

VIII-1

Legend

- High School
- Middle School
- Elementary School
- Emergency Service
- Municipal Complex
- Library
- MUA
- Park
- Public Works
- Post Office
- Fire Station
- Fire Station Proposed

Community Facilities

MONROE TOWNSHIP
Middlesex County

HEYER, GRUEL
& ASSOCIATES
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New Jersey
July 2003

FIRE FIGHTING FACILITIES

Monroe Township is divided into three fire districts and each is served by fire station as follows:

- The Monroe Volunteer Fire Company serving Fire District No. 1
- The Apple Garth Engine Company serving Fire District No. 2
- The Central Monroe Fire Company serving Fire District No. 3

There is also a fire company located in the Borough of Jamesburg that provides service for the immediate Jamesburg area. The Board of Fire Commission of each of three districts has recommended the following new stations based on past and future development trends:



Two of the new fire stations are recommended in the vicinity of Apple Garth and Prospect Plains Road. These new stations would provide very rapid response to any emergency in the PRC's, the new "assisted living care units" and the existing industrial park. This would be in the center of the most intensely developed area of Monroe Township.

1. One of the two new fire stations is proposed to be located at the corner of Cranbury Station-Union Valley Road and Applegarth Road.
2. The second station is proposed to be located at the corner of Applegarth and Center Drive.

A third fire station is recommended in the vicinity of Old Forge Road.

3. The new fire station would be located on Avenue K, next to the parkland.

As the community continues to grow these three new firefighting facilities will provide adequate fire protection to current and future residents and commercial and industrial development.



Police Department

Monroe Township has an excellent Police Department and is located in a separate building within the Municipal Complex.



PARKS, OPEN SPACE AND RECREATION PLAN

INTRODUCTION

This element evaluates the park, open space, and recreational needs of the Township since these elements are important components of the quality of life. The analysis will compare the Township's population against accepted State and National standards and also assess the location facilities in terms of population densities. The Parks, Open Space and Recreation Plan is also coordinated with other elements of the Master Plan, particularly the Land Use Plan.

Parks, open space and recreation facilities are important components of the quality of life within a community. Monroe Township is well-served by its existing parks and recreation areas. It is important, however, to evaluate the amount of acreage and types of parks against accepted national standards and to assess the location of facilities in terms of population densities and accessibility. The Parks, Open Space and Recreation Plan is also coordinated with other elements of the Master Plan, particularly the Land Use Element.

Monroe Township has pursued an aggressive open space acquisition program through State and County acquisition or by the Township, primarily through cluster zoning and the new noncontiguous cluster option.

INVENTORY OF PARKS AND RECREATION FACILITIES

Monroe Township contains 2761 acres of parks and recreational facilities of which 823 acres are owned by the Township. As shown in Table IX-1, the Township owns a total of 678 acres or just over 2.5% of the 26,752 total acres in Monroe. The County owns 5% or 1,363 acres of the Township, while the State owns 2% or 575 acres.



| | Acres |
|--------------------|-----------------|
| State Land | 575 |
| County Land | 1,363 |
| Township Land | 678 |
| Board of Education | 144.94 |
| Preserved Farmland | 958.7 |
| Total | 3,719.64 |

The Township facilities and their respective acreages are, set forth in Table IX-2 and IX-3.

| EXISTING PARKS | | PROPOSED PARKS | |
|------------------------------------|-------|------------------------------------|-------|
| | Acres | | Acres |
| DISTRICT 1 | | | |
| Daniel Ryan Memorial Park | 12 | Daniel Ryan Memorial Park addition | 6 |
| Community Center | 4.5 | Community Center | 15.3 |
| Avenue K - Outcault Park | 37 | Avenue K - Outcault Park | |
| Spotswood-Englishtown Road | 15 | Spotswood-Englishtown Road | |
| Subtotal | 68.5 | Subtotal | 21.3 |
| DISTRICT 2 | | | |
| Thompson County Park | 675 | Additional Recreation Parcel | 30 |
| Girls Softball Complex | 5 | Girls Softball Complex | |
| Subtotal | 680 | Subtotal | 30 |
| DISTRICT 3 | | | |
| James Monroe Park | 160 | Community Center | 20 |
| Subtotal | 160 | Subtotal | 20 |
| Total Existing Parks | 908.5 | Total Proposed Parks | 71.3 |
| TOTAL EXISTING AND PROPOSED | | 979.8 | |

MAJOR RECREATION FACILITIES SEPERATED BY DISTRICT

| | |
|------------------------------------|---|
| DISTRICT 1 | |
| Daniel Ryan Memorial Park | 1 football field, 1 Concession Stand, 1 Multi Purpose field |
| Community Center | 1Rink/Arena, 1 Roller Hockey, 1 Skate Park, 1Gymnasium |
| DISTRICT 2 | |
| Thompson County Park | 2 Playgrounds, 4Tennis Courts, 2 Basketball, 4Baseball, 10 Soccer fields, 1Path/Trail, 1Multi purpose field |
| Girls Softball Complex | 2 Softball, 2 Baseball fields, 1 Concession Stand |
| DISTRICT 3 | |
| James Monroe Park | 1 Play ground, 3 Baseball fields, 1 Path/Trail, 1 Concession Stand, 1 Field House |
| Total Existing Parks Acreage | 908.5 |
| PROPOSED PARKS | |
| DISTRICT 1 | |
| Daniel Ryan Memorial Park addition | 2 Playground |
| Outcault Park | 2 Playground, 2 Tennis Courts, 2 Roller Hockey, 2 Baseball fields, 1 Path/Trail, 1 Multi Purpose Fields |
| Spotswood-English Road | 2 Playgrounds, 1 Path/Trail, 3 Multi Purpose Fields |
| Community Center | 1 Playground |
| DISTRICT 2 | |
| Additional Recreation Parcel | 1 Playground, 2 Roller Hockey, 2 Multi Purpose fields |
| Girls Softball Complex | 1 Softball Field |
| DISTRICT 3 | |
| Community Center | 1 Path/Trail, 2 Multi Purpose Fields |
| Pocket Parks | 1 Gymnasium |
| Total Proposed Parks Acreage | 71.3 |
| TOTAL ACREAGE | 979.8 |

BOARD OF EDUCATION RECREATION FACILITIES

The Township of Monroe has six schools that serve students in kindergarten through twelfth grade as shown in Table VIII-3. Six sites for a total of 23 acres are owned by the Board of Education and contain active recreational facilities such as baseball and football fields, etc.

| | Acres | |
|----------------------|-----------|--|
| DISTRICT 1 | | |
| Barclay Brook School | 2 | 1 Playground, 2 Baseball fields, 1 Gymnasium |
| Brookside School | 5 | 1 Playground, 1 Baseball field, 1 Gymnasium |
| Mill Lake School | 2 | 1 Playground, 1 Baseball field |
| Woodland School | 2 | 1 Playground, 1 Baseball field, 1 Gymnasium |
| DISTRICT 2 | | |
| Monroe High School | 10 | 6 Tennis Courts, 2 Softball, 1 Baseball, 1 Soccer 1 Football, 1 Path/Trail, |
| DISTRICT 3 | | |
| Applegarth School | 2 | 2 Baseball fields, 1 Path/Trail |
| TOTAL | 23 | |

The recreational facilities are shown on Map IX-1.

COMMUNITY CENTER

On October 23, 1993 Monroe Township opened a new community center, which is located on Monmouth Road. The building consists of 15,000 square feet and contains a full size gymnasium, two classrooms, kitchen and offices for the recreation department.



The Center is open seven days a week from 9:00 a.m. to 9:00 p.m. and hosts a multitude of activities including basketball, volleyball, golf instructions and aerobics. The meeting rooms are used by many civic groups in the Community such as the Boy and Girl Scouts, VFW and sporting groups, and the drama club to mention a few. The Center contains sufficient space to serve current recreational needs.

RECREATIONAL FACILITIES IN ADULT COMMUNITIES

The Planned Retirement Communities (PRC) in Monroe Township provide for a variety of recreational facilities for their residents. These facilities include tennis courts, bocci courts, clubhouse and swimming facilities, shuffleboard courts and four golf courses.



The golf courses are for the enjoyment of the community's residents, although the Concordia Golf Course is also open to outside membership. A total of 854 acres is retained as golf courses within the four PRC's and the Forsgate Country Club.

RECREATIONAL NEEDS ASSESSMENT

According to National Recreation and Parks Association, a community should have the following facilities based on the 200 population of 31,742 and based on a future population of 35,000. Care must be taken in applying these standards since they should be tailored to the local community. All publications, which discuss recreation standards make this qualification. The National Recreation and Park Association standards for specific facilities, which are widely accepted, appear in Table IX-4.

Comparing the existing number of recreational facilities to the standards outlined in Table IX-4 and based on the 2002 population of 31,742, it is apparent that the Township has sufficient recreational facilities such as soccer and baseball fields. The one exception is that Table IX-4 indicates the Township should have additional tennis courts based on a population of 31,742. However, this does not include the tennis courts

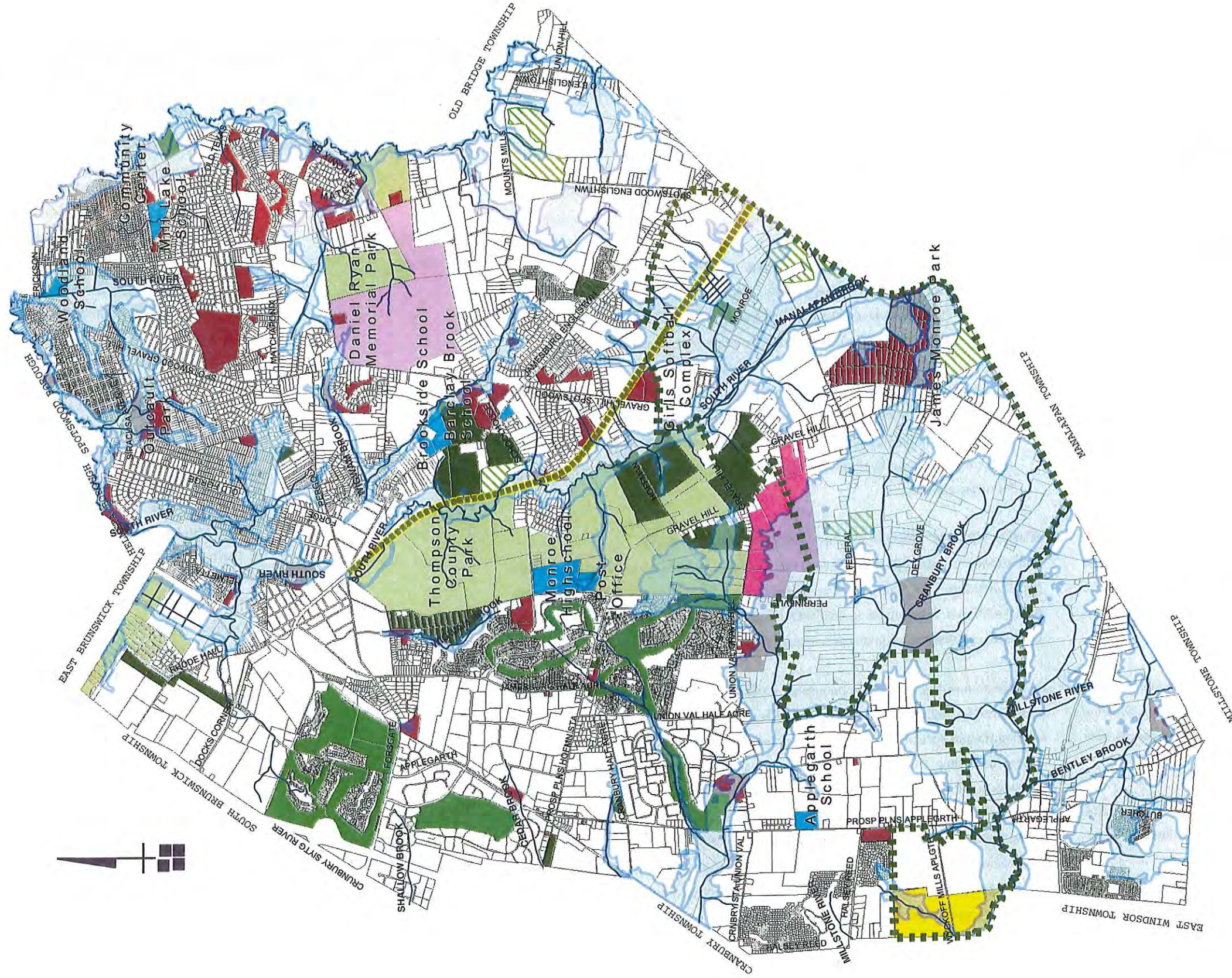
within the PRC, which serve a large section of population.

However, the current recreational standard is a demand generated standard. According to Monroe Township there are sufficient tennis courts available based on population demand for that report.

To meet current needs, as outlined in Table IX-4, the following recommendations of the 1998 Master Plan were accomplished.

| Facility | Facility per population | Required # of Facilities in Township for 2003 | Existing # of Facilities | Required # of Facilities based on future population of 35,000 |
|-------------------------|-------------------------|---|--------------------------|---|
| Baseball Fields | 1 per 5,000 | 6 | 19 | 7 |
| Softball/Youth Baseball | 1 per 5,000 | 6 | 5 | 7 |
| Tennis Courts | 1 per 2,000 | 15 | 12 | 17 |
| Basketball Courts | 1 per 5,000 | 6 | 2 | 7 |
| Swimming Pools | 1 per 20,000 | 1 | 0 | 1 - 2 |
| Community Centers | 1 per 25,000 | 1 | 1 | 1 |
| Amphitheater | 1 per 20,000 | 1 | 0 | 1 |
| Golf Course - 18 Hole | 1 per 50,000 | 0-1 | 4 | 1 |
| Volleyball Courts | 1 per 5,000 | 6 | 0 | 7 |
| Football Fields | 1 per 20,000 | 2 | 2 | 2 |
| Soccer Fields | 1 per 10,000 | 3 | 11 | 4 |
| Field Hockey | 1 per 20,000 | 1 | 5 | 2 |
| Roller Rink | 1 per 20,000 | 1 | 1 | 2 |

Source: National Recreation and Park Association, Recreation, Park and Open Space Standards and Guidelines



IX-1
0 1,250 2,500 5,000 Feet

Legend

- Rural Residential/Farmland Preservation
- New Jersey
- Middlesex County
- Monroe Township
- Board of Education
- Preserved Farmland
- State Owned Preserved Farmland
- Private Golf Courses
- Wetland Mitigation
- Proposed Open Space
- Floodplains
- Public Trail

Open Space/Recreation Map

MONROE TOWNSHIP
Middlesex County

HEYER, GRUEL
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New Jersey
July 2003



1. A 92-acre parcel was acquired from the New Jersey Training School. This site is located on the east side of Spotswood-Englishtown Road and is planned to be developed for future recreation and open space.
2. A 15-acre park was established south of the Outcault area on Avenue K. The land area was obtained from a subdivision through the cluster development option.

To meet future needs, the Master Plan recommends the following recreational acquisitions and development programs.

1. Establish four recreation districts based on population distribution and the Township's land area of 42 square miles. The recreation districts provide a manageable area for implementing Township recreation programs. The districts are shown on Map IX-1.
2. James Monroe Park, of which has 140 acres is still undeveloped has the potential to be developed as a major recreation facility. Proper site planning can provide for many additional outdoor recreational facilities as future population growth may require.
3. Provide for the retention of environmentally critical areas and open space and recreational lands through flexible development techniques such as cluster zoning, lot averaging and conservation easements.
4. Developments of more than 50 housing units should be required to provide usable land for recreational purposes. This could be achieved through cluster zoning and subdivision requirements. If there is a homeowners association, they should be encouraged to provide appropriate tot lots for their residents.

5. Acquire 92 acres of land from the New Jersey Training School which is located on the east side of Spotswood-Englishtown Road for future recreation and open space. This could be achieved through the Middlesex County Open Space Acquisition Program.
6. Bicycle paths and pedestrian paths should be required to link adjacent subdivisions and provide access to schools, recreational areas and commercial facilities. The open space corridor and abandoned railroad rights-of-way could be utilized for this purpose.
7. Provide for 2,000 acres of natural open space, which would protect natural resources and environmentally sensitive areas while providing limited recreational facilities. This would be an ongoing objective through clustering, lot averaging and transfer of development rights. It should be monitored on an annual basis.
8. Develop a small athletic stadium as recommended for a population of over 20,000. The high school football field and bleachers could be expanded over time to achieve the level of a small stadium. This area has ample room for parking including the adjacent parking at the municipal complex, which can handle overflow parking for Saturday games.

MIDDLESEX COUNTY OPEN SPACE AND RECREATION PLAN

The Middlesex County Planning Board, on February 11, 2003, adopted an Open Space and Recreation Plan. The Plan was subsequently adopted by the Middlesex County Board of Chosen Freeholders on February 20, 2003. The Plan addresses the future need for public recreation and open space conservation in Middlesex County.

In order to meet the need of an increasing population, the County proposes that 7,000 acres be added to the County Park system. The implementation strategy sets forth a list of recommended sites that should be expanded or acquired through a variety of funding sources including Municipal recreation and open space projects. As noted in the plan, the County will conduct an in-depth assessment of the cost and feasibility of acquiring or expanding the County and Municipal recreational facilities listed in the County Plan. Some areas will probably be privately developed and careful site design and flexible subdivision techniques should be used to conserve the environmental features of the site as open space. The recommendations that affect existing facilities or new park areas in Monroe Township are set forth in Table IX-5.

| Table IX-5 PROPOSED OPEN SPACE AND RECREATION AREAS IN MONROE TOWNSHIP | | |
|---|-------------|--|
| Site Name | Acreage | Recreation/Conservation Use |
| Jamesburg Park Extension | 133 Acres | The feasibility of acquiring this area is limited by a rail line bordering the southern boundary of Jamesburg Park. The Cedar Brook (stream) and extensive wetlands will limit access to the lands. Extensive wetlands limit active recreational use. Suited primarily for conservation and trail development. |
| Longstreet Road Area | 4,692 Acres | The area contains a substantial wetland area and stream corridors. The County should consider the possible expansion of the County's Agriculture Development Area to this area to allow for farmland preservation. The area offers the potential for environmental conservation of wetlands and stream corridors with a trails system linking to the existing to Monroe Township Park. |
| Monroe Park Area | 2,069 Acres | Expansion of existing municipal park is possible. Area is relatively remote from population growth areas. Active recreation facilities could be developed in upland areas. Consideration could be given to expansion of the County's agriculture development area to promote farmland preservation. |
| Middlesex County Open Space and Recreation Plan, 2003 | | |

The Jamesburg Park Extension and the acquisition of the 92 acre of the State Training School located on the eastern side of Spotswood-Englishtown Road are currently on the County Planning Board's Priority Acquisition List. Monroe Township is working closely with the Middlesex County Planning Board in order to implement the expansion of recreational facilities and open space with the Township.



IX-2



Proposed Bicycle, Pedestrian Projects

MONROE TOWNSHIP
Middlesex County

HEYER, GRUEL
& ASSOCIATES
COMMUNITY PLANNING CONSULTANTS

New Jersey
July 2003

Legend

- ■ ■ Proposed Pedestrian Greenway
- Proposed Bicycle Path
- Bicycle Racks at Park & Ride lots

MIDDLESEX COUNTY BICYCLE/PEDESTRIAN PLAN

The County prepared a Middlesex County Bicycle-Pedestrian Plan in March 2002. The plan recognizes that bicycling and walking are a viable transportation option as developed in the 1995 Middlesex County Bicycle-Pedestrian Plan. The plan encouraged bicycle use and walking for health, recreation and as transportation options, recommended bicycle and pedestrian friendly environments and recommended the creation of a countywide bikeway network. Since 1995, much has happened to encourage bicycling and walking as an alternate transportation and the 2002 Bicycle and Pedestrian Plan provides for four main goals.

These include: establish a countrywide bicycle and pedestrian network, develop policies, practices and procedures that promote and generate actions that enhance bicycling and walking accommodations; facilitate the implementation of bicycle and pedestrian improvements and to promote public awareness and acceptance of bicycling and walking. The plan recognizes that the needs and problems of each municipality are unique and based on variables such as location, physical characteristics, population and types of potential bicycle and pedestrian traffic generator. Yet, based upon that, each shares common needs such as bicycling; roadway design and maintenance, access and circulation, education, enforcement and security; and pedestrian accommodations.

Proposed Bicycle-Pedestrian Projects for Monroe Township

County greenways are proposed along the Millstone River/Millstone Brook from NJ 130 in Cranbury to Monroe Park Middlesex Downs area in Monroe Township and from Cranbury Village Park to Monroe Park and South from Thompson Park extension to Monmouth County. Another trail along the Matchaponix with a loop into Old Bridge County Park linking to Thompson Park via Jamesburg State Home area and a leg along and into the Monmouth County line in the Spotswood-Englishtown Road area. Bicycle racks at the Monroe Bus Park and Rides may be warranted for patrons living in the adult communities along Applegarth Road. These proposed bicycle and pedestrian projects as well as racks and ride lots are shown on the Map IX-2. The implementation of the greenways and bicycle path will be achieved through the subdivision and site plan review process.

RECOMMENDATIONS

Recreation Advisory Board Master Plan Committee recommends following parks and facilities in 3 Recreation Districts based on population distribution. These are as follows:

DISTRICT I

Avenue K – Outcault Park – 37 acres –
Avenue K – Outcault Park is acquired and is under construction.
Tot Lots
Trails
Basketball Courts
Tennis Courts
Multi Purpose Field (Baseball, Soccer, Open Field)
Restrooms
Two dedicated regulation size baseball fields

Spotswood – Englishtown Road (Old Police Station) – 92 acres (15 acres active, 77 acres passive recreation)
Athletic Fields
Tot Lots
Multi Purpose Field
Trails
Nature Area
Restroom Facilities

Daniel P. Ryan Field – North State Home Road
Acquire additional land
Tot Lot
Restroom Facilities
Multi Purpose Field

Community Center
Addition – Gymnasium & Classrooms, Fitness Room, Storage Room, Additional Office Space
Tot Lot
Acquire more land adjacent to Community Center

DISTRICT II

Vest pocket parks near housing development
Community Center – Zone II or III, Gym (Aerobic, Basketball, Wrestling, etc.)
Trails connecting areas within township
Multi-purpose fields – Soccer, Baseball, etc.
Baseball Fields
Girls Softball Field – additional fields at Complex

DISTRICT III

Trail System
Community Center – Zone II or III (Gym, Aerobic, Basketball Wrestling)
Multi-Purpose Fields – Soccer, Baseball etc.
Vest Pocket Parks – Near Population Center
James Monroe Park
Additional Fields – 6 Little League
One 50/70 Field – for 13 year old program



CONSERVATION PLAN ELEMENT

INTRODUCTION

The Conservation Plan Element provides an opportunity for a community to express its concerns for preservation and conservation of natural resources. It is vital to recognize the impact and value that natural areas and environmental features have on the overall quality of life in the community. The primary objective of the Conservation Plan Element is to preserve Monroe's open space and land areas that exhibit environmentally sensitive features.

INVENTORY AND ANALYSIS

There are a number of areas within the Monroe Township that represent important opportunities for conservation measures. These areas include: watershed areas, aquifer recharge and wellhead areas, surface and ground waters, flood damage protection areas, and wetlands and woodlands. This inventory also identifies known contaminated sites in the Township.

The Township currently can effectively protect environmentally sensitive and valuable areas through the land development review process of all site plans and subdivision applications. The Township also amended its ordinance in order to implement this conservation policy. A tree preservation ordinance was adopted and withstood a Superior Court challenge and has now become a model for other communities. In addition to State regulations effecting development in or near wetlands and stream corridors, the Township has the ability to further protect the environment through other regulations. Local Land Use Ordinances such as building setbacks, lot coverage limitations, floor area ratios, steep slope regulations, dwelling unit density, soil removal limitations and tree preservation standards help to further limit disturbance and impacts to the natural environment. Flexible zoning techniques especially the cluster option has been effectively use and have preserved 20 to 30 percent of the land area of major subdivisions, especially areas of mature woodland.

WATERSHED MANAGEMENT AREAS

The New Jersey Department of Environmental Protection has divided the entire state into watershed management areas (WNA) and plans to fund a program to provide regional watershed management. The Watershed Management Areas (WMA) are organized to develop regional plans, to reduce non-point source pollution, to improve the quality and quantity of water, and to reduce the potential for flooding.

Monroe Township is located in the Raritan River Basin and Millstone Basin Watershed Management Areas. As a result of its topographic features, the Township is divided into

three watershed management areas such as Manalapan Brook, Matchaponix Brook, and Millstone River. The watershed management areas are shown on Map X-1.

AQUIFER RECHARGE AREAS

Aquifers are geological formations that contain significant quantities of saturated permeable materials and yield water to springs and wells. Aquifer recharge areas are porous soil and rock formations where water can percolate from the surface into the aquifer. The aquifer recharge area serves as the point of interchange between the surface and the groundwater.

There are also several aquifer recharge outcrop areas in Monroe Township, in particular, the Englishtown Sands, which cover a major portion of southern rural area. In order to protect the aquifer the Master Plan indicated low-density residential development for this area. The Master Plan recommended that this aquifer be further protected by decreasing the density to 1 unit / six acres.

The best-ranked aquifer recharge areas in the Township are located in northern part of the Township as shown on Map X-2. This area is primarily developed as residential except for the industrial zone north of the railroad between Cranbury South River Road and Possum Hollow Road. The B rank aquifer recharge areas are located in the rural area within the Farmland Preservation Program. In turn, the lowest ranked aquifer recharge area is located in the central part of the Township extending from Cranbury to Old Bridge Township. Replenishment of the aquifer by recharging good quality surface waters down through the soil is paramount to the Township's available water supply.

The Conservation Plan encourages the use of natural ground cover as opposed to lawns that require fertilizer, pesticides and other chemicals. Furthermore, the reduction of lawns will eliminate use of mower and other power equipment and will reduce the amount of air pollution.

Preservation of open space is the most beneficial method of aquifer recharge area protection. Maintaining an area of open space permits the recharge process to continue without disturbance or pollution. The land development ordinance encourages flexible zoning techniques to preserve open space. Lot averaging and open space preservation overlay zones could also be established to preserve the aquifer.

WELLHEAD PROTECTION AREAS

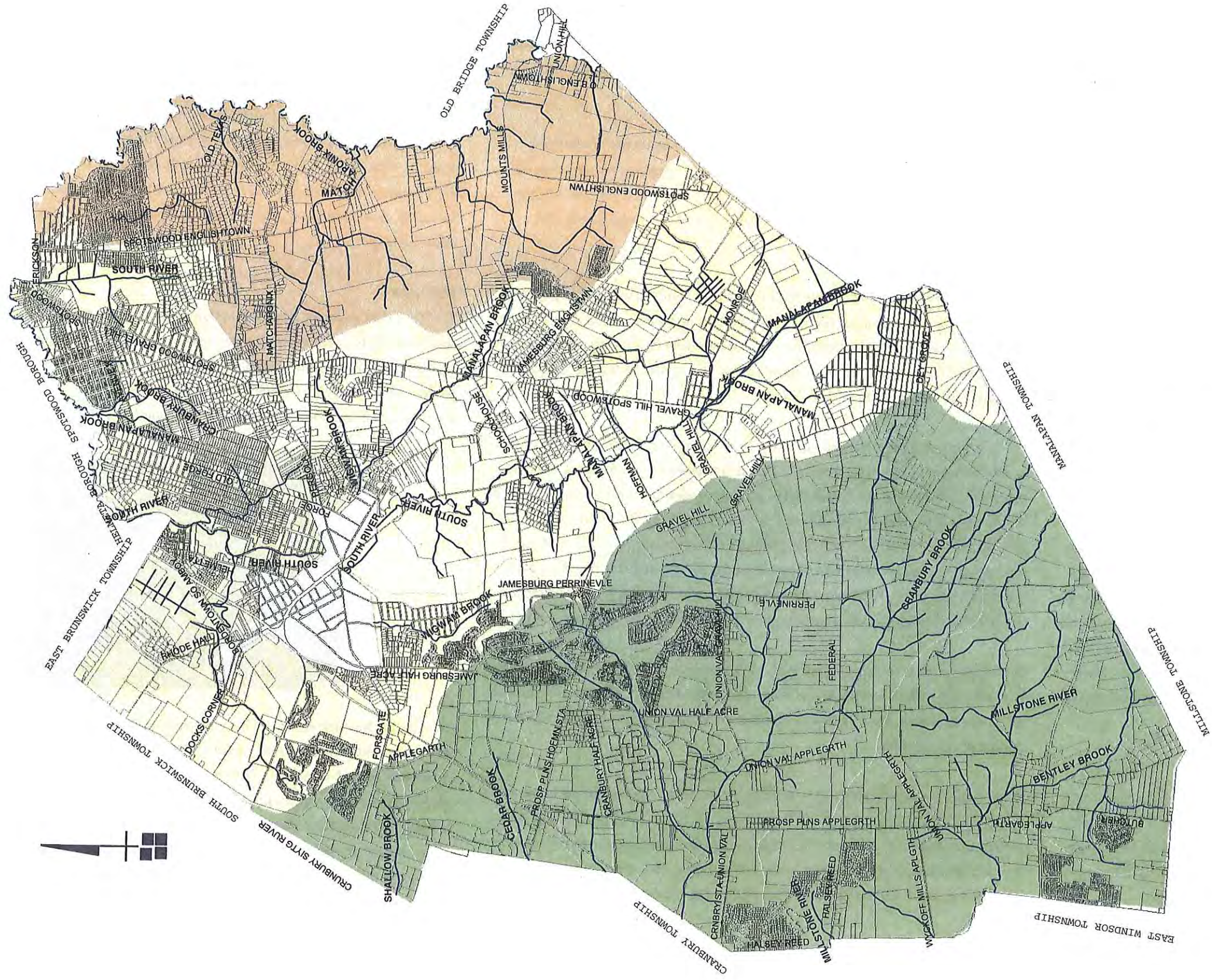
The Federal State Water Act of 1986 has been amended requiring each state to initiate mapping of the public and private wells. The purpose of the amendment is to protect the wells and prevent polluted surface waters from entering the aquifer adjacent to the well. The New Jersey Geological Survey is currently mapping the Wellhead Protection Areas in New Jersey. The resulting maps will define the wellhead areas and enable the Township to provide protective buffers. As the maps become available, Monroe Township should initiate appropriate wellhead protection through zoning controls and other methods.

WETLANDS

The Township contains extensive wetlands in various areas of the community but specifically in the southeastern section as shown in Map X-3. Wetlands are an important aspect of the hydrologic and hydraulic characteristics of the Township and serve several purposes. They support wildlife and distinct species of plant life. They also act as a retention basin for floodwaters and control various types of water pollution.



In 1987, the New Jersey State Legislation passed "The Freshwater Wetlands Protection Act" to protect wetlands from needless destruction. This Act charged NJDEP with regulatory control of all activities in wetlands as of July 1, 1988. Since then, any proposed developments containing wetlands must be filed with the NJDEP for a review of conformance to State Wetlands Act. Since July 1, 1989 wetlands are categorized into three groups: exceptional value, intermediate value, and ordinary value. Transition areas, or buffers, are required ranging from 50 to 150 feet depending upon the resource value of the wetlands.



X-1

Legend

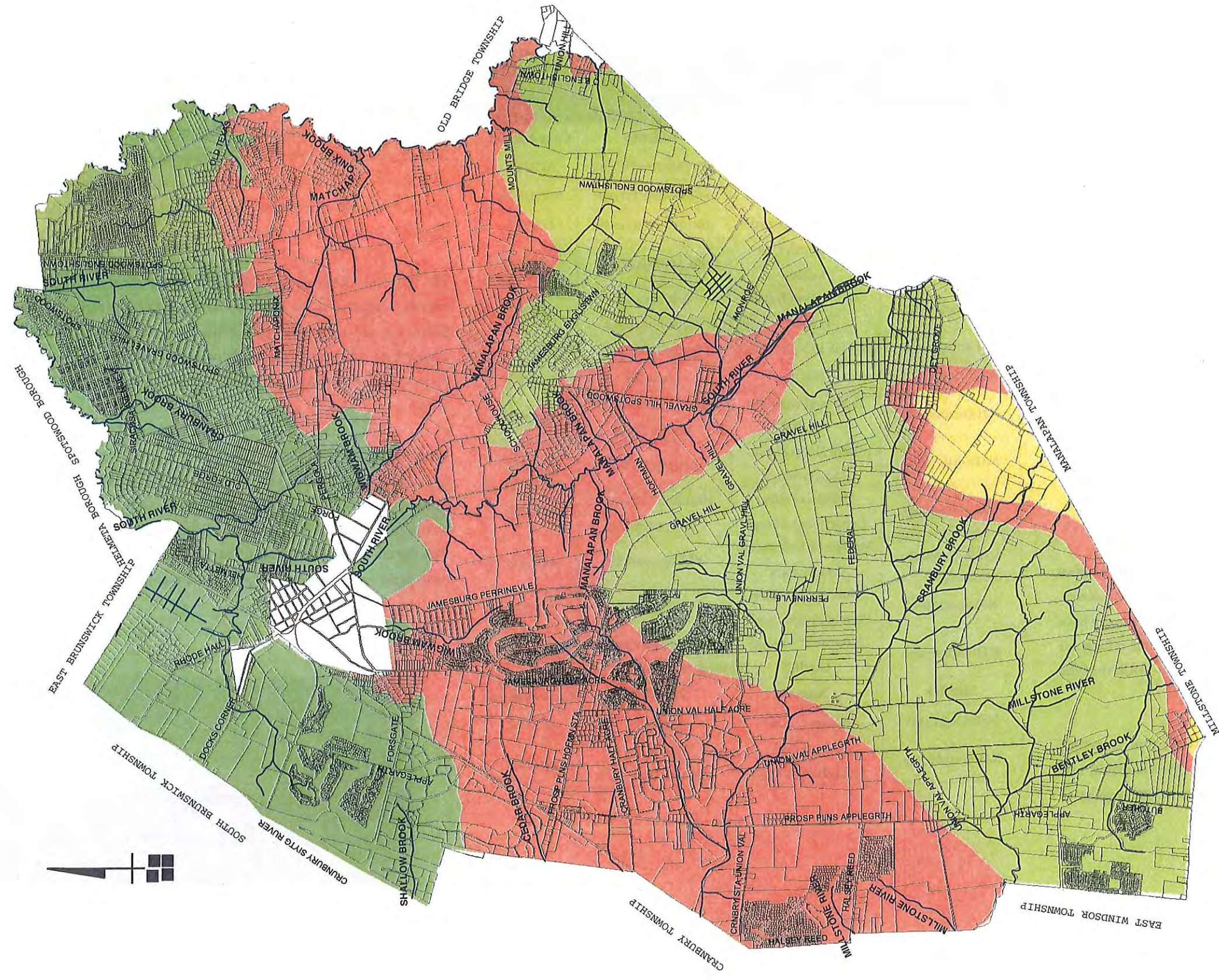
- Manalapan Brook
- Matchaponix Brook
- Millstone River (above Carnegie Lake)

Watershed Management Areas

MONROE TOWNSHIP
Middlesex County

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& ASSOCIATES
COMMUNITY PLANNING CONSULTANTS

New Jersey
July 2003



Legend

Aquifer Rank

| | | | |
|---|---|---|---|
| A | B | C | E |
|---|---|---|---|

The Aquifer rank represents gallons per minute yield - with "A">500, "B"=251 to 500, "C"=101 to 250, "E"<25

X-2

0 1,250 5,000 Feet

Aquifer

MONROE TOWNSHIP
Middlesex County

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July 2003

The wetlands provide for extensive conservation and open space areas that can function as linear parks, or green belts and major "open space" breaks within the eventual development pattern of the community. The wetlands constitute 8600 acres of total Township's land area and constitute a major source of open space.

100-YEAR FLOOD BOUNDARIES

The 100-year floodplain boundary area has been established by the Federal Emergency Management Administration (FEMA) to denote floodwater impoundment areas. These areas are highly restrictive in order to avoid destruction of flood areas and the destruction of property that has been improperly located and therefore subject to flooding. The floodplain in the Township has similar locational characteristics as wetlands. The Township contains floodplain mainly in the southeastern section of the community and partly in the northern section along the major stream corridor such as Manalapan, Millstone and Matchaponix Brooks.

The floodplain in combination with the wetlands provides additional open space areas within the Township. The floodplains within the Township have been incorporated in the Zoning Ordinance as a Flood Hazard Conservation Zone (FHC), with specific building restrictions within the Zoning Ordinance.

KNOWN CONTAMINATED SITES

The Township has a number of contaminated sites. The New Jersey Department of Environmental Protection maintains a list of Known Contaminated Sites in New Jersey. These sites are under the oversight of the NJDEP Site Remediation Program and have or had contamination present at levels greater than the applicable cleanup criteria for soil, ground water standards and/or maximum contamination levels (MCL's) of the Safe Drinking Water Standards.

The list of known contaminated sites presented in Table X-1 dates from 2001. According to the list, the Township has fifteen known contaminated sites in the community and most of the sites have active status. The Township should initiate an active policy to insure the timely remediation of these known sites.

Table X-1
Known Contaminated sites
Monroe Township, New Jersey

| Site ID | Name | Address | Case Status |
|--------------|--------------------------------------|---|-------------|
| NJL800612756 | 165 Disbrow Hill Rd | 165 Disbrow Hill Rd | ACTIVE |
| NJL800045056 | 4 Oakwood Terrace | 4 Oakwood Terrace | PENDING |
| NJL800047797 | Anderson Corporation | Hoffman Station Rd | ACTIVE |
| NJL800376105 | Applegarth Care Center | 189 Applegarth Rd | ACTIVE |
| NJL980529226 | Arthur Gundacker Property | Spotswood Englishtown Rd | ACTIVE |
| NJL800060592 | Barclay Brooks School | Englishtown Rd | ACTIVE |
| NJL800346967 | HABD | Texas Rd | ACTIVE |
| NJL900000688 | Iadevaia Schneider Landfill | 344 Bordentown S Amboy TPKE | PENDING |
| NJL600087266 | John Holm & Son Incorporated | Longstreet Rd | ACTIVE |
| NJL800245045 | Middlesex Road Department Garage | Hoffman Station & Prospect RDS | ACTIVE |
| NJL800488082 | Middlesex Thompson County Park | Off Dogwood Ave | ACTIVE |
| NJL600251615 | Monroe Township Dept of Public Works | Duane St | ACTIVE |
| NJD980505671 | Monroe Township Landfill | Spotswood Gravelhill Rd & Matchaponix Ave | ACTIVE |
| Site ID | Name | Address | Case Status |
| NJL800573511 | Route 33 East | Route 33 | ACTIVE |
| NJL800568339 | Spotswood Englishtown Road | Spotswood Englishtown Rd | ACTIVE |

WOODLAND

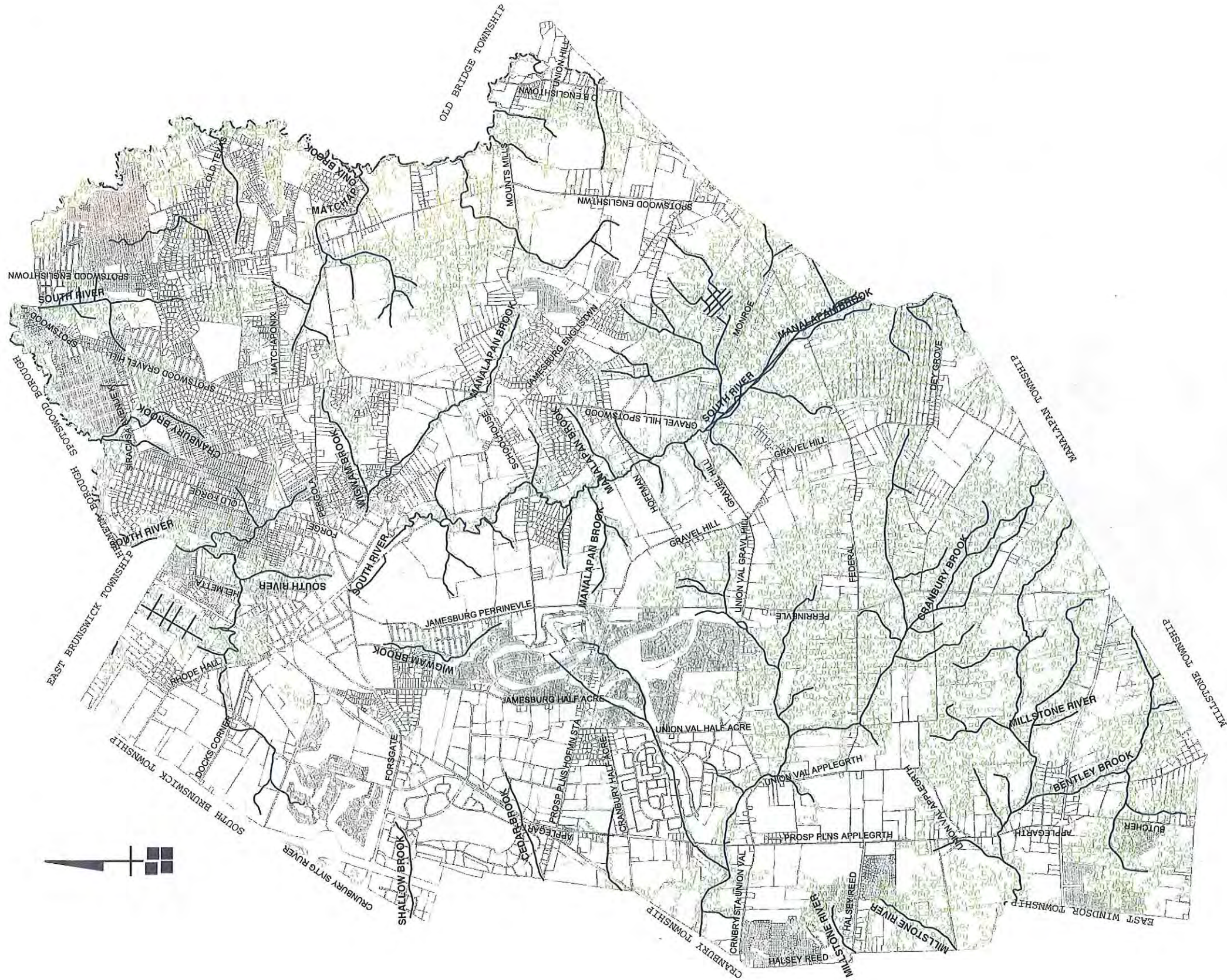
Monroe Township contains areas of significant woodland. The preservation of existing vegetation where feasible is a primary objective of the Conservation Plan. A Tree Preservation Ordinance was adopted in 1998 and requires developers to replace any existing trees removed from a site during construction with new trees. Under the new ordinance, for every tree of certain size that is removed due to construction a new tree has to be planted or a contribution is required towards a tree planting fund. Through this process the replacement of individual trees or wooded area can be insured.

The Township should continue to require site sensitive design, which would preserve existing vegetation to the greatest extent practicable. Particular attention should be given to preserving wooded areas, which serve as a buffer along streets, between non-compatible land uses and serve as open space between subdivisions. Furthermore, the preservation of woodland provides a habitat for the preservation of wildlife in such areas.

ENVIRONMENTAL FEATURES

A composite map X-5 has been prepared consisting of major environmental features with the Township, such as aquifer, wetlands, floodplains and woodlands. These features serve as a guide to the Land Use plan in that land use densities have been coordinated with the environmental features. The map can also serve as an environmental check point in the review process of all subdivisions and site plans.




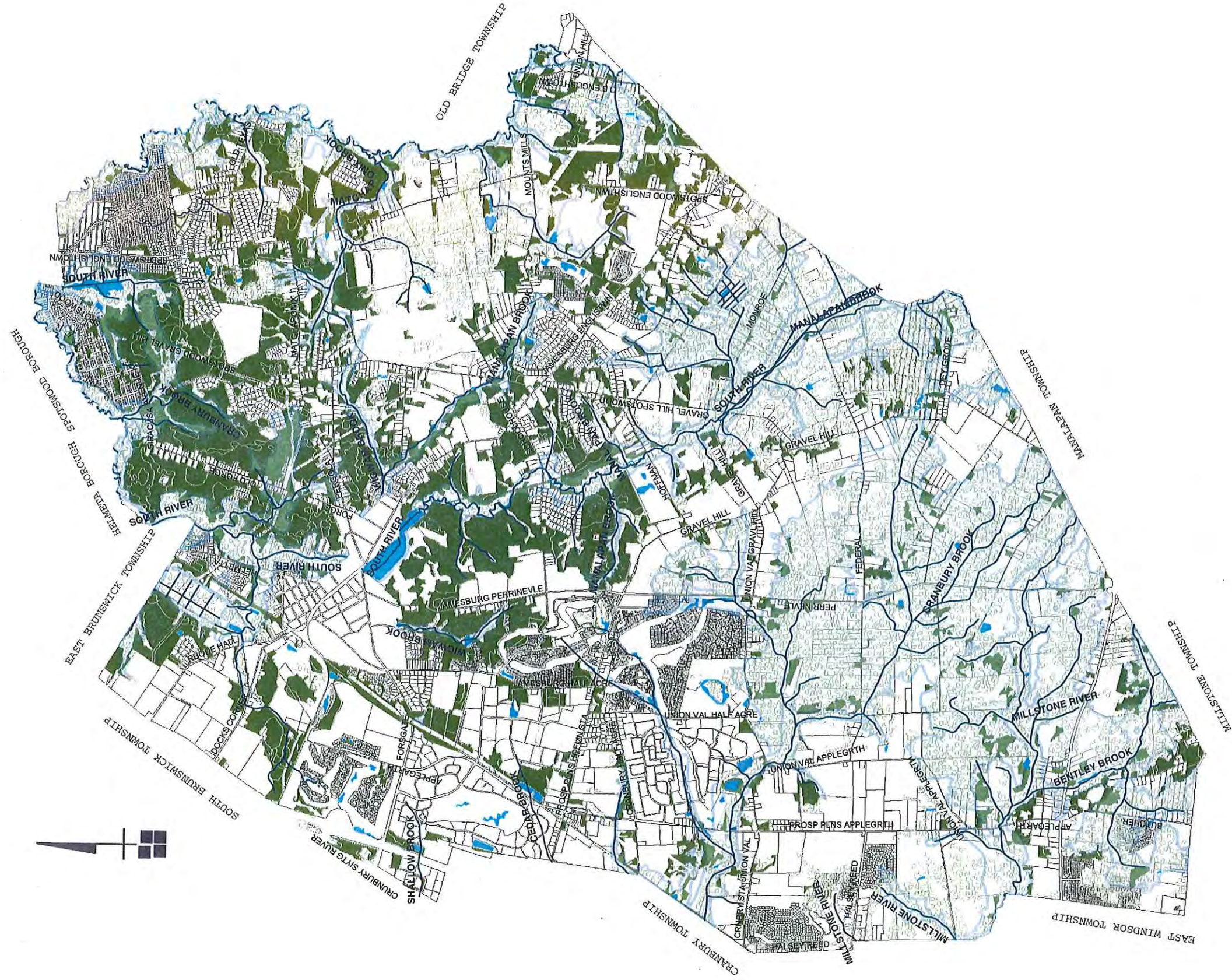


X-3



| | |
|--|------------|
| Wetlands | |
| MONROE TOWNSHIP Middlesex County | New Jersey |
|  HEYER, GRUEL & ASSOCIATES COMMUNITY PLANNING CONSULTANTS | |
| July 2003 | |

| |
|--|
| Legend |
|  wetlands |



X-5



Legend

- Forest
- Water
- wetlands
- Floodplains

Conservation Plan Map

MONROE TOWNSHIP
Middlesex County

HEYER, GRUEL
& ASSOCIATES
COMMUNITY PLANNING CONSULTANTS

New Jersey
July 2003

ECONOMIC PLAN ELEMENT

The economic plan element evaluates the potential for the community's continued economic growth in order to ensure that nonresidential land use policies provide sufficient areas for future employment and ratable growth. In order to provide a comprehensive view of the present and future economic development of Monroe Township, County-wide and Township-wide economic trends were analyze.

MIDDLESEX COUNTY ECONOMIC TRENDS

Middlesex County is a prosperous area in terms of employment and industry. Middlesex County has the third highest number of jobs in the state, although it only encompasses three percent of the State's land area, and a relatively high per capita income. Middlesex County's growth and general prosperity is due primarily to its location. The County is located in the central region of the state, which offers the advantage of a suburban setting with excellent transportation connections via the Turnpike and I-95 to the New York and Philadelphia economic regions.

The Middlesex County economy is largely composed of wholesale and retail trade establishments, which employ more workers than any other industry in the County. The County also has a greater percentage of manufacturing jobs (primarily in the chemical industry) compared to the State average. Due to its location and high incomes, Middlesex County is headquarters to major wholesale distributors and contains three regional shopping centers. As shown in Table XI-1 this employment growth is projected to continue.

| TABLE XI-1 ESTIMATED AND PROJECTED EMPLOYMENT by MAJOR OCCUPATIONAL GROUP 1998-2008 MIDDLESEX COUNTY | | | | | | | | | |
|--|---------|------|---------|------|----------------------|------|-----------------------------|--------|--------------|
| Occupational Category | 1998 | | 2008 | | Change: 1998-2008 | | Annual Average Job Openings | | |
| | Number | % | Number | % | Number | % | Total | Growth | Replacements |
| TOTAL, ALL OCCUPATIONS | 422,150 | 100 | 478,550 | 100 | 56,400 | 13.4 | 16,250 | 6,310 | 9,940 |
| Exec., Admnist., Managerial Occp. | 24,900 | 5.9 | 27,600 | 5.8 | 2,700 | 10.9 | 720 | 280 | 440 |
| Professional Specialty Occupations | 100,300 | 23.8 | 125,400 | 26.2 | 25,100 | 25 | 4,630 | 2,550 | 2,080 |
| Marketing & Sales Occupations | 55,300 | 13.1 | 61,500 | 12.9 | 6,150 | 11.1 | 2,220 | 690 | 1,530 |
| Admnist. Support&Clerical Occp. | 79,000 | 18.7 | 82,450 | 17.2 | 3,450 | 4.4 | 2,230 | 620 | 1,610 |
| Service Occupations | 51,550 | 12.2 | 59,950 | 12.5 | 8,400 | 16.3 | 2,500 | 870 | 1,630 |
| Agricultural, Forestry & Fishing Occp. | 2,650 | 0.6 | 2,950 | 0.6 | 300 | 11.9 | 110 | 40 | 80 |
| Precision Production, Craft & Repair | 34,800 | 8.2 | 35,850 | 7.5 | 1,100 | 3.1 | 1,010 | 180 | 830 |
| Operators, Fabricators & Laborers | 73,650 | 17.5 | 82,900 | 17.3 | 9,200 | 12.5 | 2,830 | 1,090 | 1,740 |

Occupational projections for the year 2008 indicate that employment in the County is projected to increase by 56,400 or 13.4 percent. The largest employment gains for the County are projected for professional specialty occupations, with a 25,100 new jobs and for Operators, fabricators and laborers with 9,200 new jobs. These are followed by Service Occupations with 8,400 new jobs.

As Table XI-3 indicates, Middlesex County's Labor Force has increased by 42,800 individuals while employment has experienced increase by 44,200 jobs from 1990 to 2001. County had its worst unemployment rate in 1992 when it reached 7.6. Since then the rate has steadily decreased and reached 3.7. Based on New Jersey Department of Labor's estimates, unemployment rate for the year 2002 is expected to be 5.1.

| TABLE XI-2 LABOR FORCE ESTIMATES MIDDLESEX COUNTY | | | | |
|---|-------------|------------|--------------|-------------------|
| Year | Labor Force | Employment | Unemployment | Unemployment Rate |
| 1990 | 370,900 | 354,300 | 16,600 | 4.5 |
| 1991 | 375,100 | 353,400 | 21,700 | 5.8 |
| 1992 | 375,800 | 347,200 | 28,600 | 7.6 |
| 1993 | 374,300 | 349,000 | 25,300 | 6.8 |
| 1994 | 377,400 | 355,500 | 21,800 | 5.8 |
| 1995 | 383,600 | 362,500 | 21,100 | 5.5 |
| 1996 | 392,800 | 372,300 | 20,500 | 5.2 |
| 1997 | 403,500 | 386,600 | 16,900 | 4.2 |
| 1998 | 398,800 | 383,900 | 14,900 | 3.7 |
| 1999 | 407,800 | 392,500 | 15,200 | 3.7 |
| 2000 | 410,100 | 397,500 | 12,700 | 3.1 |
| 2001 | 413,700 | 398,500 | 15,200 | 3.7 |
| 2002* | 420,600 | 399,300 | 21,300 | 5.1 |

* Estimate
Source: New Jersey Department of Labor

MONROE TOWNSHIP EMPLOYMENT TRENDS

Historically, Monroe Township provided agricultural employment due to the extensive agricultural land uses at the time. Today, Monroe Township has a diversified economic base that provides a variety of occupational opportunities. As Table XI-3 indicates, Monroe Township has developed a strong employment base and, despite annual fluctuations, has shown substantial employment growth for the 12 year period from 1990 to 2001. During this time, employment increased by 1027 Jobs while labor force increased by 986 individuals. This caused the unemployment rate to be decreased from 5.4 to 4.5.

The Township also had its worst unemployment rate in 1992, when it reached 9.2. However since then the unemployment rate has steadily decreased and today is equal to the County average.

To further economic growth and ratable development, the land use plan has allocated sufficient land for both retail, professional office and industrial development, especially within the Route 33 corridor. The existing Planned Office district for professional office development along Applegarth Road has been fully developed as has the existing industrial park on Applegarth and Prospect Place Road. The HD (Highway Development) Zone on Route 33 should provide economic growth and stability for the community and future employment opportunities for residents.

| TABLE XI-3 LABOR FORCE ESTIMATES MONROE TOWNSHIP | | | | |
|--|-------------|------------|--------------|-------------------|
| Year | Labor Force | Employment | Unemployment | Unemployment Rate |
| 1990 | 8697 | 8224 | 473 | 5.4 |
| 1991 | 8823 | 8205 | 618 | 7 |
| 1992 | 8876 | 8061 | 815 | 9.2 |
| 1993 | 8822 | 8101 | 721 | 8.2 |
| 1994 | 8876 | 8253 | 623 | 7 |
| 1995 | 9017 | 8415 | 602 | 6.7 |
| 1996 | 9227 | 8643 | 584 | 6.3 |
| 1997 | 9455 | 8974 | 481 | 5.1 |
| 1998 | 9335 | 8911 | 424 | 4.5 |
| 1999 | 9547 | 9113 | 434 | 4.5 |
| 2000 | 9588 | 9227 | 361 | 3.8 |
| 2001 | 9683 | 9251 | 432 | 4.5 |



HISTORIC PRESERVATION PLAN ELEMENT

INTRODUCTION

Monroe Township has a number of historic resources that are worth preserving because they provide a physical link to the past, contribute to the sense of community in the present and offer a degree of continuity as the Township advances into the future. Historic preservation contributes to attractive streetscapes, stable neighborhoods, economic development and increased property values. The Historic Preservation Plan Element highlights the benefits of preserving the local heritage, identifies sites listed on and recommends future sites for the State and National Registers of Historic Places.

BRIEF HISTORY OF MIDDLESEX COUNTY

Middlesex County is one of the East Jersey's four original counties, which had been designated in 1683, along with Bergen, Essex and Monmouth. Early patterns of settlement were found along the major transportation routes. The most important of these routes were the Raritan River and two roads following old Indian paths:

- Upper Road/King's Highway, which is now Route 27 and the Lower Road, which is George's Road.

Although the economy of Middlesex County was basically agriculture, the eighteenth century saw the beginnings of industry, powered by the area's many streams. Only a few factories remain of the nineteenth century industrialization that shaped the towns and cities of Middlesex County. By the twentieth century, the northeastern and central parts of the county became largely urbanized. Meanwhile, the rest of the County remained primarily rural, with established villages and towns being filled with buildings of late nineteenth and twentieth century construction. Twentieth century development has followed major highways such as Route 1 and the New Jersey Turnpike, while the older urbanized centers having suffered from a lack of new investment are now undergoing revitalization. The areas continuing to exhibit the greatest pressures for change are the southern Townships, such as Plainsboro, Monroe and South Brunswick.

BRIEF HISTORY OF THE MONROE TOWNSHIP

Middlesex County, as mentioned earlier, was formed in 1683 and subdivided into Woodbridge, Perth Amboy and Piscataway Townships. Initially part of Piscataway Township and then South Amboy Township, the residents of western South Amboy formed Monroe Township by referendum on April 9, 1838 and named the community after President Monroe. Its current boundaries were established in 1887.

The Township's first settler was reportedly a Scotsman named James Johnstone who settled on Manalapan Brook in 1685. Several settlers followed him and resided along the banks of Manalapan and Matchaponix Brooks in the late seventeenth and early eighteenth centuries. The community of Spotswood, situated at the confluence of Manalapan and Matchaponix Brooks is the oldest settlement in the Monroe area. Shortly after 1685 another Scotsman settled west of Spotswood along the Manalapan Brook at the site of future Jamesburg.

The eighteenth century saw an influx of additional settlers, many of who were involved in agricultural pursuits, while others worked in the iron-working and lumbering industries. Local streams such as the Manalapan Brook and Millstone River supplied sufficient waterpower for the numerous grist mills in the township.

Agricultural activities flourished in Monroe well into the nineteenth century. Many small agricultural-based hamlets, such as Red Valley (Applegarth), Half-Acre, Union Valley, and Dey Grove, among others, contained Blacksmiths, distilleries, mills, post offices, stores and taverns to serve the needs of the local farming population.

The success of an increasingly diverse agricultural industry was dependent upon transportation routes, which brought goods to larger market centers. Lawrie's Road was improved considerably after it was chartered by the Bordentown and South Amboy Turnpike Company in 1816. Another significant transportation improvement was the construction of the Camden and Amboy Railroad in 1833. About 20 years later, James Buckelew formed the Jamesburg and Freehold Agricultural Railroad to transport passengers to the Jersey shore and ship goods to and from hinterland areas of Monroe and neighborhood communities, such as Englishtown and Freehold. Communities formed around train stations, such as Cranbury Station, Hoffman Station, Prospect Plains, and Tracy Station.

The New Jersey Turnpike, which opened 1951, and the construction of Exit 8A in the western segment of Monroe Township precipitated massive development in the late twentieth century. Despite the extensive growth that has occurred over the past 50 years, Monroe has retained its agricultural setting and rural feel, particularly in southern and eastern portions of the township. (Source: Cultural Resources Inventory, Richard Grubb & Assoc., Inc. April 2002; Heyer, Gruel & Assoc., PA, Master Plan of Monroe Township, Dec 1998).

BENEFITS OF HISTORIC PRESERVATION

In addition to providing a link with the past, historically significant resources have the potential to contribute significantly to local culture, education, economic development and quality of life. The aesthetic, cultural and social benefits of historic preservation are well documented. They include an enhanced visual environment, reinforcement of local character and creation of sense of place.

HISTORIC PRESERVATION EFFORTS IN MONROE TOWNSHIP

Monroe Township has an active Historical and Cultural Commission and now designated as the Monroe Township Historic Preservation Commission. It has compiled a list of potential historic sites. It is now the Monroe Township Historic Preservation Commission. The commission hired Richard Grubb & Associates of Cranbury, New Jersey to prepare an inventory of historic buildings, structures, sites and districts in the Township. This inventory is based on the list compiled by the Commission. This inventory also identifies areas with high potential for prehistoric archeological resources. (See Table XII-2)

HISTORICALLY SIGNIFICANT DISTRICTS AND PLACES

NEW JERSEY AND NATIONAL REGISTERS OF HISTORIC PLACES

Despite its early settlement, only one historic resource is listed in the State and National Register of Historic Places: The Holmes-Tallman House, is also known as Brown's Corner House, was built circa 1860 by Jacob Holmes at the intersection of South River-Cranbury and Browns Corner Road, and was nominated to the National Register in 1979. (See Table XII-1)

Based on research conducted at the State Historic Preservation Office (SHPO) in Trenton, five historical resources are identified that are listed or eligible for listing on the National Register of Historic Places (See Table XII-1). These resources consist of two archeological sites that retain significant information regarding eighteenth century iron working and nineteenth century milling activities, a railroad and a bridge that is demolished.

| Table XII-1 National Register-Eligible or listed Historic Resources in Monroe Township | | |
|--|---------------|--|
| Resource | Type | Eligibility Data |
| 1 Ten Eycks Forge Site | Archeological | SHPO Opinion: 2/14/77 Determination: 11/29/77 |
| 2 Holmes-Tallman House | Architectural | SR: 7/5/79 NR: 9/12/79 |
| 3 Pocohontas Snuff & Tobacco Mill | Archeological | SHPO Opinion: 3/1/90 |
| 4 Camden & Amboy Railroad Main Line | Railroad | SHPO Opinion: 10/4/91 |
| 5 Rue Road Bridge (NJDOT # 125B055) over Matchaponix. | Bridge | SHPO Opinion: 2/18/93 |

Little is known about the prehistoric occupants of Monroe Township. Based on a research conducted by John Katerba and Warren Barnes, it appears that Monroe Township has been occupied by Native Americans for at least 6,000-7,000 years. The earliest known archeological materials from Monroe Township are linked to the Middle Archaic Period, with a higher frequency of artifacts from the Late Archaic, Early Woodland, and Late Woodland Periods.

There are 22 known prehistoric archeological sites recorded in Monroe Township, 15 of which are formally registered at the New Jersey State Museum in Trenton. There are also numbers of historic archeological resources are present in Township such as cemeteries, churches, schools, mills, a distillery, a blacksmith shop, an eighteen century Native settlement, an iron forge, Revolutionary War sites and the Monroe Oak which is also the logo of Township. Bethel and the Pocohontas Snuff Mill are the only archeological sites that are registered at the New Jersey State Museum.

INVENTORY OF SIGNIFICANT HISTORIC RESOURCES

"Cultural Resources Inventory" report, prepared by Richard Grubb & Associates of Cranbury, New Jersey for the Monroe Township Historic Preservation Commission in April 2002, lists all cultural resources within the Township (See Table XII-2).

The purpose of the inventory was to create an inventory of historic buildings, structures, sites and districts in the township, and to identify areas with a high potential for prehistoric archeological resources.

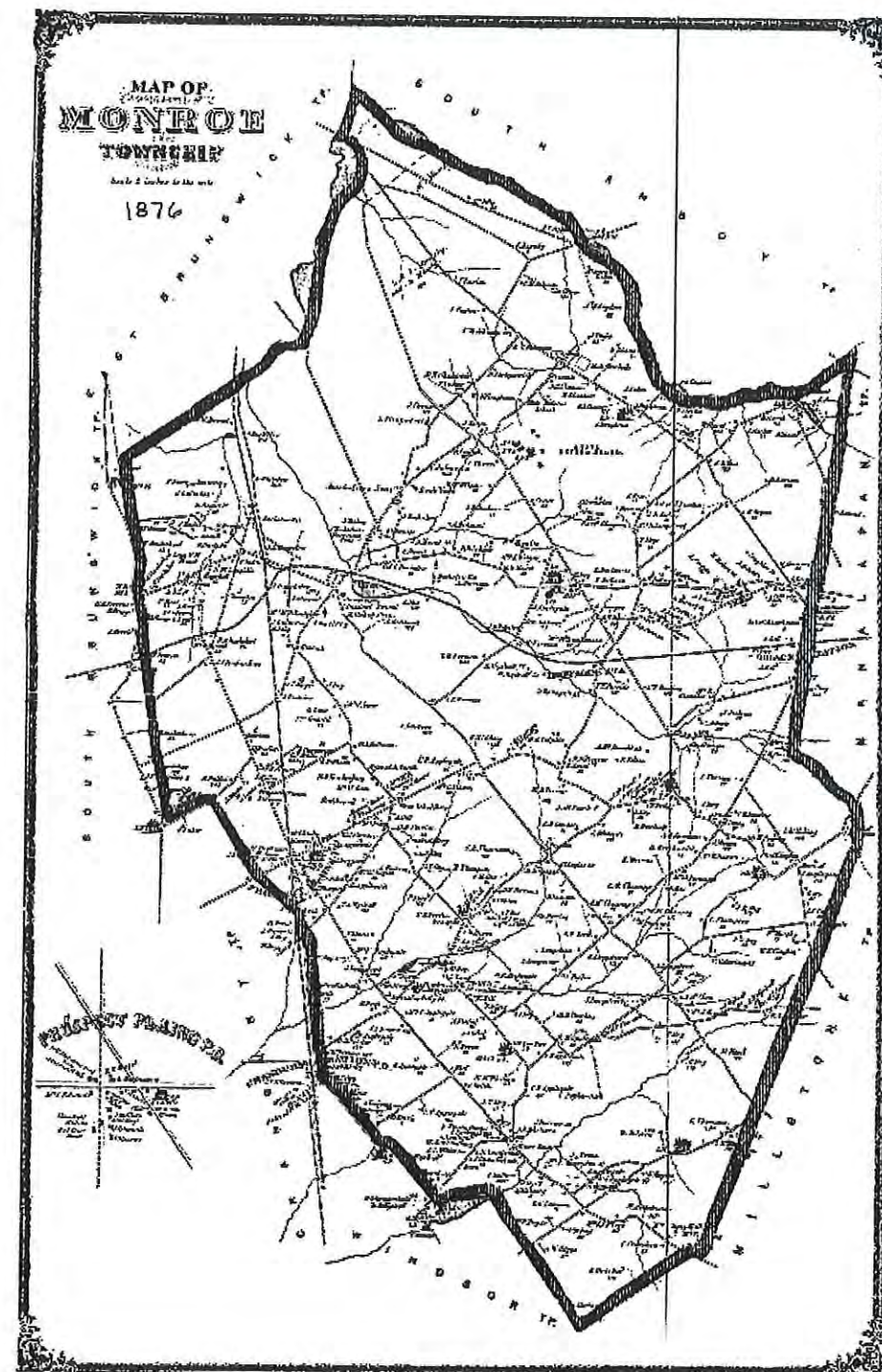


Table XII-2

Inventory of Historic Architectural & Archeological Resources

| | |
|----|---|
| 1 | Union Valley- Half Acre Road, east side , south of Clear Brook |
| 2 | Union Valley- Half Acre Road, east side , south of #1, south of Clear Brook |
| 3 | Union Valley- Half Acre Road, west side , 2000' north of Union Valley Rd. |
| 4 | Gravel Hill-Union Valley Road, north side / Methodist Church Parsonage |
| 5 | Union Valley- Half Acre/Cranbury Station Road, northwest corner |
| 6 | 123 A Union Valley Road, north side, between Old Church and Union Valley- Half Acre Road. |
| 7 | Union Valley Road, south side, between Old Church and Union Valley-Half Acre Road |
| 8 | Union Valley / Old Church Roads, southwest corner |
| 9 | Union Valley Road, south side, 1000' east of Applegarth Road |
| 10 | 211 Cranbury Station Road, north side at Applegarth Road |
| 11 | Union Valley Road, north side, 200' west of Applegarth Road |
| 12 | Cranbury Station Road, north side, east of railroad tracks |
| 13 | 257 Cranbury Station Road, north side, east of railroad tracks |
| 14 | 242 Cranbury Station Road, south side, 2200' west of Applegarth Road/ Pops Farm Market and Greenhouse |
| 15 | Cranbury Station Historic District, Monroe & Cranbury Townships |
| 16 | Halsey Reed Road, east side, north of bend in road |
| 17 | Halsey Reed Road, north side, 1/2 mile west of Prospect Plains Road |
| 18 | Halsey Reed Road, north side, 1/4 mile west of Prospect Plains Road |
| 19 | Applegarth Road, east side, 1000' north Halsey Reed Road |
| 20 | Applegarth Road, east side / Monroe Township School #2 / Applegarth Middle School |
| 21 | Applegarth Road, west side, south of Cranbury Station Road / Byrne Bros. Farm |
| 22 | Applegarth Road, east side, 1500' north of Halsey Reed Road |
| 23 | 201 Applegarth Road, east side, at Halsey Reed Road |
| 24 | Wyckoffs Mills Road, north side, east of township border |
| 25 | Old Church Road, west side, 1000' south of Union Valley Road |
| 26 | 93 Old Church Road, east side, 1400' south of Union Valley Road |
| 27 | 75 Old Church Road, on Federal Road, north side, 400' east of Old Church Road / Old Church Farm |
| 28 | 70 Old Church Road, west side, 175' north of Federal Road / Stechell House |
| 29 | 60 Old Church Road, west side, 400' south of Federal Road / Dye Farm |
| 30 | 49 Old Church Road, east side, 2000' south of Federal Road |

| | |
|----|---|
| 31 | Mount Road, north side, 1000' west of England Road / Applegate House |
| 32 | Old Church Road, west side, north of Mount Road, at end of farm lane |
| 33 | Union Valley-Applegarth Road, north side, between Applegarth and Old Church Rds. |
| 34 | Old Church Road, south side, 1500' west of Old Church Road |
| 35 | 5 Wyckoff's Mill Road, 1000' east of Applegarth Road |
| 36 | Wyckoff's Mill Road, 300' feet east of Applegarth / Blacksmith house |
| 37 | 136 Applegarth Road, west side, north of Millstone River at end of farm lane |
| 38 | 124 Applegarth Road, west side, south of Millstone River |
| 39 | Applegarth Road, west side, north of Bentley Road |
| 40 | 482A Applegarth Road, north of Bentley Road / D. Dey House |
| 41 | Butcher Road, Route 33, southwest corner / Over Billy's Inn |
| 42 | Route 33, south side, 1400' east of municipal boundary |
| 43 | Etra Road, north side, 450' east of municipal boundary on private drive |
| 44 | Disbrow Hill Road, west side |
| 45 | Disbrow Hill Road, east side, 2000' north of Etra Road |
| 46 | Disbrow Hill Road, north side, 1500' south of Route 33 |
| 47 | Route 33, north side, 1/2 mile west of Perrineville Road / Mount House |
| 48 | Route 33, north side, 1500' west of Perrineville Road |
| 49 | Perrineville Road, east side south of Millstone River |
| 50 | 125 Old Road Applegarth , south side, 750' north of county line |
| 51 | Old Road Applegarth, north side |
| 52 | Jamesburg-Perrineville Road, east side, just north of Old Road Applegarth |
| 53 | Old Road Applegarth, south side, 1600' east of Jamesburg-Perrineville Road |
| 54 | Perrineville Road, west side, 1000' north of Millstone |
| 55 | Bergen Mills-Gravel Hill Road, west side, 750' south of Jurgelsky Road |
| 56 | Jurgelsky Road, south side, 3000' west of Bergen Mills Road |
| 57 | Jurgelsky Road, south side, 3500' west of Bergen Mills Road |
| 58 | Dey Grove Road, north side, 3000' east of Perrineville Road |
| 59 | 330 Grove Road, north side, 400' east of Perrineville Road |
| 60 | Dey Grove Road, south side, 2500' west of north Bergen Mills Road |
| 61 | 70 Bergen Mills-Gravel Hill Road, south side, between Jurgelsky and Dey Grove Roads / L.C. Perrine Farm |
| 62 | Bergen Mills Road, east side between Federal and Dey Grove Roads |
| 63 | 186 Federal Road, north side, 3500' east of Perrineville Road |
| 64 | Federal Road, north side, 2000' east of Perrineville Road |
| 65 | Federal Road, north side, 1000' east of Perrineville Road |
| 66 | Federal Road, north side, 400' west of Perrineville Road |

| | |
|----|--|
| 67 | Federal Road, north side, 1400' west of Perrineville Road |
| 68 | Federal Road, north side, 3000' west of Perrineville Road |
| 69 | Federal Road, north side, 200' east of England Road |
| 70 | Federal Road, south side, 2000' east of England Road |
| 71 | Federal Road, south side, 250' west of England Road |
| 72 | 21 England Road, east side, between Federal and Mount Roads, at end of farm lane |
| 73 | Longstreet Road, north side, 1000' east of England Road |
| 74 | Union Valley Road, south side, 800' east of Union Valley- Half Acre Road |
| 75 | Union Valley Road, south side, 1500' east of Union Valley- Half Acre Road |
| 76 | Southwest corner, Union Valley- Gravel Hill / Perrineville Road |
| 77 | Union Valley- Gravel Hill Road, north side, 3000' east of Union Valley Road |
| 78 | Union Valley- Gravel Hill Road, north side |
| 79 | Prospect Plains Road, north side, 600' east of Perrineville Road |
| 80 | Hoffman Station Road, west side, 500' west of Prospect Plains Road |
| 81 | Hoffman Station Road, west side, Determine location |
| 82 | Northeast Hoffman Station / Prospect Plains Road |
| 83 | 340 Hoffman Station Road, 750' east of Prospect Plains Road / Wind Knoll |
| 84 | Hoffman Station Road, north side, 300' east of Prospect Plains Road |
| 85 | Union Valley- Gravel Hill Road, south side, 750' west of Hoffman Station Road |
| 86 | Gravel Hill Road, east side, opposite Union Valley Road |
| 87 | Gravel Hill Road, south side, 700' south of Union Valley Road |
| 88 | Gravel Hill Road, west side, 2000' south of Union Valley Road |
| 89 | Gravel Hill Road, south side, 2400' south of Union Valley Road (south of bend) |
| 90 | Gravel Hill Road, east side, 1750' north of Federal Road |
| 91 | Gravel Hill Road, east side, 800' north of Federal Road |
| 92 | Perrineville Road, west side, 2500' north of Federal Road, at end of private lane |
| 93 | Hoffman Station Road, north side, 1000' east of Mount Mills Road |
| 94 | 101 Hoffman Station Road, south side, 1500' east of Mount Mills Road |
| 95 | 81 Hoffman Station Road, south side, 3000' east of Mount Mills Road |
| 96 | Jamestown-Englishtown Road, north side, opposite Hoffman Station Road / Sea Breeze Farms |
| 97 | Spotswood- Englishtown Road, east side, 1000' north of Buckelew Avenue |
| 98 | 560 Jamestown-Englishtown Road, north side, 2000' west of Hoffman Station Road |



Legend

- ▲ Historic Archaeological Sites
- Extant Buildings
- Non Extant Building
- Historic Hamlets

Source: Cultural Resources Inventory
 Monroe Township April 2002

XII-1



Historic Sites

MONROE TOWNSHIP
 Middlesex County New Jersey

HEYER, GRUEL
 & ASSOCIATES
 COMMUNITY PLANNING CONSULTANTS

July 2003

Table XII-2 (Cont'd)

Inventory of Historic Architectural & Archeological Resources

| | |
|-----|---|
| 99 | Jamestown-Englishtown Road, north side, 2500' west of Hoffman Station Road / Etsch Farms |
| 100 | 201 Mount Mills Road, north side east of Spotswood- Englishtown Road |
| 101 | Mount Mills Road, south side, east of Schoolhouse Road |
| 102 | 253 Mount Mills Road, north side, 1000' east of Schoolhouse Road |
| 103 | Mount Mills Road, south side, 1500' east of Schoolhouse Road |
| 104 | Mount Mills Road, north side, 2000' east of Schoolhouse Road |
| 105 | Spotswood- Englishtown Road, east side, 1600' north of Mount Mills Road |
| 106 | Spotswood- Englishtown Road, east side, 1000' south of Rue Road at end of private lane / Indyke Farms |
| 107 | Spotswood- Englishtown Road, east side, 1000' north of Rue Road / Former Police Headquarters |
| 108 | New Jersey Training School for boys and girls (New Jersey State Reform School) |
| 109 | Buckalew Avenue, east side, 2000' south of Jamesburg-Monroe border / Township School #1 |
| 110 | 387 Buckalew Avenue, west side / Farmer Al's |
| 111 | 302 Schoolhouse Road, north side |
| 112 | 135 Prospect Plains Road, north side |
| 113 | 136 Prospect Plains Road, south side |
| 114 | 142 Prospect Plains Road, south side, 200' east of Half-Acre Road |
| 115 | Prospect Plains School / Prospect Plains Road, south side, east of Applegarth Road |
| 116 | 96 Applegarth Road, southwest corner of Applegarth / Prospect Plains Road |
| 117 | Monroe Oak / northwest intersection of Prospect Plains / Applegarth Roads |
| 118 | 231 Prospect Plains Road, north side, west of railroad |
| 119 | Potential Prospect Plains Historic District |
| | 16 Public Road |
| | 14 Public Road |
| | 12 Public Road |
| | 10 Public Road |
| | 8 Public Road / Cranberries Gourmet Shoppe |
| | 6 Public Road |
| | 4 Public Road / Garage |
| 120 | Holmes-Tallman House (Brown's Corner House)/southeast corner of Cranbury |

| | |
|-------------------------------------|--|
| | Road and Brown's Corner Road |
| 121 | Camden & Amboy Railroad Historic District |
| 122 | Jamesburg and Freehold Railroad |
| 123 | Lawrie's Road |
| 124 | Bordentown-South Amboy Turnpike |
| 125 | Monroe Rural Agricultural District |
| 126 | Forsgate County Club/Forsgate Drive and Possum Hollow Road |
| 127 | Original Camden & Amboy Railroad Sleepers |
| 128 | 284 Perrineville Road/Half-Acre Four Room School |
| HISTORIC ARCHEOLOGICAL SITES | |
| B-1 | Union Valley Methodist Protestant Church / Gravel-Hill-Union Valley Road, south side, 400' east of Union Valley-Half-Acre Road |
| B-2 | Wyckoff's Mill/Millstone River near Monroe-East Windsor boundary |
| B-3 | Pleasant Hill School/Wyckoff's Mill Road, west side near Indian Run Brook |
| B-4 | Red Tavern Site/Applegarth Road, west side, south of Wyckoff's Mill Road |
| B-5 | Distillery Site/Applegarth Road, east side, near Millstone River |
| B-6 | Pleasant Grove School/Route 33, north side |
| B-7 | Dey Grove School/north of Dey Grove Road-Bergen Mills Road intersection |
| B-8 | Washington's Headquarters- Story Farm/Gravel Hill Road north side |
| B-9 | American Revolution Campground/Gravel Hill Road, north side |
| B-10 | Molly Pitcher Campsite/Hoffman Station Road, south side, just east of Prospect Plains Road |
| B-11 | General Lafayette Site/Jamesburg-Englishtown Road, east side, north of Spotswood-Englishtown Road |
| B-12 | Davison Blacksmith Shop/Buckalew Avenue, west side, north of Gravel Hill Spotswood Road |
| B-13 | Mount's Mill Site/Matchaponix Brook near Englishtown Road |
| B-14 | Pocohontas Snuff and Tobacco Mill Site/Matchaponix Brook, south of Rue Road Bridge |
| B-15 | Ten Eyck's Forge Site/Old Forge Road and Manalapan Brook |
| B-16 | Wigwam Grove/Perrineville Road, west side near Jamesburg- Monroe border |
| B-17 | Bethel/Thompson Park, between Perrineville Road and Wigwam Brook |
| B-18 | Old Church/Old Church Road, west side, 1500' south of Federal Road |
| B-19 | Old Church School/Old Church Road, west side, 1600' south of Federal Road |
| B-20 | School/Schollhouse Road, south side, east of Buckalew Avenue |

CEMETERIES

| | |
|-----|--|
| C-1 | Union Valley Methodist Church Cemetery/Gravel-Hill-Union Valley Road, south side, 400' east of Union Valley-Half-Acre Road |
| C-2 | Applegate Family Burial Ground/between Mount, Old Church, Federal and England Roads |
| C-3 | Hoffman Cemetery (Old Story Burying Ground)/Hoffman Station Road, south side |
| C-4 | French Cemetery at New Jersey Training School |
| C-5 | Old Church Cemetery/Old Church Road, west side, 1500' south of Federal Road |
| C-6 | Reid Cemetery/Perrineville Road, south of Millstone River |

CERTIFIED LOCAL GOVERNMENT STATUS

The Monroe Township Historic and Cultural Commission may want to consider applying for Certified Local Government (CLG) status. CLG's are municipal historic preservation commissions that are recognized by the State Historic Preservation Office (SHPO) because their preservation plan is modeled after the National Register of Historic Places. CLG's have more autonomy to review future development plans and can assign landmark designation to locally significant sites. Once a municipality's commission achieves Certified Local Government status, it is eligible to apply for 60/40 matching grants for a broad range of historic preservation initiatives. These include the preparation of Historic Preservation Plans, Historic Structures Reports, Historic Surveys, Design Guidelines and Historic Preservation educational outreach.

At present, more than \$60,000 in grant funding is available from the State Historic Preservation Office each year. Technical assistance, such as ordinance review and staff training, is also available from the State Preservation Office.

RECOMMENDATIONS

The inventory identified five historic resources within Monroe Township that are listed in or eligible for the National Register of Historic Places. (See Table XII-1) No prehistoric archeological resources are considered eligible; however detailed investigation could determine that some exist within Monroe Township.

As a result of this inventory, three individual properties and three historic districts are recommended eligible for the National Register (See Table XII-3 and XII-4):

| Table XII-3 Individual Properties recommended eligible for National Register | | |
|---|-----------------------------|-------------|
| | | Inventory # |
| 1 | 21 England Road | 72 |
| 2 | The William Applegate House | 9 |
| 3 | The Mount House | 47 |

| Table XII-4 Historic Districts recommended eligible for National Register | | |
|--|------------------------------------|-------------|
| | | Inventory # |
| 1 | Cranbury Station Historic District | 15 |
| 2 | Prospect Plains Historic District | 119 |
| 3 | Monroe Rural Agricultural District | 125 |

It is also recommended that a National Register nomination should begin with Prospect Plains, because of its central location in the township, high visibility due to high volumes of pedestrian and vehicular traffic, and its proximity to the Monroe Oak—the Monroe Township symbol.



This inventory should assist in accomplishing the future objectives of nominating significant resources to the State and National Register of Historic Places and the adoption of a preservation ordinance. The adoption of strong versus weak historic preservation ordinance could be a valuable preservation tool.

According to Michael L. Gregg, Principal Historic Preservation Specialist at the SHPO: "A strong ordinance is one where the Historic Preservation Commission's decisions regarding effects to historic landmarks and decisions regarding avoiding, minimizing, and mitigating adverse effects are binding upon the applicant. With weak ordinance, the Historic Preservation Commission's decisions are advisory to a Planning Board or Board of Zoning Adjustment, which in turn makes the decisions."



An in-depth evaluation should be conducted of the recommended historically significant districts and resources to ascertain whether any warrant a petition to be placed to the State or National Registers. Measures to protect these significant historic resources should be included as part of the zoning and planning process. In order to implement these recommendations, an historic Preservation Ordinance should be adopted which is now feasible in that the Township has established the Historic Preservation Commission. The Ordinance would regulate management of specific sites and historic districts, which should be established based on the cultural resource survey recommendations. It is recommended that the Historic Preservation Ordinance be completed in accordance with requirements for the State Certified Local Government Program.

DETAILED INVENTORY

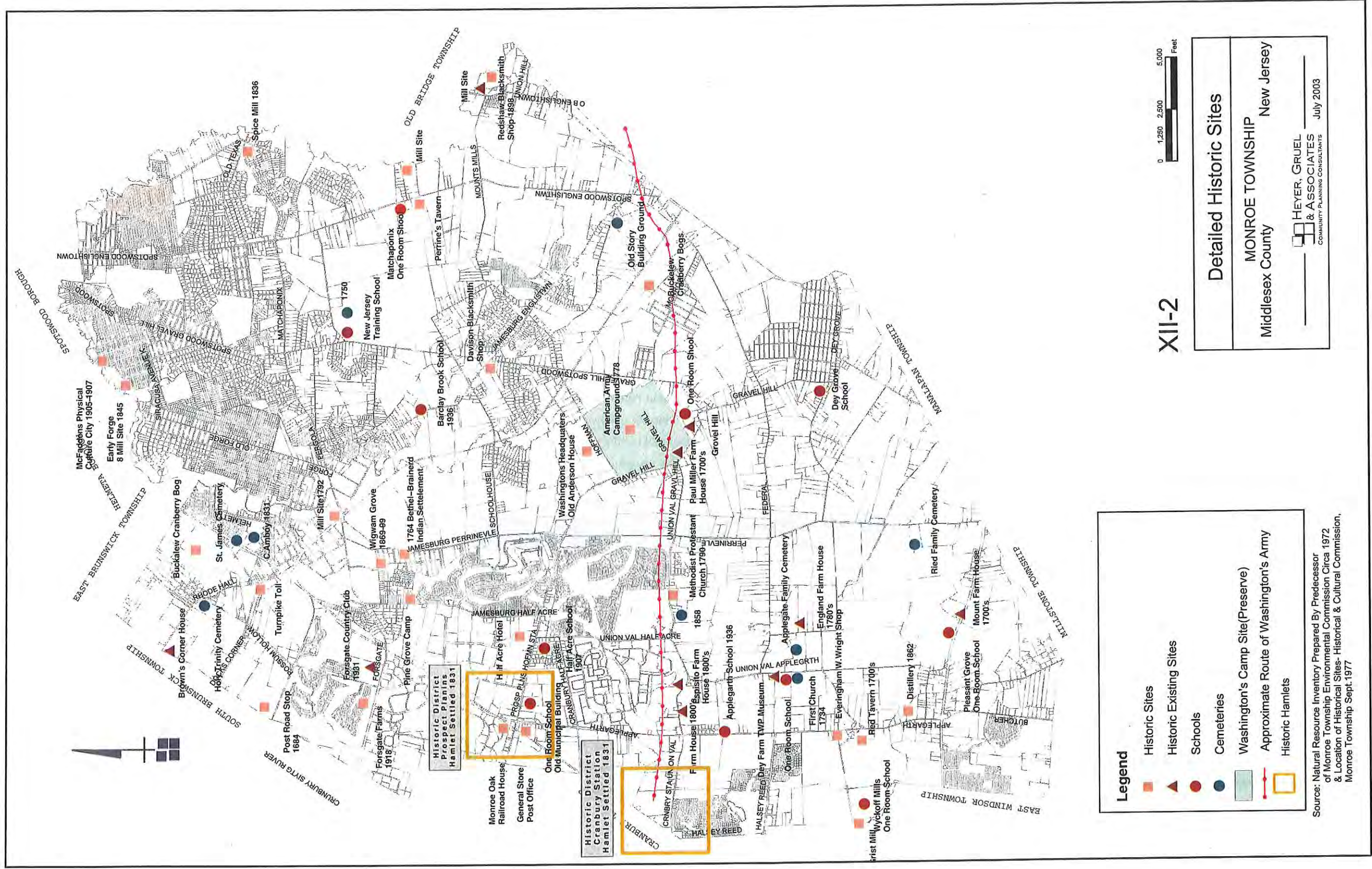
A detailed inventory, which prioritized the most important historical sites and identified two historical hamlets is shown on Map X11-1. The historical sites that are still existing should be recommended to the State and National Historic Register and the hamlets should be nominated for designation as hamlets in the State Development and Redevelopment Plan. The map was compiled and updated to September 2002 by Mr. John Katerba, Township Historian. The sources are noted on the map.

THE CROSSROADS OF THE REVOLUTION

As indicated on Map X11-1, the Township also served as a campsite for George Washington and the Continental Army during the battle of Monmouth. The map also indicates the approximate location of Washington's route to the battle. The National Park Service has undertaken a study entitled, "The Crossroads of the Revolution". The objective is that sites and the route be designated a National Heritage Area and to that end acquire properties in order to preserve the approximate route and significant campsites along the route. The Historical Preservation Commission through the Township Council should request that the National Park Service include Monroe Township within this study. A meeting to that affect was held with the State of New Jersey Green Acres Department.



The William Applegate House 1858



RECYCLING

SOLID WASTE AND RECYCLING

The New Jersey Statewide Mandatory Source Separation and Recycling Act of 1987 requires that municipal master plans include a recycling plan element that incorporates State Recycling Plan goals for the collection, disposition and recycling of materials designated in the Township's Ordinance. This legislation recognizes that the disposition of solid waste has become an increasing problem and one of the most serious problems facing each municipality in the State.

The statute stipulates the following municipal obligations:

- Designate a recycling coordinator,
- Provide for a collection system of recyclable materials,
- Adopt a municipal recycling ordinance,
- Revise the municipal Master Plan which shall include provisions for the collection, disposition and recycling of recyclable materials,
- Revise the Land Use Ordinance requiring site plans and subdivisions to conform to the recycling ordinance.

Municipal recycling plans must also be consistent with and be coordinated with the County District Plan (DRP). Each DRP is required to include designation of recovery targets in each municipality to achieve the maximum feasible recovery of recyclable materials from the municipal solid waste stream that shall include following schedule:

- The recycling of at least 15% of the prior year's total municipal solid waste stream by the end of the first full year succeeding the adoption and approval by the department of the district recycling plan; and
- The recycling of at least 25% of the second preceding year's total municipal solid waste stream by the end of the second full year succeeding the adoption and approval by the department of the district recycling plan.

The State of New Jersey and the Department of Environmental Protection (DEP) regulate recycling and solid waste through many statutes. The Solid Waste Management Act, N.J.S.A. 13:1E-1 et seq., the New Jersey Statewide Mandatory Source Separation and Recycling Act, N.J.S.A. 13:1E-99.11 et seq., and recycling regulations as per N.J.A.C. 7:26A-1 et seq., govern the management, collection and disposal of solid waste and recyclable materials. These efforts ensure the preservation of natural resources, savings of various energy types and the reduction in pollution.

The New Jersey Solid Waste Management Act designated all 21 Counties and the Hackensack Meadowlands District as Solid Waste Management Districts and mandated the Board of Chosen Freeholders in each of the Counties to develop comprehensive plans for waste management in their district.

RECYCLING IN MONROE TOWNSHIP

As part of this process, the Monroe Township has established the following recycling plan as part of its municipal program. On August 3, 1987, a Recycling Ordinance was adopted which states that it shall be mandatory for all residents and no-residents, who are owners, lessees or occupants of commercial or non-commercial structures located within the Township of Monroe to separate used newspaper, clean corrugated cardboard, glass and aluminum cans from all other solid waste. The ordinance sets forth in detail the type of material to be recycled and the method of removal.

The recycling program as of July 1994 has been administered by the Middlesex County Improvement Authority for Recycling and this authority collects all Class A recyclable material. Prior to that date, the Monroe Township Public Works department collected Class A recyclable material. Class A material consists of newspapers, cardboard, glass, aluminum, steel, plastic and textiles. This material is then taken to Newark where it is sorted, processed and then sold. The recyclable program has been a success with the following increases in tonnage collected over the last four years:

| Year | Glass/ Aluminum | Mixed paper | Newspapers | TOTAL |
|------|--------------------|-------------|------------|--------|
| 1999 | 585.5 | 617 | 572 | 1774.5 |
| 2000 | 608 | 717 | 573 | 1898 |
| 2001 | 608 | 723 | 582 | 1913 |
| 2002 | 676 | 814 | 645 | 2135 |

SOLID WASTE

Solid waste is collected in the Township by State-licensed private collections firms. The solid waste is taken to the Middlesex County Landfill in East Brunswick. No problems are envisioned during the short-term period, although New Jersey may need alternate methods of solid waste disposal once the landfills begin to close.

RECOMMENDATIONS FOR RECYCLING PROVISIONS WITH SUBDIVISIONS AND SITE PLAN REGULATIONS

In order to assure that future development is designed to accommodate the recycling of solid waste, the site plan and subdivision regulations of the Township should be amended to require the following:

1. Each application for residential development of six or more units of multi-family housing must include provisions for the collection, disposition, and recycling of recyclable materials. A single-family unit or unit within a two-family dwelling should provide at least 12 square feet of floor area conveniently arranged and located as a holding area for a four week accumulation of materials. Such an area may be within a hidden laundry room, basement or garage.
2. Each application for a non-residential use must include provisions for the collection, disposition and recycling of recyclable materials. Each application shall quantify the amount of recyclable material it will generate as part of its weekly generation including newspapers, white high-grade paper, glass, aluminum, cardboard, tin and bi-metal cans and other materials as required by law. The application shall provide a storage area sized to contain a week accumulation of recyclable material. The storage area shall be designed for truck access for pick up of materials and be suitably screened from view if located outside a building.

FARMLAND PRESERVATION ELEMENT

INTRODUCTION

Middlesex County Farmland Preservation Program includes 22 permanently preserved Farms for a total of 3,216.9 acres. The majority of this land is in Plainsboro and Cranbury Township, however, South Brunswick and Monroe Township also contain preserved farmland. To date, Monroe Township has 3 preserved farms that total 761.4 acres. In 1998, when the Township initiated this program, there were no preserved farms.

Preservation of the Township's farmland has the full support of the Governing Body and the Planning Board and the Township is participating in the Middlesex County Farmland Preservation Program. This program is administered by the Middlesex County Agricultural Development Board, which was created by resolution of the Middlesex County Board of Chosen Freeholders in September of 1985. The primary purpose of the Middlesex County Agriculture Development Board (CADB) is to encourage the preservation of the County's remaining farmland. This goal is implemented through the State's Farmland Preservation Program. Under this program, authorized under the New Jersey Agriculture Retention and Development Act of 1983, the State, county and local levels work together to offer benefits or compensation in return for a landowner's agreement to accept agricultural deed restrictions prohibiting non-farm development.

Owners of agricultural properties in Monroe should be encouraged to participate in Middlesex County's Farmland Preservation program in that it is a very successful program for preserving the agricultural heritage of the County.

PRESERVATION PROGRAM

The Farmland Preservation Program provides four preservation options to owners of agricultural land. The most popular of the four options is the Easement Purchase Program. Under this program a landowner voluntarily agrees to sell the development rights. A permanent deed restriction is placed on the property, which ensures that the property will only be used for agricultural purposes. Property owners of land that is permanently deed restricted continue to pay farmland-assessed property taxes.

The Eight-year Municipality Approved Preservation Program (MAFPP) and the Eight Year Farmland Preservation Programs are the second and third programs. Property owners accepted into these programs are required to keep their farms in active agriculture for eight years. In return, they may apply for farm management benefits, such as a 50 percent cost sharing on conservation projects approved by the New Jersey Soil Conservation Committee. The landowner may reapply to the program after the initial eight years has expired. Both of these programs provide the property owner with

greater protection from eminent domain taking as well as additional "right to farm" protection in situations involving conflicts between farmland and adjacent conflicting land uses. The fundamental difference between these two programs is that the MAFPP requires a municipal ordinance endorsing the landowner's enrollment in the program.

The fourth program is the Fee Simple Purchase, in which the farm is sold outright to the State. The State then places permanent deed restrictions on the property to prevent future non-agricultural development. The property is then resold. This is the least frequently used option within the State's Farmland Preservation Program.

The state makes the final decision on funding for farmland preservation. Several factors are used by the State when ranking farms for funding priority. These include, but are not limited to, soil type, tillable acreage, buffers and boundaries, size of the site, local commitment and adjoining land uses and the owner price of the farmland.

AGRICULTURAL DEVELOPMENT AREA

In order to preserve farms and farmlands, the Township has also established an Agricultural Development Area (ADA) that totals 5,400 acres or approximately 20 percent. The ADA was certified by the Middlesex County Agricultural Development Board in July 1999. The ADA is established in the southern part of the Township located below Union Valley Road to Hoffman Road. It extends south to the Millstone River and Manalapan Township boundary. To the west it extends to Wyckoff's Mills Road between the Millstone River and south of Halsey Reed Road. The ADA is delineated on the Farmland Preservation Map XIV-1.

The establishment of the ADA permits a farm owner to apply directly to the MCADA for participation in the Farmland Preservation Program. If a farm is outside the designated ADA area that does not preclude the applicant from applying for the Farmland Preservation Program. However, an ADA would have to be established for that particular farm.

The ADA also signifies the Township's commitment to the preservation of the remaining farmland in that it presents a clear policy statement of the future planning for this area namely the preservation of the rural qualities of Monroe Township especially in the R-3A Zoning district. The Master Plan also proposes that the ADA be rezoned to a minimum lot of 6 acres.

STATUS OF MONROE TOWNSHIP FARMLAND PRESERVATION PROGRAM

Currently, the Township has 3 preserved farms that total of 761.4 acres. In Monroe Township, there are also 2 farms that have received final approvals for the 2002A round easement purchase with a total of 73 acres. Also, 1 farm has received preliminary approval for the 2003 round easement purchase with a total of 124.3 acres. Table XIV-2 and XIV-3 shows the status of the Farmland Preservation Program in Monroe Township. The location and status of the farms are shown in Map XIV-1.






| Applicant/Municipality | Block/Lot | Year Purchased | Acres |
|--------------------------------------|--|----------------|--------------|
| Jamesburg Training School/ Monroe | Block: 53 Lots: 11.01,16 | 2000 | 581 |
| Gasko Ltd. Partnership* | Block: 22 | | |
| Federal Road/Monroe / Manalapan | Lots: 5.05, 9.01 Peter&Susan Gasko** | 2001 | 126 |
| Lantier*** | Block: 11 | | |
| Dey Grove Road/Monroe/ Manalapan | Lot 5.14 | 2002 | 54.4 |
| TOTAL | | | 761.4 |

* Deed of Easement includes 17.877 acres for Block 59, Lots 13.02, 13.03 in Manalapan, Monmouth County
 ** Current Ownership
 *** Deed of Easement includes 23.0 acres for Block 69, Lot 4 in Manalapan, Monmouth County.

| Applicants & Location | Block & Lots | Acres |
|----------------------------|--------------------|-----------|
| Warren R. Barnes | Block: 60 | 29 |
| Schoolhouse Rd, Monroe Twp | Lot: 28.02 | |
| Kovacs Estate | Block: 20, Lot: 22 | 44 |
| Federal Rd., Monroe Twp | Block: 19, Lot 4 | |
| TOTAL | | 73 |



Legend

-  Preserved Farms & Farmlands
-  Received Preliminary Approvals
-  Received Final Approval
-  Agriculture Development Area
-  Wetland Mitigation

Source: Middlesex County Agricultural Development Board,
Middlesex City Planning Department

XIV-1



Farmland Preservation Program

Middlesex County

MONROE TOWNSHIP
New Jersey

 HEYER, GRUEL
& ASSOCIATES
COMMUNITY PLANNING CONSULTANTS

July 2003

| Table XIV- 3 2003 ROUND OF EASEMENT PURCHASE APPLICATION RECEIVED PRELIMINARY APPROVAL | | |
|---|--------------|--------------|
| Applicants & Location | Block & Lots | Acres |
| Tee-N-Farm (Swales Trust) | Block: 36 | 124.3 |
| Mount Mills Rd., Monroe Twp | Lot: 14, 15 | |
| TOTAL | | 124.3 |

When these purchases are completed through 2003, Monroe Township will have a total of 958.7 acres preserved farmland area.

Wetlands Mitigation Site

The Farmlands Preservation Map XIV-1 also indicates a wetlands mitigation site consisting of 161 acres. This site, which contained wetlands was further improved as wetlands and then so reserved. The newly formed wetlands were used to mitigate wetlands lost in other sites as a result of improvements.



COMPARISON WITH OTHER PLANNING DOCUMENTS

The Municipal Land Use Law requires that all municipal master plans consider the relationship of their master plan to plans of contiguous municipalities, county plans and the New Jersey State Development and Redevelopment Plan (SDRP) adopted on 2001. This section reviews the plans and zoning ordinances of municipalities bordering Monroe Township, and the draft Middlesex County Growth Management Strategy Report.

ADJACENT MUNICIPALITIES

Nine municipalities border the Township of Monroe, including six located in Middlesex County, two in Monmouth County, and one in Mercer County. Surrounding municipalities are East Brunswick Township, South Brunswick Township, Cranbury Township, East Windsor Township, Millstone Township, Manalapan Township, Old Bridge Township, Spotswood Borough, Helmetta Borough and Jamesburg Borough. The zoning of these municipalities is discussed below.

East Brunswick Township

East Brunswick is located to the northwest of Monroe Township between Helmetta Borough and South Brunswick Township. This border for its entire length bisects a major County park known as Jamesburg Park. The park extends into Monroe Township for a distance of 600 feet thereby eliminating any potential land use conflict. The parkland in East Brunswick is in zone R-1 (Single-Family Residential).

South Brunswick Township

The zoning and existing land use in the Township of South Brunswick consists of Light Industrial uses along the western side of Monroe Township. The Turnpike Interchange 8A is also contained within 25 percent of this border. The land use is compatible at this point. North of the Turnpike Cranbury-South River Road forms the common boundary. Property in this zone has been developed with warehousing and distribution centers which provided for compatible zoning and land uses. The lands are zoned LI-4/RR (Light Industrial) and I-3 (General Industrial) in South Brunswick and I-3 General Industrial in Monroe to Docks Corner Road.

North of Docks Corner Road the land is used for agricultural purposes although it is zoned R-30 single-family residential. For this and other reasons, the area in Monroe Township is proposed to be rezoned to Light Industrial, which would be compatible to the zoning and land use in South Brunswick and the industrial zone south of Dock Corner Road.

Cranbury Township

The border with Cranbury Township begins south of the industrial park at the Turnpike Exit 8A and extends to a southern terminus near Wyckoffs Mills – Applegarth Road. The land north of Prospect Plains Road in Cranbury is zoned Light Industrial. This zone, which permits extensive warehousing, is adjacent to the western boundary of Rossmoor, a Planned Retirement Community and is not compatible with this PRC zone. As a result of a proposed warehouse in this Light Industrial zone in Cranbury on a site which is adjacent to the Rossmoor PRC, litigation ensued for a two year period and was settled with the following Consent Order from Superior Court in Middlesex County.

- Limit a warehouse use to not more than 500,000 square feet.
- Require a 16-foot high earthen berm, with an effective sound and filtered visual barrier, between the warehouse and the Rossmoor border.
- Require evergreen landscape plantings on both the top and sides of the berm.
- Enforce a 400-foot wide “warehouse exclusion zone” parallel to the Rossmoor border, approximately 2,371 feet long, within which there shall be no warehouse building.
- Enforce a 130-foot wide “no construction zone” west of the entire Monroe Township boundary with the subject site, excluding all uses other than a guard house or utility uses.

Proceeding further south the Light Industrial Zone is adjacent to a Office Professional zone, and a Planned Retirement District in Monroe Township. The land from Cranbury Station Road south in Cranbury is zoned Light Impact Industrial and is adjacent to Monroe Township’s Mount Laurel affordable housing site. However, Cranbury contains extensive environmentally sensitive lands in this area, which may mitigate any incompatible development along this section of the common border. Part of the common border also contains a Conrail freight line, which also separates the land uses.

East Windsor Township

East Windsor is located to the west of Monroe Township between Millstone Township and Cranbury Township. The eastern land area of East Windsor adjacent to Monroe Township is zoned Planned Unit Development and a planned community known as Twin Rivers was developed about 30 years ago. Since this area is traversed by Route 33, Monroe has zoned the northern area side of Route 33 for highway development and the southern side adjacent to Twin Rivers is zoned Planned Retirement Community.

The land use in the southern side of Route 33 is compatible with East Windsor. Any industrial or commercial development on the northern side of Route 33 in Monroe Township would require a 100-foot buffer adjacent to the residential development.

Millstone Township

Millstone Township is located to the southwest of Monroe Township between Manalapan Township and East Windsor Township. Five zones such as a R-80 (Rural Residential, HC (Highway Commercial), BP (Business Park), R-170 (Rural Residential) in Millstone border R-3A (Residential Agricultural District), HD (Highway Development), R-60, R-30, and PD-AH (Planned Residential Development)/Affordable Housing) in Monroe. The zones are compatible with Monroe Township in their respective locations.

Manalapan Township

Manalapan Township is located to the southeast of Monroe Township between Old Bridge Township and Millstone Township. Single-family residential zones such as R-40, R-40/20, and R-20 and Rural Agricultural Zone such as R-AG border Monroe’s FHC, NC, and R-3A (Residential Agricultural District).

Rural Agricultural zone in Manalapan permits single-family detached, farms, parks, and recreation facilities uses, which are compatible to R-3A zone in Monroe. The land use planning, therefore, is compatible along this border.

Old Bridge Township

Old Bridge Township is located to the east of Monroe Township between Spotswood Borough and Manalapan Township. One zone, R-120 (Low Density/Severe Environmental Constraints Residential Zone), in Old Bridge Township borders Monroe’s FHC (Flood Hazard Conservation Zone) and ASZ (Airport Safety Zone). The R-120 zone designates specific areas for suburban development at a low density (0.3 dwelling units per gross acre) in order to avoid disturbance of extensive areas of highly sensitive and critical natural environment, which is compatible to FHC zone in Monroe.

ASZ in Monroe Township is established in conformance with the general requirements and provisions of the Air Safety and Hazardous Zoning Ace because of the adjacent location to the Old Bridge Airport.

Other zones such as RM-GF and B-1 are adjacent to FHC (Flood Hazard/Conservation District), which is compatible to these zones.

Spotswood Borough

Spotswood Borough is located to the northeast of Monroe Township between Borough and Old Bridge Township. Three zones, R-10 (single-family residential), C (Conservation), and PE (Parks and Education) in Spotswood Borough border Monroe Township. Conservation, Parks and Education zones adjacent to FHC (Flood Hazard/Conservation District) in Monroe, which is compatible in use with each other. R-10 in Spotswood is adjacent to part of Monroe's FHC, which is a flood conservation zone.

The R-10 on the eastern boundary of Spotswood Borough is adjacent to R-7.5, NC, and FHC in Monroe Township. This zone is compatible to the adjacent zones except Neighborhood Commercial District.

Helmetta Borough

Helmetta Borough is located to the northwest of Monroe Township between Spotswood Borough and East Brunswick Township. Three zones, R-10 (single-family residential), RM-GF (Garden flat condominiums), and B-1 (Retail business) in Helmetta Borough border Monroe Township. The R-10 zone is adjacent to Monroe's R-10 (Residential) and NC (Neighborhood Commercial) zones. The Monroe's R-10 zone is similar to the R-10 zone in Helmetta but NC zone in Monroe allows building retail stores of a neighborhood or daily-needs type which is conflict in use with the adjacent zoning in Helmetta. Other than this, the land use planning is compatible along this border.

Jamesburg Borough

The Borough of Jamesburg is located in the north western section of Monroe Township and is completely surrounded by the Township. The land use adjacent to Jamesburg are zoned residential, which is compatible with the residential zoning in Monroe Township. The one exception is the Industrial zone in Monroe Township along the southwestern boundary of Jamesburg. However, through two approved site plans, buffer areas have been established on this boundary.

MIDDLESEX COUNTY PLAN

Middlesex County Growth Management Strategy (GMS)

Between 1990 and 1995, Middlesex County prepared a three-phase Growth Management Plan to address infrastructure need, regional design system and growth management strategies. As for Monroe Township, the principal focus of Phase I emphasized the need for sewer and road infrastructure improvements to accommodate existing and future development.

Phase II Report study focused on alternative approaches to managing growth in Middlesex County. In order to analyze the approaches, five case studies were conducted in the report including New Jersey Turnpike interchange 8A Area in Monroe. Phase II contains a case study of the interchange 8A Study Area which includes the land area around the interchange in South Brunswick and Monroe Township. The land area north of Forsgate Drive is designed for golf use and residential development. The land area south of Prospect Plains Road is designated office professional and residential development.

A major transportation strategy of the County includes the future construction of Route 92. The Master Plan is concerned that the implementation of Route 92 could cause traffic problems in Monroe Township if the potential for through traffic is not addressed in the design of Route 92. Monroe Township supports the recommendation of the Route 92 Task Force as set forth in the Task Force report.

NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The 2003 Monroe Township Master Plan is substantially consistent with the plans and policies of the New Jersey State Development and Redevelopment Plan (SDRP), which was adopted by the New Jersey State Planning Commission on March 1, 2001. The State Plan's preparation process compared the planning policies of the various governmental levels and established the cross acceptance process as the methodology for attaining compatibility between local, County and State Plan. The Township participated in a two-year process and achieved compliance.

The SDRP emphasizes center oriented development patterns that create "communities of place". This philosophy is compatible with the goals and objectives of the Monroe Master Plan, in that the Land Use Plan is designed to retain the Township's rural character in the southern area and to establish community development boundaries that limit higher density development around the Township's northern and central developed areas. The Master Plan also recognizes the Route 33 corridor as an area of future intensive development.

Planning Areas

The Township of Monroe participated in the cross acceptance process, which included several meetings with State and County staff and presentations of land use issues at several public hearings. As a result of this process, Monroe Township has achieved consistency with the SDRP and the Monroe Township Plan upon adopted should be

submitted to the State Planning Commission for "Plan Endorsement" whereby the State SPC certifies that the Monroe Township Master Plan is consistent with the State Plan. The planning areas and present and future center designations are shown on Map XV-1.

The SDRP allocates land into five categories known as Planning Areas (PA). The SDRP states:

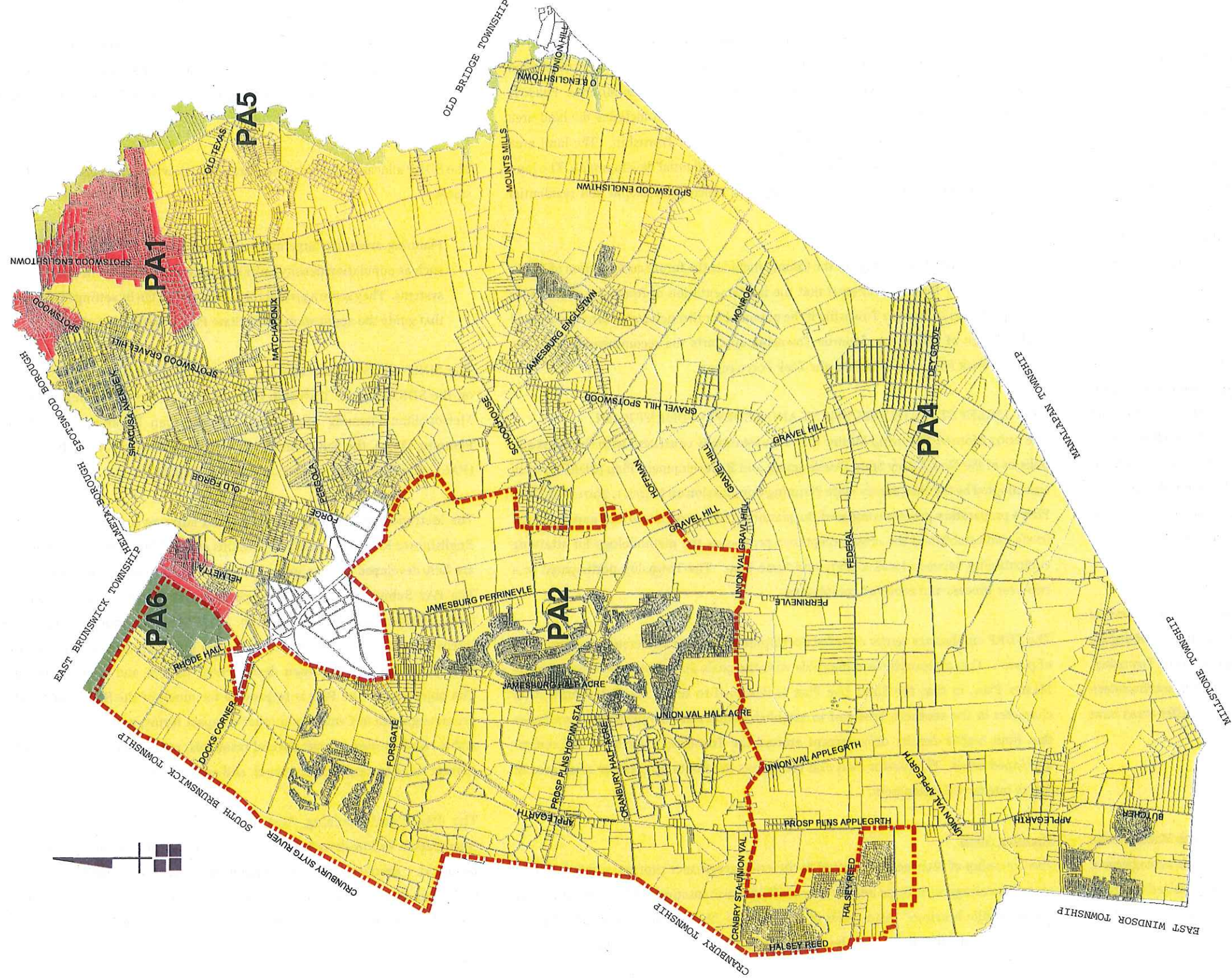
Planning areas are large masses of land that share a common set of conditions, such as population density, infrastructure systems, level of development or natural systems. They serve a pivotal role in the State Plan by setting forth Policy Objectives that guide the application of the State Plan's Statewide Policies.

The SDRP allocates land into five categories known as Planning Areas. As shown on the SDRP Monroe Township contains four of the 5 Planning Areas including the Metropolitan Planning Area (PA1), the Suburban Planning Area (PA2), the Rural Planning (PA4), the Environmentally Sensitive Planning Area (PA5), and Park Area (PA6). The Planning Areas are outlined on Map XV-1.

The Metropolitan Planning Area is located adjacent to Spotswood along Spotswood-Englishtown Road. The SDRP defines this area as higher density post-war suburbs that are fully developed which applies to the northeastern section of Monroe.

The PA2 Suburban Planning Area covers most of the Township excluding the PA5 in the southern part of the Township. This Planning Area is defined as lacking high intensity centers and contains vacant land for future growth. It essentially reflects Monroe Township's suburban development pattern and planned unit development. The objectives of the PA2 is to provide for much of the State's future development; promote growth in Centers and other compact forms; protect the character of existing stable communities; protect natural resources; redesign areas with sprawl; reverse the current trend toward further sprawl; and capitalize cities and towns.

The PA4 Rural Planning Area includes large masses of underdeveloped land interspersed by low-density residential development and contains most of the State's farmland. Prudent land development practices are required to protect resources and retain large, contiguous tracts of agricultural lands. This PA4 coincides with the Township Agricultural Development Area and lowest density zone.



Legend

- PA1 Metropolitan
- PA2 Suburban
- PA4 Rural
- PA5 Environmentally Sensitive
- PA6 Park
- NJ Turnpike Interchange 8A Strategic Planning Area

XV-1



State Development & Redevelopment Plan
Planning Area

MONROE TOWNSHIP
Middlesex County

NEW JERSEY

HEYER, GRUEL
& ASSOCIATES
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The Environmentally Sensitive Planning Area (PA5) has large contiguous land areas with valuable ecosystems and wildlife habitat. They are characterized by watersheds, wetlands and other environmentally sensitive lands. The wetlands and stream corridors such as the Manalapan Brook are prime examples in Monroe Township.

Hamlet Development

The Township recommends that it is essential to recognize the unique heritage and resources of the hamlets that are part of its 200-year history of the Township. The Township, therefore, proposes Hamlet recognition for the Hamlet of Prospect Plains and Cranbury Station. Petitions should be filed in the future for Hamlet recognition by the State Planning Commission.



Strategic Planning Area

Middlesex County has proposed a number of "Strategic Planning Areas" (SPA) within the County. Strategic Planning Area 8A encompasses the suburban and industrial land use pattern around the Turnpike Exit 8A. The strategic planning area also involves South Brunswick and Cranbury Township. Monroe Township supports this concept and is actively participated with the County in petitioning the State that this area be designated a strategic planning area in the SDRP. The Strategic Planning Area is indicated on the State Development and Redevelopment Plan map. The benefits of the SPA is a coordinated approach to road and utility improvements and funding.

