

PLANNING BOARD

BOROUGH OF METUCHEN, NEW JERSEY

RESOLUTION

WHEREAS, the Mayor and Council have identified the need to address the planning for and regulation of wireless communication facilities in the Master Plan; and

WHEREAS, an amendment to the Master Plan has been prepared by Community Planning & Research, Inc. to address the planning and regulation of wireless communication facilities in the Borough (the "Amendment");

WHEREAS, the Mayor and Council have requested that the Planning Board review the Amendment for adoption as part of the utility portion of the Land Use Plan Element of the Master Plan; and

WHEREAS, the Board held a public hearing on June 19, 1997, having filed proper proof of publication in compliance with statutory and ordinance requirements;

NOW THEREFORE, be it

RESOLVED, by the Planning Board of the Borough of Metuchen, County of Middlesex and State of New Jersey, that the Amendment be and is hereby adopted and incorporated as part of the utility portion of the Land Use Plan Element of the Master Plan.

I hereby certify that the foregoing is a true copy of a Resolution prepared to reflect the action taken by the Planning Board of the Borough of Metuchen, on June 19, 1997.

Sharon Hollis

SHARON HOLLIS, Secretary

U:\USERS\GAK\METUCHEN\AMD\MT.MAS

Amendment to the Master Plan

Borough of Metuchen

Middlesex County

New Jersey

June 9, 1997

Prepared by:
Community Planning & Research, Inc.
Princeton, NJ


James Constantine, PP
NJ Planners License #3982

The New Jersey Municipal Land Use Law, NJSA 40:55 D-28, provides for a municipal planning board to prepare and, after public hearing, to adopt or amend a master plan, or component parts thereof, to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare. The Metuchen Master Plan was last Re-examined in July 1994.

Since that time, the Borough has identified a need to plan for and regulate wireless communication facilities, as part of the utility portion of the land use plan element, for the following reasons:

- To comply with the requirements of the Telecommunications Act of 1996.
- Wireless communications can play a critical role in public safety emergency and rescue services.
- To address the tremendous growth in the use of cellular telephones and other forms of wireless communications over the past several years and to anticipate future demand by local residents and businesses.
- Communications play an important role in the economy and society.

The Master Plan contains the following goals which will be advanced by planning for appropriate locations for wireless communications facilities:

- To preserve and enhance the residential character of the Borough.
- To maintain the Borough's physical and visual identity in the region.

In planning for wireless communication facilities, one or more of the policies and strategies outlined below should be utilized:

- Prohibit facilities in residential neighborhoods and to limit the height, obtrusiveness and impact within certain proximity of residential neighborhoods.
- Limit taller, more visually obtrusive facilities to portions of the L-1 Light Industrial District and the G-1 Gateway Development District.
- Require screening to reduce visual impacts of facilities wherever possible.
- Promote co-location of facilities whenever it is visually preferable, thereby minimizing the proliferation of sites in the Borough.
- Allow co-location facilities to be of greater height, in particular those facilities that include a public safety or public service antenna.
- Promote facilities at locations where towers or other structures presently exist.
- Promote facilities at sites of governmental operations, particularly those where towers presently exist and are needed for public service functions.

It is recommended that the Borough limit selecting only those policies and strategies for implementation by way of ordinance, as may be necessary at a particular time. In order to identify the location of wireless communication facilities that may be necessary, the Borough should, from time to time, solicit input from wireless communication providers as to their need for facilities in the municipality.