

PROPOSED AMENDMENT TO THE MASTER PLAN
BOROUGH OF METUCHEN

Submitted to:
The Metuchen Planning Board

By:
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11 Hill Street
Newark, New Jersey

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INTRODUCTION

In accordance with our contract, we have made a review of the land use plan and policy statements in the Borough's 1967 Master Plan. This review was presented to the Planning Board in a series of nine memoranda that were discussed at meetings on October 6, 1976 and November 4, 1976.

This report contains the findings of those meetings with the planning Board, with reference to policy and land use plan changes to the 1967 Master Plan.

POLICY CHANGES

Based upon our review and discussions with the Planning Board, the land use policy statements and associated principles contained in the 1967 Master Plan are deemed reasonable and appropriate as guidelines for decision making relating to today's needs.

RECOMMENDED LAND USE CHANGES

After discussions with the Board, the following changes to the 1967 Master Plan Proposed Land Use Plan map are proposed for consideration:

1. Land Use Categories

a. Residential

1. Medium Density Residential is proposed to signify between 7 and 22 units per acre and provides for two family, multiple family, garden apartment and townhouse type structures.
2. Low Density Residential is proposed to signify single family detached structures at densities not exceeding six dwelling units per acre.

b. Commercial

1. It is proposed that the single Commercial category be replaced with the categories "Central Business District," "Restricted Business" and "General Commercial," described in items 2 through 4 below.
2. The Central Business District (or Downtown Area) is proposed as a central area within which restricted retail, general business and office uses, as well as residential and public uses are permitted.

3. The Restricted Business category is proposed for similar uses to those found in the Central Business District.
4. The General Commercial category is proposed for all of the uses found in the central business district plus secondary commercial uses including activities such as automobile dealers and storage facilities.

c. Industrial

1. The industrial category is proposed to remain unchanged from the 1967 Master Plan to include light manufacturing and storage areas that do not contribute to pollution or generate excessive traffic.

d. Parks and Public Open Space

1. It is proposed that the Park category in the 1967 Master Plan be modified to include public open space which signifies publicly owned land in an

undeveloped or natural state for conservation and recreation purposes.

2. Identification of Changes to the Proposed Land Use Plan Map

a. Residential

1. An area on both sides of Prospect Street and north of High Street is proposed for medium density residential use. The area is presently designated for industrial use.
2. The area southwest of the intersection of High and Rose Streets, known as the Jefferson Apartments, is proposed for medium density residential use.
3. The area south of Amboy Avenue to the Lehigh Valley Railroad, between Main Street and Green Street, is proposed for medium density residential use.
4. An area north of Lincoln Avenue and east of Main Street is proposed for medium density residential use.

5. An area on the Borough's eastern boundary, between Woodbridge and Amboy Avenues, is proposed for medium density residential use.
6. An area on the Borough's eastern boundary, south of Middlesex Avenue is proposed for medium density residential use.
7. An area south of Durham Avenue and east of Center Street is proposed for medium density residential use.

b. Commercial

1. The general boundaries of the Central Business District will be the Lehigh Valley Railroad on the west, the Pennsylvania Railroad on the south, the rear lines of lots on the east side of Station Place and Middlesex Avenue on the north. The Central Business District also extends north of Middlesex Avenue between Main Street and Center Street.

2. The area generally to the west of Main Street frontage bounded by the Pennsylvania Railroad on the north and the Lehigh Valley Railroad on the south, is proposed for general commercial use.
3. The area along both sides of Main Street, between Woodbridge Avenue and the Lehigh Valley Railroad is proposed for restricted business.
4. The area along both sides of Main Street, between Lincoln Avenue and Myrtle Avenue is proposed for restricted business.
5. An area south of the Pennsylvania Railroad, on both sides of Middlesex Avenue at the western edge of the Borough is proposed for general commercial use. The area is presently designated for industrial use.
6. Part of the area on the north side of Middlesex Avenue, between Central Avenue and the Lehigh Valley Railroad, is proposed for general commercial uses.

7. The frontage along the west side of Central Avenue between School Street and Liberty Street is proposed for general commercial uses.

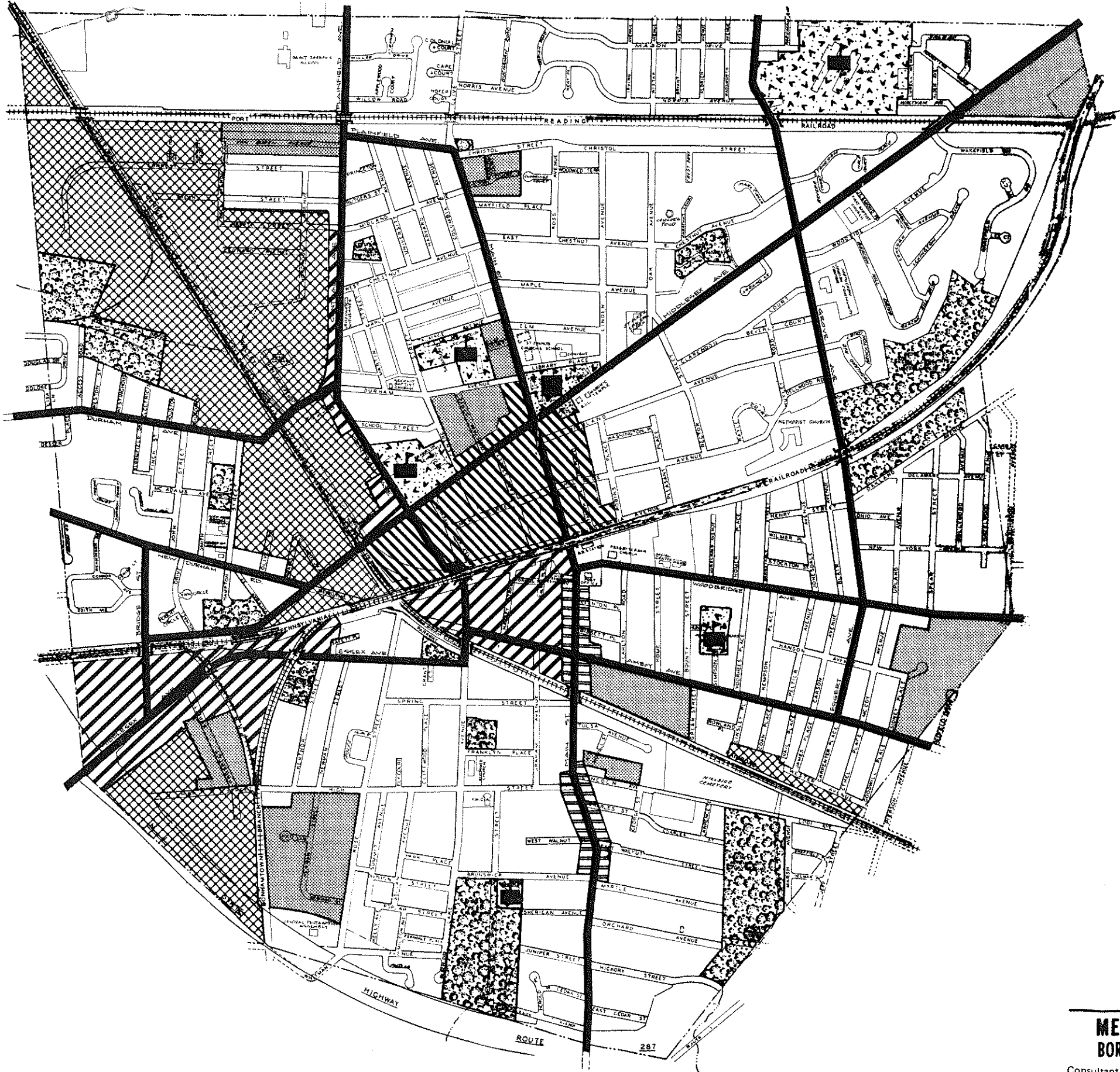
c. Industrial

1. Part of the area east of the Lehigh Valley Railroad and south of Durham Avenue is proposed for industrial use.
2. An area along the Lehigh Valley Railroad, between the Borough's eastern boundary and Linsley Place is proposed for industrial use to reflect its existing use.

d. Parks and Public Open Space

1. A site on the northeast corner of the intersection of Main Street and Christol Street is proposed for a new park.
2. The Dismal Brook area, south of the Forrest Avenue cul-de-sac, and north of Weston Street is proposed for public open space. The area is presently designated for industrial use.
3. The extension of Edgar Park and Edgar Woods south to Route 287 is proposed.

PROPOSED LAND USE PLAN



-  Low Density Residential
6 Units/Acre or Less
-  Medium Density Residential
7-22 Units/Acre
-  Central Business District
-  Restricted Business
-  General Commercial
-  Industrial
-  Parks and Public Open Space
-  Schools
-  Borough Center



METUCHEN PLANNING BOARD
BOROUGH OF METUCHEN, NEW JERSEY
 Consultant: Candeb, Fleissig and Associates Dec., 1976