

## X. RELATIONSHIP TO OTHER PLANNING EFFORTS

### INTRODUCTION

The Municipal Land Use Law (MLUL) requires that municipalities look beyond their borders and evaluate their master plans in a regional context. Specifically, the MLUL requires in NJSA 40:55D-28.d:

“The master plan shall include a specific policy statement indicating the relationship of the proposed development of the municipality, as developed in the master plan to (1) the master plans of contiguous municipalities, (2) the master plan of the county in which the municipality is located, (3) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," sections 1 through 12 of P.L.1985, c.398 (C.52:18A-196 et seq.) and (4) the district solid waste management plan required pursuant to the provisions of the "Solid Waste Management Act," P.L.1970, c.39 (C.13:1E-1 et seq.) of the county in which the municipality is located.”

This section considers the relationship of this Master Plan with those of contiguous municipalities, Middlesex County, the New Jersey State

Development and Redevelopment Plan (SDRP) and the district solid waste management plan.

### STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The City of New Brunswick Master Plan is consistent, and would effectuate, the plans and policies of the New Jersey State Development and Redevelopment Plan (SDRP), adopted in 2001. The SDRP is a unique document that guides State-level development and redevelopment policy as well as local and regional planning efforts. The Plan’s revision process requires comparison of the planning policies among various government levels with the purpose of attaining compatibility among local, County and State plans. The New Brunswick Master Plan is consistent with the eight statewide goals in the SDRP and dozens of policies in the SDRP, which are intended to implement the goals. The goals are as follows:

- o Revitalize the State’s cities and towns.
- o Conserve the State’s natural resources and systems.
- o Promote beneficial economic growth, development and renewal for all residents of New Jersey.
- o Protect the environment, prevent and clean up pollution.

- o Provide adequate public facilities and services at a reasonable cost.
- o Provide adequate housing at a reasonable cost.
- o Preserve and enhance areas with historic, cultural, scenic, open space, and recreational value.
- o Ensure sound and integrated planning and implementation statewide.

The New Brunswick Master Plan is consistent with each of the goals of the New Jersey State Development and Redevelopment Plan.

The SDRP also includes a State Plan Policy Map, which divides the state into regions, known as Planning Areas, and includes specific goals for each area. The Policy Map also identifies "Centers," locations into which development is to be directed, and "Environs," areas to be protected from future growth. The City of New Brunswick falls in the 'Metropolitan Planning Area' (PA1). The State Plan recognizes that all communities in this planning area are essentially fully developed; hence much of the change in land uses will occur as redevelopment. The State Planning Commission designated New Brunswick, along with several other municipalities, as an Urban Center in 1992.

The State Plan's planning objectives for the 'Metropolitan Planning Area' include:

- o Providing for much of the state's future redevelopment;
- o Revitalizing cities and towns;
- o Redesigning areas of sprawl; and
- o Protecting the character of existing stable communities.

The New Brunswick Master Plan is consistent with these planning objectives as well as policy recommendations with respect to Urban Centers.

### MIDDLESEX COUNTY GROWTH MANAGEMENT STRATEGY

Between 1990 and 1995, Middlesex County prepared a three-phase Growth Management Plan to address infrastructure need, regional design system and growth management strategies.

Phase I of this Strategy found that large public & private investments would be required towards maintaining a significant level of service for projected growth in the county. The report determined that this investment could be significantly reduced for utility systems (water & sewer) if growth occurred in areas where utilities are already in place.

Phase II concluded that owing to the general widespread availability of adequate infrastructure, growth management and regional design are not strongly related to management of those infrastructure elements in Middlesex County. The Strategy recommends that the County should

consider strategies to provide incentives for local governments to participate in coordinated growth management policies.

Phase III concludes and reinstates that there is a need for intermunicipal coordination on planning, utility, and transportation management issues affecting Middlesex County. In order for businesses and developers to be attracted to the County, future developments must be consistent with regional planning, coordination, and management activities that are designed to maintain and improve the quality of life and character of municipalities.

Lastly, the strategy makes a recommendation to prepare an 'updated county master plan' to address the specific needs of Middlesex County.

The Land Use Plan element of the New Brunswick Master Plan effectively addresses the above concerns of the Growth Management Strategy. In its goals and objectives, the plan provides a long-range policy, which sets the framework for the City's development and redevelopment. Through emphasis on residential & commercial infill; vacant land & adaptive reuse; rehabilitation & achievement of redevelopment plans; planning for locations of cultural, entertainment, public health & institutional activities; providing higher density & enhancing aesthetic compatibility and preservation of historic structures in conjunction with economic development efforts, the City of New

Brunswick follows the Growth Management Strategy, and bases its goals and objectives on the recommendations made in the strategy.

## SURROUNDING MUNICIPALITIES

The City of New Brunswick is surrounded by six municipalities, of which five are located in Middlesex County and one in Somerset County. The municipalities within Middlesex County are East Brunswick Township, North Brunswick Township, Edison Township, Piscataway Township, and the Borough of Highland Park, while Franklin Township is located in Somerset County. The Raritan River forms the boundary between New Brunswick and the municipalities of Piscataway, Highland Park and Edison. The Lawrence Brook delineates the City's common boundary with East Brunswick. Portions of Mile Run separate New Brunswick from Franklin and North Brunswick. The Master Plans of the above six municipalities are discussed below, as they relate to the plan of the City of New Brunswick.

### *Piscataway Township*

Piscataway Township is located to the north of the City of New Brunswick across the Raritan River. Piscataway lands along this section of the City are located in only one zone that is RR-1 Rural Residential. Piscataway's Land Use Plan shows that the area lying in this zone is recommended for Recreation/Open Space/Conservation and Green Area. This mile long area bordering the river is currently Johnson Park, a

Middlesex County owned and maintained recreation facility. Other zones that do not border the river but are considerably close to the township edges are; R-15 (Residential) and E (Education). Though separated from New Brunswick by the Raritan River, the RR-1 zone is compatible with the bordering zones of New Brunswick, which are as follows; R-1A (single-residential), R-7 (Apartment residential), WC (waterfront conservation) and IN-1 (educational institutional). Similar zoning and land uses establish that the two municipalities provide for compatible land use designations along the Raritan River. A study and comparison of the goals and objectives, regarding Land Use, Housing, Circulation, Open Space Conservation, Recreation & Community Facilities, as proposed for the City of New Brunswick, are compatible and consistent with goals set forth for the Township of Piscataway.

### **Borough of Highland Park**

The Raritan River forms the common corporate boundary between the City of New Brunswick and the Borough of Highland Park. In Highland Park, two Middlesex County Recreation facilities are located along the Raritan River, one at each end of the common boundary. Johnson Park is located at the northern end, and Donaldson Park is located at the southern end. The Highland Park provides for Conservation and Recreation designations for each park facility.

In between the two County Parks, Highland Park provides for a variety of land use designations. From Johnson Park to Albany Street Bridge, Highland Park provides for two-family residential, office and mid-rise apartment development. South of Albany Street Bridge to Donaldson Park, the Borough provides for quasi-public, mid-rise apartment, high-density single family residential, garden apartment, townhouse and marina development.

The land use designations provided by New Brunswick for the areas along the common boundary (separated by the Raritan River) are generally compatible with the designations in Highland Park. At the northern end of the common boundary line towards Albany Street Bridge, the City's Land Use Plan provides for recreation/preservation/waterfront conservation designations. South of the Albany Street Bridge to the Rutgers Boathouse, the Land Use Plan recommends that the site containing the former police station be redeveloped in a manner that would further the City's long-standing planning objectives for the waterfront – i.e., to bring activity to the riverfront and to connect the waterfront to the City's downtown and the rest of the City (whether it be in the form of new housing, retail/restaurant activity and/or recreation facilities). The lands located south of the Rutgers Boathouse to the southern end of the boundary are designated Park/ Recreation/Open Space Conservation.

The updated Master Plan for Highland Park consists of two minor changes. The first eliminates the 0.4-acre area, designated as single-family residential development, and reassigns it for office development between Johnson Park and the Albany Street Bridge. The second recommends the reduction of density for 0.7-acre parcel of land designated for townhouse development. This parcel is associated with redevelopment of Red's Marina located next to Donaldson Park. The Highland Park Master plan recommends that the land use be changed to single-family residential development on quarter acre lots.

#### Edison Township

Township of Edison is located along the northeastern edge of the City of New Brunswick. The common boundary extends from the southern Highland Park border to the confluence of the Raritan River and Lawrence Brook, which delineates the New Brunswick-East Brunswick corporate boundary.

In Edison, the lands bordering the Raritan River are designated for L-R (Multifamily Residential) and R-B (residential) zones. The remaining of the bordering area is delineated for open space & conservation. For the adjoining lands, New Brunswick has designated lands fronting the river within the Park/ Recreation/Open Space Conservation land use category. Most of this area is already part of the Raritan River

Conservation Area. Both master plans provide comparable land use designations for the frontage along the Raritan River.

#### East Brunswick Township

The City of New Brunswick shares its eastern boundary lines with East Brunswick Township. Lawrence Brook which flows through Weston Mills Pond separates the two municipalities.

At the confluence of the Raritan River and Lawrence Brook, East Brunswick provides for industrial and marine commercial development. Farther west, toward the NJ Turnpike, East Brunswick provides for single-family residential development. The lands between the Turnpike and Route 18 are designated for Office Professional uses including high-rises. South of Route 18, the lands with East Brunswick and adjacent to New Brunswick are designated single-family residential development. The land use designations provided by New Brunswick for the lands adjacent to East Brunswick are generally compatible with such land uses. The City provides for recreation/open space/ conservation for the area located between the Raritan River and the Turnpike. Another area is within the City is placed within a single-family land use designation on the Land Use Plan consistent with the area's existing use.

North Brunswick Township

The Township of North Brunswick is located to the south west of the City of New Brunswick. North Brunswick lands along this section of the City are located in zones ranging from industrial to residential uses and include education uses. Similarly, the City also provides for a large diversity of uses along its border with North Brunswick.

In their eastern sections, in the vicinity of Cook/Douglass Campus (Rutgers University), both municipalities provide for comparable uses. North Brunswick designates the area as Public Use, and New Brunswick designates it as Educational & Institutional Use.

In the area between the Cook/Douglass Campus and Georges Road, both municipalities provide for industrial development. These adjacent areas are occupied by the E.R. Squibb pharmaceutical plant.

In the area between Georges Road and Remsen Avenue, North Brunswick provides for quasi-public uses which corresponds to existing cemeteries, and senior-citizen mid-rise development. For the adjoining areas New Brunswick has located the Sanford-Remsen Area redevelopment, which provides for improvement of quality of residential development in the area through the redevelopment of vacant and

industrial lands. The balance of the adjacent area is designated as medium-density single/two-family residential development and recreational uses. Mile Run separates New Brunswick & North Brunswick in this area, continuing a westerly direction to Livingston Avenue.

In the area between Remsen & Livingston Avenue, North Brunswick provides for medium density residential including single & two family residential and garden apartment development. New Brunswick's Master Plan recommends continuation of comparable single- & multi-family residential on the adjoining lands.

North Brunswick provides for commercial development along the entire portion of Livingston Ave and Twelfth Street common to both municipalities. New Brunswick's Master Plan recommends continuation of the existing community commercial development near Mile Run, and multi-family residential development to the south followed by land for public use, which is the existing High School, thus creating mutually compatible uses.

Along its northwestern boundary, North Brunswick has land uses including single-family residential and general office use. New Brunswick has the adjoining lands designated as Highway Commercial and Industrial. These land uses designations reflect existing development patterns in both municipalities. In the area immediately adjoining the Conrail property North Brunswick and New Brunswick both have industrial use designated lands.

### Franklin Township

Franklin Township is located to the west of the City of New Brunswick. Franklin lands along this section of the City are located primarily in the following zones; R-20 & R-7 (Residential), OP (Office-Professional), P (Parks & Recreation), P/SP (Public & Semipublic) zones and a Redevelopment area.

The R-20 zone provides for single-family development on 20,000 square feet lots and the R-7 District provides for single & two family lots on 7,500 & 8,500 square foot lots respectively on lands located along the Raritan River and the northern section of the Mile Run Brook. The land uses proposed within New Brunswick, in adjacent lands include very low density- to low and moderate density single-family residential uses along the Mile Run up to Jefferson Ave, consistent with the existing development pattern of the area.

Franklin's OP zone provides for small-scale office/mixed use buildings and for one and two family dwellings. Franklin's P/SP zone includes land owned by public or non-profit groups and developed or proposed as community facilities, schools, churches, or utilities facilities. Lastly, the P zone includes land owned by public or non-profit conservation groups being utilized as parkland or open space. These land uses are abutted by Park/Recreation/Open Space Conservation, Medium Density Single- & Two-family Residential and Multi-Family land use designations in the City's Land Use Plan. Within the above area, along both sides of the Mile Run, the only common use is Park/Open Space Conservation, while there is a disparity in other uses. Where Franklin Township has lands assigned for Office and Mixed Use public areas, New Brunswick has residential uses of varying densities. However, since these pattern of development is existing and being maintained, and are also separated by the Park area, there is expected to be no conflict between such uses.

The lands located south of the crossover of Somerset Street on the Mile Run include a Community Commercial/Office area with the City while the remaining area is a designated Redevelopment Area. This redevelopment plan has been prepared for this area – an effort undertaken by both New Brunswick and Franklin Township. This plan is a collaborative effort of the Township of Franklin and New Brunswick along with other groups. The plan calls for upgrade and infill of residences and businesses from the New Brunswick border to Pine

Street. Southward from this area, senior housing and renovation of Williams Park are planned. The City plans multi-family residential and highway commercial land uses, continuing the existing pattern of development along Route 27.

The Route 27/Jersey Avenue Redevelopment Area, is located along Route 27 and abuts Franklin. The primary objective of that plan is to remove blighted conditions and influences. The plans for this area include the development of light industrial and industrial uses in areas that have been historically devoted to industrial uses; the stabilization of the existing mixed-income residential neighborhoods within the area; retail uses along Route 27; and a location for a new high school along Route 27 in order to meet the City's educational needs. These uses are compatible with the Highway Commercial, Residential and redevelopment zones of Franklin Township.

### DISTRICT SOLID WASTE MANAGEMENT PLAN

The Solid Waste Management Act designates every County in the State as a solid waste management district, and requires each district to prepare a Solid Waste Management Plan. The Middlesex County Planning Department is responsible for the Middlesex County Solid Waste Management Plan. The City of New Brunswick is in compliance with the Solid Waste Plan dated 2001. The City participates in the recycling of solid waste which includes newspaper,

cardboard, glass, aluminium cans, tin cans, steel cans, plastic bottles 1 & 2, mixed paper, motor oil, leaves, brush, woodchips, firewood and textiles. The City endeavors to achieve the 60 percent recycling goal of solid waste.