

ADDENDUM II

**EAST WINDSOR TOWNSHIP MASTER PLAN
SUPPLEMENTAL MODIFICATION NO. 2**

**AMENDMENT TO
LAND USE PLAN ELEMENT
April 8, 1998**

- 3) Significant nonresidential development recently has occurred within East Windsor Township, including the Town Center Plaza shopping/theater complex which abuts Lot 2 to the west, indicating a resurgence in the real estate market for a wide diversity of nonresidential development.

The subject properties are problematic from a land use planning viewpoint; there are justifications for both residential and nonresidential development. The primary justifications for nonresidential development of the subject properties include the following:

- The location of the subject properties between the Hightstown By-Pass Road and Town Center Road, with the greatest depth of the properties between these roads being only approximately nine hundred feet (900') (measured along North Main Street);
- The "H-C" Highway Commercial zoning of the lands to the west of Lot 2 and the "I-O" Industrial Office zoning of the lands to the east of Lot 5;
- The visibility of the subject properties from the Hightstown By-Pass Road;
- The elimination of the need for sound barriers along the Hightstown By-Pass Road, which would be required to buffer any residential development of the subject properties;
- The vehicular access to the subject properties from the Hightstown By-Pass Road and Route 130 via Town Center Road; and
- The vehicular access to Route 33 and the Twin Rivers Planned Development (via Wyckoff's Mills Road & Probasco Road) when the segment of Town Center Road is completed east of North Main Street.

While there previously were some uncertainties regarding the real estate market in the early 1990's and the construction dates for the Hightstown By-Pass Road and Town Center Road, these uncertainties no longer exist. At this time, it appears that the only rationale for the "R-2" zoning of the subject properties is the existence of residential development across Town Center Road to the south of the subject properties.

However, any residential development of the subject properties will require many of the new residential dwelling units to be located near the Hightstown By-Pass Road, which is not a desirable situation, even with the necessary sound barriers. On the other hand, any "R-O" development of the subject properties could appropriately be situated close to the Hightstown By-Pass Road and away from the existing residential development; thereby providing the possibility for an adequate and attractive bermed and landscaped buffer area along Town Center Road.

Summarily, while acknowledging that the subject properties are problematic from a land use planning viewpoint and that there are justifications for either residential or nonresidential development, it appears that the rezoning of the properties (shown on the attached map) back to the prior "R-O" zoning is appropriate, since "R-O" development can safeguard the existing residences south of Town Center Road and not create new residences located close to the Hightstown By-Pass Road.

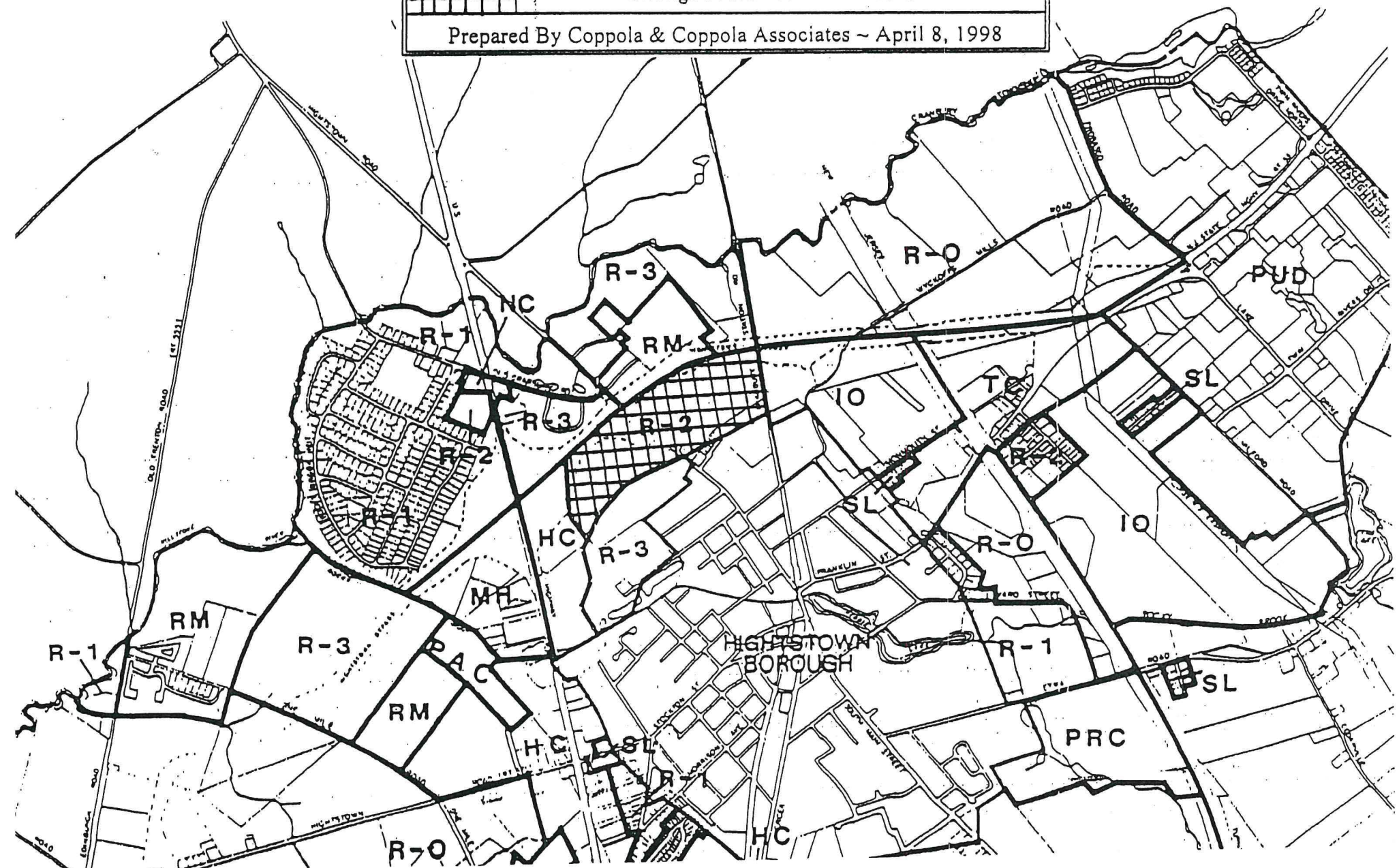
AMENDED LAND USE PLAN MAP

April 8, 1998



Change From "R-2" To "R-O"

Prepared By Coppola & Coppola Associates ~ April 8, 1998



**EAST WINDSOR TOWNSHIP MASTER PLAN
SUPPLEMENTAL MODIFICATION NO. 2**

**AMENDMENT TO
LAND USE PLAN ELEMENT
April 8, 1998**

**Recommended Zoning Map Change
To Block 11.01/Lot 5 (29.02 ac) & Block 9.01/Lot 2 (27.02 ac)
Located East & West Of North Main Street
South Of The Hightstown By-Pass**

The current "Land Use Plan Element" portion of the East Windsor Township Master Plan, adopted by the Planning Board on October 4, 1993, recommended that the above captioned properties be rezoned from "R-O" Research Office to "R-2" Residential Medium Density. It should be noted that the subject properties had been zoned "R-O" for many years.

The following rationale for the recommended zone change appears on pages 25 & 26 of the 1993 Master Plan document:

"Just north of Hightstown Borough along both sides of North Main Street, the land is proposed to be changed from Research Office (R-O) to R-2. The rationale for this change is that the parcels to the immediate south are either zoned or developed in residential uses, the development density permitted by R-2 zoning results in approximately the same effluent discharge per acre as the R-O zone, and the potential for successful R-O development is considered to be slight since full access to the Hightstown By-Pass cannot be provided at North Main Street. This change results in minimizing potential adverse effects on the Borough of Hightstown which could occur if R-O development were to take place prior to completion of either the Town Center Road connection to Wyckoff's Mills Road or prior to the completion of the Hightstown By-Pass."

However, the following recent developments provide a further basis for the prior "R-O" Research Office zoning of the subject properties:

- 1) The Hightstown By-Pass, which abuts the northerly side of both properties, currently is under construction;
- 2) Town Center Road has been constructed from Route 130 to an intersection with North Main Street, and the road extends a short distance beyond North Main Street to the east and provides access to the "Wyckoff Mill" multiple-family residential development in Hightstown Borough; and

- 3) Significant nonresidential development recently has occurred within East Windsor Township, including the Town Center Plaza shopping/theater complex which abuts Lot 2 to the west, indicating a resurgence in the real estate market for a wide diversity of nonresidential development.

The subject properties are problematic from a land use planning viewpoint; there are justifications for both residential and nonresidential development. The primary justifications for nonresidential development of the subject properties include the following:

- The location of the subject properties between the Hightstown By-Pass Road and Town Center Road, with the greatest depth of the properties between these roads being only approximately nine hundred feet (900') (measured along North Main Street);
- The "H-C" Highway Commercial zoning of the lands to the west of Lot 2 and the "I-O" Industrial Office zoning of the lands to the east of Lot 5;
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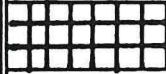
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