

**EAST WINDSOR TOWNSHIP MASTER PLAN
SUPPLEMENTAL MODIFICATION NO. 5**

**AMENDMENT TO
LAND USE PLAN ELEMENT
May 11, 2004**

**Recommended Zoning Map Change
To Block 8/Lot 11 (3.32 ac)
Which Is The Property Situated At The Northeast Corner
Of The Route 130/Old Cranbury Road Intersection
Formerly Occupied By The State Police Barracks
And Recommended Changes To The Permitted Principal Uses
In The "NC" District And To The Required Area And Bulk Requirements**

The most recent comprehensive Master Plan for the Township of East Windsor was adopted by the Planning Board on October 4, 1993. The 1993 Master Plan updated a 1985 Master Plan which, in turn, had updated a 1979 report.

Subsequent to the adoption of the Master Plan on October 4, 1993, East Windsor Township has periodically reexamined and updated the Master Plan. Most recently, the East Windsor Township Planning Board adopted the following modifications and additions to the East Windsor Township Master Plan:

- "Supplemental Modification No. 1", an amendment to the "Traffic Circulation Plan Element", which was adopted on March 16, 1998;
- "Housing Plan Element And Fair Share Plan", which was adopted on May 4, 1998;
- "Supplemental Modification No. 2", an amendment to the "Land Use Plan Element", which was adopted on May 18, 1998;
- "Supplemental Modification No. 3", an amendment to the "Land Use Plan Element", which was adopted on August 16, 1999;
- "Amendment To Fair Share Plan", which was adopted on May 1, 2000;
- "Master Plan And Development Regulations Periodic Reexamination Report", which was adopted on December 16, 2002; and
- "Supplemental Modification No. 4", an amendment to the "Land Use Plan Element", which was adopted on July 21, 2003.

Recently, the reuse of the former State Police Barracks property along Route 130 has become a consideration of East Windsor Township. As shown on the attached map, the subject property includes approximately 3.32 acres and is located at the northwest corner of the Route 130/Old Cranbury Road intersection. The subject land is identified as Lot 11 in Block 8 on the Township Tax Map Sheets.

It is noted that the property is triangularly shaped, with significant frontages on Route 130 (approximately 700') and along Old Cranbury Road (approximately 400'). Additionally, the property is situated directly adjacent a "NC" Neighborhood Commercial zoning district across Old Cranbury Road.

The subject property is zoned within the "R-1" Residential Low Density zoning district. The principal permitted uses in the "R-1" district are single-family detached dwellings, which is not an appropriate use for the subject property. While additional "conditional uses" are permitted in the "R-1" district, such as transitional offices and day care centers, these uses are quite limited and do not appear to be appropriately located on the subject property at the intersection of the State highway.

The existing nonresidential retail zoning districts in East Windsor Township include the "HC" Highway Commercial district, the "CC" Community Commercial district and the "NC" Neighborhood Commercial district. The "HC" zoning district permits a very wide spectrum of retail and service uses along Route 130 and along limited portions of Route 33 and Route 571. Because of their potential intensity, many of the permitted uses might not be appropriate on the subject property.

The "CC" zoning district was specifically created to permit "shopping villages" on at least ten (10) acres of land, and the subject property is not large enough to accommodate this use. Additionally, there are no lands zoned within either the "HC" or the "CC" district in proximity to the subject property.

The "NC" zoning district permits more restrictive land uses that, as the name implies, are intended to serve the needs of nearby residential neighborhoods. The only permitted use that does not appear compatible with residential uses is "automobile service stations", which currently is permitted as a "conditional use" in the "NC" district. Additionally, and as previously noted, an "NC" district is located directly south of the subject property and encompasses lands in the southwest and southeast quadrants of the Route 130/Old Cranbury Road intersection.

Therefore, as a result of its analysis regarding the potential rezoning of the subject property, the Planning Board hereby amends the Land Use Plan Element portion of the East Windsor Township Master Plan to include the subject property in the "NC" Neighborhood Commercial zoning district designation and recommends to the Township Council that the subject property be commensurately rezoned.

Additionally, in order to better promote development within the "NC" district which is compatible with adjacent and nearby residential neighborhoods, the Planning Board recommends that the Township Council consider the following revisions to the zoning requirements for the "NC" district, although the Board recognizes that, in its review of these recommendations, the Township Council may deem it advisable and appropriate to modify them:

- Permit only existing "automobile service stations" as "conditional uses" within the zoning district;
- Eliminate "Houses of Worship" as permitted "conditional uses" within the district;
- Increase the minimum lot size for development from 20,000 square feet to 40,000 square feet;
- Reduce the maximum permitted building coverage from 35 percent to 25 percent;
- Reduce the maximum permitted floor/area ratio from 0.40 to 0.35;
- Do not allow parking to be located in the 60 foot front yard setback;
- Add provisions requiring a 15 foot landscaped strip at the street line and a 25 foot buffer along any property line abutting a residential district or use;
- Add provisions controlling the width and setbacks of driveways from intersecting street lines; and
- Add provisions requiring buildings to have dual pitched, single ridge roofs.

