

2006
MASTER PLAN REEXAMINATION
REPORT

Prepared for

WARREN TOWNSHIP PLANNING BOARD

By:

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The original of this document was signed and sealed according to law
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INTRODUCTION

The New Jersey Municipal Land Use Law N.J.S.A. 40:55D-1 et. seq. designated each municipal planning board as that agent to prepare and adopt a Master Plan. The Master Plan is a guide to the use of lands within the municipality in a manner that protects public health and safety and promotes the general welfare; the Master Plan is not law.

The Master Plan consists of a number of Plan Elements. The focus and scope of each element are set forth in the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-28).

The Municipal Land Use Law also requires, under N.J.S.A. 40:55D-89, each municipality to reexamine its Master Plan and development regulations not less than six years from the date of previous reexamination.

This law further states under N.J.S.A. 40:55D-89.1:

"The absence of the adoption by the planning board of a Reexamination Report pursuant to section 76 of the act (C. 40:55D-89) shall constitute a rebuttable presumption that the municipal development regulations are no longer reasonable."

The Land Use Plan and Housing Plan Elements of a Master Plan are the foundation of the community's Zoning Ordinance. Further the law requires consistency of the plan and ordinance. N.J.S.A. 40:55D-62 is the specific section of the law setting forth this relationship and states as follows:

C. 40:55D-62 Power to zone

- a. The governing body may adopt or amend a zoning ordinance relating to the nature and extent of the uses of land and of buildings and structures thereon. such ordinance shall be adopted after the planning board has adopted the Land Use Plan Element and the Housing Plan Element of a Master Plan and all of the provisions of such zoning ordinance or any amendment or revision

thereto shall either be substantially consistent with the Land Use Plan Element and the Housing Plan Element of the Master Plan or designed to effectuate such Plan Elements; provided that the governing body may adopt a zoning ordinance or amendment or revision thereto which in whole or part is inconsistent with or not designed to effectuate the Land Use Plan Element and the Housing Plan Element, but only by affirmative vote of a majority of the full authorized membership of the governing body with the reasons of the governing body for so acting set forth in a resolution and recorded in its minutes when adopting such a zoning ordinance.

The Land Use Plan and Zoning Plan of the Township of Warren are consistent one to the other. The Warren Township Master Plan was updated in 2001. The Warren Township Affordable Housing Plan referred to in the 2001 Master Plan has been superseded by a new plan currently before COAH for review. The Township was granted recertification of its plan for 1986-1999 pursuant to N.J.A.C. 5:91-14.1 et. seq. and N.J.A.C. 5:93-1 et. seq. as amended on January 10, 1996.

Set forth hereafter are findings of fact and policy recommendations for the reaffirmation, amendment and updating of the Master Plan of the Township.

Data contained herein and findings provide update the current population and employment data found in planning documents on file with the Township.

The Township of Warren Planning Board adopted the most recent Master Plan in 2001. Since that date, the Planning Board has amended the Master Plan on several occasions. In 1997 the Planning Board adopted an updated Master Plan which incorporated all amendments as well as reconciled conflicting policies and/or objectives.

Change of conditions and circumstances has occurred since the adoption of the 2001 Master Plan. The State Planning Commission continues preparation of a new plan for the Development and

Redevelopment of the State. The Council on Affordable Housing (COAH) has adopted new methodology for fair share housing regulations.

New Jersey legislature has passed the Highlands Protection Act. NJDEP has adopted new storm water management requirements requiring recharge and water quality treatment. Finally, the aging process of the “baby boomers” continues with the attendant issues of housing need, healthcare and social services.

The pace of residential development in the Township has declined in recent years. To a large extent the declining rate of development is due to developable land supply. The breadth and magnitude of general development within the northern Somerset County and adjoining communities in Morris County continues at a strong pace.

REEXAMINATION REPORT

The New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-89) requires each municipality to reexamine its Master Plan and development regulations at least every six years. The last Reexamination Report was prepared in 2000. The law (N.J.S.A. 40:55D-89) requires that the Reexamination Report state:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last Reexamination Report.

- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.

- c. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the Master Plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.

- d. The specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared."
(Source N.J.S.A. 40:55D-89).

- e. Recommendations of the Planning Board concerning the incorporation of a redevelopment plan adopted pursuant to "local redevelopment and housing law" into the Land Use Plan Element of the Municipal Master Plan, and

recommended changes, if any, in the local redevelopment regulations necessary to effectuate the redevelopment plans of the municipality.

The Municipal Land Use Law further states that the absence of an adopted Reexamination Report is presumptive that the community's development regulations are no longer reasonable. Simply put, the Municipal Land Use Law requires each community to recognize changing conditions, decide on a plan to address changes and update, revise and/or adopt new standards as conditions and circumstances warrant.

Problems and Objectives:

Master Plan Amendments

The Township's latest Master Plan was adopted in 2001. The 2001 plan was further amended in 2005 (updated Open Space and Conservation Plan elements and 3rd Round Affordable Housing Plan).

The statistical profiles of Land Use and Housing contained in the 2001 Master Plan were updated to the most current census data available (2000).

Affordable Housing Plan

The process of Affordable Housing Plan preparation and certification has been the major planning issue confronting the Municipality. The Township's first Housing Plan was granted substantive certification by COAH on 3/7/88. The Township received its second certification on January 10, 1996. The Township filed its 3rd Round Plan in December 2005.

Township Sponsored Housing Programs

The Township initiated a housing rehabilitation program in the late 1980's in accordance with its Affordable Housing Plan. The program provides grant funds with conditions to homeowners for rehabilitation of their properties. Funds are required to be repaid to the Township

if the property is sold within six years of project completion date.

The source of program funds is from "Development Fees". Funds are made available to income eligible property owners on a loan/grant basis. The program has resulted in improved housing conditions. The program is on-going and is proposed to continue in the 3rd Round Program and is funded from Township resources primarily from loan repayment.

Rural Character Preservation vs. Development

The preservation and protection of the steep slope, forest and stream corridors are major objectives of the adopted 2001 Master Plan of the Township. Continuing development does alter the landscape. Development is forecast to continue but not at the magnitude of the 1990's and early 2000-2001. The forecast for continued development pressures is based upon the following:

- a. Available public sewer capacity with the exception of the northeast section of the Township.
- b. Available public water supply.
- c. Available albeit diminished supply of developable land.
- d. Strong housing market.
- e. Large and expanding job market.

A current Zoning Ordinance is consistent with the 2001 Master Plan and its objectives of open space. The EP-250, CR-130/65, R-65 and R-20(V) zone districts provide for and encourage open space preservation as a function of flexible development regulations permitting lot size reduction. The degree of lot size reduction and percent increase of the number of lots as a function of open space preservation has and is being further reviewed.

Master Plan Elements

The current Master Plan does contain all Plan Elements required by the Municipal Land Use Law. Due to the passage of time, various Plan Elements reference data that is 5 or more years old. The Township is in the process of updating the database of Plan Elements:

- Historic Sites
- Existing Land Use
- Population
- Recreation and Community Facilities
- Utilities
- Traffic and Circulation

The Township has actively participated in the Cross Acceptance Process of the State Planning Commission. The current Land Use Plan of the Township is consistent with the draft Statewide Land Use/Policy Plan.

POPULATION, GROWTH & CHARACTERISTICS

The adopted 2001 Master Plan contains basic data and analysis of population and employment characteristics of the community. The data are based primarily upon 2000 U.S. Census of Population and Housing. Table I provides updated population statistics.

Table I

POPULATION GROWTH, 1970-1990 TOWNSHIP AND VICINITY

Town	1970	1980	1990	2000	NJTPA Projection 2010
Warren	8,592	9,805	10,830	14,260	16,720
Bernards	13,305	12,920	17,199	24,580	27,670
Bridgewater	30,235	29,175	29,175	42,940	45,350
Green Brook	4,302	4,640	4,640	5,650	7,190
Somerset County	198,372	203,129	203,129	297,500	325,500

Source: U.S. Census 1970, 1980, 1990 and 2000

NJTPA (North Jersey Transportation Planning Agency) is designated as the regional population forecast authority by COAH (Council of Affordable Housing).

The Township's population grew by 10.5% from 1980 to 1990 and 31.7% from 1990 to 2000. Based upon development activity since 2000 to the present, the continued pace of new home construction forecasts population growth but at a lesser rate as compared to the 1990's.

There is real evidence that semi-retired and retired persons emigrate from the Township. Until recently only an assisted living facility existed in the Township. A development under construction will provide housing designed for active adults. The project includes 42 units restricted to purchase by low and moderate income households as defined by COAH.

In addition to the above project, twenty-eight (28) town home dwellings were constructed in the Town Center in the early 1990's. Three homes providing six senior units each have been developed on Lindbergh Avenue. To retain long term residents, adult designed housing focusing on affordability is currently being reviewed.

The overall economic well-being of the Township resident population appears to be sound. The economic well being, measured by income, of residents of the Township as well as Somerset County at large, is rated as one of the highest in the State.

Population Projection

The various agencies publish population projections for Somerset County and municipalities. The North Jersey Transportation Planning Agency (NJTPA) is designated as the official forecast agency by the Council of Affordable Housing (COAH).

Warren Township population grew from 10,380 persons in 1990 to 14,260 persons in 2000 (Source: US Census). The NJTPA projection for the next 10 years is a 2,460 persons increase or total population of 16,720 by 2010.

Table 2

TOTAL PROJECTED POPULATION
WARREN TOWNSHIP AND VICINITY

	1990 Census	2000 Census	2010 Projected*
Warren	10,830	14,260	16,720
Watchung	5,110	5,610	5,880
Green Brook	4,460	5,650	7,190
Bernards	17,199	24,580	27,670
Bridgewater	32,509	42,940	45,350
Somerset County	240,279	297,500	325,500

* Source: NJTPA projection

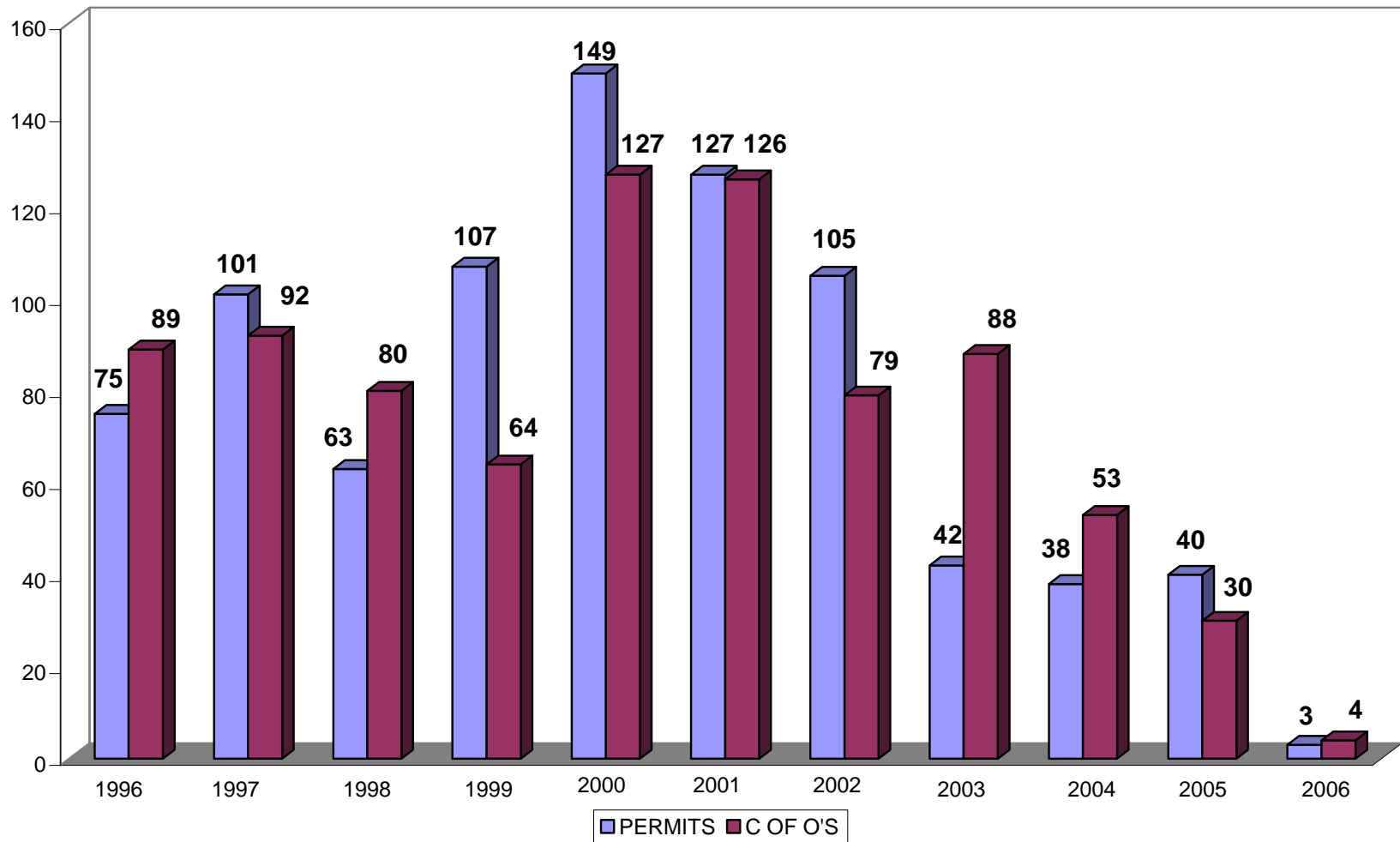
Warren Township Construction Department and the Township Administrator's office maintain data showing the number of Certificates of Occupancy and the number of building permits issued per year. The period 1996 through March 2006 shows total permits and new construction. New construction shows a steady decline from its peak in 2000. New construction will increase for period 2006-2008 as a result of a new adult housing project development in the Town Center District.

The population growth shown on the proceeding tables has resulted in demand/need for additional school capacity, recreation facilities, municipal facilities and services in general.

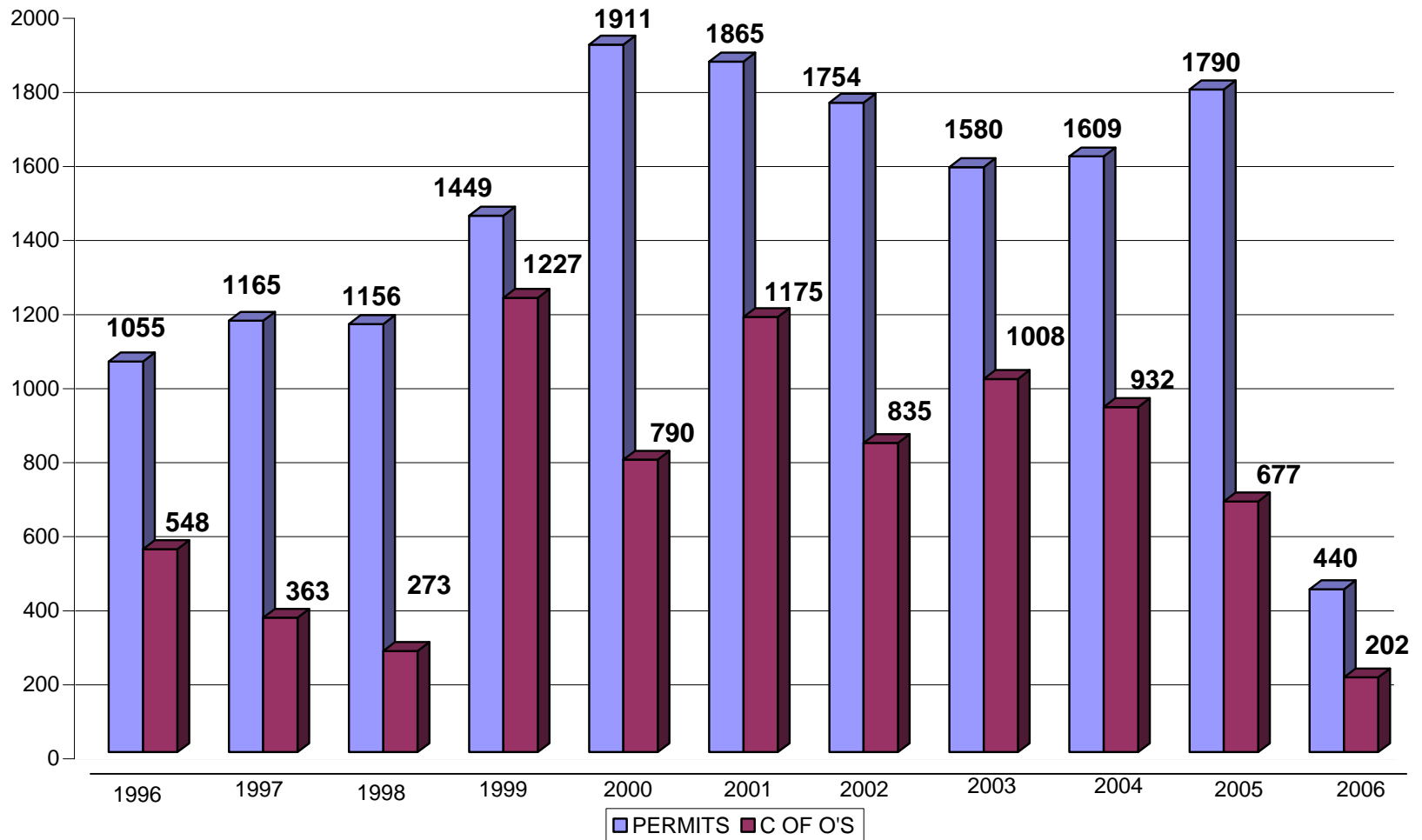
Reservation of Land to locate public facilities and services is essential to the comprehensive planning process. The current Open Space, Recreation and Conservation Plans include only identification of existing facilities and a projection for open space/conservation areas.

The Open Space Plan was updated in 2005. A revised plan is being developed to reflect recent acquisitions and proposed improvements.

CONSTRUCTION OFFICE RESIDENTIAL SUMMARY OF PERMITS THROUGH 3/31/06



CONSTRUCTION OFFICE TOTAL PERMIT & CERTIFICATE OF OCCUPANCY SUMMARY - 1ST QTR. 3/31/06



ECONOMIC DEVELOPMENT

Job growth is one index of economic development of a community. New Jersey Department of Labor and Industry (Covered Employment Reports) provide data as to the number of people employed in the municipality. Employment data is also maintained and forecasted by NJTPA. Table 3 (page 11) shows a job growth history and projections for the Township and adjacent communities.

The table shows that considerable employment growth occurred in the community from the period 1976 to 2000. The table does include the Chubb Headquarters, Lucent facility (now Citi Corp), Anadigics, Technology Drive complex, Independence Boulevard complex and the professional office/service growth in the Town Center Area.

No significant change in the resident population to job ratio has occurred over the past five year survey period. Substantial employment opportunities in the Township and vicinity will continue to contribute to the strong regional housing market as well as support industries.

The Township Zoning Plan provides for additional economic development. The Town Center Area and the I-78/King George Road interchange continue to represent the future growth areas. Growth in the Town Center District will, to a large extent, be characterized as reconstruction/redevelopment.

The NJTPA's projected decline of total employment is a reflection of reduced occupancy of large corporate facilities.

Table 3

COVERED EMPLOYMENT & PROJECTION - WARREN TOWNSHIP AND VICINITY

1986 - 2010

	1976	1986	2000	2010*
Warren	4,701	8,277	15,870	13,630
Bernards	9,061	10,166	14,440	17,590
Bridgewater	12,594	20,887	35,790	35,390
Green Brook	2,824	2,329	4,240	4,990
Watchung	4,816	3,337	8,400	8,720
SOMERSET COUNTY	104,249	N/A	203,100	227,100

Source: New Jersey Department of Labor

* Projection: NJTPA

HOUSING

Affordable Housing:

The Township Housing Plan Element contained within the 1997 Master Plan incorporates and describes the existing Affordable Housing Plan.

The Township's adopted Housing Plan Element was granted Certification in January of 1996 by Council on Affordable Housing (COAH). The original plan was granted Substantive Certification by COAH in March of 1988.

The Township has petitioned for certification of the 3rd round plan. The plan was filed with COAH in December 2005. Review and amendment are in progress.

Other Housing Issues:

Owner and renter occupancy characteristics of the Township have not significantly changed over the past decade. Notwithstanding, as a result of Affordable Housing Plan implementation, approximately 88 rental units did become available. In addition, age restricted housing has been constructed in the Town Center and in the vicinity of the Woodland School (Lindbergh Avenue).

A new age restricted development is currently under construction. When completed, 42 new age restricted affordable units will be developed. The Township is currently assessing the indigenous need for further age restricted housing.

LAND USE AND DEVELOPMENT REGULATIONS

Continued development potential remains but is restricted due to vacant land supply and the limited sewer capacity in the northeast portion of the Township. The limitations of sewerage treatment capacity exist only in the north eastern section of the Township. Strong regional economic trends are reflected by the corporate office park development located along Route 78, Mt. Bethel Road and the enlargement and/or new commercial structures along Mountain Boulevard.

With few exceptions, a common factor of development in the Township is environment constraints of various degrees associated with the land. Constraints include wetlands, flood boundaries, steep slopes, traffic safety impacts and stormwater run-off.

A Land Use Procedures and Zoning Ordinance were adopted in 1993 and amended from time to time to reflect adjustment to land use policy. These ordinances are comprehensive revisions and substantially implement the intent and purpose of the Land Use and Housing Plan Elements of the Warren Township Master Plan and as amended.

Ordinances are periodically reviewed. The permitted lot size reduction allowed within the CR-130/65 and R-65 zones and density bonus provisions were revised in 2001. A Planned Adult Community (PAC) zone overlay was added in 2003. The continued issue of permitted house size on existing small lots is under review.

LAND INVENTORY

Excluding the Passaic and Dead River's flood plain, approximately eighty percent of the land in the municipality is developed. A detailed vacant land analysis is being conducted in connection with preparation of an updated Master Plan.

The basic factors affecting the pace and number of new homes in Warren are (1) land available for development, (2) sewerage treatment capacity in the north eastern section and (3) environmental constraints. Few large tracts remain for residential development. All areas in the easterly portion of the Township are constrained by environmental factors and lack of public sewer capacity.

The pace of development identified in the 2000 Reexamination Report and described in the 2001 Master Plan has decreased over the past 2 to 3 year period. The majority of new development in the 1990's was located within residential zones created as a result of the Fair Housing Act and the Township's Affordable Housing Plan Certification.

A current age restricted project is under construction. When complete, the development will contain 208 dwellings of which 42 shall be affordable.

CIRCULATION

The 2001 Master Plan contains a functional classification/circulation plan. The plan is based upon 1990 data and does not currently include or offer comment upon bus transportation, park 'n' ride lots, or bikeways. The plan does not specifically address high accident and/or congestion locations.

The current Circulation Element of the 2001 Master Plan neither accepts nor rejects Somerset County roadway standards. In general, the Township and Somerset County officials have agreed to mutually acceptable roadway improvement specifications for the improvement of County roadways in the Township.

The Township continues to discuss County roadway improvement specifications with the Somerset County Engineering Department. The focus of discussion is the Township's objective to preserve rural roadway characteristics and redesign Mountain Boulevard to make this route more pedestrian friendly including “traffic calming” techniques.

RECREATION

The New Jersey Department of Environmental Protection & Energy uses two general methods to determine the need for developed recreation in the municipalities. One is a population derived number (10 acres of municipal parks for every 1,000 citizens). The second NJDEP method is based on land area of the community. The formula states that 3% of developed and developable land in the municipality should be set-aside as Municipal Park.

Under Method 1, Warren requires approximately 150 acres of Municipal Park land. Under Method 11, the need would be approximately 315 acres.

The 2000 Reexamination Report and the 2001 Master Plan both concluded that additional recreational facilities are required. This finding is reflective of residential development occurring from the mid 1990's to present.

A recreation facility was developed in conjunction with the Greenwood Meadows Development. Substantial open space/recreational lands have been acquired jointly by the Township and County.

The Reinman/Dubois Roads area has been and is developed to provide fields for various sports. Additional facilities are being reviewed.

The Township Recreation Commission now has a fulltime director. The commission is reviewing concepts/proposals for creation of new facilities and services.

UTILITIES

With the exception of the northeastern section of the Township, developable land is not constrained by the sanitary sewer treatment capacity. The Township Sewerage Authority consultants have prepared an updated Waste Water Treatment Plan which sets forth the means and methods to address capacity constraints. The plan is currently being reviewed by the NJDEP. The plan will not increase capacity to serve new development in the northeast sector.

Investigation of other basic utilities (water supply and electric power) results in no known capacity constraints when compared to current land use policy. American Water Works is now the public utility franchised to provide water service to the community. No known infrastructure facilities (water tanks, pumping stations) are planned.

Not all areas of the Township are served by public water supply. The Township Board of Health has established standards for extension of waterlines to serve new residential developments. A principle issue is adequate water supply in case of a fire emergency. A second issue is ground water contamination.

Public waterlines are being extended as a result of new development. Water services have also been provided to existing neighborhoods through waterline extension where ground water contamination exists.

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Substantial and significant environmental resources and constraints exist within the community. Resources and constraints are on occasion interchangeable. Wetlands constrain roadway extension and also provide water quality resource.

Passaic and Dead Rivers and the Watchung Mountain ridgelines are exceptional value resources to the community. These natural features also restrain roadway connections, utility extension and other activities associated with development of land.

Steeply sloped areas constrain and influence the pattern of development as do floodplains and wetland areas. Current development regulations do address natural and manmade environmental conditions present within the community. Further, review of alternative techniques i.e. transfer of development rights is worthy of consideration.

NJDEP has adopted administrative regulation which increases transition areas along wetlands. Regulation also requires new development to address water quality for runoff resulting from development of land. These regulations further restrict development potential of the remaining vacant land.

FINDINGS OF FACT

As a result of the study and research, the following assessment of problems, goals and new issues are presented:

1. The Zoning Plan of the Township is substantially consistent with that of adjoining municipalities.
2. The Township's Zoning Plan is generally consistent with the Somerset County Development Guide Plan.
3. As a result of the enactment of the "State Planning Commission Act", (N.J.S.A.A.A.52:18A-196) the New Jersey State Planning Commission prepared a State Development/Redevelopment Plan. The adopted plan establishes statewide planning objectives, coordinates planning activities, and guideline planning policies. The State Planning Commission adopted its plan on June 12, 1992. That plan is currently under review and revision.
4. The Township has actively participated in the cross-acceptance process advanced by the New Jersey State Planning Commission to achieve coordination and acceptance of policies and objectives of the proposed state plan. The Planning Area and Environmentally Critical area designations of the New Jersey Development and Redevelopment Plan are reflective of the policies and objectives of the Township Zoning Plan.
5. The 2001 Master Plan does project total population. In general, the data describing population and employment were updated in the 2001 plan. Owing to the dynamics of this community, further updating of the database is warranted and on going.

6. The Township has received COAH certification of the period 1993-1999. No zoning amendments were required resulting in an increased density of development. The requirements of COAH for the post 1999 certification period have been adopted.

The Township prepared and adopted a Fair Share Plan in December 2005 and filed same with COAH for certification. The Township is now reviewing COAH comments.

7. The Township exhibits critical environmental conditions throughout the community. The Township has amended its Zoning Plan by creating the CR-130/65 district. The land area in these districts generally features one or more critical environmental factors. Major development projects have been approved in the CR-130/65 zone. Issues of minimum lot size, density formula, encroachment upon steep slope areas and public use and access to open space warrant further review.

Current development regulations of the community do provide for a variation of lot size for major development applications and also provide for a clustering of lots (reduced lot sizes and creation of permanent open space). The regulations implement the current Master Plan goals and objectives. These regulations have resulted in the establishment of substantial public open space and conservation areas.

8. Available developable land is becoming a scarce resource in the Township. The value of land is high. This combination has resulted in proposals for undersized lots, flag lots and multiple variances. Proposals contrary to Township development standards are expected to continue.
9. A review and investigation of planning studies published by regional agencies (Somerset County, New Jersey Department of Transportation, etc.)

has been made. Based upon this review, no known regional facility (new transportation routes or systems, institutions, etc.) are proposed or suggested within or about the municipality.

This finding was contained in the 2001 Reexamination Report. Notwithstanding, the Morris-Union Jointure School is now under construction on King George Road. The Township had no role in the site selection process and was denied review and approval process by the State.

10. The demand for recreational facilities increases with population growth. Substantial additions to the open space recreational land inventory have been made. Notwithstanding, as the Township's resident population continues to increase, the scope and capacity of recreation facilities needs will increase. The Township Recreation Commission is actively addressing short and long term needs.
11. Road systems have a finite capacity. The existing roadways are impacted by the growth of the Township and its surrounding region. The Circulation Plan Element adopted in 1990 focused upon the functional classification of this existing system. The 1997 and 2001 Master Plans essentially readopted the 1990 plan. The plan does not include a policy and plan for alternative means and modes of travel, particularly during work-trip periods of the day. The plan does not focus upon safety/spot congestion locations.
12. The Township Open Space Plan does include a “trailways” system. No specifications for use or priority exist. Trailways do exist in the Codington and Dealman Parks.

MASTER PLAN REEXAMINATION REPORT
FINDINGS and ASSESSMENTS

The Municipal Land Use Law requires the Reexamination Report pursuant to N.J.S.A. 40:55-89 to address the following:

- a) The major problems and objectives relating to land development in the municipality at the time of adoption of the last Reexamination Report.
- b) The extent to which problems or objectives have been reduced or have increased subsequent to such date.
- c) The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the Master Plan or Development Regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials and changes in State, County and Municipal policies and objectives.
- d) The specific changes recommended for the Master Plan are development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulation should be prepared.
- e) Recommendations of the Planning Board concerning the incorporation of a Redevelopment Plan adopted pursuant to local redevelopment and housing law into the land use plan, implementation of the Municipal Master Plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality. The Township adopted a Reexamination Report in 1988, 1992, 1996 and 2000. Subsequent to

adoption of a Reexamination Report, a new Master Plan was prepared and adopted. The current Master Plan was adopted in 2001 and is being reviewed.

Major Problems and Objectives Relevant to Land Development At the time of adoption 2000

Reexamination Report

- 1) The diminishing amount of open space within the Township.

Open Land Becoming a Scarce Resource

The Township 1997 and 2001 Master Plans recommended specific means and methods to ensure preservation of open space, environmentally sensitive land, natural feature areas and historic sites and buildings. These recommendations flowed from prior Master Plan recommendations and have been implemented through the adoption of the December 1993 Zoning Ordinance and subsequent amendments. Further, the Township has aggressively pursued and acquired open space utilizing grant funds of the State and County as well as Municipal Open Space Trust funds.

Issues of lot size and steep slope protection have arisen in connection with development applications. Review is underway. Of greater importance is the amount of remaining developable land. The competition for use (public vs. private) will become more intense with passage of time. The Township's open space tax is one method of securing land. Flexible development standards are another.

- 2) The Reexamination Report recognized the existence of village and/or neighborhood areas in the community

The 1988 Reexamination Report foresaw the village/neighborhood character being eroded owing to the extent and scale of development throughout the community. Strides have been made towards establishment of a Town Center District. No specific strategy

exists to reinforce existing neighborhood characters and areas (Mt. Horeb Park, Plainfield Gardens and Warrenville neighborhood areas).

3) The Reexamination Report recognized the adverse impacts of strip commercial development in the Town Center Area

Adverse impacts include traffic safety, pedestrian safety, unattractive and dysfunctional physical environment resulting in economic malaise. The adopted 1997 Master Plan provided specific recommendations for Town Center design and scale to create a safe environment for vehicles and pedestrians and to enhance the economic advantages of the Township Center location. The Zoning Ordinance implemented these recommendations.

An ISTEA grant has provided the funding for substantial improvements to the Town Center Area. Further grant fund and other resources are needed to complete this stage of the Town Center project.

4) The Reexamination Report recommended against any additional large shopping centers or corporate facilities.

Neither the 1997 nor 2001 Master Plans recommended any reduction of the land area assigned for commercial, office and industrial development. The Zoning and Master Plan are consistent. Review of the range and intensity of uses within non-residential zones is warranted.

- 5) The Reexamination Report recognized the need for timely provision for needed new community facilities.

The 1990, 1997 and 2001 Master Plans advocated provision for expanding public open space. The Zoning Ordinance provides regulations to create open space simulations with land development. Township policy also advocates acquisition of land.

- 6) The Reexamination Report recognized the adverse impact of through traffic upon residential neighborhoods

The Master Plan contains a circulation plan Element but does not specifically address the above. The Township has established a Traffic Advisory Committee. This Committee is reviewing methods and means to achieve a safe traffic environment.

- 7) The Reexamination Report recognized the character of rural residential roadways.

The Master Plan did not specifically recommend revision to design standards. This issue remains outstanding.

- 8) The Reexamination Report identified roadway improvement and needs. The recommendation of Circulation Element originally adopted in 1990 and readopted in the 1997 and 2001 Master Plans set forth specific improvement projects.

Most of the projects have been completed or are substantially under way.

- 9) The Reexamination Report recognized the need to balance various classes of land use in order to maintain fiscal stability.

The 1997 Master Plan recommended no changes of density or intensity of development. The 2001 plan proposed planned adult housing as an overlay zone within the Town Center. The proposal was adopted as zoning law. Development is underway for the first planned adult neighborhood.

- 10) The Reexamination Report recognized the need for design standards with particular regard to non-residential uses.

Town Center design standards were adopted in 1993 and the overall guidelines for all non-residential zones in the Township remain in place. Review of standards and requirements is warranted.

Extent Such Problems and Objectives Have Been Reduced or Increased Since Adoption of the 1988, 1996 and 2000 Reexamination Reports.

- 1) Increased Development

As a direct result of the Fair Housing Act requiring the Municipality to increase density, the rate of housing construction increased from the early 1990's to its peak in 2001. The preceding charts (following page 8) show the number of homes constructed and occupied since 1996. The inventory of approved lots available for development forecasts continued home construction but at a greatly reduced pace compared to the 1990's.

- 2) Increased Population equals Increased Public Service & Facility Need

The Township has expanded recreation facilities within the municipal center. Facilities have been constructed in the Greenwood Meadows neighborhood in the westerly sector of the community. Additional open space areas have been acquired throughout the Township.

Continued residential development will require expanded facilities. The Township Recreation Commission is actively investigating alternative locations, facilities and/or programs to serve the needs of the growing Township population.

A new library addition has recently been constructed at the municipal complex. The facility is designed to meet existing and long term community needs.

The Township has purchased the last remaining vacant property adjacent to the Municipal Complex. This parcel (approximately 6 acs.) provides for future public facility space.

3) Increase Traffic

Growth and development within the Township and adjoining municipalities has substantially increased traffic volumes through the community. In general, the major roadways within Warren Township are County Routes. The improvement standards of the County are not generally consistent with the Township's objective to preserve rural, low-density suburban features and characteristics.

As traffic volumes increase, roadway improvements will be required. The Township has pro-actively placed its traffic management objectives before the county. The Township has focused upon Traffic Safety improvements i.e. intersection signals, bridge reconstruction, hazardous location reconstruction and traffic calming improvements particularly in the Town Center Area.

The County Planning Board adopted a scenic corridors and scenic roadways in its 1996 plan. No County routes in Warren Township are identified as a scenic corridor or scenic roadway. The issue of increasing traffic volumes coupled with adopted County road improvement standards conflicts with intended character preservation objectives of the Municipality.

4) The extent and scope of State and Federal regulations has significantly increased since the adoption of the 2000 Reexamination Report.

Regulations extend to roadway design and construction (Residential Site Improvement Standards) solid waste/recycling, water supply, sanitary sewer treatment, construction code regulations, air pollution regulations, radiation standards, noise standards, storm water management (RSIS), floodway regulations, water quality regulations, communication facilities and health care facilities. The aforesaid items are not intended as an exhaustive list but an example of regulation and mandatory standards placed upon each municipality.

In general, the regulations and standards mandated by state law are not accompanied by funding sources. Municipal cost of implementation may be addressed through fee ordinance or general appropriation. The need to address new regulation and/or standards continues. The need to update and/or establish fee based services also continues.

MAPS ACCOMPANYING THE AMENDMENT ARE AVAILABLE WEEKDAYS BETWEEN THE HOURS OF 8:30 A.M. AND 4:00 P.M. (EXCEPT HOLIDAYS) IN THE PLANNING BOARD OFFICE AT A FEE OF \$2.50 EACH (2 MAPS).