitation projects in the Town Center reflects the standards contained in the 1993 ordinance.

Two of the Town Center objectives are to enhance a viable retail center and create a walkable pedestriarenvironment. The concentration and design of commercial services in the Town Center area is directly related to the goal of limiting retail commercial uses in other areas of the Township.

The guiding design principle is the creation of a "Main Street" acter for the Town Center. Continued emphasis should be on the streetscape, including walkway materials and amenities, street trees and decorative street lighting. The touit chould simulate a traditional architecture.

Existing parking lots should improved by including landscaping and interconnecting driveways.

Mixed-use facilities, which could include first floor office or retail, with offices/services on the upper story, should be encouraged. Mixed shall be limited to retail, offices and services.

7 K H & %] R Q H D Q G W K H D G M D F H Q W D U H D K D V H Y R O Y H G L Q W connecting adjacent residential neighborhoods to shops and services have been constructed. However, a vehicular service route system separating throutin throuting throutin throutin throutin throuting throutin throutin throutin throuting throutin throutin throuting throutin throutin throutin throutin throuting throutin throuting throutin throuting throutin throuting throutin throutin throuting throuting throutin throuting throutin throuting throutin throuting throutin throuting throuting throuting throutin throuting throuting

A Design Plan and standards have been developed and adopted to promote and guide the development and redevelopment of this area. Continued assessment of the plan is required to address changes of conditions.

NB - Neighborhood Business. The neighborhood usiness districts are limited areas which encourage retail/service uses in a neighborhood atmosphere, adjacent to single family housing, with uses such as deli, drug store, baked goods, other convenience goods, services, small offices and day care being wed. There are two NB districts in the Township. One is located at the King George/Mount Bethel intersection. The other one is located on Community Place. The NB districts should not be expanded. Development standards and uses have been rediewed an do reflect the extent of existing development. Architectural controls are in place in current ordinances. Buildings are to incorporate residential components (hipped roof, dormers, etc.).

Pedestrian access/circulation should be provided for in these where appropriate. Emphasis should be on streetscape and historic preservation particularly for the King George/Mt. Bethel Road Center.

All NB districts warrant streetscape improvements with particular focus on the view from the road. The Mount Beel/King George Inn area is the most sensitive and has the greatest potential for evolution into a historic village. Reduced speed limits and traffic calming features are also recommended.

Multiple/Mixed Use

RBLR Restricted Retail/Business Service his zone is confined to one area along and behind Mountain Boulevard. The current zone permits retail and service uses. A goal of this plan is to prevent strip commercial/retail development. Further, limitation of retail use is recommended. Over the pasten years the RBLR district has developed into a professional service area supporting the Town Center retail core area.

Buildings should continue to have a residential scale, be setback 35 feet from **toth wight** and have parking and display facilitieonfined to the rear yards. The minimum site area is one acre with a floor area ratio of 0.15 to 0.20, providing that the buildings are two stories and contain a mix of uses and follow appropriate streetscape standards. The current standards have been eviewed and do reflect the extent of existing development.

<u>BR40/80- BusinessResidential Districts</u>. The businessesidential zones are mixed use zones which will serve as a transition zone between residential zones and other business zones. Combiningaccess of adjacent lots should be encouraged whenever possible.

This zone permits for office and service uses. No retail is allowed in this zone.

Parking is restricted to side and rear yards. Where a BR zone is adjacent to a CB zone or another neighborood commercial district, walkways and other pedestrian linkage should be required. There should also be a residential compatibility of architectural elements such as materials, colors, mass and scale of the buildings in this zone and consideration residential structures.

The BR-80 zone requires a minimum of 80,000 square feet (2 acres) per lot. The BR-80 requires 40,000 square feet as a minimum lot size. All residential structures in both districts should project residential chateristics, i.e. hipped roof, residential scale windows, etc.

Office Service Uses

OR - Office Research. These districts are located at the Liberty Corner and Mt. Bethel Road I-78 interchanges. The FAR is to be limited to 0.15 except that a FAR transferesidential zoned land is permitted if dedication of land results for public use. Screening (buffering) of parking lots is required. Parking platforms and parking under buildings are encouraged in this zone. Limited employee support services are such as food service, recreation and day care facilities are encouraged.

Industrial Uses

GI ±Restricted Light Industrial/High Tech. This zone has been reconfigured and evolved into DQ RIILFH UHVHDUFK KLJK WHFK PD: @cxindonFcWaxeJLODiglina/IlyHFWRU the GI zone hosted storage and manufacturing uses. Existing uses now include offices for executive or administrative purposes, scientific or research laboratories and data centers. Most buildings are two stories. Screenedking is characteristic of the area. Landscaping, buffering and screening has been very effective to improve aesthetics and mitigate the negative impacts of loading areas and impacts on adjacent residential uses and the view from the roadways. No parking allowed in front yard areas. Buffer standards should be further reviewed in context with light and noise impacts.

Open Space/Recreation/Quasi Public Facilitieshis category includes publicly owned land of the Boards of Education, local or county grnments, dedicated open space or green acres, recreation lands and dedicated conservation and trail easements. Additionally, existing fire houses, places of worship and private swim clubs are included in this classification. The Open Space, and Recretain Plan shows in detail all of the above (see Settlementation and Community Facilities)

HOUSING PLAN

The Land Use Plan describes all residential land use designations, excluding Affordable Housing Districts. All Affordable Housing District designants are different both in terms of the density and development standards.

All affordable housing districts were established as a result of the Township's substantive certification on March 7, 1988. The Township received its second round substantive certification from the Council on Affordable Housing (COAH) January 10, 1996. The certification has been extended pursuant to COAH interim rules and until the third round regulations are adopted by COAH.

The housing plan element provides for a variety **b**\$izes. The principal dwelling type is a single-family home, designed for the needs of a farrallising household. The single exception is the R65/SC zone. This district was established to permit senior citizen/adult housing. The development is locet in the Town Center.

As described in the Land Use Plan, the housing element proposes inclusion of a planned senior citizen ±adult housing zoning overlay in accordance with criteria set forth previously.

The expressed purpose of this district is tairellong-term residents of the Township. The single-family dwelling with three, four and five bedrooms, yard areas and other improvements is well-suited to the needs of a family ising household but becomes less desirable for mature couples and individua. The proposed senior citizeradult housing overlay zone is designed to retain the mature resident population and their resources and expertise.

Affordable Housing Component

Four existing zones have an AH designation. These districts were created to the 7RZQVKLS¶VVXEVWDQWLYH FHUWLILFDWLRQ /RWVL]HV established as part of a mediation agreement entered into prior to certification granted March 7, 1988. A summary description of these districts as follows:

The four AH designations provide varied singlemily densities. The over all density is approximately 1 dwelling per acre for the RARI and R40AH districts. A density of 3.5 dwellings per acre exists in the R0AH district.

The highest density falls under the ROAH/MF designation. These districts are fully developed. The districts provide a mix of owner occupied town homes and rental apartments.

Summary of Provision of Low and Moderate Income Housing Plan

7KH IROORZLQJ SURYLGHV D VXPPDU\ RI WKH 7RZQVKLS¶V [

Warren received its second substantive certification on January 10, 1996 from the Council on Affordable Housing (COAH). Warren's affordable housing strategy is set forth <a href="https://example.com/html

The major elements of the Fair Share Plan covering the period 1986 to 1999 are as follows:

Warren Township was granted substantive certification from the Coum Aiffordable Housing (COAH) on March 7, 1988 for a housing element and fair share plan addressing uitsit367 obligation.

On March 3, 1995, the Township filed a petition for the second round substantive certification of its housing element and fair shaplen addressing the 4 Pear cumulative obligation as required by law. Warren published notice of its petition in Courier Newson March 9, 1995. The publication of notice initiated a 45 gay comment period which ended on April 24, 1995. During the 45 days, no objections to the Township's housing element and fair share plan were filed.

Components of the Fair Share Plan

Housing Stock Inventory, Projection and Analysis

The Fair Share Plan provides a housing inventory and analysis based on 1990 census information. Housing stock, age of housing stock, condition of housing values, occupancy characteristics, types, projection of the housing stock, demographics, household size, household income and employment data were submitted in conformance with a 5:93-5.1(b).

Credits and Reductions

Warren Township's 12 year cumulative obligation was 585 housing units: 42 indigenous and 543 inclusionary. The Township proposed reductions for prior cycle credits, a regional contribution agreement (RCA), a munical construction project, two inclusionary developments, group homes, rental bonus credits and substantial compliance.

Prior Cycle Credits

Warren Township was entitled to prior cycle credits for a-foedroom ARC group home on Warrenville Road. The group home was bought by ARC in 1982 and residents are receiving either SSI or SSDI benefits. All other support comes from the State of New Jersey [4 prior-cycle credits].

Regional Contribution Agreement (RCA)

Warren Township completed a 166it RCA with the City of New Brunswick. The Township transferred 166 units at a cost of \$26,500 per unit for a total transfer of \$4,399,000. All funds have been transferred [166it reduction].

Rehabilitation of Units

Warren Township was entitled to a credit for 27 units of rehabilitation. Accord Ng/tA.C. 5:93-3.4, a municipality may receive credit for substandard units rehabilitated after April 1, 1990. A rehabilitated unit is eligible if the average capitates expended on the rehabilitation were at least \$8,000 and the unit is currently occupied by an eligible low or moderate income household. Documentation received by COAH's monitoring division confirms that Warren has completed 27 units of eligible rehabitation since April 1990 at an average cost of \$8.0344[27] indigenous reduction].

Woodland Acres

Woodland Acres is a 5th int municipally-sponsored housing project comprised of 100 percent DIIRUGDEOH ³ IRU VDOH KRXVLQof 2X Qw/LiMco/me and Color and Col

Liberty Village

The Liberty Village site was zoned for inclusionary development as part of the Tolarns 86 certified plan. The site was zoned for 28 affordable rental housing units and resulted in 14 low and 14 moderate income units. The project is completed and occupied [26] duction].

Whispering Hills

The Whispering Hills site was also zorfed inclusionary development as part of the Township's 1988 certified plan. The project includes 60 family rental units: 30 low income and 30 moderate income. The project is built and occupied/if60 reduction].

Group Home Old Stirling Road

WarrenTownship was requesting a reduction for absorbing room ARC group home on Old Stirling Road. This group home was built and occupied in 1988. All residents are developmentally disabled and are receiving either SSI or SSDI benefits. All other support comes from the State of New Jersey [fait reduction].

Group Home Mount Horeb Road

Warren was granted a reduction for a group home on Mount Horeb Road which was first occupied in February 1994. This is a thbeelroom group home restricted to developmentally disabled persons receiving SSI benefits. All other support comes from the State Jersey [3-unit reduction].

Calculation of Rental Bonus Credit

Warren Township was eligible for rental bonus credits on rental units constructed. According to N.J.A.C.5:93-5.13(d), a municipality may receive a two-one rental credit for farly rental units and 1.33 credit for senior rentals. The maximum number of units that are eligible for the bonus is defined by the calculation of rental obligation. In this case, Warren Township received rental bonus credits based on the following formula

Rental Obligation = (.25)(Precredited needprior cycle credits indigenous

component)

= (.25)(585- 3 - 42)

= (.25)(540)

= 135

TRAFFIC AND CIRCULATION PLAN

This plan element updates the Traffic Circulation Element of the 1990 Warren Master Plan. Significant land use changes have occurred in the Township and surrounding region which greatly influence traffic circulation throughout Warren. Some of the most signtificapacts are:

- Large scale office development along the Interstate 78 corridor with concentrated development at the interchanges with Liberty Corner/Martinsville Road and King George Road;
- i Continued development of homes within the Township anabadt communities.

Road Network

Warren is heavily impacted by increasing regional commuter traffic. Development growth within Warren and in adjacent municipalities (especially the corridor) has generated substantially increased traffic volumes adminands on the road network.

In Warren, the principal commuter road network consists of County highways in either a north-south or eastvest orientation. Northsouth regional roads are important links between the Route 22 and 78 corridors. Four prinpial north-south routes have been identified: Liberty Corner/Martinsville Roads along the western side of the Township, Mount Bethel/Warrenville Roads bisecting the center of Warren, Stirling Road and Hillcrest Road on the eastern side of Warren. King Geoge, Dead River and Dock Watch Hollow Roads also serve as peak traffic commuter routes. The major eastst commuter route consists of Washington Valley/Mountain Boulevard. To a lesser extent Mt. Horeb, Mountain Avenue and Mountain View Road provide eastvest commuter routes serving the corridor.

No new roadways except for the service roadways within the Town Center are proposed. The existing network is proposed to be improved in conformance with goals and policies set forth below.

Roadway Classification

Existing streets are classified according to their proposed function. As construction or improvements are required, street design will be based on the established standards for that particular street classification. County Roadwaysification is as follows:

Co. Rt. 525	Martinsville ±Liberty Corner Road	Minor arterial
Co. Rt. 531	Hillcrest Road	Minor arterial
Co. Rt. 616	Washington Valley Road	Minor arterial
Co. Rt. 618	Mt. Horeb Road	Major collector
Co. Rt. 622	Mountain Avenue	Minor collector
Co. Rt. 638	Old Washington Valley Road	Minor collector
Co. Rt. 651	Warrenville, Mt. Bethel and	Minor arterial
	King George Roads	
Co. Rt. 653	Stirling Road	Minor arterial

CONSISTENCY WITH OTHER PLANNING INSTRUMENTS

This Section examines the mpatibility between the land use plan for Warren and the State Development and Redevelopment Plan, the Somerset County Master Plan and the land use and zoning ordinances of the surrounding municipalities.

The State Development and Redevelopment Plan

The Master Plan is consistent with the State Master Plan. The Township actively participated in crossacceptance process. Environmentally sensitive areas in Warren Township are identified in the New Jersey State Plan.

The Somerset County Master Plan

The Somerset County Master Plan is a policy statement and broad brush while the Warren Master Plan focuses on more detailed issues, individual tracts of land and neighborhoods, preservation of ecologically important parcels of land, and water and sewee servious residents.

The majority of the Township falls into the growth management land use category. This management category parallels the proposed land use plan for the town. The major land use proposed in the land use plan is residential wattying intensities. The greater intensities VKRXOG EH QHDU WKH ³ & RPPXQLW\ 6 HWWOHPHQW´ RU WRZ development should be in the less accessible areas with greater environmental constraints.

Management areas which are referre as Corridor Development are indicated in the Interstate 78 intersections of Liberty Corner Road and King George Road on the County Plan. Highway corridors are seen as stimuli for further development both along the highways as well as in the surrounding areas that have good access to them. It is a goal of the County plan that future development along the major highway system be designed to have controlled access. Strip frontage development is not intended. The proposed town land use plan doeswittonther County Plan. At the Liberty Corner/Rt. 78 and King George/Rt. 78 intersections it is designated OR.

The last management category that includes Warren within the county Plan is open space. Several major corridors of open spaces are shown findingstreams, rivers, wetlands and steep slopes. It is the intent of the Plan that these areas remain undeveloped. The Town Plan wholly concurs with this philosophy of environmental preservation and has prepared a conservation plan and written the land resplan to encourage flexibility of design of residential and nonresidential uses in order to preserve the environmental features discussed above.

Surrounding Municipalities

Six municipalities border Warren Township. Thing lude Bernards Township on the west and northwest, Long Hill Township on the northeast, Berkeley Heights on the east, the Borough of Watchung on the southeast, Green Brook Township on the south, and Bridgewater Township on the southwest. The surrounding XQLFLSDOLWLHV¶]RQLQJRUGLQDQFHV EWKHSXUSRVHRIPDSSLQJWKH]RQLQJXVHVDGMDFHQWWFthe adjacent zoning and the Proposed Land Use Plan are few.

The single significant differences cand use policy exists along the Liberty Corner Martinsville Road border between Warren and Bernards Townships. Bernards permits large scale economic development, whereas Warren had restricted the scale and scope of development considerate of the immediateDQGDGMDFHQWUHVLGHQWLDOQHLJKERUKRRGV

This section of the Master Plan is to promote the maximum practicable recovery and recycling of recyclable materials form municipal solid waste through the use of plantactices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs. This plan shall apply to all major subdivision and site plan applications.

All development plans shall utilize privately contracted solid wastposal and designate recyclable collection, as follows:

- 1. Major Subdivisions. All major subdivisions shall utilize curbside solid waste disposal and designated recyclable collection.
- Site Plans. All site plan applications shall provide for attely contracted solid
 waste disposal and designated recyclable collection of designated recyclable
 materials.

APPENDIX

Questionnaire and Survey Results
Over 1600 residents responded to the Master Plan questionnaire/survey.

Warren Township Questionnaire/Survey Results

1. Most commercially zoned sites are now developed, but Warren's population can grow another 25%. Should

		eate in our town be provided for the thenefit of	
esidents?			
379	Depends on	No 1240	
ds zoned for d	office and high tech uses are also no	w developed. Such land use increases tax	
EOHV´D	QGWKXeVtaxkevsHCSkCoVnd WinsRzc	ovnévbe0e⊊pla@ide)dPlKRP	
507	Depends on	$No{f 1100}$	
d No to quest	tions #1 and #2 then what would you	suggest the balance of the land be used for?	
These home	es have provided affordable opportur I. Should this zoning provision be m	nities to live in Warren. Most homes are smal	l
1011	Modify 351	Reduce 81 Expand	
homes, by pen space.	allowing certain ho ro dsettess that This is called density modification	n 1‰ acres if the size difference is dedica on, the 1‰ acre tract density average is a	ated
1056	Depends on	No 474	
(see above)	allows somewhat smaller sites if sig		
1193	Depends on	No $oldsymbol{401}$	
	507 d No to quest a 2% of Warre These home fore years old ion of existing 1011 years, nearly homes, by pen space. s practice co 1056 ficult to devel i (see above) overall tract of	Depends on See zoned for office and high tech uses are also not a solution of DQG WK XeVtaxesH CSKowld WisRze 507 Depends on Modify 351 Depends on Modify 351 Depends on Modify 351 Depends on Depends on Modify 351 Depends on Depends on Depends on Modify 351 Depends on Depends on	Depends on No1240 Is zoned for office and high tech uses are also now developed. Such land use increases tax E O H V 'D Q G W K Xekta Mest Gskowld Wristzowle Content of the R P 507 Depends on No1100 In 2% of Warren land is zoned for half acra@QRhomesites. Most of this land has adry been These homes have provided affordable opportunities to live in Warren. Most homes are small core years old. Should this zoning provision be maintained as is or modified to permit updating ion of existing homes? 1011 Modify 351 Reduce 81 Expand Years, nearly all Warren's open space lands (about 200 acres) have been acquired at no homes, by allowing certain homeswifess than 1% acres if the size difference is dedicated pen space. This is called density modification, the 1% acre tract density average is a practice continue in locations where open ispedice is des 1056 Depends on No474 ficult to develop (steep, wet, or both) have been zoned at 3 to 6 acres per home. Density to see above) allows somewhat smaller sites if significant open space is dedicated, also at no overall tract density. Should theenes continue?

Warren Township Questionnaire/Survey Results

7. The Tow	nship is con	sidering a new zone specifically for th	ne purpose of age restricted housing, providing 55
& older citiz	zens to scale	down but remannWarren. Age restr	icted housing is also one method to satisfy
future Mt. I	aurel obligat	ions. Do you support this new zone	?
Yes	1031	Depends on	No 519
8. Most of	the open spa	ce lands are cullydeft wild and serve	as sanctuaries and hiking areas. Should
certain site	s now be imp	proved for more active recreation are	as?
Yes	606	Depends on	No 966
9. What wo	ould you like	to see open spa se dufor if other than I	eft wild?
•		g trail easements now exist "on pape own begin to open certain sections o	r," usually along tract boundaries connecting open f these trails for public use?
Yes	1052	Depends on	No 522
7 K ⊢	I ³RQH S	SHQQ\ WD[′ WR SXUFK	DVH RSHQ VSDFH ZDVS669HUZK
these fund	s will acquire	lands forever protected from develo	oments and the tax burdens they generate. Severa
nearby tow a future ref		a two penny provision. Would you	support an additional penny or two for Warren on
Yes	1296	Depends on	No 303
			al road characteriestid further advocates th this policy despite increasing traffic volumes?
Yes	1434	Depends on	No 166
13. What d	-	a plangnissue in the Township? Co	uld you give constructive input as to how to