

**EAST WINDSOR TOWNSHIP MASTER PLAN
SUPPLEMENTAL MODIFICATION NO. 1**

**AMENDMENT TO
TRAFFIC CIRCULATION PLAN ELEMENT
March 2, 1998**

**Addition Of Proposed
Lanning Boulevard Linkage Road
&
Milford Road Access Road**

The "Traffic Circulation Plan", which appears on pages 36 through 40 of the East Windsor Township Master Plan, as adopted by the Planning Board on October 4, 1993, is hereby amended as follows:

1. The "Traffic Circulation Plan" map, originally dated October 1993, is amended as attached herewith (now dated March 1998) to include the general locations of the "Lanning Boulevard Linkage Road" and the "Milford Road Access Road".
2. Page 39 of the text of the "Traffic Circulation Plan" is amended by adding the following paragraphs immediately after the second full existing paragraph which begins the specific discussion of the "minor collector" roadways:

"In addition to the designation of many of the existing roadways in East Windsor Township as "minor collectors", the following two (2) proposed minor collector roadways also are included as part of the Traffic Circulation Plan, and their functional alignments are more particularly shown on the diagrams included on the following two (2) pages:

Lanning Boulevard Linkage Road: This minor collector is proposed to interconnect Lanning Boulevard and the southerly portion of the commercial parking lot adjoining Route 130. The functions of this minor collector are: 1) to provide an access road to the commercial development on Route 130 without the need to use the municipal building parking lot; and 2) to serve as a second means of access to the properties which front on Route 571. By serving as a second means of access for the Route 571 frontage properties, the proposed Lanning Boulevard signalized intersection with Route 571 could then be used for left-turn traffic movements and commensurately diminish the need for turning movements from the existing uncontrolled driveways.

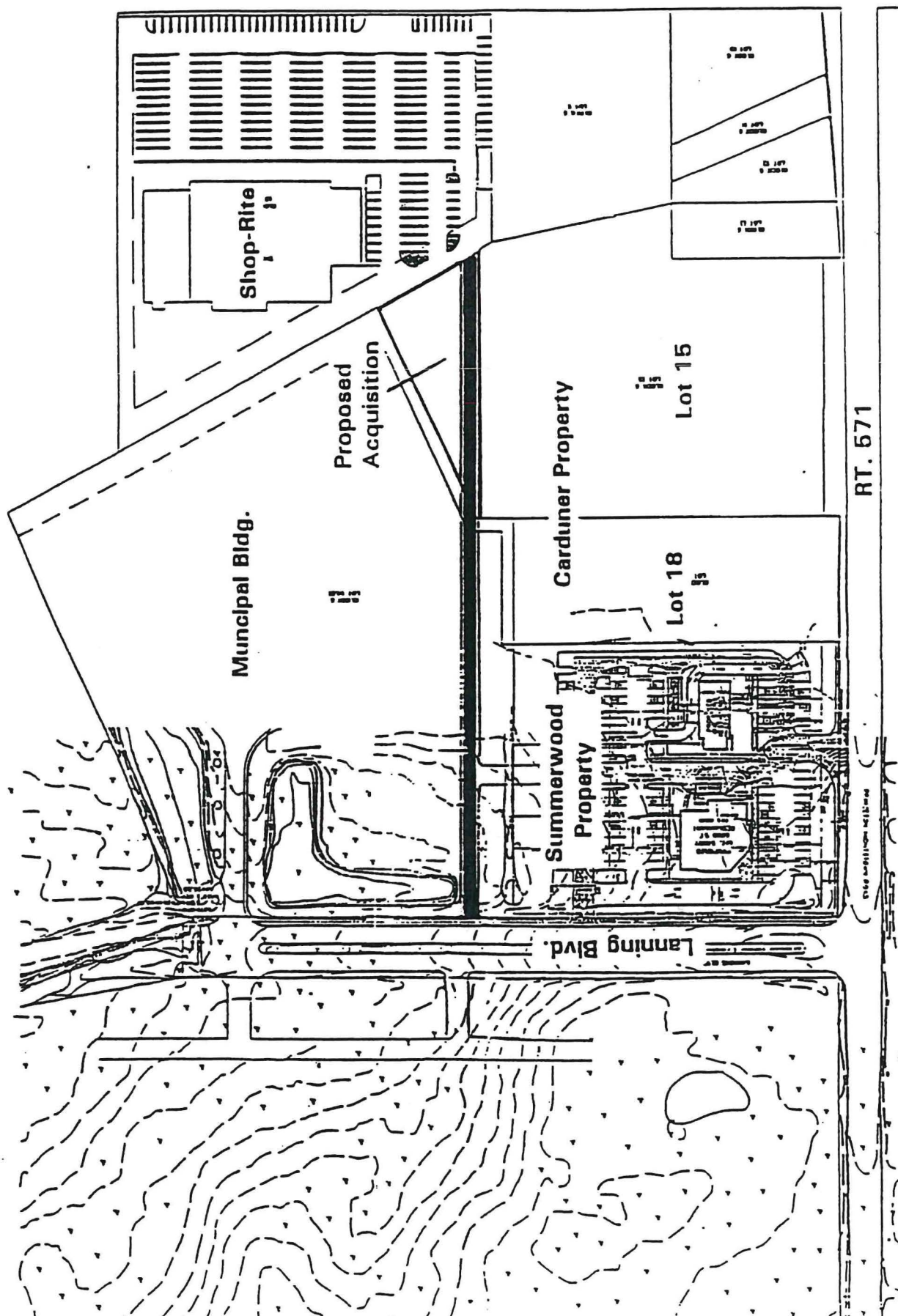
PROPOSED ADDENDUM TO THE MASTER PLAN

The Conservation and Recreation Plan element of the Master Plan is hereby amended as follows:

1. The Conservation and Recreation Plan map at Plate 29 is amended to include two proposed lots off North Main Street as Proposed Parks. The first consists of Lot 2 in Block 9.01 consisting of approximately 27 acres, and it is bordered on the south by Town Center Road, on the east by North Main Street, on the north by the Hightstown Bypass, and on the west by the Town Center Plaza shopping center. The second consists of Lot 5 in Block 11.01, a 36.6 acre parcel which is located across North Main Street from Lot 2, Block 9.01, and it is bordered by North Main Street to the west, the Hightstown Bypass to the north, Cranbury Station Road to the east, and the Borough of Hightstown to the south.
2. The text of the Conservation and Recreation Plan is supplemented with the following text related to the two parcels proposed for parks on North Main Street. The two sites are burdened from a residential perspective by the need to address the noise issue along the Hightstown Bypass. From a nonresidential perspective, while there would be site visibility from the Bypass, there would be no direct access from the Bypass to North Main Street, diminishing the potential for effectively using the Bypass as a point of access for the nonresidential development. Certainly, an interchange with Route 130 and access via Town Center Road is viable, but it is somewhat circuitous and could limit the range of potential nonresidential uses. A recreation and open space area would easily be compatible with the range of uses found in this location. There is concentrated residential development in close proximity to the area, enhancing its potential for use by residents of the local neighborhood, and an active recreation area could be placed nearer the Bypass and buffered from residential areas to the south by open space uses which are more inherently compatible with residences. With the ultimate completion of the link of Town Center Road between North Main Street and Wyckoff Mills Road, the recreation area would be reasonably accessible to residents of Twin Rivers. Active recreation areas which are located in close proximity to established shopping centers, such as the Town Center Plaza, a center which is under construction, offer a greater attraction for active use than those which are located in more remote areas.

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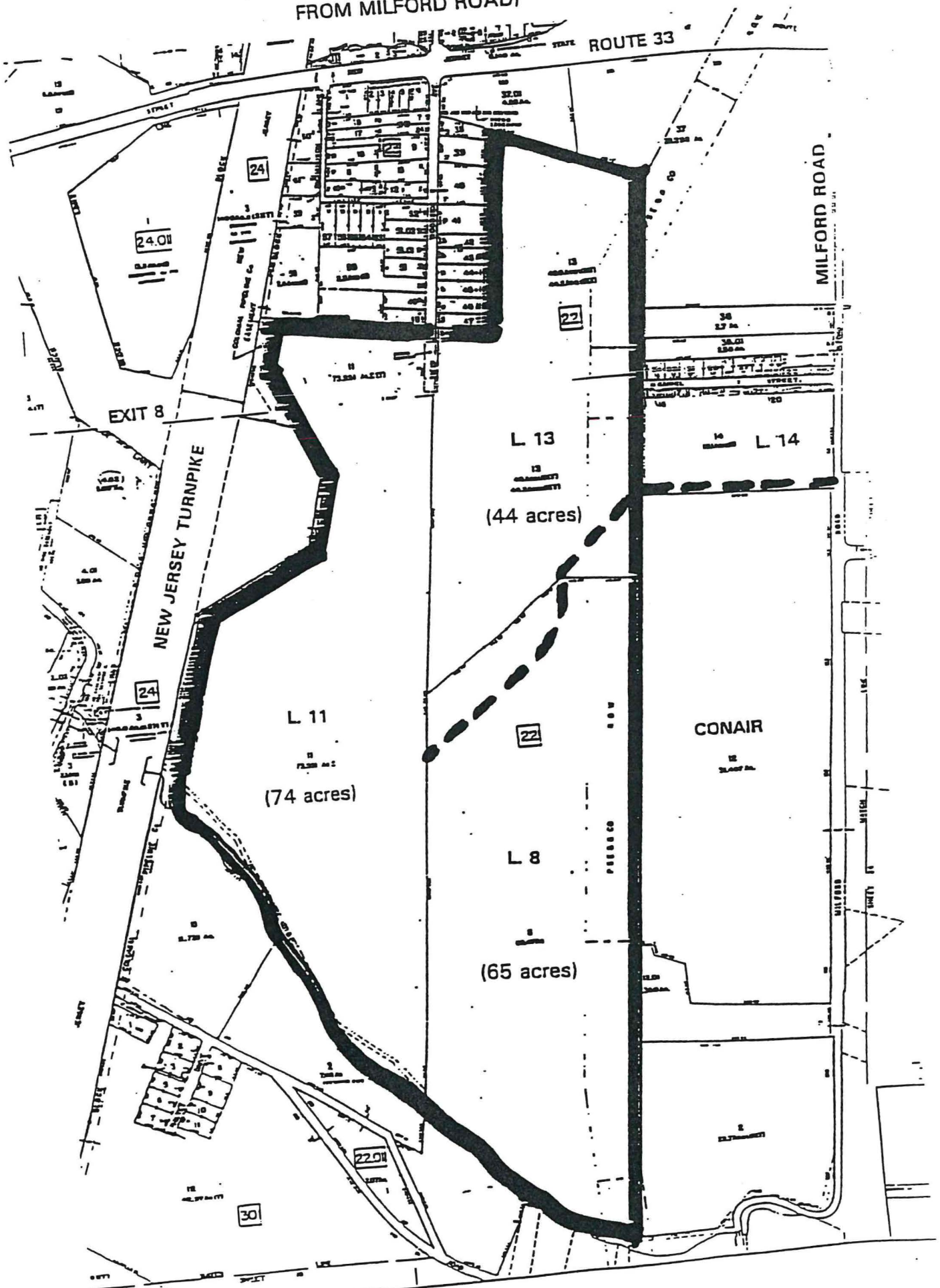
Milford Road Access Road: The lands lying between Milford Road and the New Jersey Turnpike are zoned for industrial development, but access is difficult because several properties are essentially landlocked. With their visibility from the Turnpike, these properties offer the potential for substantial nonresidential development if vehicular access is provided. Therefore, a minor collector access road is proposed from Milford Road into the subject lands. Combined with the proposed upgrading of Milford Road itself, the proposed access road will serve to enhance the developability of these properties which will have convenient traffic access to Route 33, the Hightstown Bypass and the New Jersey Turnpike."

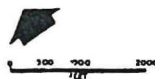


NOTES:
 1. SITE PLAN FOR SUMMERWOOD AND REC. PROPERTIES
 PREPARED BY BIRDAIR ENGINEERING, INC.
 2. SITE PLANS FOR SUGGESTED IMPROVEMENTS BY ABBINGTON ASSOCIATES, INC.

Proposed Lanning Blvd. **LINKAGE ROAD**

(WITH PROPOSED ACCESS ROAD
FROM MILFORD ROAD)





EAST WINDSOR TOWNSHIP

90 BY BERGMAN HATTON ASSOC.
PREPARED

THIS MAP WAS PREPARED BY BERGMAN HATTON ASSOC.
AND ADAPTED BY JAMES E. LYNN, INC.
THIS MAP WAS MADE BY STITCHING & REPRODUCTION BY JAMES E. LYNN, INC.
DECEMBER 1971