

## 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 lifetime of the participants in the process. In the end only the actual “improvements” and the remaining natural features are important, with the economic and social policies of the Township as the means to implement the plan.

The Warren Township Master Plan has been prepared in accordance with the New Jersey municipal land-use 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 July 10, 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/Survey 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 are 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 constituent 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 private 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 for 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. Lower 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 standards 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.

- a. Encourage the redevelopment of the exterior facades of strip commercial buildings, as well as parking lot landscaping and screening of parking 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 areas.

Discourage any new large free standing retail shopping centers.

Update and intensify landscaping requirements for all commercial and non-residential 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 multi purpose community facilities, municipal buildings, libraries and parks.

### Residential Housing

Expand and further detail design and development standards that reinforce community character.

- a. Low density and low intensity of development.
- b. Provide for single-family housing on varied lot sizes, but maintain or reduce the overall density pattern of the neighborhood.
- c. Maintain affordable housing plan certification.
- 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 I-78 and limited to existing OR zones.
- b. Encourage the upgrade of the architectural quality of all non-residential buildings and encourage retro fitting on existing light manufacturing to R & D/office use.
- c. 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 setbacks with landscaped 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 in character with the rural/suburban character of the community.

- a. Promote the visual improvement of the Township's major arterials, planting additional street trees and requiring on-site 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 quality 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 owned land 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 single-family homes on one to one-and-one-half acre lots. (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 non-residential land use in Warren. Approximately 700 acres are presently devoted to this use with the majority in three locations adjacent to I-78; the Somerset Hills Corporate Center, Chubb Headquarters and Lucent Headquarters. The remaining 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, Old Washington Valley Road, Stirling Road and the Mount Bethel Area). Very few isolated non-conforming retail/service uses exist outside designated commercial zone districts.

Existing industrial uses are high tech/research and development uses. Distribution 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 is 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**

Substantial development 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 sewer service and facilities plan.

During the 1980's and 1990's, strong regional economic trends are reflected by (1) the office park/corporate headquarters development along Route 78 and Mt. Bethel Road and (2) the redevelopment and/or new commercial structures along 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 adjoining uses, storm water run-off 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 to best address 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 changes of 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 and 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 (1993-1995) is located within residential zones created as a result of Township compliance with the New Jersey Fair Housing Act and the Township's Affordable Housing Plan (AHP) Certifications of 1988. The Township's 1996 AHP plan did not require rezoning for high density housing.

The Township tax assessment records have 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.

## POPULATION, EMPLOYMENT AND INCOME

### Population, Growth & Characteristics

The 1997 Master Plan contained basic 1990 census data and analysis of population and employment characteristics of the community. The initial 2000 census data are available although detailed characteristics are not

As the complete U.S. 2000 Census of Population becomes available, supplemental tables and charts should be updated.

**Table 1**  
**POPULATION GROWTH, 1970-1990**

	1970	1980	1990	2000	10 year. Change
<b>Warren</b>	8,592	9,805	10,830	14,259	3,429
<b>Bernards</b>	13,305	12,920	17,199	24,575	7,376
<b>Berkeley Heights</b>	13,078	12,549	11,980	13,407	1,427
<b>Bridgewater</b>	30,235	29,175	32,509	42,940	10,431
<b>Green Brook</b>	4,302	4,640	4,460	5,654	1,194
<b>Somerset County</b>	198,372	203,129	240,279	297,490	57,211

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

**Table 2**  
**Population Distribution by Age - 1990**

	Warren Township		Somerset County
	Total	Percent	Percent
<b>Under 5</b>	715	4.2	5.5
<b>5 – 18</b>	731	25.8	23.0
<b>19 – 24</b>	2,100	8.5	9.4
<b>25 – 34</b>	1,363	11.2	15.6
<b>35 – 44</b>	1,884	15.7	13.6
<b>45 – 54</b>	1,665	16.5	13.2
<b>55 – 64</b>	1,332	10.8	10.8
<b>65 +</b>	1,040	7.2	9.0
<b>TOTAL</b>	<b>10,830</b>	<b>99.9</b>	<b>100.1</b>

Median Age: 35.1 years      32.8 years

Source: 1980 U.S. Census

**Table 3**

### Selected Age Groups 2000

TOWN	Population	Under 5	45 to 54	75 and Up	Median Age
Warren	14,259	7%	17%	5%	39.4
Bernards	24,575	8%	16%	6%	39.2
Berkeley Heights	13,407	8%	15%	8%	39.7
Bridgewater	42,940	8%	15%	6%	38.2
Green Brook	5,654	7%	14%	8%	39.9
Watchung	5,613	6%	16%	7%	43.0

Source: 2000 U.S. Census

#### Summary

The Township's population grew by 10.5% from 1980 to 1990. The development activity since 1990 to present and the continued pace of new home construction, predicted population as compared to prior Master Plan projections. The recent 2000 U.S. Census validates prior projections. Future growth will not mirror the 1990's primarily due to land supply.

#### Age and Income Characteristics

There is considerable evidence that semi-retired and retired persons emigrate from the Township. A single 28 unit senior citizen housing has recently been developed in the Town Center area. The project is fully occupied.

Without exception, County, State and National demographic studies stress the baby boomer aging process. The vast majority of current housing inventory is designed for a family raising household unit (4+ bedrooms).

The economic well-being of the Township residents, as indicated in Table 4, appears to have remained sound and essentially the same relative to its region. 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 and the Country.

#### Population Projection

The Somerset County Planning Board publishes population projections from all Somerset municipalities. The latest projections by the County for the Township were published August 1993. Since that date, sustained and significant development has occurred primarily within the affordable housing districts.

The Township prepared a projection of population growth in connection with its Waste Water Management Plan adopted 2/1/1993. The Township project anticipates population growth for the projection period 1990 to 2020 of 30.3%. The current total population is approximately 14,400 persons. The horizon total population (full development) is projected to be 16,000 to 16,500 persons.

## ECONOMIC DEVELOPMENT

Job growth is one index of economic development of a community. NJ Department of Labor and Industry (Covered Employment 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 past 20 years. 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 1976 to 1995). 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
<b>Warren</b>	1,995	4,701	8,277	8,645
<b>Bernards</b>	1,010	9,061	10,166	N/A
<b>Berkeley Heights</b>	2,980	5,535	4,713	N/A
<b>Bridgewater</b>	10,237	12,594	20,887	N/A
<b>Green Brook</b>	1,554	2,824	2,329	N/A
<b>Watchung</b>	3,792	4,816	3,337	N/A
<b>Somerset County</b>	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-tech, etc.).

## **HOUSING**

### **Affordable Housing**

The Housing Plan Element contained in the updated 1997 Master Plan of the Township 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 pre-credited affordable housing estimate published on February 3, 1993 by COAH was 252 units.

The Township was granted certification for the period 1986-1999 by filing of a new Housing Plan in accord with COAH rules. COAH certified the Township's Affordable Housing Plan on January 10, 1996. The 1986-1999 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 cycle.

### **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 current 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 1 ratio of responding 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 K-8 and one regional High School. Both elementary and middle 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 shows K-8 existing and projected enrollment for the year 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
<b>Total</b>	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 paid part-time 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 Meadows neighborhood. Major improvements at the Municipal Complex have been made during the 1990's.

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

The Township has recently 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 questionnaire indicates 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 for the fire department and the first aid squad was collected from the fire chief's and president of the rescue squad and township 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 Townshipwide 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 to residents 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 plants serving 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.

## **TRAFFIC AND CIRCULATION**

The purpose of a circulation plan element is to provide a plan for safe travel and to evaluate all current modes of transportation – vehicular, pedestrian, cycles, mass transit, etc. – and make recommendations for improvement. While existing transportation systems do provide some limitations to future land use options, the primary role of the circulation plan is to effectuate the objectives of the Land Use Plan.

A classification and hierarchy of Warren's roadway system has been established through the County and to some degree the U.S. Bureau of Public Roads.

### **Road Hierarchy and Minimum Standards**

The classification of roads is determined by specific function and level of use. Warren's road network can be classified by using the following widely used classifications: Minor Streets, Connector Streets, Secondary Arterial Streets, and Arterial Streets

A street as defined in the Municipal Land Use Law means any street, avenue, boulevard, road, parkway, viaduct, drive or other way which is an existing state, county or municipal roadway and includes the land between the street lines, whether improved or unimproved, and may comprise pavement, shoulders, gutters, curbs, sidewalks, parking areas and other areas within the street lines.

The above streets are described in Warren's Land Development Ordinance as follows:

1. Minor streets shall mean those which are used primarily for access to the abutting properties.
2. Connector streets shall mean those which carry traffic from minor streets to the major system of arterial streets, including the principal entrance streets of a residential development.
3. Minor arterial (secondary traffic) streets shall mean streets connecting places of relatively dense settlement with each other and with arterial streets and are intended primarily for intermunicipal and commuter traffic.
4. Arterial streets shall mean those which are used primarily for fast or heavy traffic.

### **Existing Conditions**

Data regarding Warren Township's existing street and traffic study conditions are obtained from The County Master Plan, The Warren Township Police Department and Warren Township Engineering Department. All arterial and minor arterial streets are County roadways and the County has the ultimate authority to determine width, alignment and general improvement. In recent years the Township and County have developed a sound working relationship regarding priority area improvements, and the design and scope of each.

Route I-78 is a Federal interstate highway and under the jurisdiction of the Federal Government. Improvements or modification can only be made with Federal Government approval.

The two spot congestion areas are Route 78 interchanges 33 and 36 (Liberty Corner Road and King George Road).

Other congested intersections in Warren are Mountain Boulevard/Warrenville Road; Mountain Avenue/Hillcrest Road; Morning Glory/Washington Valley; Mt. Horeb/Mt Bethel; and King George/Mt. Bethel.

The Township of Warren Police Department produces yearly motor vehicle accident reports. The problem locations in the Township are:

#### **High Accident Roads**

- ◆ Stirling Road
- ◆ Mount Bethel Road
- ◆ Mountain Boulevard
- ◆ Washington Valley Road
- ◆ Mount Horeb Road

Growth and development within the Township and adjoining municipalities has substantially increased traffic volumes through the community. As stated above, 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 of the roadway system. The Master Plan questionnaire results indicate an overwhelming preference to retain rural roadway characteristics.

As traffic volumes increase, roadway improvements have and will continue to be required. The Township has proactively 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. A cooperative County/Township environment has been achieved over time. Direct communication and follow up of proposals has served the interests and objectives of all parties.

The County Planning Board adopted a Scenic Corridors and Scenic Roadways Plan in 1996. No County routes in Warren Township are identified as a scenic corridor or scenic roadway. Notwithstanding the above, the fact of increasing traffic volumes coupled with adopted County road improvement standards, forecasts a potential conflict with intended rural roadway character preservation objectives of the Municipality. The Township should further pursue scenic roadway designation.

#### **Other Modes of Transportation**

Sidewalks do not exist in most residential areas. In recent years sidewalks have been required in the more densely populated, downtown area where pedestrian traffic exists. Sidewalks are now required in all Town Center non-residential areas. Connecting linkages (sidewalks) have also been required for new developments adjacent to the Town Center area.

No bikeways currently exist in Warren. A paved roadway shoulder can and should be given consideration as designated bikeways to provide a safe environment and encourage biking as a local trip travel mode alternative. Because of roadside development, embankments and/or grade, off-road routes may be preferable. The Township has accepted many trail easements over the

past thirty years in conjunction with development plan approval. The trail easements may in some instances serve as bike routes.

**The extent and scope of State and Federal regulations has significantly increased since the adoption of the 1988 and 1996 Reexamination Reports.**

Federal, State and County regulations extend to roadway design and construction, solid waste/recycling, water supply, sanitary sewer treatment, construction code regulations, radiation standards, noise standards, storm water management, floodway regulations and water quality regulations. Communication facilities, health care facilities and the aforesaid items are not intended as an exhaustive list but as examples of regulation and mandatory standards placed upon each municipality.

In general, the regulations and standards mandated by Federal and 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.

## ASSUMPTIONS

Article 3 of the Municipal Land Use Law requires statements regarding the objectives, principles, assumptions, policies and standards upon which the proposals are based. The basic assumptions made and implied in this plan are:

1. Population in the region will continue to increase, but at decreasing rates owing to diminished developable land supply, environmental constraints and strict application of waste water management regulations.
2. Continued development in the Township and more particularly in surrounding municipalities has and will continue to result in greater through traffic, and add to the traffic load on the existing circulation system.
3. The effect of diminished land available and suited to residential use will be reflected in the demand or proposals to increase allowable density and/or intensity of use.
4. The service and administrative and communications and medical sectors of the economy will primarily characterize new economic development in the region.
5. Bonding capacity and spending limit restrictions, as well as powers granted to municipalities to reasonably determine land use policies and regulations have been eroded by law and action at the State and Federal levels of government. Incipient dilution of local planning authority is an on-going issue.
6. Existing recreational areas are not sufficient to serve the needs of the projected population. Population growth will require expansion of facilities.
7. The undeveloped land supply has significantly reduced over the past twenty (20) year period. If the pace of development continues in the next decade similar to the 1990's, only floodways, wetlands and very steeply sloped areas will remain undeveloped.
8. No new statewide housing legislation mandating revision of local land use policy is expected. The existing Fair Housing Act and requirements will continue.
9. No Federal or State facilities are proposed or planned within the Township. No County facilities other than open space/recreation areas are known or projected.
10. The capacity of present public sewer facilities do impose constraints upon the development of the remaining vacant lands in the northeast sector of the Township.
11. Historical and older "period" homes will continue to be raised and/or extensively modified but evidence shows that restoration coupled with public education/preservation objectives has served to preserved buildings and sites.

# **PART II**

# **THE MASTER PLAN**

## **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, conservation, transportation. 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 the most positive images in the Township are its remaining open space, wooded land use areas and stream corridors, and overall low density residential/historic character. The survey also reveals the most negative images of the Township as the existing modern highway, strip commercial areas, most industrial development, “tract suburban” single-family homes in regimented rows of equal spacing with sparse landscaping and traditional forms of multi-family housing.

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

The policy issue questionnaire was distributed to 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:

- 1) Preserve ecologically sensitive open and forested land, natural feature areas, remaining historic sites and buildings, and farms where possible.

The Township proposes an aggressive program for the 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 Warrentown Village area, transitional areas and establish specific design and improvement standards for the respective locations. Standards should include 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, façade 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) are set forth below and are incorporated herein as amended.
  - Eliminate the northeast loop road as a vehicular route but retain as potential pedestrian/bikeway route.
  - encourage pedestrian movement.
  - prevent or limit, where practical, left turns from side streets at intersections with County roads unless signal controlled.
  - limit speed to 25 mph in Town Center and install traffic calming facilities. (i.e. pavement texture, pedestrian signage, etc.)

- limit the width of roads.
  - provide for safe and efficient flow of vehicular traffic through driveway linkages of parking areas, Town Center road system implementation and maximum road connections.
  - signalization of high accident intersections.
  - at any road intersection where there is a sidewalk crossing, there should be pedestrian right of way signage.
  - the arterial County roadway system within the Town Center area should provide one travel lane in each direction, shoulders, a center turning lane and additional turning lanes and bikeways where possible.
  - roadside management of signs, utilities, etc. is required.
  - parking lot design should be reviewed and all future parking should be located in side and rear yard areas or fully screened front areas.
  - parking behind buildings should be designed and mandated for employees.
  - pedestrian walkways in parking lots should be redesigned and reconstructed to provide a safer and functional environment.
  - detailed zoning standards are necessary to preserve a social fabric, to protect property values and 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 commercial activity. Each has expanded and substantial renovation and modernization efforts are ongoing.
- 7) Intensify landscaping requirements for all commercial and non-residential uses. The improvements should compliment Town Center streetscape improvements. Combinations of evergreen and shade trees are recommended, using deer-resistant 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 a combination of cul-de-sac's, loop streets and traffic calming devices.
- 10) Continue encouragement of high tech adaptive reuse of warehouse as well as provision for office (employment center) expansion.
- 11) Encourage design and development standards that enhance 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 character of the community and with special consideration for existing traffic conditions and promote a safe and efficient travel system and circulation options.

13) Continue to maintain Affordable Housing Plan certification. COAH is currently re-evaluating requirements and standards. It is pre-mature to set policy and recommendations.

## **LAND USE PLAN**

The Land Use Plan presented herein recognizes that Warren will continue to grow, but at a slower rate than was characteristic in the 1990's. An underlying objective is to retain the natural and wooded 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 recommends maintaining current gross land use density and/or intensities, but also recommends that the present alternative development options be amended to be consistent with gross density standards. Further, the plan reemphasizes and encourages rehabilitation, development 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 designations were incorporated into the Zoning Plan of the Township adopted in December 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 density by 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 age or older. Active adult housing is restricted to adult housing 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 – 3 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 acres of land.
- R-20V ½ acre (20,000 sq. ft.) residential with variable lot provisions. Overall density shall be 2 homes per 1 acre.
- R-20 Existing developed neighborhood. Existing overall density of developed neighborhoods ranges from 2-4 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 to population 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 satellite areas.   |

### Office/Research

- OR Office/Research.
- GI Restricted Light Industrial/High Tech.
- BR-80 Business-Residential/2 acre (80,000 sq. ft.) minimum lot size. Floor Area Ratio of 0.15 with a mixed-use of services and offices. Single family use also permitted.
- BR-40 Business-Residential/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 mixed-use 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 R-20 medium density residential district

These districts reflect mature established residential neighborhoods. The districts are differentiated one from the other by development potential. The medium density R- 20 district is fully developed and characterized by lots of 20,000 square feet or less in size. The R- 20 (V) districts are characterized by lots of 20,000 square 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 are permitted in the R-20 (V) district. This plan recommends to continue these flexible standards.

The recommended R-20 district is recommended to be further differentiated from the R-20(V) district through a “moderate increase” of the permitted square footage of residential 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 does not vary from the current land use plan or current zoning designations. Permitted uses are single-family detached dwellings, farming, churches, volunteer fire company stations and public and private golf courses. Current development standards encourage flexible design 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 upon existing homeowners.

CR-130/65 – 1½ Variable and Density Modification Residential. The CR-130/65 zone applies to many of the remaining large vacant land areas in the Township. This district was created to encourage preservation of environmentally critical areas. 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. The number of lots may increase to a density of 0.67 dwellings per acre (1½ acre lot). Because of severe environmental constraints present at nearly all CR-130/65 zoned tracts, this plan recommends that the density bonus provision be deleted. Lot size averaging and 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 size of 35,000 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 encouraged to be 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 EP-250 Zone was established with reason and merit pursuant to the adoption of the 1990 Master Plan and subsequent amendments thereto. The purposes of the zone are stated under Section 16-5 of the Zoning Ordinance as follows:

The Township of Warren Master Plan adopted January, 1990 and amended thereafter established the EP-250 Zone in conformance with requirements and standards set forth in the Municipal Land Use Law N.J.S.A. 40:55D-28 et seq. and generally in conformance with sound land use practices.

The EP-250 Land Use District contains areas of extraordinary environmental sensitivity. The principal developed use of land is agriculture. The EP-250 use and development regulations are considerate of the natural and man-made 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 planning purposes 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 district and makes same a part of the adopted Land Use Plan of the Municipality by reference.

### Description Of EP-250 Land Use District:

The EP-250 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. EP-250 Zone boundaries coincide with existing property lines and/or the 100 year flood way elevation established by NJDEP.

### Regional Plan Consistency

The entire EP-250 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 EP-250 area is characterized 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 on file with the Warren Township Engineering Department.

Development standards provide for and encourage placement of new single-family dwellings in areas of accessible, and contiguous buildable uplands. Existing zone standards also encourage continuation and maintenance of agriculture uses.

The EP-250 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 corridors as open space. 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 the EP-250 zone affords a variety of lot sizes and uses consistent with the goals and general policies 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 originally 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 EP-250 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 Township Engineering Department. The extent of wetlands in the EP-250 Zone is substantial.

The EP-250 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 Passaic River and has mapped the findings. Substantial portions of the land area within the EP-250 Zone and located east of King George Road has an elevation below the calculated 100-year flood boundary.

### Existing Land Use

Historically, a substantial portion of the EP-250 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 stock growers 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 encourages farming in all zone districts of the municipality. Clearly, agriculture is a characteristic of and retains a significant presence within the EP-250 Zone. The amount of farm land pursuant to the farm land assessment act of 1964 (N.J.S.A. 54:4-1) 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 Regulations

The EP-250 District provides for flexibility of development. The specific standards of the EP-250 District are set forth in Section 16-9 of the Zoning Ordinance of Warren Township.

The EP-250 Zone requires the establishment of the number of developable lots in accordance with standard requirements set forth in Section 16-8 of 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, the Zone 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 EP-250 Zone, 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 16-8 of the Zoning Code.

The general pattern of development described above is one of rural single-family homes, agricultural uses and vacant land. Development of homes and other structures generally terminates at the flood plain of the Passaic and Dead Rivers, as separately defined from wetland areas.

### Summary, Conclusions and Recommendations

Warren Township adopted a comprehensive Land use Plan in January 1990. This plan established the EP-250 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 designation by 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 and the Plan for 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 EP-250 District recognizes the existing use of the 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 forth in N.J.S.A. 40:55D-2 et seq.

The EP-250 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 Section 16-9.6 of the Zoning Ordinance of Warren 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 part of a mixed-use plan in the Warrentown 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 specifically asked their opinion 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 citizens – adult housing is through a “zoning overlay” or optional form of development within defined locations. The general parameters determining the proposed locations are as follows:

- ◆ site must be served by public water and sewer facilities.
- ◆ site must have direct access to a roadway classified as a minor arterial or greater.
- ◆ site should have 10 acres of land.
- ◆ buffer areas should separate existing residential homes from development of the adult housing neighborhood.
- ◆ 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.
- ◆ each neighborhood should have common facilities.
- ◆ 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 Warrentown Road/Mount Bethel Road, and Mountain 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 standards 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 pedestrian environment. 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" character for the Town Center. Continued emphasis should be on the streetscape, including walkway materials and amenities, street trees and decorative street lighting. The build-out should simulate a traditional architecture.

Existing parking lots should be 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-use shall be limited to retail, offices and/or services.

The CB zone and the adjacent area has evolved into a viable "Town Center". Sidewalks connecting adjacent residential neighborhoods to shops and services have been constructed. However, a vehicular service route system separating through traffic from local traffic has not been constructed. Further, additional landscaping along all public and private street edges to create more of a village setting is required. Traffic calming (crosswalks, signage, etc.) techniques are also required. Notwithstanding current deficiencies, the Town Center has evolved from a strip commercial area to the center of town in just a few years. Continued aggressive search of public funding sources are key to accelerating the delivery of local service routes, more sidewalks, bike route facilities, street lighting and landscaping. Continued private-public partnerships to advance objectives are necessary. Current zoning standards encourage the Town Center Plan implementation.

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 business 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 allowed. 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 reviewed and 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 areas 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 Bethel/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. This 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 past ten 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 the right-of-way and have parking and display facilities confined 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 reviewed and do reflect the extent of existing development.

BR40/80 - Business-Residential Districts. The business-residential zones are mixed use zones which will serve as a transition zone between residential zones and other business zones. Combining access 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 neighborhood 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 of adjacent residential structures.

The BR-80 zone requires a minimum of 80,000 square feet (2 acres) per lot. The BR-40 zone requires 40,000 square feet as a minimum lot size. All non-residential structures in both districts should project residential characteristics, 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 transfer from residential 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 and uses 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 an office/research, high tech manufacturing sector of the Township's economic base. Originally 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. Screened parking 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 is allowed in front yard areas. Buffer standards should be further reviewed in context with light and noise impacts.

Open Space/Recreation/Quasi Public Facilities. This category includes publicly owned land of the Boards of Education, local or county governments, 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 Recreation Plan shows in detail all of the above (see Section *Recreation and Community Facilities*).

## HOUSING PLAN

The Land Use Plan describes all residential land use designations, excluding Affordable Housing Districts. All Affordable Housing District designations 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 of lot sizes. The principal dwelling type is a single-family home, designed for the needs of a family-raising household. The single exception is the R-65/SC zone. This district was established to permit senior citizen/adult housing. The development is located 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 to retain long-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-raising household but becomes less desirable for mature couples and individuals. The proposed senior citizen – adult 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 as a part of the Township's substantive certification. Lot sizes, development regulations and densities were all established as part of a mediation agreement entered into prior to certification granted March 7, 1988. A summary description of these districts is as follows:

The four AH designations provide varied single-family densities. The over all density is approximately 1 dwelling per acre for the RR-AH and R-40AH districts. A density of 3.5 dwellings per acre exists in the R-10AH district.

The highest density falls under the R-10AH/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

The following provides a summary of the Township's affordable housing plan.

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 in the Housing Element and Affordable Housing Plan which is made a part of this plan by reference.

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 Council on Affordable Housing (COAH) on March 7, 1988 for a housing element and fair share plan addressing its 367-unit obligation.

On March 3, 1995, the Township filed a petition for the second round substantive certification of its housing element and fair share plan addressing the 12-year cumulative obligation as required by law. Warren published notice of its petition in the Courier News on March 9, 1995. The publication of notice initiated a 45-day 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 N.J.A.C. 5:93-5.1(b).

### Credits and Reductions

Warren Township's 12 year cumulative obligation was 585 housing units: 42 indigenously and 543 inclusionary. The Township proposed reductions for prior cycle credits, a regional contribution agreement (RCA), a municipal 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 four-bedroom ARC group home on Warrentown 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 166-unit 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 [166-unit reduction].

### Rehabilitation of Units

Warren Township was entitled to a credit for 27 units of rehabilitation. According to N.J.A.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 capital costs 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 rehabilitation since April 1990 at an average cost of \$8,034 [27-unit indigenously reduction].

### Woodland Acres

Woodland Acres is a 57-unit municipally-sponsored housing project comprised of 100 percent affordable “for sale” housing units. The project, comprised of 27 low income and 30 moderate income for sale units, was part of Warren Township's 1988 certified plan, is built and occupied [57-unit reduction].

### Liberty Village

The Liberty Village site was zoned for inclusionary development as part of the Township's 1988 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 [28-unit reduction].

### Whispering Hills

The Whispering Hills site was also zoned for 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 [60-unit reduction].

### Group Home - Old Stirling Road

Warren Township was requesting a reduction for a six-bedroom 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 [6-unit 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 three-bedroom group home restricted to developmentally disabled persons receiving SSI benefits. All other support comes from the State of New 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-for-one rental credit for family 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:

$$\begin{aligned} \text{Rental Obligation} &= (.25)(\text{Precredited need} - \text{prior cycle credits} - \text{indigenous} \\ &\quad \text{component}) \\ &= (.25)(585 - 3 - 42) \\ &= (.25)(540) \\ &= 135 \end{aligned}$$

Based upon this calculation, Warren Township received a rental bonus on 135 units. The maximum number of senior units that may receive the rental bonus is limited to half of that number:  $(.50)(135) = 67$ . Warren Township received a two-for-one rental bonus credit for the 88 family rental units and nine group home rentals.

Substantial Compliance Calculation

As per N.J.A.C. 5:93-3.6, a municipality may receive substantial compliance reductions when it has achieved between 70 and 100 percent completion of the units proposed for construction within the municipality. Warren's 1988 certified plan proposed 145 units in the Township; two inclusionary developments totalling 88 units and a municipal construction project of 57 units. At the time of petitioning, building permits and/or certificates of occupancy had been issued for all 145 units. Therefore, Warren had achieved 100 percent completion and was eligible for an additional substantial compliance reduction of 20 percent of its calculated need. The summary or credits and reductions is shown in the chart below:

<b><u>Precredited Need: 585</u></b>	=	<b><u>543 Inclusionary</u></b>	+	<b><u>42 Rehabilitation</u></b>
Prior cycle credits		-4		
RCA with New Brunswick		-166		
Rehabilitation after April 1990				-27
Munic construction - Woodland Acres		-57		
Liberty Village (family rentals)		-28		
Liberty Village <u>rental bonus credit</u>		-28		
Whispering Hills (family rentals)		-60		
Whispering Hills <u>rental bonus credit</u>		-60		
Group Home - Old Stirling Road		-6		
Group Home - <u>rental bonus credit</u>		-6		
Group Home - Mount Horeb Road		-3		
Group Home - <u>rental bonus credit</u>		-3		
<hr/>				
<b>CALCULATED NEED: 137</b>		<b>122</b>	+	<b>15</b>
Less 20% Substantial Compliance		<u>-24</u>		
<b>FINAL NEED: 113</b>		<b>98</b>	+	<b>15</b>

Housing Element and Fair Share Plan

Warren Township's 12-year cumulative obligation is 113 units: 98 inclusionary and 15 indigenous. Warren Township has met its obligation through a rehabilitation program, an RCA with the City of Perth Amboy, a senior housing project and a non-profit sponsored senior shared housing project. The components of the plan are described below:

Rehabilitation Program

Warren Township addressed its indigenous obligation (rehabilitation) of 15 units through the Township's ongoing rehabilitation program. As per N.J.A.C. 5:93-5.2(h), the Township will provide up to \$10,000 per unit for rehabilitation activity. This requires \$150,000 in rehabilitation funding over the six-year period of certification. The Township is obligated to fund the entire amount. The Township anticipates in total through funds generated from the Developer's Fee Ordinance.

Regional Contribution Agreement (RCA)

Warren Township contracted with the City of Perth Amboy for its inclusionary housing obligation. The maximum number of units permitted to be transferred is limited pursuant to N.J.A.C. 5:93-6.1(a). The calculation is as follows:

$$\begin{aligned} \text{Maximum RCA} &= (.5)(\text{Precredited need} - \text{prior cycle credits} - \text{rehab credits}) - \text{previous RCA's} \\ &= (.5)(585 - 4 - 27) - 166 \\ &= (.5)(554) - 166 \\ &= 277 - 166 \\ &= 111 \end{aligned}$$

The Township contracted for 85 units through an RCA with Perth Amboy. Warren Township submitted to COAH the RCA contract executed on March 2, 1995, signed by the mayors and clerks of both Warren Township and Perth Amboy. An amended agreement transfers 85 units of low and moderate income housing at a cost of \$20,000 per unit for a total of \$1,700,000. Perth Amboy submitted a project plan to the New Jersey Housing and Mortgage Finance Agency (HMFA) for review and approval and to Middlesex County Planning Board.

Senior Housing Project/Town Center (Block 74, Lots 4, 5 and 6)

This is a combination senior housing project and commercial development. Of the 27 for-sale senior units, 6 will be set aside for low income seniors. The project was granted final site plan approval on January 25, 1993 and is now occupied. A portion of the units will be rental and future credits accrue to the Township.

Non-Profit - Shared Senior Housing (Block 114.01, Lot 73)

A non-profit sponsored shared senior housing project has been constructed on Township-owned property. The property has frontage on Lindbergh Avenue and lies adjacent to the Woodland Acres site. Cooperative Housing Corporation (CHC), a non-profit entity, developed the shared senior housing project which provides five bedrooms with five bathrooms for low income seniors. All five bedrooms are rental units.

Limit on Age-Restricted Senior Housing

The number of affordable housing units that may be restricted to senior citizens is limited pursuant to N.J.A.C. 5:93-5.13(b). The calculation for the maximum number of senior units is as follows:

$$\begin{aligned} \text{Senior Units} &= (.25)(\text{Precredited need} - \text{rehab component} - \text{prior cycle credits} - \text{RCA}) - \text{first round senior units} \\ &= (.25)(585 - 42 - 241) - 0 \\ &= (.25)(298) \\ &= 74 \end{aligned}$$

Warren may age-restrict a maximum of 74 units for senior citizen housing. Warren Township will age-restrict 11 affordable units for senior housing, six in the Town Center senior project and five senior units in the shared housing project. In addition, the five senior units in the proposed

share housing project are eligible for the 33 senior rental bonus credit as follows:  $(.33)(5 \text{ units}) = 2$  senior rental bonus credits.

### Rental Obligation

Pursuant to N.J.A.C. 5:93-5.14(a), every municipality has an obligation to create a realistic opportunity to construct rental units. The number of rental units is based upon the following formula:

$$\begin{aligned} \text{Rental Obligation} &= (.25)(\text{Precredited need} - \text{prior cycle credits} - \text{rehab component}) \\ &= (.25)(585 - 3 - 42) \\ &= (.25)(540) \\ &= 135 \end{aligned}$$

Based on this calculation, Warren Township has an obligation to create the realistic opportunity for 135 units. Within the Township, 88 family rental units and nine group home rentals have been constructed. Further, five additional rental units are within the shared senior housing project. Warren has addressed 102 rental units. The Township has provided for an additional 33 rental units through its RCA Agreement with the City of Perth Amboy.

### **Fair Share Plan Summary**

Warren Township's obligation of 113 units (15 indigenous and 98 inclusionary) was addressed through a 15-unit rehabilitation program, an 85-unit RCA with the City of Perth Amboy, 6 units of senior housing, five units of municipal construction (shared housing) with two rental bonus credits.

### **Development Fee Ordinance and Spending Plan**

Warren Township received COAH approval of a mandatory Development Fee Ordinance on March 4, 1992 and received COAH approval for its spending plan on September 6, 1995. The Township initially anticipated collecting over \$1 million through the year 2000 and expending the entire amount on payment of the RCA with Perth Amboy. The Township has collected approximately \$2.7 million since 1992.

## 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 significant impacts 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;
- ◆ Continued development of homes within the Township and adjacent communities.

### Road Network

Warren is heavily impacted by increasing regional commuter traffic. Development growth within Warren and in adjacent municipalities (especially the I-78 corridor) has generated substantially increased traffic volumes and demands on the road network.

In Warren, the principal commuter road network consists of County highways in either a north-south or east-west orientation. North-south regional roads are important links between the Route 22 and I-78 corridors. Four principal 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 George, Dead River and Dock Watch Hollow Roads also serve as peak traffic commuter routes. The major east-west commuter route consists of Washington Valley/Mountain Boulevard. To a lesser extent Mt. Horeb, Mountain Avenue and Mountain View Road provide east-west commuter routes serving the I-78 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 Roadway classification 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 King George Roads	Minor arterial
Co. Rt. 653	Stirling Road	Minor arterial

## **Roadway Improvements**

All further improvements are recommended to focus on safety and traffic calming of the existing street network while maintaining an acceptable level of service. Future improvements on roadways under County jurisdiction are recommended to follow the existing collaborative, cooperation process developed over the past decade. Strict application of engineering design standards results in confrontation, delays and unnecessary expense.

## **Implementation**

The local roadway improvement standards in Warren Township are governed by the NJDCA Residential Site Improvement Standards. These standards apply to all municipalities in New Jersey. The design criteria are as follows:

1. Through traffic in residential neighborhoods should be discouraged. Local streets should be designed to provide residential access and limited daily traffic. The length and layout of these residential streets should discourage through traffic.
2. Intersecting streets should be close to perpendicular and adequate sight distance must be maintained.
3. Street trees and walkways where appropriate, should be provided.
4. New streets should connect to existing streets to facilitate utility service systems.

Flexibility in the road design and improvement will vary depending on the projected average daily traffic, the natural features of the land, the need for curbs, sidewalks, shoulders and bicycle paths.

## **Bike Routes**

This Circulation Plan proposes establishing a bike route system. In some instances existing paved shoulders, properly marked, will provide adequate space for bike routes. In other instances pavement widening or off road routing will be necessary. This system should be coordinated with sidewalks in the Town Center and County/State plans currently in the formative stage.

## **Traffic Engineering Study**

This plan further recommends commissioning of a Traffic Engineering Study focusing on traffic safety and traffic calming techniques. The Town Center, neighborhood business districts and public school locations are suggested as the priority study/design locations.

## COMMUNITY FACILITIES PLAN

This plan element sets forth general objectives for community facilities which provide open space, recreation, safety and educational services. Community needs for these facilities are related to population growth. Each public facility generally falls within the jurisdiction of a Board, Commission or elected officials.

### Recreation, Parks and Open Space Plan

The Township has an on-going process to identify recreational needs in the Township and how best to address those needs. General needs have been identified by the Township Recreation Commission and the Master Plan questionnaire.

Currently the Township relies primarily on the Board of Education athletic facilities and the Township Recreational complex at the Municipal complex. A new general purpose field facility is also available in the Greenwood Meadow neighborhood.

The Township is addressing the growing need for active recreation through acquisition of parcels for park and open space use and by continuing to require developers to set aside land for recreation and open space use in conjunction with subdivision and site plan approvals. The Township has and should continue to use and expand the dedicated open space tax for acquisition purposes and leverage these funds by seeking open space acquisition grants and loans from the State Green Acres program.

The goals and objectives for open space and recreation are as follows:

- ◆ Provide open space in the proper amount and location to meet the existing and future needs.
- ◆ Expand the centralized active recreation complex with fields and facilities to support the Township's sports programs.
- ◆ Consider a cultural/multipurpose community center facility.
- ◆ Consider facilities for the existing and emerging interest in emerging sports such as lacrosse, skateboarding and roller hockey as well as traditional sports such as baseball, soccer, tennis, etc.
- ◆ Continue a linear system of greenways, bikeways and walkways to provide linkages between major park and open space areas and neighborhoods as well as among the park and open space areas themselves.
- ◆ Open park use to all population segments by introducing recreation activities that appeal to mature participants, such as paths for pleasure walks, bicycling, jogging and horseshoes. The majority of existing park uses tend to favor children and team sports.
- ◆ Encourage the continuation of the excellent cooperation in administering recreation activities and programs between the Township and the Board of Education.

The Community Facilities Plan included in this section also identifies conservation areas, historic sites and schools.

The plan is a guide and continued modification and updating and assessment is required.

The immediate priorities are play field areas for all sports and land acquisition. The Township's participation in the NJDEP Planning Incentive program is a significant action to acquisition and expansion of Open Space and Recreational facilities.

### **Educational Facilities**

Existing public schools are shown on the plan. The Warren Township Board of Education has sole jurisdiction for the planning and operation of the public school system.

The principal factors effecting the education system are the capacity of existing buildings and sites and rate of residential development and density of population.

The Land Use Plan does not propose new residential districts which would potentially generate increased school aged population over and above the existing Zoning Plan. Further, the Land Use Plan recommends reduction of total population within the environmentally critical zone (CR 130/65 zone) and further recommends a planned adult overlay zone for existing residential districts which may mitigate school needs.

No new school sites are proposed by the Board of Education although alternative system capacity studies may result in such a decision. The Township Board of Education has recently prepared a Facilities Plan. Continued review and discussion is required.

### **Fire Protection; Police; First Aid and Rescue**

New development has and will generate the need for new or expanded fire and rescue facilities, increased manpower and equipment for public works, etc. Demand for these facilities, personnel and equipment is difficult to predict. At present no new facilities are proposed with the possible exception of the Mt. Bethel Fire Co. All existing sites possess available land for expansion and/or modernization with the exception of the current Mt. Bethel Fire Co. site. Expanded site area and/or an alternative site in the close proximity are available options.

## CONSERVATION PLAN

This plan element addresses the issues of preservation, conservation and utilization of the environmentally sensitive areas of the township, including stream, river and hiking trail corridors, ponds and lakes, steep slope areas, uplands, wetlands and forested areas. This plan element is a part of the Community Facilities Plan.

The principal goal of this plan element is to:

“Provide for the preservation, conservation and utilization of natural resources, including, to the extent appropriate, energy, open space, water supply, fields, forests, soil, marshes, wetlands, ponds, rivers, endangered and threatened species, wildlife and other resources and systematically analyze the impact of each other component and element of this Plan on the present and future conservation and utilization of these resources.”

Land conservation has been and is promoted in Warren Township through the practice of use restricting easements and the acquisition of sensitive lands by public and private non-profit groups; and through a set of conservation land use regulations, which includes lot size averaging and constraint-driven yield determination for development.

Open waters in Warren are a scarce resource. Their positive environmental functioning and their contribution to rural aesthetics and passive recreation needs is obvious. Warren has and should continue to protect all existing ponds and streams and their buffering areas. Such location should be planned for eventual public access and use in neighborhood-retreat type passive areas and nature study sites.

Mature hardwood forests represent another resource which contributes to the character of the Township and warrants protection.

Greenbelts and trail linkages are an important element of a municipality. They serve not only as a visual break between developed areas, but also act as hiking trails and passive recreation areas.

Many of the environmentally sensitive features of the Township are presently being regulated. Flood plains are regulated by federal, state and local ordinances. Wetlands are protected from development by federal and state legislation. The Township Soil Movement Ordinance regulates how much soil may be moved and graded on a given parcel or development which also aids in the preserving of steep slope areas.

The Township also includes the requirement of an Environmental Impact Statement for all major development.

Implementation of the Conservation Plan involves an array and combination of actions.

1. Direct purchase
2. Flexible development regulations
3. Transfer of development rights and credits
4. Conservation easements
5. Dedication for tax write-offs
6. Gifts for memorial or philanthropic motives

Flexible development regulations have been and are one of the most used techniques to preserve open space in Warren. This technique maintains overall development density. Development is directed to occur on the most suitable portions of a site, preserving environmentally sensitive lands and creating an open space land.

Transfer of development rights is a technique permitted in nonresidential zones. In essence this provision transfers development from residentially zoned land to nonresidential property. The result is a reduction of the number of potential new houses, creation of open space and an increase of nonresidential development.

The encumbering of land by easements is a well known open space preservation technique which has been successfully implemented in Warren. A conservation easement, while maintaining ownership with the private property-owner, effectively guarantees that the land will remain in its natural state. In many instances conservation easements also include trail easements.

Dedication for tax write-offs is a technique which has been used with some degree of success; inheritance taxes, for example, can be reduced by transferring title to the municipality. On the whole, however, this technique's application is relatively limited, given its rather restricted and highly specialized scope.

Gifts of parkland as a memorial or simply as an act of generosity toward a perceived need, are "rare" but desirable acts that can be nonetheless sought, encouraged and publicized. Gifts to the Township have taken place.

Continued application of all techniques is recommended in order to retain the Township's natural resources.

Existing ordinance regulation ensures that significant conservation-related issues are adequately addressed. The Conservation Plan map is consulted at the very beginning of every development process, when a development or individual lot comes in for Planning Board or Zoning Board of Adjustment review.

## **CONSISTENCY WITH OTHER PLANNING INSTRUMENTS**

This Section examines the compatibility 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 cross-acceptance 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 sewer service for township 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 with varying intensities. The greater intensities should be near the “Community Settlement”, or town center area, and the less intense development should be in the less accessible areas with greater environmental constraints.

Management areas which are referred to 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 does concur with the 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 following streams, 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 use plan 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. They include 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 municipalities’ zoning ordinances and maps were obtained for the purpose of mapping the zoning uses adjacent to Warren’s borders. Inconsistencies between the adjacent zoning and the Proposed Land Use Plan are few.

The single significant differences of land 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 immediate and adjacent residential neighborhoods. This is an “as is” developed condition.

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 planning practices 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 waste disposal and designate recyclable collection, as follows:

1. Major Subdivisions. All major subdivisions shall utilize curbside solid waste disposal and designated recyclable collection.
2. Site Plans. All site plan applications shall provide for privately 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 more such space allowing more businesses and stores to locate in our town be provided for the benefit of the Township residents?

Yes **379** Depends on No **1240**

2. Most lands zoned for office and high tech uses are also now developed. Such land use increases tax "ratables" and thus tends to stabilize home taxes. Should this zone be expanded?

Yes **507** Depends on No **1100**

3. If you said No to questions #1 and #2 then what would you suggest the balance of the land be used for?

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4. Less than 2% of Warren land is zoned for half acre (R-20) homesites. Most of this land has already been developed. These homes have provided affordable opportunities to live in Warren. Most homes are small and 30 or more years old. Should this zoning provision be maintained as is or modified to permit updating and expansion of existing homes?

**199** As is **1011** Modify **351** Reduce **81** Expand

5. For 25 years, nearly all Warren's open space lands (about 200 acres) have been acquired at no cost and at no increase in homes, by allowing certain homesites to be less than 1½ acres if the size difference is dedicated to the town as public open space. This is called density modification, the 1½ acre tract density average is always maintained. Should this practice continue in locations where open space is desired?

Yes **1056** Depends on No **474**

6. Lands difficult to develop (steep, wet, or both) have been zoned at 3 to 6 acres per home. Density modification (see above) allows somewhat smaller sites if significant open space is dedicated, also at no increase in overall tract density. Should these zones continue?

Yes **1193** Depends on No **401**

## Warren Township Questionnaire/Survey Results

7. The Township is considering a new zone specifically for the purpose of age restricted housing, providing 55 & older citizens to scale down but remain in Warren. Age restricted housing is also one method to satisfy future Mt. Laurel obligations. Do you support this new zone?

Yes **1031** Depends on No **519**

8. Most of the open space lands are currently left wild and serve as sanctuaries and hiking areas. Should certain sites now be improved for more active recreation areas?

Yes **606** Depends on No **966**

9. What would you like to see open space used for if other than left wild?

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10. Many miles of hiking trail easements now exist "on paper," usually along tract boundaries connecting open space sites. Should the town begin to open certain sections of these trails for public use?

Yes **1052** Depends on No **522**

11. The "one penny tax" to purchase open space was overwhelmingly approved in our 1997 referendum. Soon these funds will acquire lands forever protected from developments and the tax burdens they generate. Several nearby towns approved a two penny provision. Would you support an additional penny or two for Warren on a future referendum?

Yes **1296** Depends on No **303**

12. The Township's long-term policy has been to preserve rural road characteristics and further advocates traffic calming and speed limit restrictions. Do you agree with this policy despite increasing traffic volumes?

Yes **1434** Depends on No **166**

13. What do you see as a planning issue in the Township? Could you give constructive input as to how to solve the issue?

**MASTER PLAN  
OF  
WARREN TOWNSHIP  
AND  
REEXAMINATION REPORT**

***John T. Chadwick, IV, P.P.***  
**3086 Route 27, Suite 1**  
**Kendall Park, New Jersey 08824**

The original of this report was signed and sealed in accordance with NJJSA45:14A-12

Date adopted 6-4-01

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