

CURRENT ONGOING LAND USE PLANNING STUDIES

During the past approximately four (4) year time period, various developers with interest in properties along the Route 518 corridor west of the Route 518/Route 206 intersection and east of Burnt Hill Road independently have submitted informal proposals to Montgomery Township for the development of their individual properties.

The lands in Montgomery Township which have been the focal point of interest among the various developers are indicated on the attached map, entitled "Areas In Montgomery Township Along Route 518 Which Include Properties That Have Been The Subject Of Informal Development Proposals". The lands indicated south of Route 518 total approximately 257.38 acres, and the lands north of Route 518 total approximately 138.10 acres.

Summarily, and as more particularly indicated on the table entitled "Development Resulting From The Zoning Of The Major Vacant Lands Along Route 518 Within The Route 518/Route 206 Study Area", the development potential of the identified sixteen (16) properties under the zoning existing as of June 2001 theoretically could have resulted in the following amounts of office, retail and residential construction:

- 1,303,039 square feet of office space;
- 87,294 square feet of retail commercial space; &
- 33 detached single-family dwelling units.

In order to better understand the carrying capacity of the existing roadway system in the subject portion of the Township to support the anticipated traffic, a traffic analysis, entitled "Southern Montgomery Traffic Circulation Update" and dated June 2001, was completed by the Traffic Engineering Consultant to Montgomery Township, McDonough & Rea Associates.

As concluded by the Montgomery Township Traffic Consultant, the existing traffic volumes, with *no development* of the subject properties, currently create a very poor ("F" or worse) level of service during both the morning and afternoon peak hours of traffic volumes at the intersections of Route 206/Route 518, Route 206/Cherry Valley Road-Princeton Avenue and Route 601/Cherry Valley Road.

Additionally, the Montgomery Township Traffic Consultant concluded that if full build-out under the June 2001 zoning ordinance provisions were to occur with no new roadways provided in the subject area of Montgomery Township, very extensive improvements would be required to all of the directly affected intersections in order to create acceptable levels of traffic service during peak hour conditions.

With this information in hand, the Planning Board requested its Master Plan Committee to consider modifications to the current zoning ordinance provisions governing development on the vacant lands in the vicinity of the Route 206/Route 518 intersection and, at the same time, to consider modifications to the current plans for improvements to the related road network. The overall goal is to develop a land use plan and a traffic circulation plan which are compatible with each other and which safeguard the quality of life both within Montgomery Township and within its neighboring jurisdictions.

**DEVELOPMENT RESULTING FROM THE ZONING
OF THE MAJOR VACANT LANDS ALONG ROUTE 518
WITHIN THE ROUTE 518/ROUTE 206 STUDY AREA ¹**

REFERENCE NAME OF PROPERTY	MAP NO.	BLOCK & LOT NUMBERS	ACREAGE FROM TOWNSHIP GIS FILES	CURRENT ZONING & FAR OR LOT SIZE	CURRENT POTENTIAL DEVELOPMENT YIELD
SHARBELL	1	28001/36	8.40 ac	R-2 (2 ac)	3 du
	2	28001/37	116.20 ac	REO-3 (.08)	404,934 sf
	3	28001/45	13.5 ac	REO-3 (.08)	47,045 sf
Subtotals:					451,979 sf Offices + 3 du
BLOOMBERG	4	34001/38.01	18.65 ac	REO-2 (.125)	101,549 sf
	5	34001/38.001	1.35 ac	REO-2 (.125)	7,351 sf
	6	34001/38.03	63.37 ac	REO-2 (.125)	345,050 sf
	7	34001/38.02	14.00 ac	PPE (REO-2)	76,230 sf
Subtotals:					530,180 sf Offices
BLOOMBERG	8	34001/43 part	40.80 ac	R-2 (2 ac)	17 du
	9	34001/43 part	24.87 ac	REO-3 (.08)	86,667 sf
Subtotals:					86,667 sf Offices + 17 du

¹The "Sharbell" property was rezoned on December 6, 2001 (See pages 5 & 6 of the text of this report for details).

REFERENCE NAME OF PROPERTY	MAP NO.	BLOCK & LOT NUMBERS	ACREAGE FROM TOWNSHIP GIS FILES	CURRENT ZONING & FAR OR LOT SIZE	CURRENT POTENTIAL DEVELOPMENT YIELD
DRAKE	10	34001/44 part	13.93 ac	R-2 (2 ac)	6 du
	11	34001/44 part	12.26 ac	REO-3 (.08)	42,724 sf
	Subtotals:				42,724 sf Offices + 6 du
DRAKE	12	34001/46 part	17.18 ac	R-2 (2 ac)	7 du
	13	34001/46 part	17.76 ac	REO-3 (.08)	61,890 sf
	Subtotals:				61,890 sf Offices + 7 du
MTG. BUS. PK. c/o ZIRIMSKY	14	34001/56	16.88 ac	REO-3 (.08)	58,823 sf
Subtotals:				58,823 sf Offices	
CASTANEDA	15	34001/77	20.31 ac	REO-3 (.08)	70,776 sf
	16	34001/78	10.02 ac	HC (.20)	87,294 sf
	Subtotals:				70,776 sf Offices & 87,294 sf Retail
AGGREGATE TOTALS:					1,303,039 sf Offices, 87,294 sf Retail, & 33 du