

As quoted hereinbelow from the May 2000 "Master Plan And Development Regulations Periodic Reexamination Report", which was adopted by the Planning Board on June 12, 2000, a threshold reason for the rezoning of the subject property was a consideration of traffic impacts:

"The major problem always associated with the development of the subject "REO-3" lands has been how to handle the traffic which would be generated, particularly the traffic impact along Route 518 and at its intersection with Route 206."  
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"Clearly, the proposed rezoning for the age-restricted housing units, plus the relatively small amount of offices (i.e., 30,000 s.f.), will generate little automobile traffic relative to the traffic volume that would result from the approximately four hundred thousand (400,000) square feet of office space which theoretically could be development under the current "REO-3" zoning provisions."  
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## **ROADWAY DESIGN SPECIFICATIONS**

As noted above, one (1) of the principal goals and objectives of the planning for traffic circulation within Montgomery Township has been to design and construct roads with the "minimum improvements necessary to provide safe travel."

Since the adoption of the December 3, 1993 amended "Traffic Circulation Plan Element", both the Montgomery Township Committee and Planning Board have reviewed the proposed design specifications for new or reconstructed roadways within the Township on a case-by-case basis and, oftentimes, have approved roadway designs with less cartway and right-of-way widths than indicated in the "Traffic Circulation Plan Element".

Moreover, the Commissioner of the New Jersey Department of Community Affairs promulgated the "New Jersey Residential Site Improvement Standards" (N.J.A.C. 5:21-1, et seq.) which were adopted as law and became operative on June 3, 1997.

As a result, it continues to be recommended that the "Roadway Design Specifications" included in the December 13, 1993 "Traffic Circulation Plan Element" be considered the *maximum* design specifications for existing and proposed roadways within Montgomery Township, and that the applicable "Land Development Ordinance" provisions be amended accordingly and in consideration of the "Residential Site Improvement Standards".