

CA - Piscataway

6/13/72

Project notification renewal system

~~Alerting~~ alerting Middlesex County
of its progress in over space acquisition

pg 6

CA001793Z

PROJECT NOTIFICATION REVIEW SYSTEM

To: Middlesex County Planning Board.
From: Middlesex County Planning Board staff
Date: June 13, 1972
Re: PNRS NJ-410, 411, 412, 413 Open Space Acquisition -
Four Parks, Piscataway

Applicant: Township of Piscataway

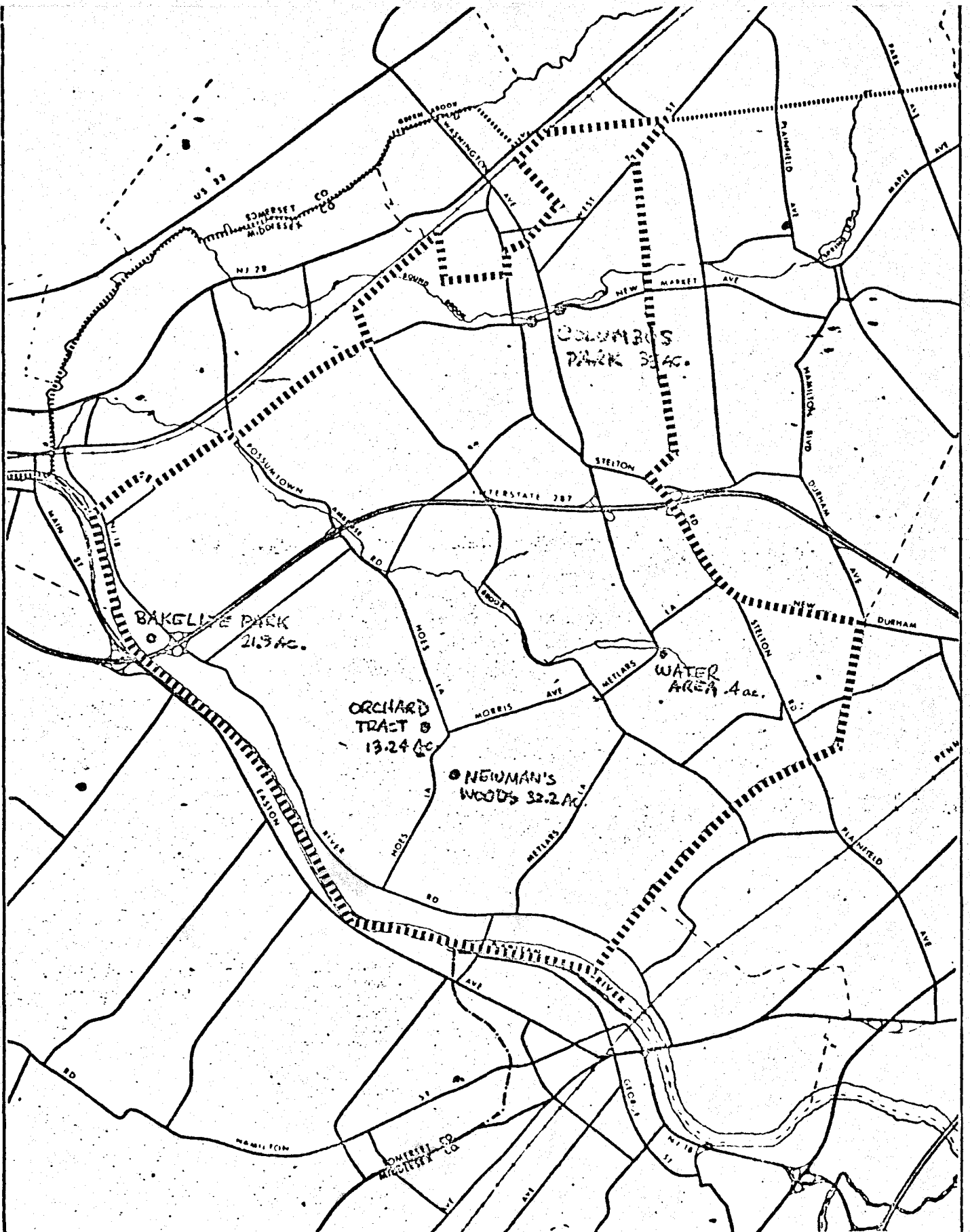
Federal Aid Program: U.S. Department of Housing & Urban Development,
Legacy of Parks Program

<u>Project Costs:</u>	NJ-410 Bakelite Park (21.9 acres)	\$196,030
	NJ-411 Metlars Lane Water Area (.4 acres)	8,000
	NJ-412 Orchard Tract (13.2 acres)	198,000
	NJ-413 Newman Woods (32.2 acres)	<u>357,600</u>
	TOTAL (68.7 acres)	<u>\$759,630</u>

Project costs estimated to be shared by 50% federal grants and 50% local funds.

Project Description: In descending order of priority:

1. Bakelite Park - This is a 21.9 acre site presently developed as a private park with existing recreation facilities. The site is immediately north of Route 287 between the Raritan River and River Road.
2. Metlars Lane Water Area - This is a small parcel of 0.4 acres proposed for acquisition primarily to give access to Lake Nelson and nearby lands owned by the Township on the Lake's opposite shore.
3. Orchard Tract - This parcel is 13.2 acres between Orchard Street and Hoes Lane along Hanson Avenue. Its acquisition is intended to provide open space for a residential area north and west of the Rutgers campus.
4. Newman's Woods - This is a tract of 32.2 acre presently owned by Rutgers on Hoes Lane in the northern edge of the campus adjacent to the medical school.



DISCATAWAY TOWNSHIP

PROPOSED PARK ACQUISITION
 PNRs 304, 410, 411, 412, 413

Scope of Project Review:

As directed by HUD guidelines, the County Planning Board has conducted this review by asking two questions (1) are the proposed acquisitions consistent with the areawide (County) plan in terms of location, capacity, and timing, and (2) is the municipal land use plan consistent with the areawide land use plan in terms of pattern and density.

Project Consistency with Areawide Plan:

Bakelite Park: This proposed acquisition would retain as open space a tract presently owned by Union Carbide as a recreation area. The site has a riverfront location and would serve, in effect, as an extension of Johnson Park immediately to the south of Route 287. It is within walking distance of a large garden apartment complex just to the north on River Road and a small number of homes across River Road. By adding 21.9 acres to the township's community park capacity, the proposed acquisition will make up 19% of Piscataway's unmet need of 114.6 acres as estimated by the County Planning Board in 1967. Because the proposed park further protects the riverfront and because of the developed character of the surrounding area, the timing of the acquisition is consistent with the principles of the County's Interim Master Plan.

Metlar's Lane Water Area: Although this acquisition would add negligible capacity to the township's park system, its location would make existing capacity more accessible to users and would protect water frontage along the Ambrose-Doty's Brook chain of open spaces being assembled by the County and the township. The County's storm drainage plan, now being completed, identifies the proposed site as a flood prone area and therefore the natural drainage pattern will be protected by this acquisition. The location of the site is in an area zoned for single family residences at a density range of 2 to 4 per net acre which is now undergoing development.

Orchard Tract: The Orchard Tract is located in a residential area of single family houses zoned at a density of 3 to 4 units per acre. It would add 13.2 acres of community open space and would make up 11% of the township's deficit of 114 acres (as mentioned above). Because the area of the township is undergoing development, the timing of the proposed acquisition is good.

Newman's Woods: The Newman parcel, 32.2 acres, is owned by Rutgers University and therefore is currently in a form of public ownership. The parcel is adjacent to university student apartments and a single family area zoned for 2 to 3 units per acre. Its acquisition would make up 28% of the township's estimated deficit of 114 acres of community open space. As with the other three acquisitions, this parcel is in a developing area of Piscataway which makes its acquisition as open space accessible to the general public timely.

One possible conflict may arise because the parcel is in the path of one of the alternative alignments for proposed Interstate Route 95. This alignment for the highway does not appear on either the township or County Master Plans and therefore poses no conflict with those plans.

Pattern and Density
of Land Uses:

The Piscataway Master Plan, adopted in 1968, lists five objectives to guide the land use development of the township. These are:

1. To encourage continuation and expansion of the existing low density residential development patterns.
2. To establish a well balanced community of residential, commercial, industrial, and public uses.
3. Encouraging high-quality design in residential, commercial and industrial development.
4. To provide for a suitable relationship among the various land uses.
5. To exclude residential uses from commercial and industrial areas.

All of the above objectives are consistent with the County's Interim Master Plan except the first. The County's Plan provides for new high density housing in Piscataway as well as expansion of the existing low density development patterns.

A comparison of the County and township land use patterns for Piscataway shows fundamental consistency in terms of the land designated for residential, commercial, industrial, institutional, and open space use. The township does designate land which would result in 12% more jobs than the County's forecast by the Year 2000. However, the County's map shows enough vacant land remaining in the township's industrial areas to provide for additional job growth beyond the Year 2000. Moreover, the township plan makes provision for the expansion of Rutgers University and the acquisition of major regional open spaces.

By translating the Piscataway Plan Map into job forecasts, these comparisons may be made:

	EMPLOYMENT		
	<u>Industrial</u>	<u>Retail and Services</u>	<u>Total</u>
COUNTY (Year 2000)	16,700	17,080	33,780
TOWNSHIP (at cap.)	20,200	17,540	37,740

Although the pattern of residential uses is consistent between the township and County plans, the County's Plan provides for expansion of multi-family housing in Piscataway for all income groups whereas the township's Plan does not. Except for whatever apartments Rutgers may provide for its own students, the Piscataway Plan makes no provision for new multi-family housing beyond what already exists in the township.

By translating the Piscataway Plan map into housing forecasts, these comparisons may be made:

	Housing Units by Type					
	1970 Census			Forecast		
	<u>S.F.</u>	<u>M.F.</u>	<u>Total</u>	<u>S.F.</u>	<u>M.F.</u>	<u>Total</u>
COUNTY (Year 2000)	6,894	3,555	10,499	11,560	7,560	19,120
TOWNSHIP (at cap.)				14,980	3,555*	18,535

*Does not include whatever apartments may be built by Rutgers exclusively for students' use.

Although the total number of housing units provided for by both plans are within a few percentage points of each other, the township provides for less than half the number of multi-family units forecast by the County by 2000 but 30% more single family units than provided for by the County Plan. This is a clear conflict between the density provisions of each Plan. Moreover, by excluding new multi-family housing from the township. it

its second land use objective (a well balanced community of residential, commercial, industrial and public uses), if balance can be interpreted to mean that there is a reasonable match between the number and type of housing units available to meet the present and future demands of the person and families working in the township.

Conclusion:

- (1) The proposed park acquisitions would be valuable additions to the township's open space system and all combined would make up 58% of Piscataway's community park acreage deficit. They are consistent with the area-wide plan in terms of location, capacity, and timing.
- (2) The pattern of residential, commercial, industrial, institutional, and open space land uses in Piscataway is generally consistent between the municipal and County Master Plans.
- (3) There is a conflict between the municipal and County Plans in terms of residential density where the municipal plan makes no provision for further multi-family housing beyond what already exists in the township whereas the County's Plan makes provision for 4,000 more multi-family units in the next 30 years than now exist in the township.
- (4) The County Planning Board will seek to gain clearance for the project by meeting with Piscataway officials to determine the steps which can be taken to resolve the conflict identified above.
- (5) The County Planning Board staff has met with Piscataway officials to negotiate a first meaningful step to resolve the conflict identified in (3) above. These negotiations have been successful and have resulted in written assurance by Mr. Edward Sinatra, Township Council President, of the Township's willingness "to participate in a meeting or meetings for discussion in an attempt to reach an agreement on an allocation of housing needs among the municipalities in the County." In accord with HUD's guidelines, this action constitutes a first meaningful step "to eliminate such conflicts when they exist."