Master Plan
Reexamination Report

Township of Edison
Middlesex County
State of New Jersey

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I. REEXAMINATION REPORT OVERVIEW FOR EDISON TOWNSHIP MASTER PLAN

The purpose of the Master Plan Reexamination Report is to review and evaluate the local master plan and development regulations on a periodic basis in order to determine the need for updates and revisions. The Township of Edison adopted its last comprehensive Master Plan in 2003 and has kept up to date with required planning initiatives, including the adoption of its Housing Element and Fair Share Plan and Housing Trust Fund Spending Plan in 2008. The New Jersey Municipal Land Use Law (MLUL) requires that municipalities conduct a general reexamination of their master plans at least every six years and that the review be conducted by the Planning Board. There is pending legislation in Trenton that would extend the reexamination process to every ten years. The reexamination report must address the following five key elements:

A. The major problems and objectives relating to land development in the township at the time of the adoption of the last reexamination report;

B. The extent to which such problems and objectives have been reduced or have increased subsequent to the last review;

C. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations, with particular regard to the density and distribution of population and land use, housing conditions, circulation, conservation of natural resources, energy conservation, collection of recycling of designated recyclable material and changes in state, county and municipal policies and objectives;

D. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulation should be provided;

E. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the Local Housing and Redevelopment Law, into the land use plan element of the master plan and recommend changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The Township of Edison established a Master Plan Reexamination Subcommittee to conduct a reexamination of the 2003 Comprehensive Master Plan. The membership of the Subcommittee included representatives from the Planning Board, Township Council and Planning Board Consultant. The Planning Board will consider the content of this report at two public hearings to be held in February and March 2011.
II. OVERALL GOALS AND OBJECTIVES IN THE 2003 MASTER PLAN

The primary direction of the 2003 Master Plan was to encourage development in the Township that followed the New Urbanism form of compact, pedestrian friendly development with the idea of reducing sprawl and highway-oriented development, such as strip malls isolated from residential neighborhoods. The Township’s 2003 Master Plan includes the community vision, land use element, circulation element, housing element, historic preservation element, community facilities, utilities, economic development and conservation and open space element. The overall objectives set forth in the 2003 Master Plan were as follows:

A. Community Vision

1. Encourage the preservation of distinct, cohesive neighborhoods.

2. Keep well-designed, anti-sprawl neighborhoods, and preservation of the landscapes that make Edison unique.

3. Capitalize on opportunities for redevelopment, consistent with recommendations in the State Development and Redevelopment Plan for Metropolitan Planning Areas.

4. Encourage new development consistent with the scale of established land uses while preserving the character and development nature of existing neighborhoods and proximate land uses at densities which consider available vacant land.

5. Encourage the continued development of existing and potential business corridors: Amboy Avenue, Revlon property, Ford property, Jackson Avenue Redevelopment Area and the Seaport Village.

B. Land Use


2. Recommend changes where incongruous land uses abut each other.

3. Develop Clara Barton’s downtown-small business development, streetscape and façade improvements along Amboy Avenue.

4. Develop a mixed-use civic center central to Edison.

5. Encourage future developments at appropriate locations and intensity in accordance with transportation and environmental capacities and anti-sprawl initiatives.
6. Discourage deviations from established land use patterns.
7. Preserve mature specimen trees and on-site vegetation on raw, undeveloped land proposed for development.
8. Pursue amendments to ordinances to encourage co-location of wireless communication facilities to reduce the number of use variance requests & the number of new wireless carrier structures.
9. Maintain and update DEP contaminated sites list in the Township.
10. Review zoning ordinances particularly in the PB Zone, to reduce impediments to property upgrades by homeowners.

C. Circulation

1. Develop a safe and efficient circulation system.
2. Improve Edison's existing transit system – Edison Light Transit, passenger and freight ferry service, the ongoing transit study and Bicycle Master Plan.
3. Review congested and problem intersections, make suggestions for signal timing changes and new signals.
4. Synchronize traffic signals.
5. Plan alternative truck routes off local Edison roads.
6. Expand "rails to trails" program on abandoned Conrail Railroad right of ways.
7. Develop pedestrian corridors and bikeways linking municipal and county recreation and community facilities.
8. Catalog existing sidewalk network.
9. Seek NJDOT grants to fund transportation improvements.

D. Housing

1. Encourage development of creative senior citizen housing options. Amend zoning ordinance where appropriate to permit by right a variety of senior housing options.
2. Variety of housing types for young professionals.
3. Discourage construction of isolated housing developments.
4. Maintain and encourage diversity in character and type of available housing.
5. Provide housing for all groups, family sizes and income levels.

6. Encourage clustered housing options in appropriately zoned locations.

7. Rehabilitate older housing stock; encourage participation in CDBG rehabilitation programs.

8. Encourage an active street tree and maintenance program in all residential neighborhoods.

9. Continue to meet COAH fair share obligation.

E. Historic Preservation

1. Incorporate Historic Preservation Commission's fifty-six Historic Landmarks and Significant sites in the Historic Preservation Element.

2. Review the Middlesex County Cultural & Heritage Commission resource inventory & update where appropriate.

3. Create development standards to retain integrity of landmarks.

4. Restore the Edison Memorial Tower and Metro Park Lab Site.

5. Consider development of new museum at the Edison State Park.

6. Amend zoning ordinance to require developers to consider Archeological & Historic reviews.

7. Encourage local events that celebrate the history and culture of Edison.

F. Community Facilities

1. Provide for a range of quality public services: schools, libraries, recreation facilities, performing arts, public safety/emergency services.

2. Provide and preserve a quality public education system.

3. Construct new main library in a central location.

4. Provide additional recreational facilities and open space to meet needs of expanding population.

5. Designate on the Community Facilities map where facilities exist for people with special needs.

6. Petition for the development of a new post office in North Edison.
7. Explore need for new community centers in various neighborhoods, including but not limited to Clara Barton.

8. Improve, enhance and expand existing community facilities: Stelton-Drywal Community Center, Minnie B. Veal Community Center & Senior Citizens Center.

9. Expand Edison Animal Shelter capacity to make it a no-kill shelter.

G. Utilities

1. Upgrade aging infrastructure.

2. Upgrade retention/detention basins & underground systems in older areas.


5. Ensure that all developers of all sites including the Ford Property, Revlon Property and Seaport Village demonstrate adequate capacity of all utility systems.

H. Economic Development

1. Plan for future development in existing & proposed industrial parks.

2. Pursue smart growth grant funding to support revitalization initiatives.

3. Plan for development of a mixed-use civic center.

4. Create a Seaport Village along the Raritan Riverfront.

5. Study abandoned & underutilized properties along Route 1 and Route 27 corridors.

6. Designate additional areas or parcels in need of redevelopment, particularly along Route 27 and Route 1.

7. Balance competing interests of economic development and traffic congestion.

8. Encourage development of the Jackson Avenue redevelopment plan creating a senior citizen community with strong ties to the Amboy Avenue business district.

I. Conservation & Open Space

1. Integrate and update the 1999 open space and recreation plan & develop an aggressive schedule to acquire appropriate parcels for open space preservation.

2. Preserve approximately 2,000 acres of open space.

3. Update & maintain list of municipally owned recreation and open space sites.
4. Draft a zoning ordinance regulating sloped properties.

5. Encourage development of additional park land to accommodate a growing population.

6. Expand rails to trails so as to link recreation, open space and other community facilities.

7. Institute and encourage creative methods for financing the acquisition and preservation of open spaces.

8. Limit permitted disturbance of natural features, including tree clearance and vistas along the waterfront.

9. Participate in State's community forestry program & develop tree conservation plan to result in no net loss of trees.

10. Consider adoption of a scenic corridor ordinance.
III. MAJOR OBJECTIVES, PROBLEMS AND RECOMMENDATIONS IDENTIFIED IN THE 2003 MASTER PLAN AND HOW THEY HAVE BEEN REDUCED OR INCREASED

A reexamination report is required to identify the major land use problems and recommended planning objectives that are outlined in the most recently adopted Master Plan. The Township’s specific objectives and recommendations in the 2003 Master Plan are provided below by plan section. The Township’s problems are referenced in the content of each objective or recommendation. Immediately following each objective is a description, in bold italic font, of the extent to which such issues have been reduced or increased since the adoption of the 2003 Master Plan. The absence of italic comment indicates no changes have been made.

1. Land Use Plan Element – The 2003 Master plan seeks to provide for future growth and development of Edison’s ratable base, including but not limited to the Raritan Center Industrial Park, Heller Industrial Park, and Jackson Avenue Redevelopment Area, Ford property, Revlon property, Routes 1 & 27 corridors and the Seaport Village.

   a. The former Ford site has been purchased by Hartz Mountain Industries, and has received preliminary and final site plan approval for Phase I. Construction of the 140,000 square foot Sam’s Club and gas station has been completed. Proposed future phases include a mixed-use Town Center, which includes the development of commercial properties, entertainment, dining and office and hotel space.

   b. A preliminary site plan has also been approved for the Jackson Avenue Redevelopment Area to create a light industrial flex space facility.

   c. The Planning Board has recommended the Revlon Site as an Area in Need of Redevelopment. The site has been deemed unsuitable for the development of a civic-center, due to contamination. The property will be developed as a commercial, industrial or warehouse site.

   d. Construction on a renovated 19,200 square foot retail and commercial center at the site of the former Topps Plaza began in 2009 and is ongoing. Features of this project include walk able connectivity to surrounding neighborhoods and upgraded design aesthetics on Route 27. Zoning was revised in this zone to allow for the development of a “village center” as a conditional use.

   e. The Seaport Village is no longer being considered for development.

2. The 2003 Master Plan recommends analyzing existing land use patterns and underlying zoning and making recommendations for changes in incongruous land uses.
a. A study of the Oak Tree Road Corridor, near the Metropark Train Station, is still under study. The focus of this long-term study is how to improve the inconsistency in parking in the area, and considers land use, connectivity, public space, and vehicular, pedestrian and public transit access.

b. The Zoning Ordinance was amended in 2006 to require an 8 foot fence along the entire property line between a non residential use and an adjacent residential use or district.

c. The James Street area near the JFK hospital has witnessed the conversion of residential housing into medical office.

3. The Master Plan recommends continuing efforts to develop Clara Barton’s downtown by developing a relationship between the downtown to the Clara Barton neighborhood and encouraging small business development and streetscape façade improvement along Amboy Avenue.

a. Edison was awarded a Neighborhood Preservation Program grant from the State of New Jersey for improvements in the vicinity of Amboy Avenue, located in the Clara Barton neighborhood. The program’s goals are to encourage small business growth, improve streetscapes and building facades, and rehabilitate dwelling units of qualified low to moderate income residents in the area.

b. The grant time limits were approaching conclusion.

c. Lack of parking still remains the key issue for the future development of the downtown Clara Barton area.

d. The land use ordinance should be adjusted to indicate the exact number of parking spaces currently existing along the right of way.

4. The Master Plan recommends developing a mixed-use civic center central to Edison.

a. The Planning Board has recommended the Revlon site as an area in need of redevelopment. However, this site has been deemed unsuitable for the development of a civic-center, due to contamination. The property will be developed for office, industrial or warehouse use. The mixed-use land designation for this site in the Master Plan should be changed to Light Industrial.

5. In accordance with State Plan policies and procedures, the Master Plan encourages future development to occur at appropriate locations and intensity in accordance with transportation and environmental capacities and anti-sprawl initiatives.

6. The 2003 Master Plan discourages deviations from established land use patterns that would permit incompatible and/or conflicting land uses being developed adjacent to one another; the plan also recommends amending zoning to prohibit incongruous land uses.
7. It is suggested in the Master Plan that when development is proposed on raw, undeveloped land, efforts should be made to preserve mature specimen trees and other on-site vegetation through ordinance amendments targeted at tree preservation.

a. The Edison Township Tree Ordinance has been revised since the 2003 Master Plan and the Master Plan should reflect the changes.

8. The 2003 Master Plan proposed the ordinance amendments be created to encourage colocation of wireless communication facilities in order to reduce both the number of use variance requests and the number of new wireless carrier structures.

a. In addition to the above the Master Plan should also reflect a concern for "Reliable Service". Any new zoning should establish standards and require proofs from wireless carriers.

9. The 2003 Master Plan recommends maintaining and continually updating a list of known DEP contaminated sites and encouraging Planning and Zoning Boards to closely monitor applications submitted for development on those sites.

10. A review of the zoning ordinance is recommended in the Master Plan, particularly of the R-B zone. This zone has historically maintained the highest number of bulk variances. The zone should be governed by standards that are consistent with established and anticipated land use patterns in order to reduce the degree of non-conforming land uses and variance requests by residents. This will encourage residents and taxpayers to make improvements to their dwellings.

a. The Zoning Board of Adjustment continues to hear a substantial number of variance requests in the R-B District, largely for building setbacks, lot coverage and FAR relief requests.

b. The Zoning Board of Adjustment continues to hear virtually all cellular wire requests as use variances.

Circulation Element

11. The 2003 Master Plan recommends that the Township develop a safe and efficient circulation system capitalizing on Edison's excellent regional highway access and multi-modal transportation system.

12. Improvement on Edison's existing transit system is suggested in the Master Plan, with the goal of developing and enhanced multimodal system capitalizing on intra-municipal transit including Edison Light Transit, passenger and freight ferry service, the ongoing Transit Study, and Bicycle Master Plan.
13. The 2003 Master Plan recommends a review of congested and problem intersections, making suggestions for signal time changes and new traffic signals in conjunction with the County and State plans.

a. In 2009, new traffic signals were approved by the Township Council for the following intersections:

aa. Oak Tree Road & Sugar Tree Plaza Driveway
bb. Oak Tree Road & Beverly Street
cc. Oak Tree Road and Plainfield Road and New Dover Road
dd. New Dover Road and Tingley Lane
ee. Raritan Center Parkway & Parkway Place
ff. Inman Avenue and Shamrock Way
gg. Woodbridge Avenue & Main Street

14. The synchronization of traffic signals throughout Edison in order to facilitate traffic flow and reduce pollution from stop and start traffic is recommended in the 2003 Master Plan.

15. The 2003 Master Plan recommends that as industrial park development continues to increase, alternative truck routes should be planned to alleviate congestion on local Edison Roadways.

16. The expansion of the “rail to trails” program on the abandoned Conrail Railroad right of ways is recommended.

17. The 2003 Master Plan recommends designating and taking meaningful steps to develop pedestrian corridors and bikeways linking municipal and county recreational and community facilities.

a. In September of 2007, Edison Township was awarded a $72,000.00 grant by the Middlesex County Open Space and Recreation Pedestrian/Bicycle Grant Program. This money is to be used for the creation of a two-mile pathway that will connect Route 27 to the John Marshall Elementary School, the North 8th Avenue Tennis Courts and the Earl Schenkmyer Park. The Township plans to install several bike racks, picnic benches, park benches and a drinking fountain along the path to encourage residents to ride their bikes and walk to access these parks and facilities.

18. The Master Plan recommends cataloging the existing sidewalk network and working towards the development of a comprehensive sidewalk system.

19. It is recommended by the 2003 Master Plan that Edison seek NJDOT grants and maximum use of State and Federal programs under TEA-21 to fund transportation improvements.
a. Transportation funding has been enhanced by the Federal Economic Stimulus package for projects ready for construction.

Housing

20. The 2003 Master Plan encourages the development of creative senior citizen housing options such as assisted living and active adult market housing to accommodate a population. Amend the zoning ordinance where appropriate to permit by right a variety of senior citizen housing options.

a. The Revlon site was envisioned as a civic center, with pedestrian-friendly downtown with small shops, subsidized senior housing and age restricted housing throughout the site. However, environmental issues hinder this type of development.

21. The 2003 Master Plan recommends that a variety of housing types meeting the needs of young professionals become a significant part of the housing stock in Edison.

a. The Township Council passed a resolution that no new housing be encouraged in the Township.

22. The 2003 Master Plan discourages the construction of isolated housing developments separated from employment and shopping thereby increasing reliance on the automobile and contributing to sprawl.

a. The Hartz Mountain project on the former Ford Property and the Topps site proposal are two examples of opportunities for shopping and employment located close to residential developments.

23. Continue to encourage diversity in the type and character of available housing promoting an opportunity for varied residential communities.

24. Continue to provide housing opportunities for all groups, family sizes and income levels.

25. Encourage cluster housing options in appropriately zoned locations and at reasonable densities in order to conserve energy and open space make use of available infrastructure.

26. The 2003 Master Plan recommends the rehabilitation of older housing stock and encourages participation in the Community Development Block Grant (CDBG) funded housing rehabilitation program.

a. In 2009, Edison received a $150,000.00 Neighborhood Housing Rehab grant from the state Department of Community Affairs. The money will be extended to owners of owner-occupied single family homes that meet income qualifications in the Amboy Avenue, Clara Barton section of the Township. Projects that qualify for grant money include the improvement of roofs, plumbing, electrical, heating and sanitary facilities.
The Township was awarded a previous Neighborhood Preservation Program grant in November 2007.

27. The 2003 Master Plan encourages all neighborhoods, existing and proposed, to embrace and active street tree planting and maintenance program.
   a. The Edison trees fund could be used for this purpose.

28. The 2003 Master Plan recommends continuing to meet the NJ Council on Affordable Housing (COAH) fair share housing obligation.
   a. The Township of Edison submitted their application for third-round substantive certification by COAH on December 15, 2008. A local spending plan was approved.
   b. The Governor's select council is reviewing the entire COAH process.

Historic Preservation Plan Element

29. The 2003 Master Plan states the need to preserve and protect the integrity of historically significant properties in Edison. The plan recommends incorporating the Historical Preservation Commission's recommended list of 56 Historic landmarks and historically significant sites in the Historic Preservation Element of the Master Plan.

30. Review the Middlesex County Cultural & Heritage Commission resource inventory and update and amend where appropriate.

31. Create development standards to retain the history and integrity of landmarks and other noteworthy sites and buildings designated by the Historic Preservation Commission.

32. Restore the Edison Memorial Tower and Menlo Park lab site.
   a. Edison received a grant from the Middlesex County Board of Freeholders of $375,000.00 in Open Space Trust Funds. The money will be used as a match when applying for funds from the New Jersey Historic Trust Fund for the restoration of the Edison Memorial Tower. Conceptual plans have been prepared for the site and the surrounding 34 acre park, including a new educational facility at Thomas Edison's historic Menlo Park site. In total, more than $3 million has been raised for the project.

33. Consider development of a new museum at Edison State Park.
   a. In 2008, conceptual plans were unveiled by the Edison Memorial Tower Corporation (EMTC) for a large-scale expansion of the Menlo Park Museum.

34. Amend the zoning ordinance to require developers and redevelopers to consider archaeological as well as historical reviews.

35. Encourage local events celebrating the rich history and culture that is unique to Edison, for example, celebrating Edison as the birthplace of recorder sound.
Community Facilities

36. Provide for a range of quality public services such as schools, libraries, recreational facilities, facilities for the performing arts, public safety/emergency services and ensure the adequacy of same to accommodate existing and future populations.

   a. Construction has been completed on a public safety center in Raritan Center. This facility has been donated to the Township of Edison, along with a new ambulance and new pumper fire truck. The public safety center will serve as a fire station and police sub-station. It will provide training rooms for both the police and fire departments.

37. Provide and preserve a quality public education system that can accommodate an expanding residential population.

38. Construct a new main library in a central location; in a state-of-the-art library facility providing ample space and adequate parking, as fifty-five (55) percent of Edison’s residents take advantage of the free library system.

39. Provide additional recreational facilities and open space to meet a growing and changing population.

40. Designate on the community facilities map those locations were facilities exist for populations with special needs.

41. Petition for the development of a Post Office in North Edison.

42. Explore the need for new community centers in various neighborhoods of the municipality, including, but not limited to, Clara Barton.

43. Improve, enhance and expand, where appropriate, existing community facilities including the Stleton-Drwal Community Center, Minnie B. Veal Community Center as well as the Senior Citizens Center. Expand the Edison Animal Shelter to a capacity sufficient to make said shelter a "no kill" shelter.

   a. The Township received a county grant on January 16, 2008 from Middlesex County Board of Freeholders to retrofit the animal shelter to be environmentally sustainable. Edison has also received $100,000.00 from PSEG for gas line installation and the possibility of $45,000.00 for solar energy rebates for the shelter.

Utilities

44. Continue to upgrade aging infrastructure.

   a. The NJDOT has completed a $52 million expansion of Route 1.

   b. New Jersey Transit is construction $30 million in upgrades at the Metropark Train Station.
45. Upgrade existing infrastructure including retention/detention basins and underground systems in the older, established areas.

46. Continue to implement the recommendations in the 2000 Drainage Investigation Report.

47. Prepare new storm water management ordinances pursuant to NJDEP rules, regulations and standards.
   a. The municipal storm water management plan component of the Master Plan was amended and adopted by the Township on January 28, 2008.

48. Ensure that all developers of all sites including, but not limited to, the Ford property, the Revlon property and the Seaport Village demonstrate adequate capacity of all utility systems.
   a. The Seaport Village concept is no longer being pursued.
   b. On site utilities for the Ford property (Hartz Mountain) have been installed.

Economic Development

49. Plan for future development in Edison's existing and proposed industrial parks.

50. Plan for future development of the Revlon property as light industrial.

51. Create a Seaport Village along the Raritan Riverfront balancing economic development and environmental preservation.
   a. A Seaport Village is no longer being considered for development in Edison.

52. Where appropriate, designate additional areas or parcels in need of redevelopment in accordance with the New Jersey Local Redevelopment and Housing Law, particularly along the Route 1 and Route 27 corridors.
   a. Designate areas for need of Rehabilitation instead of Redevelopment.

53. Balance competing interests of economic development and traffic congestion.

54. Encourage development and implementation of the Jackson Avenue Redevelopment plan creating a senior citizen community with strong ties to the Amboy Avenue neighborhood business district.
   a. The Jackson Avenue Redevelopment plan has been granted site plan approval. However, the proposed plan for the site does not reflect the suggestions from the 2003 Master Plan. The owner of the site is proposing two buildings for commercial and light industrial flex space.
Conservation and Open Space

55. Integrate and continually update the 1999 Open Space and Recreation Plan in the Conservation Element of the Master Plan and develop an aggressive schedule to acquire open space parcels that do not conflict with the sites recommended for development in the Future Land Use Plan.

56. Continue to work towards the preservation of approximately 2,000 acres of open space in Edison.
   
   a. *In 2004, the Township amended its Zoning Ordinance and Zoning Map to include a large number of parcels in the OSR-C, Open Space Recreation and Conservation District. This provided for the preservation of a large number of acres for recreation and permanent open space.*
   
   b. *In 2006, the Zoning Ordinance and Zoning Map was amended to include the Plainfield Country Club, Metuchen Golf & Country Club and the Edison portion of the Oakridge Golf Course in the G-C Golf Course, Natural Preservation District. This District limits use to golf courses within country clubs and accessory uses.*

57. Update and maintain a list of municipally owned and recreational sites and open space parcels.

58. Address design standards regarding critical areas by drafting a zoning ordinance regulating sloped properties.
   
   a. *The Township's Code, Chapter 31-2 was amended in 2009. However, neither a companion provision in the Zoning Ordinance nor a cross-reference in the Zoning Ordinance to Chapter 31 has been adopted.*

59. Encourage the development of additional parkland to accommodate a growing residential population.

60. Expand the rails to trails program linking public open spaces and recreational sites with community facilities.

61. Institute and encourage creative methods for financing the acquisition and preservation of open spaces.

62. Limit the permitted disturbance of natural features, including tree clearance and the vistas along the waterfront.

63. Participate in the State's community forestry program and develop a tree conservation plan. A "no net loss of trees" policy should be adopted for all new construction so that the number of trees cut down is equally replaced.
a. The Township has a Tree Conservation program that requires all Tree removal permits to be filed and approved by the Town Engineer. Applicants must either replace any trees removed from a privately owned site or contribute to a Tree Fund.

64. Consider the adoption of a scenic corridor ordinance to protect the scenic vistas unique to Edison.
IV. ISSUES CURRENTLY FACING THE TOWNSHIP OF EDISON

A Master Plan reexamination provides an opportunity to focus on both new issues and ongoing concerns facing the Township and provide recommendations for addressing the identified issues. The Township's problems and planning objectives as of the 2003 Master Plan that have not been fully addressed continue as concerns moving forward. In addition the following priority issues are currently facing the Township.

A. Preservation and enhancement of residential neighborhoods
   a. Reduction of zoning impediments to property maintenance and upgrades
   b. Protection of encroachment by incongruous uses

B. Completion of ongoing Redevelopment initiatives
   a. Hartz/Ford Site
   b. Revlon
   c. Jackson Avenue
   d. Meadow Road

C. Commercial District Revitalization
   a. Amboy Avenue Neighborhood Preservation Program implementation that addresses parking issues

D. Enhanced Environmental Protection
   a. Green Buildings and Infrastructure
   b. Remediation
   c. Preservation
   d. Riparian Lands and Steep Slope Protection

E. Re-Use of Camp Kilmer Property
   a. Township Recreation including re-use of Building 1072
   b. Homeless Housing
   c. Public Works Garage

F. New Scattered Rehabilitation Initiatives
a. Route 27

b. Transit-Oriented-Development - Rail and Bus

G. COAH

a. Mediation of Housing Element and Fair Share Plan

b. Initial Plan Endorsement

H. Circulation Planning

a. Freight Movement

b. Ongoing Bicycle and Pedestrian Planning

c. Coordination with regional Transportation Initiatives

I. Community Facilities Planning

a. Public Safety Complex in Raritan Center – Completed
V. SIGNIFICANT CHANGES IN ASSUMPTIONS, POLICIES, AND OBJECTIVES

Since the adoption of the 2003 Master Plan, several new laws, programs, and planning initiatives have been adopted at the state level. This section examines how these changes affect municipal land use planning and whether it is necessary for the Township to prepare new plans or regulations.

New Jersey State Development and Redevelopment Plan

The New Jersey State Planning Commission released a preliminary NJ State Development and Redevelopment Plan (SDRP) in April 2004. The SDRP establishes five planning areas (plus two sub-areas) and outlines a number of goals and objectives related to the future development and redevelopment of the state. Edison Township is entirely located within the PA-1, Metropolitan Planning Area, which is characterized by mature settlement patterns, infrastructure systems that are approaching their reasonable life expectancy, the need to rehabilitate housing, the recognition that redevelopment will be the predominant form of growth, and a growing revitalization of the need to regionalize services and systems. According to the SDRP, the PA-1, Metropolitan Planning Area intends to:

- Provide for much of the State’s future development;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

Municipal Plan Endorsement is a voluntary review process among local, county, and State governments to develop coordinated planning mechanisms that are consistent with the goals, policies, and strategies of the SDRP. Once a plan is endorsed by the State Planning Commission, state agencies will provide benefits in the form of technical assistance, state capital investments, priority for state grants and loans and regulatory changes to implement the endorsed plan. Although the State Planning Rules state that a municipal plan endorsement is a voluntary process, COAH rules require that municipalities obtain Initial Plan Endorsement within three years of receiving substantive certification. Therefore, participation in the Plan Endorsement process is necessary, as the Township has petitioned COAH for Third Round substantive certification.

New Jersey Council on Affordable Housing

In November 2004, the Council on Affordable Housing (COAH) adopted its Third Round Regulations, which became effective on December 20, 2004. The new regulations utilize a “growth share” approach to determine each municipality’s new construction affordable housing obligation for the third housing cycle. Under Growth Share, one affordable unit must be provided for every eight market units built, and one affordable unit for every 25 jobs created between 2004 and 2014. This is a significant change from
the previous COAH methodologies in which numbers were assigned based on formulas and other variables.

On January 25, 2007, the New Jersey Appellate Division issued its ruling on the challenges brought against the Third Round substantive regulations. The Court invalidated certain aspects of the growth share methodology, including the calculation and allocation of the affordable housing need and the compliance mechanisms. The Court remanded these issues back to COAH for further rulemaking, which resulted in an even more stringent growth share calculation that requires that one unit in every five new housing units (20%) must be affordable. In addition, Regional Contribution Agreements were eliminated as an option and the nonresidential growth share now requires a flat 2.5% fee to be paid prior to the issuance of a certificate of occupancy for nonresidential development. The nonresidential fee will be paid into a COAH fund controlled by COAH unless the community has received substantive certification of its third round housing plan and fair share plan.

Edison submitted its Housing Element and Fair Share Plan to COAH on December 30, 2008, and petitioned COAH for Third Round substantive certification. The Plan was declared complete by COAH on January 29, 2009.

NJ Assembly Bill A-4048

In response to the economic downturn, NJ Assembly Bill A-4048 has been signed into law. This bill, also known as the New Jersey Economic Stimulus Bill, provides for a moratorium on assessment of the aforementioned 2.5% nonresidential development fee, between the time it is signed by the Governor and July 1, 2010, for all projects that received site plan approval prior to July 1, 2010 and a building permit by July 1, 2013. This will create a unique and valuable incentive for nonresidential development during the moratorium period throughout New Jersey.

Assembly A-4048 also includes a substantial tax incentive for certain large-scale investment ($50 million or more) that is located within ½ mile of a transit station or industrial rail spur. This represents an important economic development opportunity for Edison.

New Jersey Stormwater Management Rules

The New Jersey Stormwater Management Rules were adopted on January 4, 2004 and took effect on February 2, 2004. This program requires all municipalities, counties and many State and Federal agencies to obtain permits for their storm sewer systems and undertake efforts to minimize pollutants entering their systems. Under the new rules, each municipality has to apply to the New Jersey Department of Environmental Protection (DEP) for a New Jersey Pollutant Discharge Elimination System (NJPDES) permit for stormwater management. With the adoption of these new regulations by the DEP, all municipalities in New Jersey are required to prepare a municipal stormwater management plan pursuant to the Municipal Land Use Law (MLUL) section 40:55D-93. Edison has met this requirement by adopting the required plan and implementing regulations.

New Jersey Flood Mitigation Rules
On November 5, 2007, the New Jersey Department of Environmental Protection adopted the new rules for the Flood Hazard Area Control rules (N.J.A.C. 7:13). The new rules incorporate more stringent standards for development in flood hazard areas and areas adjacent to surface waters in order to mitigate the adverse impacts to flooding and the environment that can be caused by such development.

A large number of significant changes were made to the rules. For example, under the proposed rules, any flood storage that is lost due to most new construction activities must be compensated by the creation of an equal volume of flood storage either onsite or in close proximity to the development. This will preserve existing flood storage and help mitigate increases in flooding over time. Furthermore, the 25-foot and 50-foot stream buffers under the existing rules are proposed for expansion to 50-foot, 150-foot, and 300-foot, depending on the environmental resources of each stream. Many other changes are also made to protect the public from the hazards of flooding, prevent unnecessary impacts to stream corridors, and facilitate projects that would benefit the environment and not contribute to flooding. With the adoption of the new rules, a review of the Township’s Stream Bank Protection and Preservation Ordinance (Chapter 31-1) should be completed for compliance and the ordinance should be revised as necessary. Development of design standards to allow and encourage pervious concrete to replace existing impervious surfaces should also be incorporated in the review, as pervious concrete has been demonstrated to surpass the permeability of grass surfaces during intense rainfall events.

Riparian Zone Ordinance

The Township of Edison is required to adopt Riparian Zone that meet the State of New Jersey’s requirements. A model ordinance provided by Middlesex County was introduced in 2009 by the Edison Township Council but tabled for further consideration and revision by the County.

COAH – Council On Affordable Housing

The Governor’s select council is currently reviewing the entire COAH process.
VI. SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS

This section provides a list of recommended amendments to the current Master Plan and Township development regulations.

Recommended Amendments to the Edison Township Master Plan

1. Land Use Element
   a. Reference to the Revlon site as a future civic center should be revised to provide for commercial/industrial/warehouse use only due to the contamination that limits its overall potential.
   b. The zoning for the property known as Block 182-A, Lots 4A, 5 & 7Y should be changed from R-B to GB-H. (Route 1 and Lambert Street – near Old Post Road)
   c. The zoning for the property known as Block 546-K, Lot 3 should be changed from R-A to O-S. (1790 Oak Tree Road)
   d. The zoning for the property known as Block 4-A, Lots 22 & 23 should be changed from P-B to GB.
   e. The zoning for the area fronting Oak Tree Road between Wood Avenue and Meridian Road should be changed from OS to GB.
   f. The zoning for the area fronting James Street between JFK Hospital and Mundy Avenue should be changed from R-BB to OS.
   g. The 2001 existing land use map should be updated to depict the most up-to-date use information. It may be most appropriate to do this immediately following the first release of the 2010 US Census data on population and housing, so that the demographic information and analyses in the Master Plan can be updated at the same time.

2. Housing Element
   a. The Township’s Housing Plan and Fair Share Plan should be revised to reflect the outcome of the decisions being made by the Governor’s select Council on Affordable Housing.

3. Circulation Element
   a. This element should be updated to reflect the status of the many projects mentioned in the 2003 Master Plan and identify the scope and location of new Township sponsored projects. The revision should emphasize the circulation and land use identifying the relative priority of the needed studies and improvements.
b. Regional transportation projects and planning initiatives should be identified as to their timing, relevance to Edison and expected impacts and mitigation.

c. The Planning Board’s 1994 Bicycle Plan should be reviewed for needed updates, especially relative to the recommendations of recent studies.

d. A detailed community connectivity plan should be prepared to take full advantage of all realistic opportunities to safely accommodate multiple modes of travel, especially by alternatives to automobiles, throughout the Township.

4. Community Facilities-Utilities Element

a. This element should be thoroughly updated as to community facilities and schools. This will be most effective if done after the 2010 US Census of population and housing data have become available.

5. Recreation Element

a. This element should be updated following the release of the 2010 Census data and should include new opportunities for additional recreation resources that have emerged from recent planning activity in the Township.

6. Conservation Element

a. The Conservation element should be updated to address the issues of water quality, water supply and natural resources protection.

b. A new section on green building and environmental sustainability should be added. On August 5, 2008 Assembly Bill A1559 was signed into law by Governor Corzine, amending the Municipal Land Use Law (MLUL) to authorize local planning boards to include a “green buildings and environmental sustainability plan element” in their master plans. The purpose of this new element is to encourage and promote the efficient use of natural resources and minimize the impact of buildings on the local, regional and global environment through site orientation and design.

c. The Township should prioritize the preparation and adoption of a sustainability plan element. This is especially important given the expected availability of energy saving incentive grant programs under the current Federal Administration. In particular, this element should address the Township’s desire to reduce energy consumption in light of rising energy costs and the possibilities of using alternative energy sources to reduce the Township’s carbon footprint. In the interim, Edison should pro-actively seek and explore current and future opportunities for retro-fitting existing municipal buildings with energy saving devices, integrate hybrid and alternative fuel vehicles in the municipal fleet. Building construction and renovations should seek to include a higher standard such as the US Green Building Council’s LEED Silver, Gold or Platinum levels.
Recommended Amendments to the Edison Township Development Regulations

1. Zoning Ordinance – Residential Districts

The issue of overdevelopment of single-family detached homes remains a concern but this has generated a new concern for overregulation that may be creating disincentives for good property maintenance. “Teardowns” replaced by out-of-character, out-of-scale homes in the R-AA, R-A, R-BB, R-BR-A-th, R-BB-th, and R-B-th Districts are an ongoing threat to neighborhood stability in Edison. While the standard response to tighten development controls through Floor Area Ratio (FAR) and lot coverage controls has been implemented, the effectiveness of this approach in Edison has not been established.

Annual reports of the Zoning Board of Adjustment continue to indicate large numbers of variance applications for basic home size regulations (i.e. setback, lot coverage and FAR), especially in the R-B and R-BB Districts. Prior to making any specific changes, an analysis to identify “best fit” standards is recommended. The Township as a whole has an interest in finding the best protection with the least restriction so as to minimize the cost and time required to make simple upgrades to existing dwellings. Otherwise, such regulation works against the planning objective of maintaining stable residential neighborhoods.

Additional Recommendations

1. Suggested language modifications for the current Master Plan have been compiled by the former Township Planner in response to certain events and circumstances, to better fit the language to current conditions. The proposed changes are listed below with page references pertaining to the 2003 Master Plan:

a. Page 14 - Table 4.3-2, the percentage total is incorrect and needs to be re-calculated.

b. Page 16 - In the paragraph carried over from the previous page, need to remove the sentence regarding Heller Industrial Park. Instead, revise the sentence regarding PDS to say, “Commercial land use in PDS consists predominantly of warehousing uses contained in Raritan Center and includes Federal Business Centers, Summit Associates, and Heller Industrial Park.”

c. Page 16 - In the paragraph on public land, the last sentence should be revised as follows into multiple sentences, “The municipal complex is located in PD4. There are US Post Office locations in PD3 (2 offices), PD4 (1 office) and PD5 (1 office). The Board of Education offices are located in PD5.”

d. Page 24 - The last paragraph before 5.1, add the sentence, “Where applicable, mobility and community form design guidelines or form based codes should be adopted to meet this objective.”
a. Page 25 - In PD2 first bullet, remove the section on Jackson Avenue Redevelopment after, "...and ornamental lighting."

f. Page 26 - In PD4 the second paragraph should be revised to say, "Edison has developed to date without a recognizable town center. The availability of a sizeable tract in various central locations in the municipality should be considered for such centers." Remove references to Revlon here.

g. Page 27 - In PD4 the first bullet should be revised to say, "The Planning Board has recommended the Revlon Site as an Area In Need of Redevelopment. Contaminant removal costs have been identified as a major impediment to town center, mixed-use redevelopment. This site will need to be re-evaluated for its most appropriate and viable future utilization."

h. Page 27 - In PD4 the third bullet should be revised to note that Hartz Mountain has received site plan approval for the site, which includes a town center with a mix of retail, commercial, hotel and office, with two big box locations on either end. The first phase construction has begun for the construction of a Sam's Club.

i. Page 28 - In PD4 the fourth bullet regarding COSTCO should be removed. This is an outdated concept.

j. Page 28 - In PD5 remove the sentence referencing Seaport Village that begins, "This critical mass..."

k. Page 28 - In PD5 revise the sentence after seaport village to read, "A comprehensive evaluation of this area must include vacant parcels, the balance of Raritan Center, and the Raritan River waterfront."

l. Page 28 - The last paragraph on the page should have the following sentence removed, "With proper planning and adherence to the underlying principles of New Urbanism, the municipality can realize the economic and other benefits of a vital seaport village while still protecting the environment."

m. Page 29 - In PD5 delete all bullets and replace with the following bullets:

n. The Jackson Avenue Redevelopment Plan has been granted final site plan approval for Jackson Avenue and Gibian Street. The Redevelopment Plan allows for commercial and light industrial flex space.

o. A comprehensive evaluation of the Raritan River waterfront should be conducted, balancing the uses in Raritan Center with public access to the waterfront. Recreational opportunities and connections should be explored with the utility right-of-way.

p. Future LU Map #4 - Revlon is no longer Planned Mixed Use.

q. Page 40 - All demographics are outdated. It should be noted that these should be updated in the next Master Plan in order to capture the 2010 census numbers.

r. Page 47 - The Mass Transit section needs to be updated. As well, pages 51, 55 & 56 from the Regional Framework Plan from the Route 1 & Route 27 Corridor Study should be incorporated.

s. Page 47 - Add page 38 from the Mobility & Community Form Design Guidelines from the Route 1 & Route 27 Corridor Study to explain the different types of transit. Also need to note that a study was done with Middlesex County and NJ Transit for the possibility of Bus Rapid Transit in Edison along Route 27. May want to add that as an appendix.

t. Page 49 - The ELT information needs to be updated from page 51 from the Regional Framework Plan from the Route 1 & Route 27 Corridor Study. Attached is a scan of that page.

u. Page 62-65 - The Township Engineer should review to provide an update on these lists. Some projects may have been completed and others may have been added to the list.

v. Page 65 - The Bicycle and Pedestrian Information needs to be updated from pages 48, 49 and 53 from the Regional Framework Plan from the Route 1 & Route 27 Corridor Study.
w. Page 72 - The Fire Chief should review to provide an update on items such as # firefighters, # volunteer firefighters, # and types of trucks, etc.

x. Page 72 - The sentence leading up to the table should read, “The Edison Fire Department is operated out of seven (7) fire stations at the following locations:”

y. Page 72 - The table should have a seventh station added. Station 7, located at 205 Raritan Center Parkway, in Planning District 5.

z. Page 72 - The last paragraph on the page starting with, “The current Chief...” should be eliminated in its entirety, including the three numbered recommendations on the next page.

aa. Page 73 - The Fire Chief should review to provide an update on EMS personnel and equipment.

bb. Page 92 - Add sentence that the Stormwater Management Plan has been completed and added as an appendix to the Master Plan.

c. Page 100 - The latest ROSI was done in 2007. The numbers should be revised in first paragraph that there are 1,096.54 acres wholly undeveloped and 328.74 acres developed or partially developed.

d. Page 100 - Table 9.4-1 is obsolete, as the latest ROSI information is not currently mapped.

e. Page 100 - The entire Recreation Element should be revised with updated information.

f. Page 120 - Under Preserved Open Space, there is approximately 7.25 percent. This is based the total amount on the ROSI divided by the 19,654 acres per the source listed.

g. Page 121 - Table 10.2-1 should have Edison’s numbers revised to reflect the 2007 ROSI of 1,097 acres wholly undeveloped and 329 acres developed or partially developed.

h. Page 122 - Under NJDEP ROSI – Highly Protected, the numbers should be updated to reflect the 2007 ROSI.

i. Page 123 - Tables 10.2-3 and 10.2-4 are obsolete, as the latest ROSI information is not currently mapped.

jj. Page 124 - The list should be updated with the 2007 ROSI information.

2. The presentation of information by Planning District should be revised to focus on data for the community as a whole with separate break-outs for certain delineated neighborhood areas. The current 5-District design lacks sufficient relevance to continue sorting and analyzing data according to these arbitrary divisions of the Township, which split neighborhoods, in some cases. New neighborhood area delineations should recognize the relative importance of zoning and use characteristics, existing and emerging activity centers and their respective service areas, and school and other meaningful municipal service area delineations.

3. Periodic community planning workshops should be designed and facilitated to continue the dialogues established by various planning initiatives and to continually obtain fresh input and resident participation in planning and regulatory initiatives.
A reexamination report is required to consider whether any redevelopment plans adopted pursuant to the Local Redevelopment and Housing Law (LRHL) should be included in the Land Use Element of the local Master Plan.

In October 2007, the Township Council adopted the Ford Assembly Plant Redevelopment Plan, now being implemented by Hartz Mountain Industries, the redeveloper. This reexamination report recommends amendment of the Township's Land Use Plan to incorporate, by reference, the Ford Redevelopment Plan. This report also recommends incorporation of the Jackson Avenue Redevelopment Plan. Since each Redevelopment Plan includes its own set of superseding development regulations, it is neither necessary nor advisable to amend the Township's Zoning Ordinance to effectuate these redevelopment plans.
### VII. TABLES OF MASTER PLAN OBJECTIVES

<table>
<thead>
<tr>
<th>No.</th>
<th>Community Vision</th>
<th>Modified Objectives and Goals</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Encourage the preservation of distinct, cohesive neighborhoods.</td>
<td>No change.</td>
</tr>
<tr>
<td>2</td>
<td>Encourage well designed, anti-sprawl land development that is consistent with established neighborhoods and land use patterns while preserving the community’s suburban and urban landscapes which make Edison a unique and desirable place to both live and work.</td>
<td>Encourage well designed, non-sprawl land use patterns that are consistent with established neighborhoods and land use patterns while preserving the community’s suburban landscapes which make Edison a unique and desirable place to both live and work.</td>
</tr>
<tr>
<td>3</td>
<td>Consistent with recommendations in the State Development and Redevelopment Plan for Metropolitan Planning Areas, capitalize on opportunities for redevelopment.</td>
<td>No change.</td>
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<tr>
<td>4</td>
<td>Encourage new development consistent with the scale of established land uses while preserving the character and developed nature of existing neighborhoods and promote land uses at densities which consider available vacant land.</td>
<td>Encourage consistency of scale and spatial patterns between new development consistent with the scale of established land uses while preserving the character and developed nature of existing neighborhoods and promote land uses at densities which consider available vacant land.</td>
</tr>
<tr>
<td>5</td>
<td>Encourage the continued development of existing and potential business corridors and centers including but not limited to Amboy Avenue, the Revlon Property, the Ford Property, Jackson Avenue Redevelopment Area and the Seaport Village.</td>
<td>Encourage the continued development of existing and potential business corridors and centers including but not limited to Amboy Avenue, the Edison Train Station, Route 27 and Oak Tree Road.</td>
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<tr>
<td>No.</td>
<td>Objectives and Goals</td>
<td>Modified Objectives and Goals</td>
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<tr>
<td>1</td>
<td>Provide for future growth and development of Edison's ratable base, including but not</td>
<td>Provide for future growth and development of Edison's ratable base, including but not</td>
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<td>limited to the Raritan Center Industrial Park, Heller Industrial Park, Jackson Avenue</td>
<td>limited to the Raritan Center Industrial Park, Heller Industrial Park, Jackson Avenue</td>
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<td></td>
<td>Redevelopment, Ford Property, Revlon Property, Route 1 and Route 27 corridors</td>
<td>Redevelopment Area and the Route 1 and Route 27 corridors.</td>
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<td></td>
<td>and the Seaport Village.</td>
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<td>2</td>
<td>Analyze the existing land use patterns and underlying zoning and make recommendations</td>
<td>No change.</td>
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<td>for changes where incongruous land uses directly abut one another.</td>
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<td>3</td>
<td>Continue efforts to develop Clara Barton's downtown by developing a relationship</td>
<td>Continue efforts to develop Clara Barton's downtown by developing a relationship between</td>
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<td>between the downtown to the Clara Barton neighborhood and encouraging small</td>
<td>the downtown to the Clara Barton neighborhood and encouraging small</td>
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<td></td>
<td>business development and streetscape and façade improvement programs along Amboy</td>
<td>business development and streetscape and façade Improvement programs along Amboy Avenue;</td>
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<td></td>
<td>Avenue.</td>
<td>complete implementation of Amboy Avenue Neighborhood Preservation Program Grant. Seek ways</td>
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<td>to increase parking to accommodate proposed uses.</td>
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<tr>
<td>4</td>
<td>Develop a mixed-use civic center central to Edison.</td>
<td>Develop a mixed-use civic center central to Edison on a site that is free of environmental</td>
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<td></td>
<td></td>
<td>constraints.</td>
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<tr>
<td>5</td>
<td>In accordance with State Plan policies and procedures, encourage future development</td>
<td>No change.</td>
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<td></td>
<td>to occur at appropriate locations and intensity in accordance with transportation</td>
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<td></td>
<td>and environmental capacities and anti-sprawl initiatives.</td>
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<td>6</td>
<td>Discourage deviations from established land use patterns that would permit</td>
<td>No change.</td>
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<td>incompatible and/or conflicting land uses being developed adjacent to one another;</td>
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<td>where appropriate amend zoning to prohibit</td>
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<tr>
<td><strong>incongruous land uses.</strong></td>
<td>Where new development is proposed on raw, undeveloped land, an effort should be made to preserve mature specimen trees and other significant on-site vegetation through ordinance amendments targeted at tree preservation.</td>
<td>Where new development is proposed on raw, undeveloped land, an effort should be made to preserve mature specimen trees and other significant on-site vegetation in accordance with the Edison Township Tree Ordinance.</td>
</tr>
<tr>
<td>7</td>
<td>Through ordinance amendments, encourage co-location of wireless communication facilities in order to reduce both the number of Use Variance requests and the number of new wireless carrier structures. When new towers are constructed, every effort should be made to camouflage the proposed structure.</td>
<td>Through ordinance amendments, encourage co-location of wireless communication facilities in order to reduce both the number of Use Variance requests and the number of new wireless carrier structures. When new towers are proposed, every effort should be made to document the coverage area and strength of signal as it relates to reliable coverage.</td>
</tr>
<tr>
<td>8</td>
<td>Maintain and continually update a list of known DEP contaminated sites and encourage the Planning Board and Zoning Board to closely monitor applications submitted for development on those sites.</td>
<td>No change.</td>
</tr>
<tr>
<td>9</td>
<td>Review the Zoning Ordinance, particularly in the RB Zone which has historically maintained the highest number of bulk variances, and provide standards that are consistent with established and anticipated land use patterns in order to reduce the degree of nonconforming land uses and variance requests and to encourage residents and taxpayers to make improvements to their dwellings.</td>
<td>No change.</td>
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<td>10</td>
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<tr>
<td>No.</td>
<td>Objectives and Goals</td>
<td>Modified Objectives and Goals</td>
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</tr>
<tr>
<td>1</td>
<td>Develop a safe and efficient circulation system capitalizing on Edison's excellent Regional highway access and multi-modal transportation system.</td>
<td>No change.</td>
</tr>
<tr>
<td>2</td>
<td>Improve on Edison's existing transit system to develop an enhanced multi-modal system capitalizing on intra-municipal transit including Edison Light Transit, passenger and freight, ferry service, ongoing Transit Study, and Bicycle Master Plan.</td>
<td>No change.</td>
</tr>
<tr>
<td>3</td>
<td>Review problem and congested intersections and make specific recommendations in the Circulation Element of the Edison Comprehensive Master Plan for signal timing changes as well as new signal installation in conjunction with County and State plans.</td>
<td>No change.</td>
</tr>
<tr>
<td>4</td>
<td>Synchronize traffic signals throughout Edison in order to facilitate traffic flow and reduce pollution from stop and start traffic.</td>
<td>No change.</td>
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<tr>
<td>5</td>
<td>As industrial park development continues to increase, plan alternate truck routes to alleviate congestion on local Edison roadways.</td>
<td>No change.</td>
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<tr>
<td>6</td>
<td>Expand the rails to trails program on the abandoned Conrail Railroad right-of-ways.</td>
<td>No change.</td>
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<tr>
<td>7</td>
<td>Designate and take meaningful steps to develop pedestrian corridors and recreational bikeways linking municipal and County recreational and community facilities.</td>
<td>Continue to establish, develop and maintain pedestrian and corridors and bikeways linking municipal and County recreational and community facilities.</td>
</tr>
<tr>
<td>8</td>
<td>Catalog the existing sidewalk network and work towards the development of a comprehensive sidewalk system.</td>
<td>No change.</td>
</tr>
<tr>
<td>9</td>
<td>Seek NJDOT grants and maximum use of State and Federal programs under TEA-21 to fund transportation improvements.</td>
<td>Seek NJDOT grants and maximum use of State and Federal programs to fund transportation improvements.</td>
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<tr>
<td>No.</td>
<td>Objectives and Goals</td>
<td>Modified Objectives and Goals</td>
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<tr>
<td>1</td>
<td>Incorporate the Historical Preservation Commission's recommended list of fifty-six (56) Historic Landmarks and Historically Significant sites in the Historic Preservation Element of the Comprehensive Master Plan.</td>
<td>Incorporate the Historical Preservation Commission’s recommended list of fifty-six (56) Historic Landmarks and Historically Significant sites in the Historic Preservation Element of the Comprehensive Master Plan; nominate qualifying properties to the State and National Registers of Historic Places.</td>
</tr>
<tr>
<td>2</td>
<td>Review the Middlesex County Cultural &amp; Heritage Commission resource inventory and update and amend where appropriate.</td>
<td>No change.</td>
</tr>
<tr>
<td>3</td>
<td>Create development standards to retain the history and integrity of landmarks and other noteworthy sites and buildings designated by the Historic Preservation Commission.</td>
<td>No change.</td>
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<tr>
<td>4</td>
<td>Restore the Edison Memorial Tower and Menlo Park lab site.</td>
<td>No change.</td>
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<tr>
<td>5</td>
<td>Consider development of a new museum at Edison State Park.</td>
<td>No change.</td>
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<tr>
<td>6</td>
<td>Amend the zoning ordinance to require developers and redevelopers to consider archeological as well as historical reviews.</td>
<td>No change.</td>
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<tr>
<td>7</td>
<td>Encourage local event celebrating the rich history and culture that is unique to Edison, for example, celebrating Edison as the birthplace of recorded sound.</td>
<td>No change.</td>
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<td>No.</td>
<td>Objectives and Goals</td>
<td>Modified Objectives and Goals</td>
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<tr>
<td>1</td>
<td>Provide for a range of quality public services such as schools, libraries, recreational facilities, facilities for the performing arts, public safety/emergency services and ensure the adequacy of same to accommodate existing and future populations.</td>
<td>No change.</td>
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<tr>
<td>2</td>
<td>Provide and preserve a quality public education system that can accommodate an expanding residential population.</td>
<td>No change.</td>
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<tr>
<td>3</td>
<td>Construct a new main library in a central location, in a state of the art library facility providing ample space and adequate parking as 55 percent of Edison's residents take advantage of the free library system</td>
<td>No change.</td>
</tr>
<tr>
<td>4</td>
<td>Provide additional recreational facilities and open space to meet a growing and changing population.</td>
<td>No change.</td>
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<tr>
<td>5</td>
<td>Designate on the Community Facilities map Those locations where facilities exist for populations with special needs.</td>
<td>No change.</td>
</tr>
<tr>
<td>6</td>
<td>Petition for the development of a Post Office in North Edison.</td>
<td>No change.</td>
</tr>
<tr>
<td>7</td>
<td>Explore the needs for new community centers in various neighborhoods of the municipality, including, but not limited to Clara Barton.</td>
<td>No change.</td>
</tr>
<tr>
<td>8</td>
<td>Improve, enhance and expand where appropriate existing community facilities including the Stelton-Drwal Community Center, Minnie B. Veal Community Center as well as The Senior Citizens Center.</td>
<td>No change.</td>
</tr>
<tr>
<td>9</td>
<td>Expand the Edison Animal Shelter to a capacity sufficient to make said shelter a no kill shelter.</td>
<td>No change.</td>
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<tr>
<td>No.</td>
<td>Objectives and Goals</td>
<td>Modified Objectives and Goals</td>
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</tr>
<tr>
<td>1</td>
<td>Continue to upgrade aging infrastructure</td>
<td>No change</td>
</tr>
<tr>
<td>2</td>
<td>Upgrade existing infrastructure including retention/detention basins and underground</td>
<td>No change</td>
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<td>systems in the older, established areas.</td>
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<tr>
<td>3</td>
<td>Continue to implement the recommendations in the 2000 Drainage investigation Report.</td>
<td>No change</td>
</tr>
<tr>
<td>4</td>
<td>Prepare new storm water management ordinances pursuant to NJDEP rules, regulations and</td>
<td>Continue to keep the Township’s Storm Water Management Plan and ordinance up-to-date, pursuant</td>
</tr>
<tr>
<td></td>
<td>standards.</td>
<td>to NJDEP rules, regulations and standards.</td>
</tr>
<tr>
<td>5</td>
<td>Ensure that all developers of all sites including, but not limited to, the Ford</td>
<td>Ensure that all developers of all large-scale sites demonstrate adequate capacity of all</td>
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<tr>
<td></td>
<td>Property, the Revlon Property and the Seaport Village demonstrate adequate capacity of</td>
<td>utility systems.</td>
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<td></td>
<td>all utility systems.</td>
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<tr>
<td>No.</td>
<td>Objectives and Goals</td>
<td>Modified Objectives and Goals</td>
</tr>
<tr>
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<td>-------------------------------------------------------------------</td>
</tr>
<tr>
<td>1</td>
<td>Plan for future development in Edison's existing and industrial parks.</td>
<td>No change.</td>
</tr>
<tr>
<td>2</td>
<td>Pursue Smart Growth grant funding opportunities to support and enhance Edison’s proactive revitalization initiatives.</td>
<td>No change.</td>
</tr>
<tr>
<td>3</td>
<td>Plan for the development of a mixed-use civic center in a location central to Edison.</td>
<td>No change.</td>
</tr>
<tr>
<td>4</td>
<td>Create a Seaport Village along the Raritan Riverfront balancing economic development and environmental preservation.</td>
<td>This item no longer applies.</td>
</tr>
<tr>
<td>5</td>
<td>Conduct a study of abandoned and underutilized properties along the Route 1 and Route 27 corridors.</td>
<td>No change.</td>
</tr>
<tr>
<td>6</td>
<td>Where appropriate, designate additional areas or parcels in need of Redevelopment in accordance with the New Jersey Local Redevelopment and Housing Law, particularly along the Route 1 and Route 27 corridors.</td>
<td>No change.</td>
</tr>
<tr>
<td>7</td>
<td>Balance competing interests of economic development and traffic congestion.</td>
<td>Balance competing interests of economic development and traffic congestion; implement recommendations of Route 1 &amp; Route 27 Transportation Studies. Study other key areas of congestion/safety problems.</td>
</tr>
<tr>
<td>8</td>
<td>Encourage development and implementation of the Jackson Avenue Redevelopment Plan creating a senior citizen community with strong ties to the Amboy Avenue neighborhood business district.</td>
<td>This item no longer applies.</td>
</tr>
<tr>
<td>No.</td>
<td>Objectives and Goals</td>
<td>Modified Objectives and Goals</td>
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</tr>
<tr>
<td>1</td>
<td>Integrate and continually update the 1999 Open Space and Recreation Plan in the Conservation Element of the Master Plan and develop an aggressive schedule to acquire open space parcels that do not conflict with the sites recommended for development activity in the Future Land Use Plan.</td>
<td>No change.</td>
</tr>
<tr>
<td>2</td>
<td>Continue to work towards the preservation of approximately 2000 acres of open space in Edison.</td>
<td>No change.</td>
</tr>
<tr>
<td>3</td>
<td>Update and maintain a list of municipally owned recreational sites and open space parcels.</td>
<td>No change.</td>
</tr>
<tr>
<td>4</td>
<td>Address design standards regarding critical areas by drafting a zoning ordinance regulating sloped properties.</td>
<td>No change.</td>
</tr>
<tr>
<td>5</td>
<td>Encourage the development of additional parkland to accommodate a growing residential population.</td>
<td>No change.</td>
</tr>
<tr>
<td>6</td>
<td>Expand the rails to trails program linking public open spaces and recreational sites with community facilities.</td>
<td>No change.</td>
</tr>
<tr>
<td>7</td>
<td>Institute and encourage creative methods for financing the acquisition and preservation of open spaces.</td>
<td>No change.</td>
</tr>
<tr>
<td>8</td>
<td>Limit the permitted disturbance of natural features, including tree clearance and vistas along the waterfront.</td>
<td>No change.</td>
</tr>
<tr>
<td>9</td>
<td>Participate in the State's community forestry program and develop a tree conservation plan. A &quot;no net loss of trees&quot; policy should be adopted for all new construction so that the number of trees cut down are equally replaced.</td>
<td>No change.</td>
</tr>
<tr>
<td>10</td>
<td>Consider the adoption of a scenic corridor ordinance to protect the scenic vistas and view sheds unique to Edison.</td>
<td>No change.</td>
</tr>
<tr>
<td>No.</td>
<td>Objectives and Goals</td>
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</tr>
<tr>
<td>1</td>
<td>Encourage the development of creative senior citizen housing options such as assisted living and active adult market housing to accommodate an aging population. Amend the zoning ordinance where appropriate to permit by right a variety of senior citizen housing options.</td>
<td>Encourage the development of creative senior citizen housing options such as assisted living and active adult market housing to accommodate an aging population. Amend the zoning ordinance where appropriate to permit by right a variety of senior citizen housing options while maintaining a balanced community-wide density.</td>
</tr>
<tr>
<td>2</td>
<td>Plan a variety of housing types meeting the needs of young professionals to become a significant part of the housing stock in Edison.</td>
<td>Maintain a variety of housing types meeting the needs of young professionals to become a significant part of the housing stock in Edison.</td>
</tr>
<tr>
<td>3</td>
<td>Discourage the construction of isolated housing developments separated from employment and shopping thereby increasing the reliance on the automobile and contributing to sprawl.</td>
<td>Through rehabilitation, revised zoning, and design standards that include pedestrian connections between adjoining uses, discourage the construction of isolated housing developments separated from employment and shopping thereby increasing the reliance on the automobile and contributing to sprawl.</td>
</tr>
<tr>
<td>4</td>
<td>Maintain and encourage diversity in the type and character of available housing promoting an opportunity for varied residential communities</td>
<td>No change.</td>
</tr>
<tr>
<td>5</td>
<td>Provide housing opportunities for all groups, family sizes and income levels.</td>
<td>No change.</td>
</tr>
<tr>
<td>6</td>
<td>Encourage clustering housing options in appropriately zoned locations and at reasonable densities in order to conserve energy and open space and make use of available infrastructure</td>
<td>Encourage clustered housing options in appropriately zoned locations and at reasonable densities in order to conserve energy and open space and maintain a balanced density throughout the township.</td>
</tr>
<tr>
<td>7</td>
<td>Rehabilitate older housing stock and encourage participation in the Community Development Block Grant funded housing rehabilitation program.</td>
<td>Rehabilitate older housing stock and encourage participation in the Community Development Block Grant funded housing rehabilitation program and encourage homeowners and landlords to participate in the Middlesex County Housing Preservation Program; continue participation in the NUDCA Neighborhood</td>
</tr>
<tr>
<td></td>
<td>Housing Rehab grant program.</td>
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<tr>
<td>8</td>
<td>Encourage all neighborhoods, existing and proposed to embrace an active street tree planting and maintenance program.</td>
<td>No change.</td>
</tr>
<tr>
<td>9</td>
<td>Continue to meet COAH Fair Share housing obligation.</td>
<td>No change.</td>
</tr>
</tbody>
</table>