

Piscataway (1984)

11/10/84

Site Analysis of Town of Piscataway

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CARLA L. LERMAN  
413 W. ENGLEWOOD AVENUE  
TEANECK, NEW JERSEY 07666

November 10, 1984

Hon. Eugene D. Serpentelli, J.S.C.  
Superior Court  
Ocean County Court House  
CN 2191  
Toms River, N.J. 08753

Dear Judge Serpentelli:

Enclosed is the report which the court requested, and to which I referred in my letter of July 12, 1984, reviewing the characteristics of vacant sites in Piscataway as those characteristics relate to recommended densities for residential development.

Each site has been identified by the number on the Vacant Land Inventory (April, 1984), and matches the numbers used in my letter of July 12, 1984.

I would like to clarify my intention in recommending specific densities. Assuming certain measurable characteristics, one can assign a density that will be appropriate for a certain site and for certain types of development. In a number of the vacant sites in Piscataway, I have recommended designation as Planned Residential Development, which is a generic term, as well as a specific conditional use in Piscataway's amended zoning ordinance. I mean in these recommendations to refer to the concept of a Planned Residential Development, not necessarily the specific limitations or permitted uses in the Planned Residential Development as defined in Piscataway's ordinance.

I would like to clarify further that the recommended densities in this report are those that would, in my opinion, be appropriate for the vacant sites named, if these sites were to be developed. This does not mean to imply a recommended compliance route for Piscataway. For example this report does not address correction of indigent need through rehabilitation, nor does it address the provision of low and moderate income units in existing multi-family housing through control of occupancy and rents. Similarly, a recommended density is not intended to imply the assumption that no more than 20% of that number will be reserved for low and moderate income households. I assume that these issues of compliance will be addressed subsequently by the Township.

If you have any questions regarding this report, or would like any additional information please let me know.

Sincerely,

  
Carla L. Lerman, P.P.

jk  
Enclosure

CC: Bruce S. Gelber, Esq.  
Philip L. Paley, Esq.  
Barbara Williams, Esq.  
Raymond R. Trombadore, Esq.  
Lawrence B. Litwin, Esq.  
Daniel S. Bernstein, Esq.

SITE ANALYSIS: TOWNSHIP OF PISCATAWAY

## Sites Identified in Vacant Land Inventory

Introduction

A Vacant Land Inventory was prepared in April 1984 by the Planning Department of Piscataway Township. Seventy sites were identified in that inventory. In a report dated July 12, 1984 Carla L. Lerman evaluated these sites and recommended 37 as suitable for higher density residential development.

This analysis attempts to evaluate more specifically the potential for residential development on each site. Factors considered include the present character of the neighborhood, the long range plan for the general area, environmental constraints, traffic impact and drainage implications.

The Piscataway Township 1983 Master Plan and the 1978 Reexamination Report indicate that water service by the Elizabethtown Water Company and sewerage service by the Middlesex County Utilities Authority are being adequately provided with future facility enlargement not perceived as a problem. Over 95 percent of the households are presently served by the sewerage system, and almost the entire Township is within the water service area. Therefore this was not a factor considered relevant in this analysis.

Many of the vacant sites indicated soil types that might provide severe limitations on residential development. This is noted in each site analysis. The soil survey from which this information was obtained (National Cooperative Soil Survey by U.S. Department of Agriculture Soil Conservation Service) indicates that the survey cannot replace detailed on-site investigations. This survey also indicates that the "severe" rating does not necessarily mean the site is unsuitable for the use. Rather, it is factor to be taken into account when planning the cost of development, and the impact of that cost on long range planning decisions.

The expressed interest in development of the sites is most often "unknown". The meaning of that category is only that the writer has not been informed of interest in development. It does not preclude the possibility that property owner and/or developer may already have approached the Planning Board regarding future development of the site.

The densities recommended are based on the assumption that all of the dwelling types listed in the zoning ordinance as permitted uses in a Planned Residential Development might be included. Where garden apartments are being suggested, that is so indicated.

Site #1 - New Brunswick Avenue north of Conrail. "Pansy Farm"  
Block 68 Lots 35-51, 51A

Area: 10.7 acres

Physical Description: Flat open area; on the southern end, about 1/3 is in the "A" Flood Zone (100 year flood) and approximately 1/6 is in the "B" (100-500 year flood) Flood Zone.

Present Land Use: Pansy Farm / Nursery

Existing Zoning: R 75

Master Plan Proposal: Single family

Adjacent Land Uses: Residential single family uses, primarily 50' and 75' lots.

General Neighborhood Characteristics: New Brunswick Avenue is a major arterial with moderately heavy traffic flow, classified in the Master Plan as a major arterial street. Borough of South Plainfield borders east side of New Brunswick Avenue. The uses in South Plainfield (the east side of New Brunswick Avenue) are primarily

Environmental Conditions affecting Development: The southern one-third of this site will have development constraints because of its location in the "A" flood zone. Permits will be required from the Department of Environmental Protection, although that portion of the site might be retained for open space, which will also serve as a buffer between the residential development and the Conrail railroad tracks, approximately 300-400' south of this site.

Road Access: New Brunswick Avenue and Garden Street

Traffic Conditions/Impact: All access should be via Garden Street to New Brunswick Avenue; therefore no impact will be felt by adjacent residential uses to the west. New Brunswick Avenue is a major arterial and is proposed to have a 104' right of way. This improvement should be adequate to handle any increases in traffic volumes from new residential development along this street.

Special Site Constraints: The soils in this area are of two types (Dunellen and Ellington) which offer slight to moderate limitations on residential development. Soil tests (borings or pits) will be necessary to determine any constraints due to the site's use as a nursery. The extent of fill required might impact on the economic feasibility of the site for multi-family housing in this area.

Expressed interest in development: unknown

Recommendation: This site is appropriate for development at 5-6 units per gross acre for townhouses, or zero lot line development.

Site #2 - New Brunswick Avenue, primarily south of Lakeview Avenue, Block 116, Lot 1; Block 188, Lots 1, 1A, and 2.

Area: 125.1 Acres

Physical Description: This site, adjacent to New Brunswick Avenue, extends from the Conrail Railroad tracks across Lakeview Avenue to a point on a line with Brandywine Circle. The portion between Lakeview Avenue and the railroad tracks is two-thirds in Flood zone A and Flood zone B. The site south of Lakeview Avenue is about half open (northern half) and half wooded.

Present Land Use: Vacant

Existing Zoning: Light Industry (LI-5)

Master Plan Proposal: Industrial

Adjacent Land Uses: To the north of the site is park area, surrounded by single family residential; to the west is single family residential and a school; to the south is multi-family residential. The southeast corner of the site is adjacent to an industrial site. To the east of New Brunswick Avenue is an industrial area in South Plainfield.

General Neighborhood Characteristics: The area is strongly influenced by New Brunswick Avenue as a major arterial street, which serves as the boundary between Piscataway and South Plainfield. The area in Piscataway is mixed single and multi-family residential. East of New Brunswick Ave. is the Harris Steel plant.

Environmental Constraints affecting Deveopment: The northern portion of the site should not be considered for development due to the existence of the flood zones. The industrial plant will need substantial buffering to protect the residential development from adverse effects of noise, dirt, fumes, etc.

Road Access: Lakeview Avenue and New Brunswick Avenue

Traffic Conditions/Impact: Access to this site should be from Lakeview Avenue which is described as a secondary arterial street in the Master Plan. Lakeview Avenue, New Brunswick Avenue, Washington Avenue and Old New Brunswick Road offer a variety of southbound routes, all with access to I-287. The proposed 104' right of way for New Brunswick Avenue should create a more efficient link to I-287, via Stelton Road, which is also proposed as a 104' right of way.

Special Site Constraints: The soils in the site are of three types, (Ellington 7N, Parsippany, and Reaville) all of which are described as offering "severe" constraints to dwellings with or without basements. These constraints are potential seasonal high water table, potential frost action, and bedrock in one area within 40 inches. It would be advisable to conduct test borings prior to developing site plans.

The nature of the adjacent industrial site must be evaluated in relation to the proposed orientation of the development, as well as the extent of buffering that will be necessary.

Expressed interest in development: unknown

Recommendation: This site should not include the portion north of Lakeview Avenue Block 116, Lot 1, which would be better included in the adjacent park area. The portion remaining, 110 acres, is appropriate for development at a gross density of 8-10 units per acre, as a Planned Residential Development, including garden apartments as a dwelling type.

Site #3 - Washington Avenue and Carleton Avenue, Block 228, Lots 134, 21-32 (incl. Site 68)

Area: 24.9 acres and 2.8 acres

Physical Description: This site is entirely wooded.

Present Land Use: Vacant

Existing Zoning: SC (Shopping Center) and R-75

Master Plan Proposal: Commercial

Adjacent Land Uses: An elementary school is located to the north, multi-family housing on the east, and single family residential on the south and west.

General Neighborhood Characteristics: This site is located in a residential neighborhood of smaller, older homes. It is a neighborhood served by an elementary school, a neighborhood shopping area on Stelton Road, and good access to Route 287. This shopping area contains a variety of types of shops and appears to need some upgrading and improved off-street parking.

Environmental Constraints affecting Development: This site is not in the Flood Plain. It is classified as Zone C which means areas of minimal flooding. There are no adjacent uses which would present problems for the development of this site.

Road Access: Washington Avenue. There are also five partial paper streets which abut this site, of which one or two could be constructed by the developer to give access to Carleton Avenue.

Traffic Conditions Impact: Both Stelton Road and Washington Avenue experienced significant increases in traffic volumes in the past decade. The proposed classification of New Brunswick Avenue as a major arterial street should lead toward some relief on Washington Avenue and Stelton Road.

Special Site Constraints: Most of this is described with soil types (Ellington 6N) that present moderate limitations on dwelling development. A small portion of the site to the east presents the same potential problems as Site #2, i.e., bedrock at 40" and seasonal high water table and possible frost action.

Expressed Interest in Development: A shopping center developer has expressed some interest. Status of inquiry unknown.

Recommendation: This site is recommended for a planned residential development at a density of 8-10 units per acre.

Site #6 - Old New Brunswick Road, Port Reading Railroad tracks and Stelton Road.  
Block 317 Lots 6A, 8, 9, 9A, 9B, 9C, 11A, 11B, 11C and Block 319 Lot 1AQ.

Area: 55.6 acres

Physical Description: This site is primarily wooded. On the peripheral streets there are scattered single family houses. The railroad tracks on the south might be a negative influence, but it is not a commuter line and train traffic is not frequent.

Present Land Use: Vacant

Existing Zoning: R-20

Master Plan Proposal: Single family residential.

Adjacent Land Uses: The railroad and industrial uses are located to the south; an elementary school is on the southeast corner; single family residential is located on the northeast, and multi-family residential is located on the northwest.

General Neighborhood Characteristics: This area is essentially part of the Stelton Road neighborhood. It would be served by the Stelton Road shopping area, and the elementary school on Stelton Road. There is a very large, attractive multi-family development on the northwest side of Old New Brunswick Road which has access only from Old New Brunswick Road.

Environmental Constraints affecting Development: The presence of the railroad tracks and the existence of heavy traffic on Old New Brunswick Road and Stelton Road where it borders the eastern side of this site must be considered as constraints on the site design. Sufficient buffer areas, as well as carefully placed and controlled access points will be very important for the successful development of this area.

Road Access: Old New Brunswick Road and Stelton Road.

Traffic Conditions/Impact: Traffic on Old New Brunswick Road, which provides no direct access to I-287, has increased significantly in the last decade, but not as much as Stelton Road leading to Washington Avenue. The Master Plan addresses the possibility of widening the two lane bridge over the railroad at Old New Brunswick Road. This widening will become a necessity if all of Site 6 is to be developed at higher densities.

Special Site Constraints: The soils in this site (Ellington 7N and Ellington 6N) are about evenly divided, east and west, between ones that present moderate limitations to residential development and those that present severe limitations. Primarily the problems are seasonal frost action because of a seasonal high water table and bedrock at 40" or less. These potential limitations should be evaluated before site planning is complete. The site is in the C flood zone, which means minimal flooding.

Expressed interest in development: A portion of the site, Block 319 Lot 1AQ and Block 317 Lot 113, is owned by Leonard Lange who is interested in developing these 16 acres for multi-family or townhouse development.

Recommendations: This site appears appropriate for densities which could accommodate garden apartments as well as townhouses. With a gross density of 12 units per acre, a planned residential development could include townhouse and other zero lot line dwelling types as well as garden apartments.

Sites #7 and 8

Block 389, 390, 396, 397, 398, 403, 407-413

Area: 123 acres

Physical Description: Wood area with existing streets butting into the woods; area contains a number of paper streets which are proposed to be vacated.

Present Use: vacant

Existing Zoning: R-10A PRD (Site 7)  
LI-1 (Site 8)

Master Plan Proposal: Planned Residential Development

Adjacent Land Uses: Single family residential, with some new units under construction on the northeast; the Port Reading Railroad borders the area on the south, with industrial uses south of that. There is an industrial plant on Possumtown Road that creates the western boundary of the area.

General Neighborhood Characteristics: The area is a mix of older single family houses on small lots, some new single family houses, including a development under construction, and undeveloped woods. There is almost a rural quality where streets dead-end into the woods. As there are no through streets west of North Randolphville Road, it is a self-contained and somewhat isolated neighborhood, served by an elementary school on North Randolphville Road.

Environmental Conditions affecting Development: No portion of Site 7 is in Flood zones A or B. Flood zones A and B encompass Possumtown Road from I-287 to the Township's northwest boundary. Although this should not have serious consequences for the development of these sites, it should be considered in the site planning.

The industrial use that is located in the northwest corner of Site 8 will require adequate buffering to separate it and the residential uses to the north.

Road Access: North Randolphville and Grandview Avenue. A new street is proposed connecting Birch Drive westward to Possumtown Road, which will greatly improve the accessibility of these two sites.

Traffic Conditions/Impact: The existing paper streets in this area are proposed to be vacated so that the Planned Residential Development will be based on a new street layout appropriate for access to Possumtown Road and to Grandview Avenue. A partial interchange with I-287 is located at its intersection with Possumtown Road and with North Randolphville Road. A full interchange is located at River Road, reached via Possumtown Road and Centennial Avenue. The completion of the open sections of Centennial Avenue will provide good east-west access for more local traffic from this site. By concentrating I-287 traffic and local east-west traffic on the extension of Birch Run Drive to Possumtown Road, high density residential development should not have negative impact on the existing local streets.



Special Site Constraints: The soil types (Parsippany, Ellington 7N and Lansdowne) on these two sites present "severe" limitations on residential development because of the potential for seasonal high water. These sites are in Flood zone C which presents little risk of flooding. Any other water problems could be handled on site through use of retention basins.

Expressed interest in development: unknown

Recommendation: It is recommended that the portion of Site 8 which is occupied by the industrial use be retained in zone LI-1. The remainder of the sites should be designated for planned residential development at densities of 8-10 units per acre.

Sites #10 and 12 - Off River Road, south of Maplehurst Lane, extending all the way to Hancock Road. Block 502 Lot 2 (part); Block 502A Lots 2 (part), 6.

Area: 68 acres

Physical Description: Flat site, primarily farm land with wooded sections to the northeast.

Present Use: Agricultural and vacant.

Existing Zoning: R 15 and R 20.

Master Plan Proposal: Cluster single family

Adjacent Land Uses: Single family residential, park land, other agricultural, and wooded vacant area.

General Neighborhood Characteristics: The area is a mixture of single family residential and agricultural uses. I-287 and the Port Reading Railroad tracks tend to isolate this neighborhood from the adjacent neighborhoods. Multi-family development is located on the west side of River Road, comprised of three apartment complexes with approximately 675 apartments. A neighborhood park/ball field/playground is located geographically in the center of this neighborhood.

Environmental Conditions affecting development: These sites are located in Flood zone C, which offers minimal risk. The wooded area to the northeast is the location of some drainage ways from Ambrose Brook and may be seasonally marshy.

Road Access: River Road, Wynnwood Avenue, Maplehurst Lane. It is proposed to extend Maplehurst Lane northeast to Hancock Road, and provide a connection from this extension to Brentwood Drive. These two improvements would give these sites access to Possumtown Road.

Traffic Conditions/Impact: There is a complete interchange with I-287 at River Road. Centennial Avenue is proposed as a major arterial street, on which two signalization improvements are proposed. If the improvements and new sections of roads that are proposed are constructed, the traffic impact of development on these two sites will not have a negative effect.

Special Site Constraints: The soil types (Ellington 7N and Reaville) in these two sites offer "severe" limitations on development because of potential seasonal high water conditions and frost conditions. This, in combination with the drainage ways mentioned under Environmental Conditions, indicates the need for particular attention to water retention and provisions for drainage on the site as part of the site design.

Expressed interest in development: unknown

Recommendations: It is recommended that these two sites be developed at densities of 8-10 units per acre as a Planned Residential Development. The best development could occur if the site plan were developed for these sites in conjunction with the development of Sites #9, 11 and 13. This will be particularly true regarding buffers, drainage and street design.

Sites #9 and 13 - These two sites are being treated singly because their development should be closely coordinated in terms of drainage and buffers to the heavy industrial uses on the north. These sites are located to the north of Maplehurst Lane extending to Hancock Road on the northeast.

Block 502 Lots 1, 2 (part); Block 421 ; 442B Lots 7A (part) and 1B.

Area: 81 acres

Physical Description: open farmland, with wooded areas to the northeast, containing some marshy areas around drainage ways from Ambrose Brook.

Existing Zoning: R10, LI-5

Master Plan Proposal: single family

Adjacent Land Uses: Raritan River on the southwest, single family residential on the northeast; a 400' deep strip of farmland separating a heavy industry on the northwest (chemical plant); and farmland on the southeast.

General Neighborhood Characteristics: This is an agricultural area, part of a neighborhood of multi-family and single family residential uses, separated to some extent by I-287 and incomplete street pattern.

Environmental Conditions affecting development: These sites are located in Flood zone C which offers minimal risk. There are several drainage ways in the northeast wooded portion which have created seasonal marshy areas. There is a major chemical manufacturing installation to the northwest of these sites, separated by a 400' deep farm property, which must be evaluated for environmental pollution, (noise, fumes, smoke, waste disposal, etc.). The adequacy of Site 11 as a substantial buffer zone will require evaluation before the need for further buffers can be determined.

Road Access: River Road, Maplehurst Lane. The latter is proposed to be extended to Hancock Road, with a spur to connect with Brentwood Drive. This would result in access from three directions.

Traffic Conditions/Impact: River Road and I-287 provide adequate facilities for any traffic generated by development on these sites. When the road and intersection improvements are completed as proposed, there should be very little negative impact from this development.

Special Site Constraints: The soil types (Ellington 7N, and Reaville) on these two sites offer "severe" limitations for dwelling development because of seasonal high water, potential frost action, and bedrock within 40" of the surface. These conditions will need particular attention in the site design in relation to drainage provisions and placement of utilities.

Expressed interest in development: unknown

Recommendations: The 149 acres that make up sites 9, 10, 12 and 13 should be developed as one planned residential development. In this way the potential drainage problems, the buffers that are necessary, and shallow bedrock can all be treated in one design which can maximize development, without exacerbating the potential problems.

Site #31 - South Randolphville Road at Holly Lane  
Block 497 Lot 4

Area: 11.9 acres (less 50' right of way for school access)

Physical Description: Flat, open farmland

Present Land Use: Agricultural

Existing Zoning: R-20

Master Plan Proposal: Cluster single family

Adjacent Land Uses: Single family residential, elementary school, horse breeding farm and the Ambrose Brook, with municipal complex beyond the brook.

General Neighborhood Characteristics: This is a neighborhood in a state of flux. Farms between Holly Lane and Centennial Avenue are gradually giving way to office/industrial park uses. This neighborhood has been a rural one, but is now being developed with small residential subdivisions and a major office park.

Environmental Conditions affecting Development: There appear to be no environmental conditions that would affect this site. The Flood zone is C which presents minimal risk. Flood zone A forms a strip along the Ambrose Brook approximately 400' wide, but does not impact the east side of South Randolphville Road.

Road Access: South Randolphville Road

Traffic Conditions/Impact: This is a relatively small site and will not generate sufficient traffic to impact on South Randolphville Road. The office park which is proposed to the north will be buffered and have all traffic access through Centennial Avenue.

Special Site Constraints: The soil types (Ellington 6N and Klinesville) on these 11 acres present "moderate" limitations on residential development, mainly due to seasonal high water table and shale bedrock at 1-3 feet.

Expressed interest in development: unknown

Recommendation: This site is appropriate for development at 10-12 units per acre for townhouses or other attached units.

Site #32, 33 and 34 - South Washington Avenue and Centennial Avenue  
Block 496 Lots 1A, 2, 11 and 12

Area: 121.77 acres

Physical Description: partially wooded, partially open; the site is traversed by a powerline easement which occupies approximately 7.75 acres, and runs diagonally across the property, from southeast to northwest.

Present land use: vacant, scattered agricultural

Existing zoning: LI-5 and R20

Master Plan Proposal: Residential (single family) and industrial

Adjacent land uses: farm to the east; office park and light industrial uses to the north and northwest; a school and single family residential to the west; single family residential to the south.

General Neighborhood characteristics: This is an area that has been a concentration of agricultural uses. Working farms extend from Morris Avenue to South Randolphville Road and across South Washington Avenue. Residential subdivisions have replaced some of this agricultural land, and an elementary school serves the area.

Environmental Conditions affecting Development: All of this site is in the Flood zone C, but Doty's Brook which is bordered by Flood zone A runs along the northern edge of the site and drainage from immediately adjacent development should be adequately controlled to prevent any adverse environmental impact.

The Jersey Central Power and Light Company easement for power lines will have an impact on the development design. It will be important to minimize the potential negative affect that this might have on the development.

Road Access: South Washington Avenue, and stub streets off Woodland Avenue, i.e. Sylvan Avenue, Brookfield Road, and Nelson Avenue North.

Traffic Conditions/Impact: At present there are heavy traffic volumes on several major roads in this area: South Washington, Morris and Centennial Avenues. These roads serve as access or connections to I-287. The proposed extension of Route 18 will provide a major arterial route to I-287 and should relieve some of the local streets of the traffic burden. The route alternative called "Metlars/Hoes Lane Alternative" which is preferred by Piscataway's Planning Board, would pick up much of the present Morris Avenue/Metlar's Lane traffic flow. In addition the intersection of Metlar's Lane with South Washington Avenue is proposed for intersection improvement.

Traffic Conditions/Impact: (continued)

With the development of the proposed roadways and intersection improvements, the traffic impact of development in these sites will be within reasonable levels.

Special Site Constraints: Other than the development constraints relating to the power line easement, discussed earlier, these sites appear to have no special site constraints. The majority of soil types (Klinesville, Lansdowne, Reaville) present "moderate" limitations to development. Where the soils present "severe" limitations, it is due to seasonal high water table and seasonal potential frost action, which can be handled by adequate drainage design.

Expressed interest in development: unknown

Recommendation: This area would be appropriate for a Planned Residential Development with a variety of housing types: garden apartments along South Washington Avenue, cluster single family houses, perhaps around the power line easement, and town-houses or quad or eight-plexes, with a gross density of seven units per acre.

Site #35 - Northeast corner of South Washington Avenue and Metlar's Lane  
Block 495 Lot 46

Area: 74.65 acres

Physical Description: This area is presently a working farm, flat, open and under cultivation.

Present land use: agricultural

Existing zoning: R 20

Master Plan Proposal: Single family residential

Adjacent Land Uses: The Diocese of Trenton has a cemetery to the east; a county-owned park area is located to the north, through which runs a stream and its Flood zone A; single family residential is located on the south and vacant land (Sites 32, 33 and 34) lies to the west.

General Neighborhood Description: The neighborhood is primarily agricultural and open with residential to the south. There is substantial traffic on South Washington Avenue and Metlar's Lane both of which provide through major streets for commuter traffic.

Environmental Conditions affecting development: This entire site is in Flood zone C which represents minimal risk. Doty's Brook, which lies to the north of the site, is located in a County park area where it is adjacent to this site, which should minimize any flooding impact.

Road Access: South Washington Avenue and Metlar's Lane

Traffic Conditions/Impact: Presently there is very heavy traffic on South Washington Avenue and Metlar's Lane, and with no improvements, high density development would have a negative impact in this area. However, several improvements are recommended in the 1983 Master Plan which when complete will relieve this area of a significant traffic impact and will improve the movement of traffic on the existing roads. Particularly this is true of several Metlar's Lane intersection improvements, and the Route 18 connection, as a freeway, with I-287.

Special Site Constraints: The soils (Klinesville) on this site are almost entirely of the type that present "moderate" limitations to development. There do not appear to be any significant constraints to site development.

Expressed interest in development: unknown

Recommendation: This site would be appropriate for a Planned Residential Development with a gross density of 10-12 units per acre including townhouses, patio houses, stacked flats, and limited garden apartments.

Site #37 - Stelton Road, south of Haines Avenue  
Block 696 Lot 27E

Area: 7.82 acres

Physical Description: flat, thinly wooded with small trees, shrubs

Existing zoning: R 10; GB on Stelton Road frontage

Master Plan Proposal: single family; commercial on Stelton Road

Adjacent Land Uses: scattered commercial on Stelton Road; single family houses, playground, fire station.

General Neighborhood Description: Residential neighborhood of subdivisions of past 15-20 years, with some older single family houses. No through traffic because Ambrose Brook runs to the west of this neighborhood.

Environmental Conditions affecting development: This site is in the Flood zone C which represents minimal risk. There do not appear to be any environmental constraints to development.

Road Access: Stelton Road and a 40' access to Haines Avenue. Haines Avenue connects with Brookside Road which provides access to Metlar's Lane.

Traffic Conditions/Impact: Stelton Road experiences heavy traffic at peak hours, but this is primarily concentrated in the area closest to the I-287 interchange. However, it will be important in the development of this site to make use of the access to Haines Avenue as well as Stelton Road. As this is a relatively small site it would not be expected to generate substantial volumes of traffic.

Special Site Constraints: Approximately half the site (northern half) is of a soil type (Klinesville) that presents "moderate" limitations on development, due to rippable shale bedrock at 1-1.5 feet and potential frost action. The southern half of the site consists of a soil type (Reaville) that present "severe" limitations to development due to high seasonal water table and high potential frost action. It will be necessary to consider these two conditions when designing parking areas and driveway layout, and the on-site drainage system.

Expressed interest in development: unknown

Recommendations: This area could be developed at a fairly high density as there is a neighborhood park immediately adjacent to the site. Apartments and town-house/duplex or quadplex units could be developed at a combined density of 12 units per acre.

Site #38 (part)--Ethel Road, at Stelton Road (omitted from 7/12/84 report).  
Blocks (partial) 710, 712, 713, 715, 716, 717, 718, 719, 721, 730, and 734  
This portion of Site #38 occupies the northeast quadrant of this intersection.

Area: 30+ acres

Physical Description: flat, lightly wooded

Existing zoning: R-10A PRD

Master Plan Proposal: Planned Residential Development

Present Land Use: vacant

Adjacent Land Use: single family residential to the north and east; vacant and scattered commercial to the west; school property and vacant land to the south, crossed by power lines.

General Neighborhood Characteristics: Stelton Road is a heavily traveled street which contains mixed commercial and residential uses, with scattered vacant areas. There is a large semi-public property on the southern edge of the Township, and a new developing industrial park to the southwest. Northward from Ethel Road the neighborhood is primarily residential behind the scattered commercial on Stelton Road.

Environmental Conditions affecting development: This site is located in Flood zone C representing minimal risk.

Road Access: Ethel Road

Traffic Conditions/Impact: Stelton Road is proposed as a 104' right of way major arterial street. The traffic on Stelton Road should be relieved somewhat by the proposed improvements further north on Stelton and at the intersection with I-287. The construction of the extension of N.J. Route 18 will alleviate much of the congestion experienced on Stelton Road during peak hours. For residents on this site, a full intersection with I-287 is available about 2 miles to the north; Ethel Road provides access to South Plainfield and Stelton Road continues south to Edison. If the proposed improvements are made, development of this site should not have a significant negative impact on traffic conditions.

Special Site Constraints: The soil types on this site are Klinesville and Lansdowne presenting respectively "moderate" and "severe" limitations to development of residential uses. The moderate limitations are based on rippable shale bedrock at 1-1.5 feet and moderate potential frost action. The severe limitations are based on bedrock within 40 inches, seasonal high water level at 1-2.5 feet and potential frost action. This latter soil type represents less than 1/3 of the site and should be controllable through careful site design and placement of structures and utilities.

Expressed interest in development: This site is almost entirely municipally owned, which gives the municipality a broader range of options for its use for housing development.

Recommendations: This site is appropriate for a Planned Residential Development at a density of 12 units per acre.

Site #42 - Smith Farm - Suttons Lane  
Block 735 E Block 27A, 28A

Location: This site is located northeast corner of intersection of Suttons Lane and Drake Lane.

Area: 32.4 acres

Present Land Use: agricultural

Existing zoning: R-20

Physical Description: flat, open working farm

Master Plan Proposal: Cluster single family

Adjacent Land Uses: To the east there is a Planned Residential Development, to the south the Livingston Campus of Rutgers University; new single family residential houses are located on the west side of Drake Lane and Metlar's Lane, as well as on the north side of the Smith Farm.

General Neighborhood Characteristics: This is a neighborhood in transition from agricultural and open space to residential development of varying densities. The Planned Residential Development consists of townhouses of relatively high density and the single family developments are of lower densities.

Environmental Conditions affecting development: This site is in Flood zone C which indicates minimal risk. There are no other environmental conditions which would affect development.

Road Access: Suttons Lane and Drake Lane

Traffic Conditions/Impact: Drake Lane is not a through street and only serves a single family residential area. Suttons Lane serves as a connection between South Randolphville Road and Ethel Road West. The road to the south and west is Metlar's Lane which makes the first of its several right angle turns at this point. This intersection is scheduled for an improvement. The extension of Metlar's Lane to the southern end of Hoes Lane should relieve the existing Metlar's Lane substantially. These improvements, combined with the broad frontage on Drake Lane and Suttons Lane for access, should minimize traffic impact of development on this site.



Special Site Constraints: The soil type on this site is all Klinesville which presents only "moderate" limitations on development for residential use, due to rippable shale bedrock at 1-1.5 feet and some potential frost action. These are not serious deterrants to higher density development.

The Samuel Smith House is located on this site and its preservation may present some constraint in the development of the site. Frequently the existence of a historic structure, preserved and integrated into the site plan, can be a very positive element in a residential development. It is, however, a potential constraint in terms of use of the site and site design.

Expressed interest in development: unknown

Recommendation: This site should be developed with townhouse or stacked flat dwelling types at a total density of 10 units per acre, as a planned residential development.

Site #43 - Morris Avenue  
Block 647 B Lot 21

Location: This site is located on the north side of Morris Avenue, on the east side of a cemetery and a stream tributary of Ambrose Brook.

Area: 14.7 acres

Present Land Use: agricultural

Existing zoning: R-20

Physical Description: flat, open cultivated farmland

Master Plan Proposal: Single family

Adjacent Land Uses: former agricultural, now zoned residential 8-10 units per acre; cemetery and new single family housing.

General Neighborhood Characteristics: This is an open rural area in the sense that the two working farms on Morris Avenue combined with cemetery lands have resulted in the exclusion of any other development. As these farms cease operation and the land is developed a "neighborhood" sense will be much more noticeable.

Environmental Conditions affecting development: This site is in Flood zone C indicating minimal risk, in spite of the fact that several tributaries from Ambrose Brook cross this general area.

Road Access: Morris Avenue

Traffic Conditions/Impact: Morris Avenue is a collector street and presently is used as a connection between Metlar's Lane and Hoes Lane. Several important improvements are proposed that will provide alternatives to increasing traffic on Morris Avenue: a major arterial from the south end of Hoes Lane to Metlar's Lane; the completion of Centennial Avenue as a major arterial east-west route; a jug handle intersection improvement at Morris Avenue and Hoes Lane; and a new collector street between Morris Avenue and the new Hoes Lane at the western edge

Traffic Conditions/Impact: (continued)

of the old Gerickont Farm. These improvements will result in a much improved circulation pattern, capable of absorbing considerable development without negative impact.

Special Site Constraints: The soils on this site are of two types (Klinesville and Lansdowne) that offer "moderate" to "severe" limitations on residential development, due to rippable shale bedrock at 1-1.5 feet, seasonal high water level through proper site drainage planning and careful placement of impermeable drives, parking areas, etc.

Expressed interest in development: The owners of this farm have requested a re-zoning for high-density residential with the intention of discontinuing the agricultural use and developing their entire farm for residential use, including Site #45.

Recommendation: This site is recommended for a Planned Residential Development at 10 units per gross acre.

Site #44 - Morris Avenue, north side, part of Gerickont Farm  
Block 745 Lots 3, 4, 4C and 4E

Location: On the north side of Morris Avenue, approximately 350' of frontage between two existing cemetery properties.

Area: 20 acres

Physical Description: relatively flat, open farm land

Present Land Use: vacant - discontinued as agricultural use

Existing Zoning: R 15A PRD

Master Plan Proposal: Planned Residential Development at 5 dwelling units per acre.

Adjacent Land Uses: East and west of the site are cemetery lands, while on the north the land is church owned and vacant. To the south, across Morris Avenue are the lands of the Gerickont Farm, in two ownerships, which are being proposed for high density residential development.

General Neighborhood Characteristics: This is an open rural area in the sense that the two working farms on Morris Avenue combined with cemetery lands have resulted in the exclusion of any other development. As these farms cease operation and the land is developed a "neighborhood" sense will be much more noticeable.

Environmental Conditions affecting development: This site is in Flood zone C, indicating minimal risk.

Road Access: Morris Avenue

Traffic Conditions/Impact: Morris Avenue is a collector street and presently is used as a connection between Metlar's Lane and Hoes Lane. Several important improvements are proposed that will provide alternatives to increasing traffic on Morris Avenue: a major arterial from the south end of Hoes Lane to Metlar's Lane; the completion of Centennial Avenue as a major arterial east-west route; a jug handle intersection improvement at Morris Avenue and Hoes Lane; and a new collector street between Morris Avenue and the new Hoes Lane at the western edge of the old Gerickort Farm. These improvements will result in a much improved circulation pattern, capable of absorbing considerable development without negative impact.

Special Site Constraints: The soil type on this site is entirely Klinesville which presents only "moderate" limitations on development for residential use, due to rippable shale bedrock at 1-1.5 feet and some potential frost action. These are not serious deterrants to higher density development.

Expressed interest in development: The owner/developer has applied for approval to build a higher density planned residential development on this site.

Recommendations: This site could be developed appropriately as a Planned Residential Development at 8-10 units per acre in conjunction with Site #46.

Site #45 - Gerickont Farm on South Side of Morris Avenue  
Block 744 Lot 2A

Location: This site is on the south side of Morris Avenue, approximately midway between Hoes Lane and Suttons Lane.

Area: 40.9 acres

Physical Description: relatively flat open land which is part of a dairy farm.

Present Land Use: agricultural: presently used as dairy farm.

Existing zoning: R-20

Master Plan Proposal: Cluster single family, including Planned Conservation Area for existing stream areas.

Adjacent Land Uses: To the north, across Morris Avenue, is cemetery land and the remaining portion of the Gerickont Farm in this ownership; to the east and southeast are residential developments of single family houses. To the west and southwest is the Gerickont Farm in another's ownership. This area is proposed to be developed as a Planned Residential Development, with a proposed density of 8-10 units per acre.

General Neighborhood Characteristics: This is an open rural area in the sense that the two working farms on Morris Avenue combined with cemetery lands have resulted in the exclusion of any other development. As these farms cease operation and the land is developed a "neighborhood" sense will be much more noticeable.

Environmental Conditions affecting development: This site is in Flood zone C, indicating minimal risk.

Road Access: Morris Avenue

Traffic Conditions/Impact: Morris Avenue is a collector street and presently is used as a connection between Metlar's Lane and Hoes Lane. Several important improvements are proposed that will provide alternatives to increasing traffic on Morris Avenue: a major arterial from the south end of Hoes Lane to Metlar's Lane; the completion of Centennial Avenue as a major arterial east-west route; a jug handle intersection improvement at Morris Avenue and Hoes Lane; and a new collector street between Morris Avenue and the new Hoes Lane at the western edge of the old Gerickont Farm. These improvements will result in a much improved circulation pattern, capable of absorbing considerable development without negative impact.

Special Site Constraints: The soil types on this site are a combination of Klinesville, Rowland, and, to a very small extent, Reaville. The first type only presents "moderate" limitations on development because of rippable shale bedrock at 1-1.5 feet and some frost action potential. The second type borders the stream areas in the entire Gerickont Farm and is the type of soil that is frequently found in areas subject to flooding. In this case, the stream areas are not in Flood zone A or B, but the Master Plan has proposed Planned Conservation Areas which would ensure that the stream areas are not built on, but are protected. The third soil type experiences seasonal high water table and potential frost action. Those limitations can be dealt with through carefully controlled site planning.

Expressed interest in development: The present owners of this site have requested a re-zoning for high density residential development with the intention of discontinuing the agricultural use (dairy farm) and developing their entire property (including site #43) for residential use.

Recommendations: This site is appropriate for Planned Residential Development with a density of 8-10 units per acre. Its site design should be coordinated with that of Site 46.

Site #46 - Morris Avenue - Gerickont Farm  
Block 744 Lot 2

Area: 55.64 acres

Physical Description: Open, very gently sloped, cultivated as farm land

Existing zoning: R 20 A PRD

Master Plan Proposal: Planned Residential Development, including Planned Conservation Area for existing stream areas.

Present Land Use: Vacant (recently discontinued as farm)

Adjacent Land Uses: On the north and northeast in vacant and agriculture land and cemetery lands; to the west is single family residential; on the south the land is vacant and on the east is single family residential.

General Neighborhood Characteristics: This is an open rural area in the sense that the two working farms on Morris Avenue combined with cemetery lands have resulted in the exclusion of any other development. As these farms cease operation and the land is developed a "neighborhood" sense will be much more noticeable.

Environmental Conditions affecting development: This site is located in Flood zone C, and therefore faces minimal risk of flooding.

Road Access: Morris Avenue

Traffic Conditions/Impact: Morris Avenue is presently a collector street and is proposed to continue to function in that capacity. An important street improvement that will impact this area is the extension of Hoes Lane to Metlar's Lane. This will provide alternative routes north and south, and combined with the proposed collector street on the west side of Site 46, will provide the means to handle the increased traffic to be expected from the proposed development on Morris Avenue.

Special Site Constraints: The soil types on this site present "severe" limitations to residential development, with the exception of a small area of Klinesville soil series which offer "moderate" limitations. The site is approximately one half Reaville which has a limitation of seasonal high water at 0.5-3 feet, and a high potential frost action. The other half of the site is Rowland which offers the risk of frequent flooding. This exists along the stream areas on this site. These areas however are not represented in the flood zones A or B. The protection of these stream areas is recommended in the Master Plan through the establishment of Planned Conservation Areas, and this treatment should be incorporated into the site planning for all of the Morris Avenue sites.

Expressed interest in development: The Hovnanian Company has applied for approval to build a higher density planned residential development on this site.

Recommendation: This site is appropriate for Planned Residential Development with a density of 8-10 units per acre. This site will be developed most effectively if coordinated with the development of Site 45.

Site #47

Block 743 Lot 1

Area: 9.4 acres

Physical Description: relatively flat, wooded area

Existing zoning: R-20

Master Plan Proposal: Planned Residential Development

Present Land Use: vacant

Adjacent Land Uses: Rutgers University building border the southern edge; vacant/agricultural land is on the north, with single family residential on the west and a commercial property on the east.

General Neighborhood Characteristics: This is an area of combined agricultural, university and residential characteristics. The large farms have maintained a rural atmosphere for this site. The increasing development of farms for residential use, particularly of higher density, will have an impact on this area in terms of creation of a neighborhood quality.

Environmental Conditions affecting development: This site is located in Flood zone C which represents minimal risk of flooding. The proposed Planned Conservation Area will be located partly on this site and will provide for protection of any possible wet areas.

Road Access: Presently access is from Orris Avenue on the eastern edge of the site. When the connector road is built to connect the end of Hoes Lane and Morris Avenue, access will be provided from the western edge of the site.

Traffic Conditions/Impact: The new roads proposed for this area will provide adequate road service for any development on this site.

Special Site Constraints: The soil types on this site are essentially the same as those found on Site 46 with severe limitations on residential development. The actual extent of the limitations will only be able to be evaluated after the actual right of way for the Hoes Lane extension and Morris Avenue connector are established.

Expressed interest in development: unknown

Recommendation: The characteristics of this site would make it appropriate for town-house development at eight units per acre. However, the location of a Planned Conservation Area and the establishment of two new streets will put certain site development limitations on the site. The housing type therefore may have to reflect the limited space in order to make productive use of this site. As there are university apartments in the general vicinity, garden apartments developed on considerably less than the whole site would be appropriate, at a gross density of ten units per acre.

Sites #48 and 63 - Zirkel Avenue and Wickley Avenue (Both sites have comparable characteristics)

Block 737 Lots 4, 5, 8, 9, 10 and 11

Area (combined): 9 acres

Physical description: relatively flat, lightly wooded, some open

Existing zoning: R-20

Master Plan Proposal: Single family residential

Present Land Use: vacant

Adjacent Land Uses: Vacant, agricultural and scattered single family; new residential subdivision to the north; adjacent to Gerickont Farm which is proposed for higher density residential.

General Neighborhood Characteristics: agricultural and residential; still essentially rural, but with developing subdivisions of single family residential.

Environmental Conditions affecting development: These sites are in Flood zone C, suggesting minimal flooding risk.

Road Access: Wickley Avenue

Traffic Conditions/Impact: Wickley Avenue and Zirkel Avenue feed into Metlar's Lane and provide the only access to these sites. These sites are not large and will not generate substantial increase in traffic. Consideration should be given, however, to requiring at least an emergency street connection between Wickley or Zirkel Avenue and the streets to be planned on the Gerickont Farm.

Special Site Constraints: The soil type in both of these sites is Rowland which offers severe limitations to residential development because of potential frequent flooding. The existence of a stream area across these sites will require careful site design and will limit maximum use of the sites.

Expressed interest in development: unknown

Recommendation: These sites should be developed at relatively low gross densities, such as five to six units per acre; this final decision will depend on the extent of the stream area. Site 63 is municipally-owned and could provide the Township with broader choices for housing development.

Site #49 - Davidson Road and Metlar's Lane (two separate sites)  
Block 845 Lots 1A, 2, 9B, 10

Area: (combined) 17.3 acres

Physical Description: partially wooded, primarily open, flat

Existing zoning: R-20

Master Plan Proposal: Business, office, research and education

Present Land Use: vacant

Adjacent Land Uses: Scattered single family residential, vacant land, and Rutgers University apartments.

General Neighborhood Characteristics: fringe area of scattered single family uses, vacant and partially wooded area, bordering on university uses (Livingston Campus).

Environmental Conditions affecting development: This site is in Flood zone C, which suggests minimal potential for flooding.

Road Access: Metlar's Lane and Davidson Road

Traffic Conditions/Impact: A major arterial roadway has been proposed in the Master Plan to connect the southern end of Hoes Lane with a realigned Metlar's Lane, coinciding with one of the alternatives for N.J. Route 18. The exact alignment of this extension will impact the potential development of this site. The road will provide adequate facilities to handle any increase in traffic from development on this site.

Special Site Constraints: This entire site consists of Klinesville soil series which presents only moderate limitations on residential development.

Expressed interest in development: unknown

Recommendations: This site is suitable for garden apartments and other multi-family housing types, i.e., quadplex, triplex, etc., at a density of 12-15 units per acre, depending on unit type. This determination will depend, in part, on the location of the Hoes Lane extension.

Sites #51, 52, 53, 54 and 60 - Hoes Lane to River Road, Rivercrest Drive to Westfield Avenue  
Portions of Blocks 774 through 834

Area: These scattered sites, some in single lots, some in larger parcels, total over 110 acres.

Physical Description: This is an area of scattered single family houses, paper streets, unpaved streets, developed and undeveloped park land, and significant amounts of municipally owned land.

Existing zoning: R 10, R 15 and four lots zoned for Senior Citizen Housing.

Master Plan Proposal: single family residential, public (part of the "Civic Center"), senior citizen housing.

Present Land Use: single family residential, vacant, park area, two schools.

Adjacent Land Uses: This area is bordered on the north by a single family residential neighborhood, on the northeast by the municipal complex, on the south by Rutgers University-owned vacant land, and on the east by River Road and Johnson Park.

General Neighborhood Characteristics: This neighborhood consists of a mixture of very modest homes and larger homes, unpaved streets and vacant lots. There are several park areas and a few scattered commercial uses.

Environmental Conditions affecting development: This entire neighborhood is in Flood zone C, suggesting minimal risk of flooding. Flood zone A, which borders the Raritan River for its entire length in Piscataway, extends up to River Road, but the gradual slope upward, in an easterly direction, protects this neighborhood from danger of flooding.

Road Access: This neighborhood is served by a grid pattern of streets, but a number of these are unpaved, or partial paper streets. River Road and Hoes Lane provide road access on the west and east respectively.

Traffic Conditions/Impact: As this neighborhood would be developed primarily on smaller sites and infill sites, and as River Road and Hoes Lane each provide direct access from the area to I-287, no negative traffic impact would be expected from new residential development in this area.



Special Site Constraints: Most of this neighborhood consists of soil in the Klinesville series which offers "moderate" limitations for development. The area zoned for senior citizen housing is comprised of soil of the Reaville series which presents "severe" limitations in residential development due to seasonal high water and potential frost action. As this zone is appropriate for a five story building it will be important to consider these problems when planning construction and site layout.

Expressed interest in development: The municipality has expressed interest in having senior citizen housing available as a housing type. Actual developer interest is unknown.

Recommendation: The available sites in this neighborhood range in size from single house lots to six acres. The neighborhood is one of relatively small lots and houses. It would be appropriate to develop these sites in small scale developments: duplex, triplex, quadplex or patio homes, using a density of five units per gross acre as a standard. The site zoned for senior citizen housing should be developed with at least 30 units per acre if the building is to be five stories in height. The entire site would not be developed simultaneously, but could be staged in two buildings, over five or six years. Based on 100 acres of vacant land in this neighborhood, and assuming provision of some for park use or other public use, it would be possible over a six to ten year period to provide the opportunity for 300-400 housing units, using primarily municipally owned land.

Site #57 - River Road, at Piscataway-Highland Park border  
Block 872 2, 3 (part)

Area: 40 acres

Existing Zoning: R20A - PRD

Present Land Use: vacant

This site is owned by Rutgers University and is proposed for multi-family residential development. In conjunction with this Rutgers proposal the Township has zoned the site for PRD at a maximum of 10 units per acre. As this site has been studied and this density is appropriate, no further analysis is necessary.

It is recommended that this site be designated for 10 units per acre for a Planned Residential Development.

Site #75 and 76 - Hillside Avenue, between River Road and Scott Street  
Block 560 Lot 5A, Bl.561 Lots 8A-22, 25-36, 39, 40  
Block 564 Lots 18-37

Area: 10.5 acres

Physical Description: flat, primarily open, scattered growth.

Existing zoning: R-10

Master Plan Proposal: Single family

Present Land Use: vacant

Adjacent Land Uses: single family residential

General Neighborhood Characteristics: residential neighborhood; houses on moderate size lots, all relatively close in development age; well defined by industrial area to north and east, and by park and Raritan River to the west. This is part of neighborhood discussed in Sites 51-60

Environmental Conditions affecting development: This area is located in Flood zone C, offering minimal risk of flooding, but it is adjacent to Flood zone A along the Raritan River.

Road Access: Hillside Avenue, River Road

Traffic Conditions/Impact: River Road provides easy access to I-287. This site is small and is not expected to generate sufficient traffic to have a negative impact on River Road.

Special Site Constraints: This entire area is Klinesville soil series which presents "moderate" limitations to development which would not be significant in a small area such as this.

Expressed interest in development: unknown

Recommendations: This area would be appropriate to be developed at a fairly low density in keeping with the nature of the existing housing. The paper streets could be vacated so as to provide freedom of site design. The density per gross acre should not exceed six dwelling units.

Site #77 - Metlar's and Suttons Lanes, northeast corner.  
Block 647 Lot 67A

Area: 6.45 acres

Physical Description: open, light woods and brush, relatively flat corner property.

Existing Zoning: R20

Master Plan Proposal: single family residential

Present Land Use: vacant

Adjacent Land Uses: New single family residential has been completed or is under construction on all sides of this intersection; existing single family residential is located on Metlar's Lane to the east.

General Neighborhood Characteristics: This is a neighborhood in transition from an agricultural area to a developed area. The new development is all residential and it will be further strengthened by the conversion of the farms in the area to higher density residential use, as suggested in this vacant land analysis.

Environmental Conditions affecting development: This site is in Flood zone C, suggesting minimal flood risk.

Road Access: Metlar's Lane and Suttons Lane

Traffic Conditions/Impact: This site is located at the intersection of Metlar's Lane and Suttons Lane, at one of the right angle turns taken by Metlar's Lane. The traffic on Metlar's Lane is heavy, increasing as it gets closer to interchanges on I-287 at South Washington Avenue and Stelton Road. Improvements at these interchanges, proposed in the Master Plan, as well as the completion of the extension of N.J. Route 18, will relieve Metlar's Lane of a significant amount of traffic congestion. This site is small and will not contribute substantially to the traffic flow on either Metlar's Lane or Suttons Lane. However, ingress and egress on this site will require careful planning to avoid conflicting with the turning movements on Metlar's Lane.

Special Site Constraints: This soil type on this site (Klinesville) offers "moderate" limitations to residential development, due to rippable shale bedrock at 1-1.5 feet and potential frost action. These conditions will not seriously impact development of this site.

Expressed interest in development: unknown

Recommendation: This site of limited size in a primarily single family area should be developed at a low townhouse density, not exceeding 5-6 units per acre.

Site #78 - School Street and Water Street, northwest corner.  
Block 698 Lot 16

Area: 3 acres

Physical Description: flat, light woods

Existing zoning: R-10

Master Plan Proposal: single family residential

Present Use: vacant

Adjacent Land Uses: This site is surrounded by single family residential uses, some of which are semi-rural in character.

General Neighborhood Characteristics: This area which is immediately west of the Stelton Road business area gives a sense of a rural community, due in part to the lot configuration of very deep lots (over 400'). The small houses are actually not always visible to each other, suggesting more vacant undeveloped land than is actually the case.

Environmental Conditions affecting development: This site is located in Flood zone C, suggesting minimal risk of flooding.

Road Access: School Street and Water Street

Traffic Conditions/Impact: The size of this site is such that it will not have any significant impact on traffic volumes.

Special Site Constraints: The soil type found in this site (Reaville) offers "severe" limitations for residential development due to seasonal high water and potential frost action. Ambrose Brook and its adjacent Flood zone A are located about 1000' to the west of this site. As the site is so small, attention to these facts in site layout and building design should preclude any problems of a serious nature.

Expressed interest in development: unknown

Recommendations: This site would be appropriate for a small townhouse, triplex or quadplex cluster development, at a gross density of not over 7-8 per acre.