



2022

Master Plan Reexamination



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ADOPTED:

Borough of Jamesburg, Middlesex County, New Jersey

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2022 Master Plan Reexamination

Borough of Jamesburg, Middlesex County, New Jersey

Adopted by the Borough of Jamesburg Land Use Board on

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1 INTRODUCTION

The Borough of Jamesburg

The Borough of Jamesburg was formed from Monroe Township by referendum on March 15, 1887¹. The community was formerly named Buckalew's Bog². Both the names Jamesburg and Buckalew's Bog stem from James Buckelew, the Borough's founder and namesake³. While Mr. Buckalew was known as a successful farmer and businessman, his most noteworthy accomplishment was the founding of a school that he opened when Monroe Township refused access to its local school to a Black student. James Buckalew's school was open to all children⁴. While this is only a small portion of Jamesburg's history, it embodies the Boroughs roots in equity and progress.

The Borough contains numerous assets, including Lake Manalapan, which has been fished for centuries prior to the establishment of the United States when the land that is now Jamesburg was home to the Leni Lenape Native American tribe⁵. In addition to Lake Manalapan, the Borough contains abundant outdoor recreational facilities, including a skate park, playgrounds, sports facilities, the Buckalew House and a historic and walkable downtown with local shops, eateries and businesses. One of the Borough's current schools, the John F. Kennedy Elementary School, was given the prestigious Blue Ribbon designation⁶.

The Borough of Jamesburg contains many of the challenges endemic in older American towns. A shifting economic environment and fewer opportunities for industrial and manufacturing development impacted Jamesburg in the latter half of the twentieth century⁷. Land use and spatial issues, as well as greater instances of extreme weather and flooding, are part of the challenges that the Borough faces in

Periodic Reexamination

The governing body shall, at least every 10 years, provide for a general reexamination of its master plan and development regulations by the planning board, which shall prepare and adopt by resolution a report on the findings of such reexamination.

--- *NJSA 40:55D-89*

¹ The Story of New Jersey's Civil Boundaries: 1606-1968, John P. Snyder.

² The Story of New Jersey's Civil Boundaries: 1606-1968, John P. Snyder.

³ <https://www.jamesburg.net/jha/savehistory/historyprofile.html>

⁴ <https://www.jamesburg.net/jha/savehistory/historyprofile.html>

⁵ https://www.jamesburgborough.org/residents/history_of_jamesburg.php#:~:text=A%20sawmill%20was%20established%20by,probably%20as%20early%20as%201734.

⁶ <https://www.mycentraljersey.com/story/news/education/2022/04/09/jamesburg-nj-earns-first-blue-ribbon-school-recognition/7229893001/>

⁷ https://www.jamesburgborough.org/residents/history_of_jamesburg.php

producing a vibrant economy with the services and amenities for residents and visitors alike.

The Master Plan Reexamination is a requirement under the Municipal Land Use Law for communities not pursuing a new Master Plan, however, it is also an opportunity that the Borough is using to plot out goals and policies for the future to make the Borough an economic center, vibrant destination, and more connected, equitable and sustainable community. It provides an opportunity to create a vision for a community that can serve as a downtown center for the Borough and surrounding region. It provides an opportunity for the community to address its challenges relating to housing, the climate and the economy so that Jamesburg can continue to grow as a vibrant community into the twenty-first century.

Demographics

The following tables indicate demographic and economic data in the Borough of Jamesburg. The first table indicates: total population; average household size; median household income; median household income for renter occupied homes; median household income for owner occupied homes, and; per capita income. This data is provided for Jamesburg, Middlesex County and New Jersey. The data is obtained from the 2019 5-year Estimates ACS data provided by the U.S. Census Bureau. The total population of Jamesburg is 5,921. Middlesex County contains a total population of 825,920 and New Jersey contains a total population of 9,288,994. The average household size in Jamesburg is slightly higher than that of the County and the State. The median household income in Jamesburg is higher than that of the State and slightly lower than the County. The median household of renters is less than that of homeowners, and the per capita income of Jamesburg is less than that of the County and State.

Demographic and Economic Data for Jamesburg Borough Compared with Middlesex County and the State of New Jersey			
	Jamesburg	Middlesex County	New Jersey
Total Population	5,921	825,920	9,288,994
Average Household Size	2.88	2.79	2.7
Median Household Income	\$87,551	\$89,553	\$82,545
Median Household Income (renter occupied)	\$43,988	\$57,837	\$48,156
Median Household Income (owner occupied)	\$100,504	\$113,617	\$108,325
Per Capita Income	\$34,569	\$40,933	\$42,745

American Community Survey Tables: 2015 -- 2019 (5-Year Estimates) (ACS19_5yr), ACS 2019 (5-Year Estimates), U.S. Census Bureau

The following table indicates the change in population from the 2010 Census to the 2020 Census for the Borough of Jamesburg, Middlesex County and New Jersey. While the State's population grew by a little less than 6% and Middlesex County grew by 6.5%, Jamesburg saw a reduction in their population over the past decade.

Change in Population for Jamesburg Borough Compared with Middlesex County and the State of New Jersey (2010 – 2020)			
	Jamesburg	Middlesex County	New Jersey
2010 Population	5,915	809,858	8,791,894
2020 Population	5,783	863,162	9,288,994
Change in Population (%)	-2.23%	6.58%	5.65%

2010 U.S. Census and 2020 U.S. Census, U.S. Census Bureau

Master Plan Reexamination

This document constitutes a Master Plan Reexamination of the Borough of Jamesburg Master Plan.

The municipal master plan is a document, adopted by the Planning Board (in this case a Land Use Board), which sets forth the policies for land use as envisioned by the municipality. The master plan is the principal document that addresses the manner and locations in which development, redevelopment, conservation and/or preservation occur within a municipality. It is intended to guide the decisions made by public officials and those of private interests involving the use of land. Through its various elements, the master plan sets out a vision for the community in the coming years.

The master plan forms the legal foundation for the zoning ordinance and zoning map. New Jersey, among a handful of other states, specifically ties the planning of a community as embodied in the master plan with the zoning ordinance and zoning map. The zoning ordinance and map, which are adopted by the Borough Council, constitute the primary law governing the use of land at the local level. Under New Jersey’s Municipal Land Use Law *N.J.S.A. 40:55D-1 et seq.*, (hereinafter “MLUL”) a zoning ordinance must be substantially consistent with the land use plan.

A master plan reexamination report is a review of previously adopted master plans, amendments and local development regulations to determine whether the ideas and policy guidelines set forth therein are still applicable. Under the MLUL, the Planning Board (in this case a Land Use Board), must conduct a general reexamination of its master plan and development regulations at least every ten years.

Six specific topics are to be considered in the Reexamination Report. These are:

- a. *The major problems and objectives relating to land development in the municipality 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 such date.*
- 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 as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, 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 regulations should be prepared.*
- e. *The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law,” P.L.1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.⁸*
- f. *The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.*

While carrying forth recommendations from the 2010 reexamination report and 2002 master plan, the reexamination report and land use plan element address those topics that have arisen since the 2002 Master Plan as well as the last Reexamination Report in 2010. Among others, these recommendations, in general:

- Identify programs and policies that can mitigate and adapt to the impacts of climate change.

⁸ N.J.S.A. 40:55D-89

- Evaluate existing and the creation of new land use ordinances and standards; and
- Identify sites with the Borough for redevelopment.

All of the required components for a reexamination report are included herein. The reexamination is within sections 2 through 6.

- **Section 2** discusses the planning documents previously adopted by Jamesburg’s Land Use Board.
- **Section 3** identifies the relevant changes in assumptions, policies and objectives related to relevant characteristics of the Borough underlying the recommendations of the last reexamination report.
- **Section 4** combines three of the required elements of a reexamination report into a single section in order to address subjects within a consolidated framework that identifies:
 - Major problems and objectives at the time of adoption of the 2002 Master Plan and 2010 Master Plan Reexamination Report;
 - Extent to which problems and objective have changed;
 - Recommendations for study of, or amendments to, the master plan or land development regulations.
- This section also serves as the statement of objectives, assumptions, goals and policies of the land use plan element.
- **Section 5** identifies areas where implementation of redevelopment, through the NJ Local Redevelopment and Housing Law (C.40A:12A-1 et al.), should be investigated.
- **Section 6** identifies locations appropriate for the development of public electric vehicle infrastructure

2 PAST PLANNING EFFORTS

The Borough of Jamesburg’s Master Plan was initially adopted in October 2002. Since then, the Borough Council and Land Use Board undertook a master plan reexamination in 2010. A review of the Borough’s modern planning documents adopted by the Land Use Board is summarized below.

2002 Comprehensive Master Plan Update

The 2002 Comprehensive Master Plan contained Goals and Policies for the Future, a master plan update, explanation of the planning process and an explanation of the plan’s relationship to local, County and State plans and policies. Additionally, it contained historical, regional and physical conditions of the Borough, as well as a list of major land uses and community facilities and demographic information. It also contained the following plan elements: Land Use Plan; Housing Element and Fair Share Plan; Transportation and Circulation Plan; Recreation and Open Space Plan; Utilities and Services Plan; Community Facilities Plan, and; Conservation Plan. Finally, the plan contained improvement strategies for the Central Business District and Redevelopment Plans as well as a section on implementing the plan through various mechanisms.

2010 General Reexamination of the 2002 Comprehensive Master Plan Update

The 2010 General Reexamination Report finds that many of the Principals and Objectives adopted in the 2002 Master Plan remain valid while also advancing some of those goals and identifying additional goals and objectives for each plan element. One major change was identified regarding the Housing Plan, which determined that the development of age restricted housing reached a “saturation point”, and encouraged reevaluation of the impacts of future age restricted housing.

2022 Adoption of Reformatted Zoning Map

The Borough of Jamesburg adopted a reformatted Zoning Map on August 17, 2022. The map is included on page 28 of this Master Plan Reexamination Report.

3 CHANGES IN ASSUMPTIONS, POLICIES AND OBJECTIVES AT THE LOCAL, COUNTY AND STATE LEVELS

Several state, regional, county and local planning events have occurred subsequent to preparation of the 2002 Master Plan and 2010 Reexamination. The following section identifies the changes in assumptions, policies and objectives that have occurred as a result of those changes and which impact land use and planning policies in the Borough of Jamesburg.

2001 State Development and Redevelopment Plan

In March, 2001 a new State Development and Redevelopment Plan was adopted by the State Planning Commission. As with the first State Plan (adopted in 1992), the 2001 State Plan delineated a series of Planning Areas based on natural and built characteristics and sets forth the State's vision for the future development of those areas. The five Planning Areas (listed in descending order from the most developed to the least developed condition) include the Metropolitan Planning Area (PA1), Suburban Planning Area (PA2), Fringe Planning Area (PA3), Rural Planning Area (PA4) and Environmentally Sensitive Planning Area (PA5).

In April 2004, the State Planning Commission released a Preliminary Plan proposing amendments to the 2001 State Plan, triggering a third round of the State Plan Cross-Acceptance process. While significant input was gathered from municipalities and Counties during the Cross-Acceptance process, this Plan was never adopted.

Reexamination Requirement “c”

- 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 as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in state, county and municipal policies and objectives.

--- NJSA 40:55D-89

Rather, a new State Plan, the State Strategic Plan: New Jersey's State Development & Redevelopment Plan, was drafted and released in 2012. This draft State Plan takes a significantly different approach than the 2001 State Plan with the elimination of Planning Areas in favor of "Investment Areas". The Plan identifies four investment areas to be used for identifying locations for growth, preservation and related investments (listed in descending order from the most developed to the least developed condition): Priority Growth, Alternate Growth, Limited Growth and Priority Preservation. The locations of the Investment Areas are determined not by a State Plan Map, as in the past, but by a criteria-based system applied during State agency decisions on investments, incentives and flexibility on State land use regulations, programs and operations.

After a series of public hearings at various locations throughout the State, the 2012 Plan was scheduled for adoption by the State Planning Commission on November 13, 2012. However, the adoption was delayed to further refine the Plan and to better account for the impact of Superstorm Sandy which occurred on October 30, 2012. No Plan revisions have been released to date and no further public hearings on the Plan have been scheduled. Until such time as a new State Plan is adopted, the 2001 State Plan remains in effect. The Borough will monitor the State's efforts toward adopting a new State Plan and respond accordingly.

Affordable Housing 2004: COAH's Attempt at Third Round "Growth Share"

On December 20, 2004, COAH's first version of the Third Round rules became effective some five years after the end of the Second Round in 1999 (*N.J.A.C. 5:94-1* and *5:95-1*). The FHA had originally required housing rounds to be for a six-year period, but in 2001, this was amended to extend that time period to 10-year intervals. Therefore, the Third Round should have been from 1999 through 2009. However, because of the delay, the Third Round was extended by five (5) years to 2014 and condensed into an affordable housing delivery period of 10 years from January 1, 2004 through January 1, 2014. In other words, 15 years of affordable housing activity was to take place in 10 years.

The Third Round rules marked a significant departure from the methods utilized in COAH's Prior Rounds. Previously, COAH assigned an affordable housing obligation that included the new construction number for each municipality. These Third Round rules implemented a "growth share" approach that linked the production of affordable housing to future residential and non-residential development within a municipality. Each municipality was required to project the amount of residential and non-residential growth that would occur during the period 2004 through 2014. Municipalities were then required to provide the opportunity of one (1) affordable unit for every eight (8) market-rate housing units developed and one (1) affordable unit for

every 25 jobs created. Jobs were not counted directly, but rather by using non-residential building floor area as a substitute for employment.

This set of rules changed, however, when the New Jersey Appellate Court invalidated key elements of the first version of the Third Round rules on January 25, 2007. The Court ordered COAH to propose and adopt amendments to its rules within six months to address the deficiencies identified by the Court. COAH missed this deadline, but eventually issued revised rules effective June 2, 2008 (as well as a further rule revision effective on October 20, 2008). It provided residential development and job projections for the Third Round. The Third Round was expanded again from 2014 out to 2018. COAH retained the growth share approach, but revised its ratios to require one (1) affordable housing unit for every four (4) market-rate housing units developed and one (1) affordable housing unit for every 16 jobs created.

Just as various parties challenged COAH's initial Third Round "growth share" regulations, parties challenged COAH's 2008 revised Third Round "growth share" rules. The Appellate Court issued a decision on October 8, 2010 deciding those challenges (see below).

Affordable Housing 2008: Development Fees and Very Low-Income Units

On July 17, 2008, Governor Corzine signed P.L. 2008, c. 46, which amended the Fair Housing Act (FHA) in a number of ways.⁹ Key provisions of the legislation included the following:

- Establishing a mandatory statewide 2.5% nonresidential development fee instead of requiring nonresidential developers to provide affordable housing.
- Eliminating regional contribution agreements ("RCA's") as a means available to municipalities to transfer up to 50% of their required affordable housing to a "receiving" municipality.

⁹ Also known as the "Roberts Bill" after former New Jersey Assembly Speaker Joseph Roberts who sponsored the bill.

- Adding a requirement that 13% of all affordable housing units be restricted to very low-income households (earning 30% or less of median income).
- Adding a requirement that municipalities had to commit to spend development fees within four years of the date of collection after its enactment or initially by July 17, 2012.¹⁰

On July 27, 2009, Governor Corzine signed the “NJ Economic Stimulus Act of 2009”,¹¹ which instituted a moratorium on the collection of nonresidential affordable housing development fees through July 2010. This moratorium was later extended until July 1, 2013 (P.L. 2011, c. 122). Since the moratorium has now expired, municipalities are obligated to collect the fee of 2.5% of the equalized assessed value of a nonresidential development. Municipalities were always permitted to impose and collect residential affordable housing development fees approved by COAH following a 1990 New Jersey Supreme Court decision.¹²

Affordable Housing 2010: “Growth Share” Regulations Invalidated

On October 8, 2010, the Appellate Division issued a decision on the legal challenges to the second iteration of COAH regulations.¹³ The Appellate Division affirmed the COAH regulations that assigned rehabilitation and Prior Round numbers to each municipality, but invalidated the regulations by which the agency allocated affordable housing obligations in the Third Round. Specifically, the Appellate Division ruled that COAH could not allocate obligations through a “growth share” formula and directed COAH to use similar methods to those previously used in the First and Second Rounds. Other highlights of the Appellate Court’s decision include:

- To be credited, municipally-sponsored or 100% affordable housing sites must show site control, site suitability, and a proposed source of funding.

¹⁰ This initial deadline was subsequently revised by an Appellate Court decision that extended the deadline until four (4) years after the Superior Court approves the municipal housing plan including the spending plan.

¹¹ P.L. 2009, c.90.

¹² Holmdel Builders Assn. v. Tp. of Holmdel, 121 N.J. 550, 583 A.2d 277 (1990).

¹³ In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing.

- COAH's rules did not provide sufficient incentive for the private construction of inclusionary developments (market-rate and affordable units). Clearly defined percentages supported by economic data must be provided. The Court noted that a 20% affordable housing set-aside was typical.
- The Court invalidated Prior Round rental bonuses for developments that were not built within a reasonable time-frame.
- Bonuses for smart growth and redevelopment activities were upheld; however, the Court invalidated Third Round compliance bonuses.

The Court upheld its prior ruling on COAH's formula that did not reallocate present need obligation from Urban Aid eligible municipalities to other municipalities in the region. The Court also questioned whether or not Urban Aid municipalities should be assigned an allocation for future growth.

Affordable Housing 2011-2014: Judicial Activity and COAH's Failure

COAH sought a stay from the New Jersey Supreme Court regarding the March 8, 2011 deadline the Appellate Division had imposed in its October 2010 decision for the agency to issue new Third Round housing numbers. The Supreme Court granted COAH's application for a stay on January 18, 2011 and on March 31, 2011, the Court granted petitions and cross-petitions to all of the various challenges to the Appellate Division's 2010 decision. However, the Supreme Court did not hear oral argument on the various petitions and cross petitions until November 14, 2012.

The New Jersey Supreme Court decided on the appeal by the executive branch of the Appellate Court's decision of March 8, 2012 that disallowed the dissolution of COAH under Governor Christie's Reorganization Plan No. 001-2011. The Supreme Court upheld the lower court's ruling, finding that the governor did not have the power to unilaterally reorganize COAH out of existence. The judges found that such an action requires the passage of new legislation.

On September 26, 2013 the New Jersey Supreme Court upheld the Appellate Court decision in In re Adoption of N.J.A.C. 5:96 and 5:97 by New Jersey Council On Affordable Housing, 215 N.J. 578 (2013), and ordered COAH to prepare the necessary rule revisions. Subsequent delays in COAH's rule preparation and ensuing litigation led to the New Jersey Supreme Court, on March 14, 2014, setting forth a schedule for adoption. COAH approved draft Third Round rules on April 30, 2014. Although ordered by the New Jersey Supreme Court to adopt revised new rules on or before October 22, 2014, COAH deadlocked at its October 20 meeting and failed to adopt the

draft rules. An initial motion to table the rule adoption for 60 days to consider amendments also deadlocked and thus also failed.

Affordable Housing 2015: NJ Supreme Court Assumes Control

The failure of COAH to adopt new regulations in October/November 2014 as ordered by the New Jersey Supreme Court led one of the litigants – FSHC – to file a Motion In Aid of Litigants’ Rights to compel the government to produce constitutional affordable housing regulations. The New Jersey Supreme Court heard oral arguments on the motion on January 6, 2015. Two months later, on March 10, 2015, the Supreme Court issued its ruling, entitled, In re Adoption of N.J.A.C. 5:96 & 5:97 by N.J. Council on Affordable Housing, now known as Mount Laurel IV.

The 2015 decision provided a new direction for the means by which New Jersey municipalities are to comply with the constitutional requirement to provide their fair share of affordable housing. The Court transferred responsibility to review and approve Housing Plan Elements and Fair Share Plans (e.g., Housing Plans) from COAH to designated Mount Laurel trial judges. The implication of this is that municipalities could no longer wait for COAH to adopt Third Round rules before preparing new Housing Plans and municipalities must now apply to Court, instead of COAH, if they wish to be protected from exclusionary zoning lawsuits. These trial judges review municipal plans much in the same manner as COAH previously did. Those towns whose plans are approved by the Court will receive a Judgment of Compliance and Repose, the judicial-equivalent of COAH’s substantive certification.

The decision established a 90-day transitional period and then a 30-day filing period when municipalities could petition the Superior Court in a Declaratory Judgment action seeking confirmation that their means of addressing affordable housing meets constitutional muster. Municipalities were also permitted to file motions for temporary immunity from builder’s remedy lawsuits.

The New Jersey Supreme Court indicated in its ruling that Housing Plans are to be drawn up using similar rules as to those in place during the Second Round as well as Third Round housing compliance mechanisms that the justices found constitutional, such as smart growth and redevelopment bonuses and extensions of controls.

Affordable Housing 2017: NJ Supreme Court Defines Third Round Period

On January 17, 2017, the New Jersey Supreme Court issued its decision In Re Declaratory Judgment Actions Filed By Various Municipalities, County Of Ocean, Pursuant To The Supreme Court’s Decision In In Re Adoption of N.J.A.C. 5:96, 221 N.J. 1(2015). The Supreme Court found that the “gap period,” defined as the period between the end of the Second Round in 1999 and 2015, generates an affordable

housing obligation. This decision required an expanded definition of the municipal present need obligation to include low- and moderate-income households formed during the gap period that are entitled to their delayed opportunity to seek affordable housing. Present need, or the Rehabilitation Share, has historically been an estimate of low- and moderate-income households living in substandard housing at the beginning of an affordable housing round. Although some parties argued the gap obligation should be calculated as part of the prospective need, or new construction obligation, the Supreme Court found that such a position is not supported by the Fair Housing Act, which defines prospective need as a projection of new low- and moderate-income households formed during a future housing cycle.

Accordingly, the municipal affordable housing obligation is now composed of the following four parts: present need (Rehabilitation Share); Prior Round (1987 to 1999, new construction); “gap” present need (1999 to 2015, third round new construction); and prospective need (Third Round, 2015 to 2025, new construction).

Affordable Housing 2018: NJ Superior Court Defines Municipal Obligations

In a March 8, 2018 ruling on affordable housing obligations for Princeton and West Windsor, Mercer County Superior Court Assignment Judge Mary Jacobson tackled directly the absence of a statewide set of guidelines for calculating a municipality’s fair share obligation. Her decision laid out a methodology for determining those obligations, and spelled out in detail her reasons for preferring a proposed approach to calculating each of the complicated set of factors that go into determining need. In the end, Judge Jacobson ruled in favor of the municipal expert on several key steps in calculating the need and in favor of the housing advocate’s experts in others, which resulted in a statewide number in between the competing experts’ respective calculations. Incorporating estimates of households and wealth, projections of job and population growth, and calculations of acreage available for development, Judge Jacobson’s methodology could be used as a template statewide for determining the need for new affordable housing development.

Statewide Transfer of Development Rights Act

In March 2004, the State Transfer of Development Rights (“TDR”) Act (*N.J.S.A. 40:55D-137*) was signed into law, authorizing transfer of development rights by municipalities throughout the state. Under the statute prior to implementing a TDR program a participating municipality needs to meet a number of requirements, including the adoption of Transfer Plan Element and Utility Service Plan Elements of the Master Plan as well as a capital improvement plan and a real estate market analysis. A municipality also needs to receive Initial Plan Endorsement from the State Planning Commission prior to adopting a TDR ordinance.

Master Plan Sustainability Element

In August 2008, the Municipal Land Use Law (N.J.S.A. 40:55D-28, regarding the preparation, contents and modification of a master plan) was amended to include a new optional master plan element, a “Green Buildings and Environmental Sustainability Plan Element.” This element is intended to encourage and promote the efficient use of natural resources and the installation and usage of renewable energy systems; consider the impact of buildings on the local, regional and global environment; allow ecosystems to function naturally; conserve and reuse water; treat storm water on-site; and optimize climatic conditions through site orientation and design.

Time of Application Law

The “Time of Application” Law was signed on May 5, 2010 and took effect on May 5, 2011. The effect of this statutory change is that the municipal ordinance provisions that are in place at the time an application for development is filed are those which are applicable, regardless of whether or not an ordinance is amended subsequent to such an application. This is a departure from previously established case law, where courts in New Jersey have consistently held that the ordinance that is in place at the “time of decision” (the moment the Planning Board or Zoning Board of Adjustment votes on the application) is the law that applies to the application.

This provision raised many concerns with municipalities. Principal among these is whether the new law provides opportunities for developers to have their development rights “locked in” by submitting applications that are incomplete. The Borough’s definition of “application for development” within its Land Development Regulations states that the *“the application form and all accompanying documents required by this Ordinance for approval of a subdivision plat, site plan, planned development, conditional use, zoning variance or direction for issuance of a permit pursuant to N.J.S.A. 40:55D-34 or N.J.S.A. 40:55D-36 of the Municipal Land Use Law.”* This definition shall require that a complete application be submitted by an applicant prior to “locking in” the current municipal ordinance provisions.

Water Quality Management Planning

On November 7, 2016, the New Jersey Department of Environmental Protection (“NJDEP”) adopted amended Water Quality Management Planning (“WQMP”) regulations, N.J.A.C. 7:15-1 et seq. The new rules will streamline the wastewater planning process and eliminate the burdensome duplication of requirements found previously in both wastewater planning and other NJDEP permitting programs, such as reducing the number of analyses required and simplifying the water quality planning process.

NJDEP Stormwater Management Requirements

In February 2004, the NJDEP published two sets of new stormwater rules. The first set of rules is the Phase II New Jersey Pollutant Discharge Elimination System Stormwater Regulation Program Rules (*N.J.A.C. 7:14A*), which addresses the reduction of pollutants associated with existing stormwater runoff. The second set of rules, known as the Stormwater Management Rules (*N.J.A.C. 7:8*), sets forth the required components of regional and municipal stormwater management plans and establishes the stormwater management design and performance standards for new (proposed) development. Together the two sets of rules are intended to establish a comprehensive framework for addressing water quality impacts associated with existing and future stormwater discharges.

In March 2020, the NJDEP adopted new stormwater management rules that require the use of green infrastructure. This rule change signals a paradigm shift in NJ stormwater management in that it requires decentralized, distributed stormwater management practices that enable stormwater to infiltrate and more closely resemble the natural water cycle through the incorporation of best management practices such as vegetative swales, bioretention, green roofs, cisterns, wet ponds, infiltration basins and constructed wetlands. Moreover, the water quality standard will apply to “motor vehicle surface”, meaning paved or unpaved roads, driveways, parking lots, etc., instead of impervious surface. The new rules took full effect on March 2, 2021.

Wireless Telecommunications Facilities

There have been two changes to the regulation of wireless telecommunication facilities. The first, a federal law, prohibits municipalities from denying a request by an “eligible facility” to modify an existing wireless tower or base station if such a change does not “substantially change” the physical dimensions of the tower or base station. The term “eligible facility” means any existing wireless tower or base station. The term “substantial change” is not defined by the law. Until regulation or case law is issued on this topic, Jamesburg will need to carefully interpret this on a case by case basis.

The second regulatory change is an amendment to the Municipal Land Use Law, *N.J.S.A. 40:55D-46.2*. This new section states applications for collocated equipment on a wireless communications support structure shall not be subject to site plan review provided three requirements are met: 1) the structure must have been previously approved; 2) the collocation shall not increase the overall height of the support structure by more than 10 percent, will not increase the width of the support structure, and shall not increase the existing equipment compound to more than 2,500 square feet; and 3) the collocation shall comply with all of the terms and conditions of the original approval and must not trigger the need for variance relief.

Renewable Energy Legislation

The New Jersey Legislature has been active legislating to facilitate the production of alternative forms of energy. The following three new statutes, in particular, have changed the way alternative energy can be produced in New Jersey.

- **Industrial Zones.** The Municipal Land Use Law was amended March 31, 2009 to pre-empt local zoning authority and to permit, by right, solar, photovoltaic, and wind electrical generating facilities in every industrial district of a municipality. To be eligible for this permitted use, a tract must be a minimum size of 20 contiguous acres and entirely under one owner.
- **Inherently Beneficial Use.** The Municipal Land Use Law was amended to define inherently beneficial uses and to include solar, wind and photovoltaic energy generating facilities in the definition.
- **Solar Not Considered Impervious.** On April 22, 2010 an act exempting solar panels from being considered impervious surfaces was signed into law. This bill exempts solar panels from impervious surface or impervious cover designations. It mandates that NJDEP shall not include solar panels in calculations of impervious surface or impervious cover, or agricultural impervious cover and requires that municipal stormwater management plans and ordinances not be construed to prohibit solar panels to be constructed and installed on a site.

Open Space Preservation

In November of 2014 New Jersey voters approved, via referendum, a constitutional amendment that will dedicate money from a business tax toward open space preservation. On June 30, 2016, the Senate and General Assembly approved the “Preserve New Jersey Act” that determined the funds would be allocated as follows:

- Green Acres: 60%
- Blue Acres: 4%
- Farmland Preservation: 31%
- Historic Preservation: 5%

2016 Limits on Scope of Performance Guarantees Legislation

On January 16, 2018, Governor Chris Christie signed into law AB 1425/SB 3233. This legislation reformed the requirements for the posting of performance and maintenance guarantees under the Municipal Land Use Law (MLUL).

A performance guarantee is defined, pursuant to §40:55D-6, as “...any security, which may be accepted by a municipality, including but not limited to surety bonds, letters of credit under the circumstances specified in section 16 of P.L. 1991, c.256 (C:40:55D-53.5), and cash”.

Prior to the aforementioned legislation, a municipality had authority to require developers to provide guarantees for the cost of any improvement deemed “necessary or appropriate.” The number of improvements for which a municipality may require performance guarantees has narrowed as a result of the legislation. Developers can only be required to post performance guarantees for the following: *Improvements required by an approval or developer’s agreement, ordinance, or regulation to be dedicated to a public entity, and that have not yet been installed...for the following improvements as shown on the approved plans or plat...streets, pavement, gutters, curbs, sidewalks, street lighting, street trees, surveyor’s monuments...water mains, sanitary sewers, community septic systems, drainage structures, public improvements of open space, and any grading necessitated by the preceding improvements*¹⁴, and; *A municipality may also require a performance guarantee to include, within an approved phasing or section of a development privately-owned permitted buffer landscaping, as required by local ordinance or imposed as a condition of approval, or, at the developer’s option, a separate performance guarantee may be posted for the privately-owned permitted buffer landscaping*¹⁵.

2020 Environmental Justice Legislation

On September 18, 2020, Governor Phil Murphy signed into law S232 which requires the NJDEP to evaluate the environmental and public health impacts of certain facilities on overburdened communities when reviewing certain permit applications. New Jersey is the first state in the nation to require mandatory permit denials if an environmental justice analysis determines a new facility will have a disproportionately negative impact on overburdened communities.

The bill defines an “overburdened community” as “any census block group, as determined in accordance with the most recent United States Census, in which: (1) at least 35 percent of the households qualify as low-income households; (2) at least 40 percent of the residents identify as minority or as members of a State recognized tribal community, or (3) at least 40 percent of the households have limited English proficiency”¹⁶.

¹⁴ §40:55D-53.a(1)(a) of the Municipal Land Use Law.

¹⁵ §40:55D-53.a(1)(b) of the Municipal Land Use Law.

¹⁶ Senate No. 232, Title 13, Chapter 1D, Part XI. (New) Overburdened Communities §§1-5-C.13:1D-157 to 13:1D-161.

Upon adoption of the rules and regulations implementing the provisions of the bill, the NJDEP shall not consider an application for a new facility, and expansion to an existing facility, or for the renewal of an existing facility's major source permit complete for review for unless the applicant first:

- (1) Prepares and environmental justice impact statement that assesses the potential environmental and public health stressors associated with the proposed new or expanded facility, or with the existing major source, as applicable, including any adverse environmental or public health stressors that cannot be avoided if the permit is granted and the environmental or public health stressors already borne by the overburdened community as a result of existing conditions located in or affecting the overburdened community;
- (2) Transmits the environmental justice impact statement at least 60 days in advance of the public hearing in the overburdened community to the NJDEP and to the governing body and the clerk of the municipality in which the overburdened community is located;
- (3) Organize and conduct a public hearing in the overburdened hearing. Publish notice of the public hearing in at least two newspapers circulating within the overburdened community, including one local non-English language newspaper, as applicable, not less than 60 days prior to the public hearing.

The NJDEP has identified one overburdened community within Jamesburg that would be subject to the rules and regulations to be adopted. The overburdened community qualifies due to having a population greater than 40% of which is of a racial minority.

2021 Municipal Land Use Law Amendments

On February 4, 2021, Governor Phil Murphy signed into law A-2785/S2607 that requires land use plan elements of a municipal master plan to include climate change-related hazard vulnerability assessments. The climate change-related hazard vulnerability assessment shall analyze current and future threats to and vulnerabilities of the municipality associated with climate change-related natural hazards including but not limited to increased temperatures, drought, flooding, hurricanes, and sea-level rise. Pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-28b(2)(h), the climate change-related hazard vulnerability assessment shall:

- i. *Analyze current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards, including, but not limited to increased temperatures, drought, flooding, hurricanes, and sea-level rise;*
- ii. *Include a build-out analysis of future residential, commercial, industrial, and other development in the municipality, and an assessment of the threats and vulnerabilities identified in subsubparagraph (i) of this subparagraph related to that development;*

Master Plan Reexamination

- iii. *Identify critical facilities, utilities, roadways, and other infrastructure that is necessary for evacuation purposes and for sustaining quality of life during a natural disaster, to be maintained at all times in an operational state;*
- iv. *Analyze the potential impact of natural hazards on relevant components and elements of the master plan;*
- v. *Provide strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards;*
- vi. *Include a specific policy statement on the consistency, coordination, and integration of the climate-change related hazard vulnerability assessment with any existing or proposed natural hazard mitigation plan, floodplain management plan, comprehensive emergency management plan, emergency response plan, post-disaster recovery plan, or capital improvement plan; and*
- vii. *Rely on the most recent natural hazard projections and best available science provided by the New Jersey Department of Environmental Protection.¹⁷*

New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act

On November 3, 2020, voters adopted a referendum to legalize the personal use of marijuana, or cannabis as it is called in the law. After several months of negotiations between the Governor and the Legislature, the *New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act* was signed into law on Monday, February 21, 2021. The legislation established licensing of cannabis, municipal opt out provisions, certain land use controls, levels of municipal taxation, penalties, and established a Cannabis Regulatory Commission to function much like the Alcoholic Beverage Control Division does for alcohol.

The Cannabis Act established six types of cannabis establishments. Within 180 days of the effective date of the legislation, or August 20, 2021, a municipality may prohibit the operation of one or more license classes, except for Class 6, within its borders. If the municipality fails to enact an opt out ordinance, then the law automatically allows the uses and operations of the six license categories. If the municipality fails to act within the 180-day window, it must wait 5 years to enact such an ordinance and any establishment already up and running would be grandfathered. Not enacting an opt out ordinance would then enable the following actions to occur:

¹⁷ Municipal Land Use Law Amendment, adopted February 4, 2021.

- The growing, cultivating, manufacturing, and selling and reselling of cannabis and cannabis items, and operations to transport in bulk cannabis items by a cannabis cultivator, manufacturer, wholesaler, or as a distributor or delivery service shall be permitted uses in all industrial zones of the municipality;
- The selling of cannabis items to consumers from a retail store by a cannabis retailer shall be a conditional use in all commercial zones or retail zones, subject to meeting the conditions set forth in any applicable zoning ordinance or receiving a variance from one or more of those conditions in accordance with the MLUL.

If the municipality elects to allow cannabis operations in whole or in part, it may govern the hours of operation, location, manner, number and type of cannabis licenses, provided it conforms to the law and rules of the Commission. As of the date of this report, the Borough of Jamesburg has passed Ordinance 09-21 permitting one (1) business holding a Class 3 Cannabis Wholesaler Licenses and one (1) business holding a Class 4 Cannabis Distributor License. All other cannabis related businesses are prohibited at this time.

Model Electric Vehicle Supply/Service Equipment and Made-Ready Parking Spaces Ordinance

On July 9, 2021, Governor Murphy signed into law an act concerning electric vehicle supply equipment and Make-Ready parking spaces and amending and supplementing the Municipal Land Use Law (C.40:55D-1 et seq.) P.L. 1975, c.291. The law requires that Electric Vehicle Supply/Service Equipment (EVSE) and Made-Ready parking spaces be designated as a permitted accessory use in all zoning or use districts and establishes associated installation and parking requirements related to EVSE in all 565 municipalities within New Jersey.

In order to implement the act, the Department of Community Affairs (DCA) was tasked with adopting a model statewide municipal EV ordinance on its website. The model ordinance is required to include the installation, sightline and setback requirements and other health- and safety-related specifications for EVSE and Make-Ready parking spaces. The intent of the model statewide ordinance is to ensure that municipalities are requiring installation of EVSE and Make-Ready parking spaces in a consistent manner and also provide an ordinance that can be easily used by every municipality with no or minimal amendments by the municipality. The model statewide ordinance is mandatory and became effective in every municipality when it was published by the DCA on September 1, 2021.

COVID-19 Pandemic

The worldwide COVID-19 pandemic that began in the United States in 2020 has resulted in transformative shifts in assumptions regarding health, economics, employment, commuting and lifestyles. These shifts have a direct bearing on the behavior of residents, workers and consumers within the Borough. The Borough should consider land use policies and regulations that adapt to these new behaviors and needs in order to promote a more livable and vibrant community.

The most pronounced change is related to work patterns, and subsequently residential and commuting patterns and behavior that result from those work patterns. While remote work is not new, it is now more common, and in many instances an expected amenity for employees that have the capacity to work remotely. This has untethered some employees from a physical work location, and has changed their commuting and residential needs. Where it was once accepted that one needed to live near their job, that is no longer the case. This has impacts on large economic centers, while also providing opportunities for communities that may not contain large employers. Communities outside of city centers have seen growth resulting from these changes, welcoming new residents leaving large metropolitan areas for a different lifestyle that is now available to them. Communities should plan accordingly, and where appropriate, plan for this influx of residents and the impact they may have on existing housing stock, transportation infrastructure and quality of life.

Another change brought about by the pandemic is a greater demand for outdoor spaces. In some cases, this demand resulted in city dwellers moving to the suburbs, exurbs and rural communities to acquire their own private outdoor space. In other circumstances, this demand resulted in the need for common, public outdoor space that could be shared by all members of the community. This took the form of outdoor dining, streets being converted to pedestrian malls and an increase in available public open space. While the dangers of the pandemic have begun to wane, the appreciation and demand for this type of open space has not. Communities should plan for the continued demand for and use of open space in a variety of ways, and ensure that their residents have access to these popular outdoor amenities.

One of the most tangible impacts of the pandemic was on the price of housing and the migration patterns of individuals. The established pattern of the last two decades has been greater migration to cities and a resulting increase in rental prices in urban cores. While this trend has not gone away, it has shifted, and the exodus from cities during the pandemic resulted in significantly higher housing prices in suburban, exurban and rural communities, creating a crises of affordability. In addition to the impact of this change to housing costs, it has also brought a change of housing preference. Urbanites moving to the communities outside of the urban core have greater expectations for walkability, interesting retail and dining, culture and other features of urban life. The communities that will be best positioned to benefit from migration out of cities are those that recognize these demands from new residents and plan accordingly.

Furthermore, where appropriate, an increase in the amount and type of housing to support the potential influx of residence and mitigate increasing housing costs may be required.

Finally, the pandemic, like intense storms, terrorism and other dangerous events have increased the need for greater resiliency and flexibility of communities to respond to potential crises. All communities should, to the extent possible, plan for such events and have mitigation plans at the ready. These can include plans to shut down streets to automobiles at certain times to create more open space for residents, or creating visible wayfinding to communicate instructions during emergencies. Whatever the unique vulnerabilities of a community are, plans for responding to emergencies should be considered a priority at the community level.

4 MAJOR PROBLEMS AND OBJECTIVES AT THE TIME OF ADOPTION OF THE 2002 MASTER PLAN AND 2010 MASTER PLAN REEXAMINATION REPORT, THE EXTENT TO WHICH THEY HAVE CHANGED & CURRENT RECOMMENDATIONS

The 2002 Master Plan and 2010 Reexamination Report provided a series of recommendations. Some of these have been addressed, some are no longer relevant and some remain as potential action items. The following section provides a summary of the 2010 recommendations, an evaluation of their current relevance and current recommendations for Borough planning policies and land use ordinances, as well as new policy recommendations.

This section discusses the relevant goals and objectives relating to specific master plan elements and the action taken relating to the goals, as well their continued relevance. Contained within this section are the major problems and objectives relating to land development in the last reexamination report in

2010 and current recommended changes to the master plan and development regulations as well as new plans or regulations that should be considered.

Within each section discussing goals and policies from the 2010 Master Plan Reexamination, the goals are either deemed to be valid or no longer valid. Furthermore, where changes to the goal or policy are recommended, these recommendations come in three forms: Master Plan Recommendations; Development Regulation Recommendations, or; Additional Study. Master Plan Recommendation refers to updating the language of the goal or policy. Development Regulation Recommendations refer to recommendations for updates to the Land Development Ordinance in the form of zoning regulations or design standards. Additional Study refers to recommendations to further study a particular goal or policy to inform possible changes to the Master Plan or Zoning Ordinance. A goal or policy that is

Reexamination Requirements “a”, “b”, and “d”

- a. The major problems and objectives relating to land development in the municipality 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 such date.
- 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 regulations should be prepared.

--- *NJSA 40:55D-89*

deemed still valid may not contain any recommendations, or only some of the previously identified types of recommendations.

Land Use

LU 1 *Identify areas for new development and redevelopment opportunities and define maximum acceptable densities.*

This goal was introduced in the 2010 Master Plan Reexamination and is still valid today.

LU 2 *Coordinate Planning and Zoning with Monroe Township.*

This goal was introduced in the 2010 Master Plan Reexamination and is no longer valid.

LU 3 *Respond to State and County planning policies and concerns.*

This goal was introduced in the 2010 Master Plan Reexamination and is a perpetual policy of the Borough.

LU 4 *Strengthening the Borough's commercial and office land uses.*

This goal was introduced in the 2010 Master Plan Reexamination and is still valid today.

LU 5 *Protecting the existing residential neighborhoods from incompatible land use encroachment.*

This goal was introduced in the 2010 Master Plan Reexamination and is still valid today.

LU 6 *Smart growth development through the use of efficient utilities and energy saving equipment.*

This goal was introduced in the 2010 Master Plan Reexamination and remains a perpetual goal of the Borough.

LU 7 *Impress on the need to maintain and implement land use ordinances by inspections and enforcement of ordinances.*

This goal was introduced in the 2010 Master Plan Reexamination and remains a perpetual goal of the Borough.

- LU 8** *Continue to update the basic data pertinent at both the regional and Borough levels. Such information should be part of the Master Plan and future re-examination reports.*

This goal was introduced in the 2010 Master Plan Reexamination and remains a perpetual goal of the Borough.

- LU 9** *Re-evaluate land use ordinances to control and limit the conversion of existing structures within the downtown area to limit impacts of impervious coverage, parking and double parking of delivery vehicles, and solid waste storage and collection.*

This goal was introduced in the 2010 Master Plan Reexamination and is still valid. It should be expanded to include the entirety of the Borough. This recommendation should be included in any future Land Use Plan Element.

- LU 9** *Preserve the continuity of single family neighborhoods and continue to prohibit the conversion of single-family residences to multi-family dwellings in those zones.*

This is still valid and should be expanded to include the entirety of the Borough. This recommendation should be included in any future Land Use Plan Element. It should be modified to state the following:

Master Plan Recommendation

- Preserve the continuity of single family neighborhoods and continue to prohibit the conversion of single-family residences to multi-family dwellings in the entire Borough, though especially within those single-family neighborhoods.

- LU 10** *The Borough should consider updating the Zoning Ordinance to reflect any development regulation recommendations discussed in this reexamination report.*

This is a new recommendation in the 2022 Master Plan Reexamination report.

- LU 11** *The Borough should consider adopting a new Land Use Plan Element to reflect any changes to zoning discussed in this reexamination report, as well as to reflect the Borough's future plans for land use in Jamesburg.*

This is a new recommendation in the 2022 Master Plan Reexamination report.

LU 12 *The borough should explore if any Zone boundaries need to be modified or updated in the future.*

This is a new recommendation in the 2022 Master Plan Reexamination report.

Housing

HO 1 *Preserve residential areas in sound condition.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

HO 2 *Support opportunities for households to obtain satisfactory housing at affordable prices by participating in the New Jersey Council on Affordable Housing (COAH) Mount Laurel Housing Program.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. It is recommended that this goal be modified to state the following:

Master Plan Recommendation

- Revise the goal to state *Support opportunities to obtain satisfactory housing at affordable prices by meeting the standards of the most current statewide affordable housing policy requirements.*

HO 3 *Re-evaluate development controls and ordinances to ensure the stabilization of existing and established residential areas.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

HO 4 *An increase in residential units above commercial uses in the business district was found to raise serious overcrowding and parking conflicts with existing surrounding uses, and expansions or additional units should be considered undesirable. Renovations and improvements to existing units should be encouraged, when there is not found to be [negative] impacts to parking or [increases in] lot coverage.*

This goal represents a 2010 update to the 2002 goal which originally encouraged second floor units in the downtown. The 2010 revision is still valid.

Existing Zoning

LOCATION:

Borough of Jamesburg, NJ

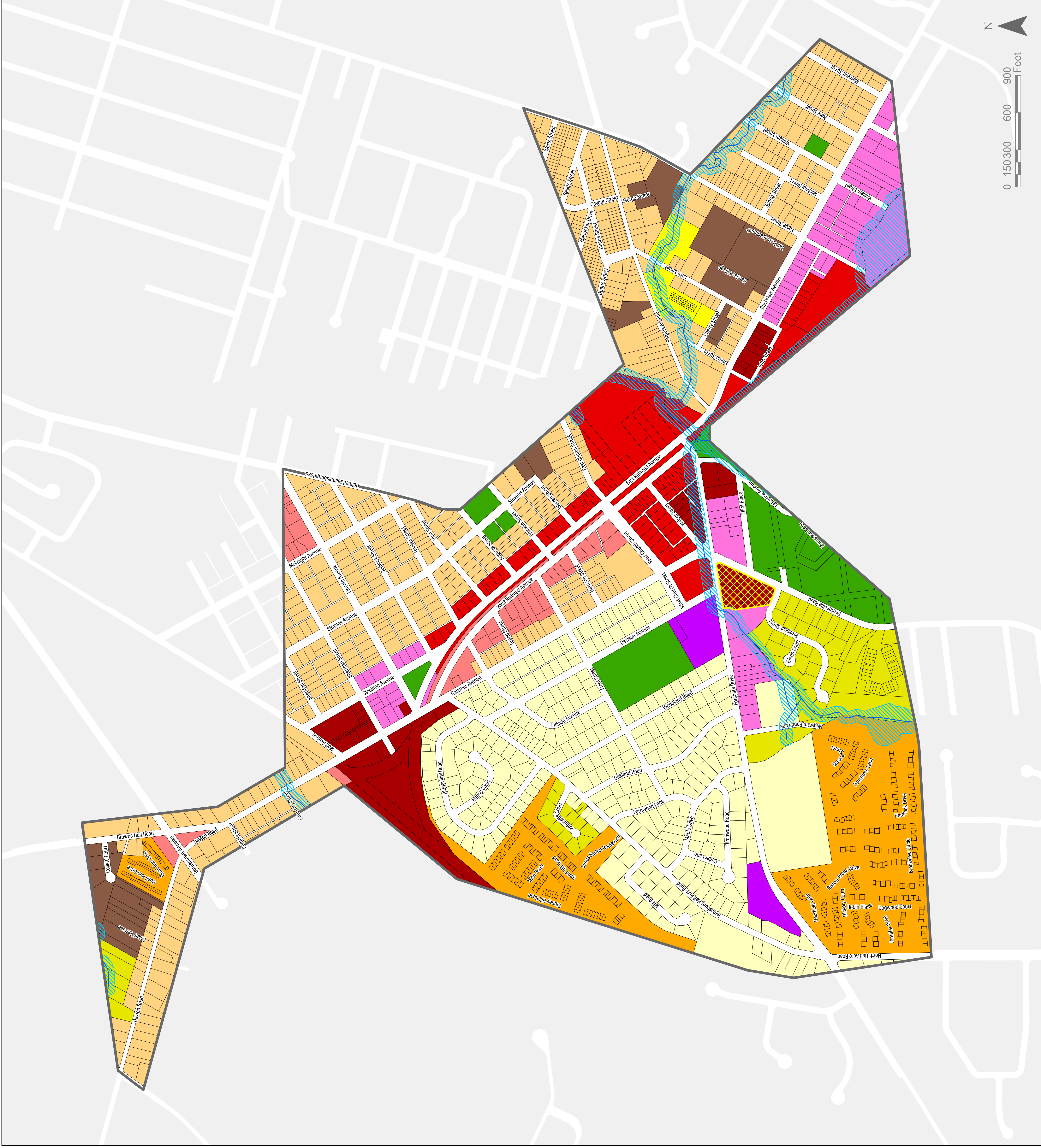
DATE:

October 2022

Legend

ZONES

- LOW DENSITY RESIDENTIAL - R-100
- LOW DENSITY RESIDENTIAL - RC
- MEDIUM DENSITY RESIDENTIAL - R-75
- MEDIUM DENSITY RESIDENTIAL - RTC
- HIGH DENSITY RESIDENTIAL - RH
- NEIGHBORHOOD COMMERCIAL - NC
- CENTRAL BUSINESS - CBD
- PROFESSIONAL OFFICE/RESIDENTIAL - PO/R
- OFFICE - O
- RETAIL BUSINESS - RB
- AGE RESTRICTED RESIDENTIAL - ARR
- RECREATION - PR
- AGE RESTRICTED OVERLAY - ARC
- RIPARIAN OVERLAY - R



HO 5 *Encourage owner occupancy of all single family homes.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

HO 6 *Adequately maintain the existing Borough infrastructure (streets, community facilities, utilities) which are part of and support a good housing and business environment.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

HO 7 *Stabilize the existing housing stock in the Borough.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

HO 8 *Upgrade any deteriorating housing areas through code enforcement and/or rehabilitation programs.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

HO 9 *Prevent the deterioration and inadequate maintenance of housing from creating a deleterious effect on surrounding properties by adopting reasonable rules and regulations concerning property maintenance standards.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

HO 10 *Protect residential areas against the negative impacts of activities on adjoining non-residential properties by strengthening and strictly enforcing screening, lighting, outdoor storage, landscaping and parking requirements.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

HO 11 *Prohibit the construction of new two (2) family and multi-family units and prohibit the conversion of existing single family units to additional two (2) family units.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. It is recommended that this goal be divided into two (2) separate goals, with the first portion, *Prohibit the construction of new two (2) family and multi-family units*, being deemed no longer valid, and the second portion, *prohibit the*

conversion of existing single family units to additional two (2) family units, to remain valid.

Master Plan Recommendation

- Revise the goal to state *Prohibit the conversion of existing single family units to additional two (2) family units.*

HO 12 *Development of age restricted housing has reached a saturation point in the State, and recent legislation has provided for the permitted conversion of age restricted housing into family units, raising potential unanticipated impacts to areas zoned for low impact housing, i.e., less occupants, less parking and less traffic. Designated age restricted housing areas should be reevaluated for potential future impacts, and may need to be removed as a specific use altogether if a need is not found.*

This goal was introduced in the 2010 Master Plan Reexamination and is still valid today.

HO 13 *Develop and adopt an Affordable Housing Plan in accordance with new regulations, and receive COAH certification for Jamesburg's third round obligation, if any. The Borough was certified with a prior round surplus of -27 units. However, with the subsequent development of the SERV Center of NJ (with a potential of a 20-unit credit), a negative non-residential obligation, and a preliminary review of available data which found a minimal number of new residential development occurred in the Borough between 2002 and 2009, it is likely that the Borough will receive certification concluding a surplus of affordable units.*

This goal was introduced in the 2010 Master Plan Reexamination. While the spirit of this recommendation is still valid, it is redundant given the content of HO 2, which states that the Borough will conform with all state affordable housing requirements.

HO 14 *The Master Plan includes the most recent census data, and will follow the new COAH regulations as required under the law.*

This goal was introduced in the 2010 Master Plan Reexamination and is still valid today.

HO 15 *Providing for affordable housing and the impacts of obligations as determined by COAH on the community and potential developers.*

This goal was introduced in the 2010 Master Plan Reexamination. While the spirit of this recommendation is still valid, it is redundant given the content of

HO 2, which states that the Borough will conform with all state affordable housing requirements.

HO 16 *New regulations associated with ARR communities (Age Restricted Residential) which permits conversions to non-age restricted housing units.*

This goal was introduced in the 2010 Master Plan Reexamination. While the spirit of this recommendation is still valid, it is redundant given the content of HO 4.

Local Economy

LE 1 *Provide for an adequate amount of convenient and quality shopping and service experiences for local residents.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. It is recommended that this valid goal be divided into two (2) separate goals:

Master Plan Recommendation:

- Provide for an adequate amount of convenient and quality shopping for local residents.
- Provide for an adequate amount of convenient and quality service experiences for local residents.

Development Regulation Recommendations:

- Consider permitting additional economically viable retail, service and commercial uses.

Additional Study:

- As a means of identifying market preferences and viable retail and commercial uses, the Borough should catalog requests (through zoning or code enforcement offices) for uses that are not permitted to better understand market demand in the Borough.
- The Borough should consider surveying residents, business owners and visitors in the Borough to determine what uses are most desired for the Borough.
- Data should be examined to determine which uses are most desired by the stakeholders within the Borough and the most viable and popular uses should be permitted and encouraged.

LE 2 *Promote the economic vitality of the downtown area by improving its physical appearance, introducing new compatible land uses and maintaining a government presence, e.g. U.S. Post Office.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. It is recommended that this goal be reworded and divided into three (3) separate goals:

Master Plan Recommendation:

- Promote economic vitality in the downtown area by improving its physical appearance.
- Nurture and grow economic activity in the downtown area through uses that reflect the current and anticipated market preferences.
- Maintain a government presence, such as the U.S. Post Office, to provide stable occupancy, employment and activity in the downtown to support the local shops, eateries and businesses.

Development Regulation Recommendations:

- Create design standards in the downtown area that promote an attractive public realm, including streets, building facades and site improvements.
- As stated in LE 1, expand preferred uses in the downtown area.

LE 3 *Non-residential uses should be controlled through the adoption and enforcement of a comprehensive site plan review ordinance whenever redevelopment is contemplated.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. It is recommended that this goal be reworded to state the following:

Master Plan Recommendation

- Where necessary, aspects of the Borough's Land Development Ordinance should be revised and updated to provide for a more comprehensive plan review process.

Development Regulation Recommendation

- Create a Plan Review Committee for the review of conceptual plans for consistency with policies and preferred design prior to those plans being formally submitted to the approving authority.

LE 4 *The Borough and the local merchants should undertake a vigorous program aimed at strengthening the downtown area in order to address the competition from surrounding suburban shopping centers.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. It is recommended that this goal be updated to encourage a strategy towards competing with suburban shopping centers and large online retailers. It is recommended that this goal be updated to state the following:

Master Plan Recommendation

- The Borough and local and prospective merchants should incorporate experiential retail and strong local branding as a means of encouraging visitors, customers and clientele. The Borough should leverage its historic character and unique culture and imbue those qualities in local breweries, distilleries and unique retail experiences that can compete with corporate and internet retailers by providing unique experiences.
- In addition to encouraging unique, experiential businesses, the Borough should host and facilitate events such as fairs, parades, festivals, food tours, farmer’s markets and other events that encourage visitors to experience the Borough and to showcase local food, beverages, services and retail products.

LE 5 *Reinforce the existing pattern of retail sales and services within the downtown area.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. It is recommended that this goal be updated to state the following:

Master Plan Recommendation

- The Borough of Jamesburg contains a downtown that is walkable and bikeable. It is relatively dense, compared to the surrounding lower density residential neighborhoods, and contains retail and service businesses. Demand for walkable downtowns is increasing in terms of both residents and consumers. Jamesburg should take advantage of this preference by capitalizing on the downtown by encouraging public and private investment.

Development Regulation Recommendation

- Design standards should be added to the Land Development Ordinance that require and/or encourage the following:
 - Improved pedestrian scaled lighting.

- Improved pedestrian facilities, such as cross walks, to create a safer and more walkable environment.
- Where appropriate, plantings and soft edges should be introduced to provide a more comfortable atmosphere.
- Introducing more uses and flexible uses to attract businesses that can thrive.
- Cycling facilities such as bike lanes.
- Street art and murals that, when possible, reflect local culture, history and artisans.

LE 6 *Stabilize the tax ratable base which is the primary source of municipal funding for the foreseeable future.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

LE 7 *Foster re-use of existing older structures and new construction in scale with existing buildings.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. It is recommended that this goal be updated to include the following the following Land Development Regulations:

Development Regulation Recommendation

- The Borough should explore implementing two (2) separate sets of design guidelines. One (1) should be for existing, older buildings that is accommodating to legally preexisting non-conforming lots and buildings, and a second that should be for new building construction that incorporates the current land use regulations.

LE 8 *Encourage activities that will utilize the Borough's existing work force (those living in Jamesburg) to minimize travel.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. It is recommended that this goal be updated to state the following:

Master Plan Recommendation

- Since the previous Master Plan Reexamination in 2010, further accelerated by the COVID-19 Pandemic, remote work has increased rapidly. The Borough should seek to capitalize on this change and create an accommodating environment for remote workers and entrepreneurs seeking to run their businesses from their homes.

- Encourage networking events and other opportunities for local professionals and entrepreneurs in private businesses and public facilities when appropriate.
- Encourage residents and entrepreneurs working from home spend more time and money patronizing local eateries, cafes and other businesses, which would encourage those businesses to hire more individuals, ideally from the community.
- Encourage and incentivize residents to work in the Borough as a means of reducing travel and the carbon footprint of the Borough.

Development Regulation Recommendation

- The following should be encouraged and reflected in the Borough Land Development Ordinance:
 - Permitting live/work uses in commercial Zones.
 - Permitting coworking spaces in the Central Business and Neighborhood Commercial Zones.
 - Creating design standards for new multifamily buildings that include shared coworking spaces to encourage at-home workers to rent homes in Jamesburg.

LE 9 *Discourage absentee ownership by encouraging owner occupancy of mixed residential and offices or of other business uses.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. It is recommended that this goal be updated to state the following:

Master Plan Recommendation

- Encourage owner occupancy of residential and mixed-use buildings by incentivizing more permissive use of the property when the owner of the property lives and works on site.

Development Regulation Recommendation

- The Land Development Ordinance should be updated to permit live/work in existing buildings that includes office, medical, retail and artisan uses within a percentage of the building to facilitate and encourage owner occupancy and creative use of existing residences and to increase the economic vitality of the Borough.

LE 10 *Improve existing business areas to create better pedestrian and bicycle circulation and adequate parking.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. It is recommended that this goal be updated to state the following:

Master Plan Recommendation

- The Borough should consider the adoption of a Mobility Plan Element that encompasses various modes of travel including pedestrian, bicycle and parking.
- The Borough of Jamesburg should improve cycling and pedestrian circulation in addition to adequate parking to increase the multi-modal accessibility of the Borough for residents, workers and visitors.
- The Borough should encourage safe cycling and walkability infrastructure as a vehicle for increasing the economic vitality of the Borough while also encouraging the positive impacts on public health and social equity that increased cycling and pedestrian infrastructure brings to the community.

LE 11 Enforce a property maintenance code for all non-residential areas.

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. The spirit of this goal is still valid, however, it should be updated with the following Development Regulation Recommendation:

Development Regulation Recommendation

- The Borough should adopt the 2021 International Property Maintenance Code as part of its Municipal Code.

LE 12 Provide for new opportunities for aggressive business growth expansion of the Borough's tax base.

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

LE 13 Provide for a greater concentration of business uses in the downtown area and for some stabilization and non-residential growth in surrounding neighborhoods.

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. While the spirit of this goal is still valid, it is recommended that the following Development Regulations be incorporated into the Land Development Ordinance:

Development Regulation Recommendation

- The Borough should focus on modernizing the zoning code to accomplish the following:
 - Encourage greater concentration of appropriate business types and uses in the downtown, including mixed uses.

Master Plan Reexamination

- Density should be encouraged in the downtown area.
- Surrounding neighborhoods should remain primarily residential, however, the Borough should explore some appropriate non-residential uses that can may be appropriate in the zones outside of the downtown area.
- The Zoning Ordinance should be updated to create open space linkages in the areas outside of the downtown in such a way that leads to a pattern of interstitial spaces for neighborhood-scale parks within a walkable distance of each neighborhood.

LE 14 Provide for the expansion of businesses and services to attract the population of retirement communities and other residents of Monroe Township to the Borough for shopping and leisure activities.

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. While the spirit of this goal is still valid, it is recommended that it be written to state the following:

Master Plan Recommendation

- As a means of rejuvenating the economic state of the Borough, Jamesburg should promote branding and advertising to the retiree community of Monroe Township to encourage those residents to spend time in downtown Jamesburg.
- The Borough should explore hosting events geared toward the Monroe Township (and Jamesburg and other surrounding communities) senior community such as street fairs, festivals, food tours and musical events that feature Jamesburg businesses and organizations as a means of building brand awareness for the Borough.

LE 15 Review and amend home occupation and professional office zoning standards.

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. It is recommended that this goal be updated.

Master Plan Recommendation

- Home occupation standards should be modified to limit the number of home-based businesses in order to promote more business activity in the downtown.

Development Regulation Recommendation

- Home occupation and professional office zoning standards should be modified to reduce the use of homes for businesses and promote more business in the downtown.

LE 16 Discourage the further development of residential units with incompatible commercial uses.

This goal was introduced in the 2010 Master Plan Reexamination. It is recommended that it be updated to state the following:

Master Plan Recommendation

- While mixed use development is acceptable in specific cases, the Borough should discourage and/or prohibit of mixing residential units with incompatible commercial uses.

Development Regulation Recommendation

- Review and amend permitted uses within mixed-use development to ensure compatibility, as necessary.

LE 17 Encourage the improvement and expansion of parking areas in the Business Districts.

This goal was introduced in the 2010 Master Plan Reexamination. It is recommended that this be revised to state the following:

Master Plan Recommendation

- The Borough should explore the development of centralized parking location(s) as a means of providing more parking in an attractive and sensible manner.
- Existing parking facilities should be delineated clearly with directional signage.

Development Regulation Recommendation

- Permit centralized, off-street parking in the Central Business District as a principal use.
- Create standards for off-street parking, which may include standards for a structured parking scenario, that is unified with the desired design, scale and aesthetic of the Borough.

LE 18 Encourage and require where possible, the collocation or installation of cellular antennas, and if necessary towers, on public and/or municipally owned properties.

This goal was introduced in the 2010 Master Plan Reexamination. It is recommended that this goal be removed from the Master Plan as new laws make this difficult to regulate at the local level.

LE 19 Continue to work on providing an adequate amount of convenient and quality shopping and service experiences for the local residents.

This goal was introduced in the 2010 Master Plan Reexamination. It is recommended that this goal be rewritten to state:

Master Plan Recommendation

- Continue review of existing land use regulations to ensure appropriate commercial activities for local residents.

Additional Study

- See additional study recommendations in LE 1.

LE 20 Where revitalization is contemplated, enforcement of comprehensive site plans and appropriate use of the land to be developed based on zoning and building codes.

This goal was introduced in the 2010 Master Plan Reexamination. It is still valid.

Development Regulations

- Agreements between the Borough and Developer's through development agreements, redevelopment agreements, site plan, subdivision and variance review should reinforce the Borough zone plan and design standards.

LE 21 New buildings and remodeling of buildings should follow a general architectural standard, and plans reviewed by the Borough professionals, Mayor and Chairman of the Combined Land Use Board, for consistency with approved standards.

This goal was introduced in the 2010 Master Plan Reexamination. It should be revised to state the following:

Master Plan Recommendation

- The Borough should implement architectural design standards that allow flexibility in terms of style in development while also fitting in with existing buildings and development patterns.

Development Regulation Recommendation

- The Borough should create a committee that provides more thorough review of development applications. The committee should consist of the appropriate Board professionals, Borough officials and Board members. The main purpose of the committee should be to determine conformance with the relevant standards and make recommendations to the Land Use Board regarding the enforcement of standards or waivers where appropriate.

LE 22 Local businesses should join forces to produce revitalization programs and strategies that promote the community and its businesses. Encourage aggressive local business group involvement, such as an area chamber of commerce and other similar business organizations to promote the local businesses and services.

This goal was introduced in the 2010 Master Plan Reexamination. It is recommended that the goal be updated to state the following:

Master Plan Recommendation

- The Borough should act as a facilitator and encourage businesses to act cooperatively in boosting the Borough's brand. This can take several forms, such as a Downtown Alliance or Main Street Organization, with a goal of working cooperatively to increase the customer base of the entire Borough through collective marketing and events to showcase local businesses.

LE 23 Encourage activities that will utilize the Borough's existing local work force, to minimize travel, lessen the Borough's carbon footprint and promote local work and live mixed uses (appears to be unpopular with officials...).

This goal was introduced in the 2010 Master Plan Reexamination. It is recommended that it be removed as it is redundant given the content of LE 8.

LE 24 Set criteria through the Land Use Board and with the advice and consent of the Borough Council to provide architectural standards, and discourage granting of variances that may have a negative impact on the community in the future.

This goal was introduced in the 2010 Master Plan Reexamination. It is recommended that it be removed as it is redundant given the content of LE 21.

LE 25 Banks are not providing funding for small business loans due to the state of the economy (2009) and the uncertainty of Wall Street, Banks, and Insurance Companies stability.

This goal was introduced in the 2010 Master Plan Reexamination. This is no longer valid as economic conditions have changed.

LE 26 *The state of the economy and the lack of available borrowing power for developers and State and Federal funding for capital improvements.*

This goal was introduced in the 2010 Master Plan Reexamination. It is recommended that the goal be updated to state the following:

Master Plan Recommendation

- The Borough should maintain an understanding of the state of the economy when setting policy, while also understanding that the economy changes over time, such that conditions that are present when a plan is written may have changed significantly throughout the lifespan of the plan. The Borough should consider available State and Federal funding for capital improvements.

Open Space

OS 1 *Conserve existing trees in rights-of way and institute a tree planting program.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. While the spirit of this goal is still valid, it is recommended that it be rewritten to state the following:

Master Plan Recommendation

- The Borough should promote the development and maintenance of a shade tree canopy in its downtown and neighborhoods.

Development Regulation Recommendation

- The Borough should strengthen regulations to require the planting of native, native-adapted and drought-tolerant shade tree species within public streets, open spaces and private properties.
- Planting details and specifications should reflect the practical difficulties of planting trees in an environment with significant impervious coverage in the form of roads, buildings and sidewalks.

OS 2 *Conserve and protect as many environmentally sensitive areas in the Borough as possible, requiring new development to be subject to environmental performance standards.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. While the spirit of this goal is still valid, it is recommended that it should be enhanced with the following language:

Master Plan Recommendation

- The Borough should conserve and protect environmentally sensitive areas by requiring new development to be subject to environmental performance standards.

Development Regulation Recommendation

- Where appropriate, the Borough should require that critical areas be placed in conservation easements at the time of a development application, and, within such easements, the Borough should include planting standards that result in a “rewilding” of environmentally sensitive areas.
- The Borough should consider adopting a stream corridor ordinance that creates stream buffers that contain greater widths than those required by the State.

OS 3 *Encourage the development of a Borough-wide "green belt" or linear conservation area system, incorporating various natural areas to connect various parts of the Borough.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. While the spirit of this goal is still valid, it is recommended that it should be enhanced with the following language:

Master Plan Recommendation

- The Borough should encourage the development of a Borough-wide "green belt" or linear conservation area system, incorporating various natural areas to connect various parts of the Borough.
- Natural areas and trails can be connected through wayfinding and signage that incorporates sidewalks and paved pathways that already exist within the Borough.
- The Borough should explore a Borough-wide trails plan where potential greenbelt areas are identified, as well as strategies for acquiring these areas for public use.
- In addition to the greenbelt being a recreational asset for the Borough residents and visitors, it should be encouraged as a means of pedestrian and cycling transportation where appropriate.

- If such a greenbelt comes to fruition, Jamesburg should partner with Monroe Township and Middlesex County to expand and connect such a system to other systems within the County and nearby municipalities.

OS 4 *Utilize modern water runoff control techniques to improve local drainage patterns from development and to enhance the environment.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. While the spirit of this goal is still valid, it is recommended that it should be enhanced with the following language:

Master Plan Recommendation

- A stormwater management plan element should be adopted.

Development Regulation Recommendation

- The Borough should prepare a stormwater management ordinance that reflects the New Jersey stormwater management regulations, and where appropriate, adapts them to fit the unique needs of Jamesburg.

OS 5 *Improve Borough-owned land where possible and as necessary for recreational and open space conservation purposes.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

OS 6 *Provide recreation areas which are easily and readily accessible to all segments of the population.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

OS 7 *Improve the character of residential neighborhoods through open space development and protection.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

OS 8 *Provide adequate amounts and kinds of park land if needed.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. While the spirit of this goal is still valid, it is recommended that it should be modified with the following language:

Master Plan Recommendation

- The Borough should provide for more open space and parks in the form of interstitial “parklets”, neighborhood-scale parks and community-scale parks/facilities where appropriate.
- The Borough should explore the use of nonconforming, undersized lots that are Borough-owned as possible locations for parks or open space.

OS 9 *Provide ample outdoor recreation opportunities for all citizens in order to promote physical fitness.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. While the spirit of this goal is still valid, it is recommended that it should be modified with the following language:

Master Plan Recommendation

- The Borough should provide ample outdoor active recreation opportunities for all citizens in order to promote physical fitness.
- The Borough should also provide ample opportunities for outdoor passive recreation for citizens.

OS 10 *Maintain, improve, and expand Borough park and recreation opportunities in a comprehensive manner.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

OS 11 *Promote safety and security at all park facilities.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

OS 12 *Development of park facilities should keep in mind reasonable flexibility of use, ease of maintenance, preservation of environmentally sensitive areas, and should minimize adverse impacts on neighbors.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

OS 13 *Discourage further development in flood prone areas and direct public recreational efforts for recreation away from such areas.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. It is recommended that it be updated to state the following:

Master Plan Reexamination

Master Plan Recommendation

- Discourage further development of recreational facilities in flood prone areas and direct public recreational efforts for recreation away from such areas.
- Explore the use of appropriate recreational areas serving a dual function as open space which can accommodate stormwater mitigation during flood events. These recreational facilities would be green spaces located at low points that can absorb water that will lead to groundwater infiltration. The Borough can also explore using these sites as educational tools for children, students and residents to explain how green spaces and parks can serve as green infrastructure.

OS 14 *Recognizing that there is limited lands available for additional open space and recreational uses, continue to maintain recreation areas, which are easily and readily accessible to all segments of the population and encourage the design and installation of bike and walking paths, connecting recreation areas to commercial and residential districts where possible.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

OS 15 *Discourage development in flood prone areas of the Borough, and direct public and private projects away from these areas, recognizing the Riparian Overlay Zone and its importance in preventing further encroachment into these areas.*

This goal was introduced in the 2010 Master Plan Reexamination and is still valid today.

OS 16 *Create an Environmental Inventory of the natural resources of the Borough and identify environmentally sensitive areas to permanently protect.*

This goal was introduced in the 2010 Master Plan Reexamination and is still valid today.

Master Plan Recommendation

- An Environmental Resource Inventory may be compiled independent or as part of an Open Space Plan. The Borough should consider adopting an Open Space and Recreation Plan element and an Environmental Resource Inventory, either together or separately.

OS 17 *Review the current parks and recreation system, and look at possible expansion, maintenance, and the improvement of existing facilities.*

This goal was introduced in the 2010 Master Plan Reexamination. While the spirit of this recommendation is still valid, it is redundant given the content of OS 21.

OS 18 *Improve the physical appearance of existing parks and add new facilities to increase their use as new resources become available through grant and aid programs.*

This goal was introduced in the 2010 Master Plan Reexamination and is still valid today.

OS 19 *Balance development with environmental concerns.*

This goal was introduced in the 2010 Master Plan Reexamination and remains a perpetual goal of the Borough.

OS 20 *Reduction of the Community Carbon Footprint in support of the State of New Jersey 2020 goals.*

As it is now 2022, this goal is no longer valid.

OS 21 *The Borough should consider preparing and adopting an Environmental Resource Inventory that can inform future land use and environmental policy, as well as inform regulations for environmentally sensitive areas within the Borough.*

This is a new goal being introduced in the 2022 Master Plan Reexamination.

OS 22 *The Borough should consider adopting a new Open Space and Recreation Plan Element to reflect any recommendations relating to outdoor space and recreation discussed in this reexamination report, as well as to reflect the Borough's future plans for open space and recreation in Jamesburg. The Borough can also consider adopting the following as part of, or in addition to, any future Open Space and Recreation Plan Element:*

- ***Trails Plan.***
 - ***A Trails Plan identifies existing and planned trails within the Borough, and establishes a plan for maintaining and expanding a community trail network.***

- *A Trails Plan can also identify funding and grant sources for trails, as well as strategies for acquiring additional land or easements for future trails.*
 - *A Trails Plan can also work hand in hand with a circulation or mobility plan as part of an overall mobility strategy for a community.*
- **Parks Plan**
 - *A Parks Plan identifies existing and planned parks within the Borough, and establishes a plan for maintaining and expanding a community park network.*
 - *A Parks Plan can also identify funding and grant sources for parks, as well as strategies for acquiring additional land or easements for future parks.*
 - *A Parks Plan can also work hand in hand with the climate vulnerability assessment requirement of any future Land Use Plan Element to identify existing or future parks that can also double as climate vulnerability mitigation infrastructure.*

This is a new goal being introduced in the 2022 Master Plan Reexamination.

Circulation

CR 1 *Emphasize short term road improvements which provide for operational adjustments (channelization, signalization, and one-way systems, where practical), limited road widening and key intersection improvements to increase the capacity of the existing roadway network, and bike lanes/sharrows as appropriate.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

CR 2 *Encourage alternate circulation modes and networks, such as bicycle, pedestrian and bus transportation.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

CR 3 *Generally discourage through-traffic within existing residential neighborhoods.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

CR 4 *Seek to make improvements designed to prevent excess traffic congestion within the downtown area.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

CR 5 *Seek improved access to the downtown area, including development of centralized off-street parking facilities.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

CR 6 *Evaluate the use of alleys for transportation and/or other uses.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

CR 7 *Establish roadway classifications to develop a secondary road system insuring more even traffic collection and distribution from and to local streets.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. This goal is no longer valid.

CR 8 *Eliminate all traffic hazards.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. It is recommended that it be updated to state the following:

Master Plan Recommendation

- The Borough should utilize the most current data to determine high-risk traffic areas that warrant study or resources.

Additional Study

- The Borough should utilize the NJDOT to obtain the most accurate crash and accident data for the Borough through the NJDOT Safety Voyager database.
- The Borough should explore the creation of a “Vision Zero” plan with a goal of eliminating traffic related fatalities in the Borough.

CR 9 *Alleviate vehicular congestion wherever it now occurs and prevent further development which would worsen conditions on already congested roadways.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. It is recommended that this goal be separated into two (2) goals:

Master Plan Recommendation

- Alleviate vehicular congestion wherever it now occurs.
- Prevent further development which would worsen traffic conditions on already congested roadways.
- Encourage cycling, walking and other forms of non-vehicular mobility through universal design that makes it easy, convenient and attractive for residents and visitors to travel through the Borough without an automobile.

CR 10 *Give full recognition to the aesthetics of all elements of the transportation network and all related facilities and minimize any adverse impact on surrounding properties.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. It is recommended that this goal be removed as it is no longer valid.

CR 11 *Minimize conflicts among local, through and pedestrian traffic within the downtown area, giving priority to the needs of shoppers and pedestrians.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. It is recommended that it be updated to state the following:

Master Plan Recommendation

- The Borough should consider implementing traffic calming techniques and pedestrian safety measures in the downtown area to create a safer and more enjoyable environment for residents, visitors, shoppers, pedestrians and cyclists.

Development Regulation Recommendation

- A combination of the following should be considered as design standards in the downtown area:
 - High-visibility crosswalks.
 - Pedestrian-scale lighting that makes walking in the downtown safe during the evening hours by improving visibility for all road and sidewalk users. Lighting should be consistent and uniform as well as shielded with a color temperature of 2700k.
 - Parking restrictions at pedestrian crossing, such as signs, pavement markings or curb extensions that mitigate on-street parking near crossings and improve sightlines between drivers and pedestrians.

Master Plan Reexamination

- Rectangular rapid flashing beacons.
- Curb extensions or “bulb outs” that shorten crossing distances and increase pedestrian visibility.
- Raised crossings and intersections to reduce vehicle speed.

CR 12 *Provide for good pedestrian circulation in and through residential areas with sidewalk and/or pathway interconnections to parks and schools and other public facilities.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

CR 13 *Seek and obtain capital improvement monies to upgrade the existing transportation systems in the Borough.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

CR 14 *Emphasize short term road improvements which provide for operational adjustments (channelization, signalization, and one-way systems, where practical), limited road widening and key intersection improvements to increase the capacity of the existing roadway network.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. It is recommended that this goal be removed as it is redundant given the content of CR 1.

CR 15 *Continue to emphasize the need for road improvements which provide for operational adjustments, such as but not necessarily limited to channelization, traffic signals, one way systems, where practical, limited road widening and key intersection improvements to provide for a more efficient flow for traffic and safe routes for pedestrian traffic.*

This goal was introduced in the 2010 Master Plan Reexamination and is still valid today.

CR 16 *Continue with the safe schools, walk to school project to encourage students and parents to walk safely and directly to the public schools.*

This goal was introduced in the 2010 Master Plan Reexamination and is still valid today.

CR 17 *Continue to improve and upgrade pedestrian sidewalks throughout the Borough to provide safe walkways for residents, students and parents on their way to and from school.*

This goal was introduced in the 2010 Master Plan Reexamination and is still valid today.

CR 18 *Continue to encourage the use of mass transit and alternate circulation routes.*

This goal was introduced in the 2010 Master Plan Reexamination and is still valid today.

CR 19 *Develop a roadway classification system and develop secondary systems to insure a more even traffic collection and distribution from and to local streets.*

This goal was introduced in the 2010 Master Plan Reexamination. This goal should be removed as it is no longer valid.

CR 20 *Investigate and monitor vehicular congestion wherever it presently occurs and prevent further development, which would significantly worsen conditions on already congested roadways.*

This goal was introduced in the 2010 Master Plan Reexamination. It is recommended that this be deemed no longer valid as CR 8 already contains this recommendation.

CR 21 *During development review, give full recognition to the aesthetics of all elements of the transportation network and all related facilities and minimize any adverse impact on surrounding properties.*

This goal was introduced in the 2010 Master Plan Reexamination and is still valid today.

CR 22 *Continue to apply for capital grants for transportation, pedestrian and road improvements, such as but not limited to crosswalk signs, blinkers, and police enforcement of pedestrian laws.*

This goal was introduced in the 2010 Master Plan Reexamination and is still valid today.

CR 23 *Continue to monitor and improve the sidewalk system and where possible and as resources become available design and promote bike and jogging paths with the inclusion of Thompson Park.*

This goal was introduced in the 2010 Master Plan Reexamination and is still valid today.

CR 24 *Continue to exert standards that promote a high quality of life, physical attributes and safe travel throughout the area.*

This goal was introduced in the 2010 Master Plan Reexamination and remains a perpetual goal of the Borough.

CR 25 *Traffic in the downtown area during morning and evening rush hour has increased dramatically.*

This goal was introduced in the 2010 Master Plan Reexamination and remains valid today.

CR 26 *The traffic signal at Lincoln Ave. and Gatzmer has not been installed.*

This goal was introduced in the 2010 Master Plan Reexamination. While this is still valid, the County has so far refused to install the traffic signal.

CR 27 *While mass transit has been increased, we must continue to monitor the effects on the community and look to continuing to work with the County to continue to provide the valuable program, via KMM. (Keep Middlesex Moving).*

This goal was introduced in the 2010 Master Plan Reexamination and remains valid today.

CR 28 *Encourage the use of biking and walking trails in Thompson Park and continue to improve our walking and crossing lanes throughout the Borough.*

This goal was introduced in the 2010 Master Plan Reexamination and remains valid today.

CR 29 *The Borough should consider adopting a new Circulation Plan Element to reflect any changes to circulation discussed in this reexamination report, as well as to reflect the Borough's future plans for circulation in Jamesburg. The Borough can also consider adopting the following as part of, or in addition to, any future Circulation Plan Element:*

- ***Vision Zero Plan***
 - ***A Vision Zero Plan identifies strategies and recommendations to eliminate traffic deaths within a community.***
 - ***The Borough can consider working with the Vision Zero Network to set and advance Vision Zero goals.***

- ***Mobility Element***
 - ***A Mobility Plan identifies strategies and recommendations to encourage and facilitate transportation options beyond the automobile.***

- *The Borough can consider strategies that improve and expand mobility for pedestrians, cyclists and users of other non-motorized transportation.*
- *The Borough can consider universal design elements throughout the Borough so that the Borough is accessible to all residents regardless of age, size, ability or disability.*

This is a new goal being introduced in the 2022 Master Plan Reexamination.

Community Facilities

- CF 1** *Encourage the location of new public facilities such as parks and community centers so that they are within effective service areas and promote the full use of school facilities for recreational and community activities.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

- CF 2** *Provide adequate public safety services (police, fire, rescue) with appropriate facilities, manpower and equipment distributed according to need.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

- CF 3** *Encourage the continued use of the U.S. Post Office as a positive benefit for the community and downtown area.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

- CF 4** *Encourage the preservation of historical buildings and landmarks that are significant to the Borough's past.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

- CF 5** *Encourage preservation of environmentally sensitive areas.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

- CF 6** *If required, encourage coordinated upgrading of existing utility infrastructure (water, sewer and stormwater drainage lines).*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

CF 7 *Provide the highest level of public facilities and services within the Borough's limited resources.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

CF 8 *Encourage private development of useable open spaces to be landscaped and equipped with pedestrian amenities, such as benches, in all centers of intensive activity where people tend to congregate.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. While the spirit of this goal is still valid, it should be modified to state the following:

Master Plan Recommendation

- During the development review process, the Borough should determine if the proposed development is occurring in high-traffic places where residents and pedestrians congregate. If it is found to be such a location, the developer should be encouraged to include pedestrian amenities to the site for public use, such as benches, shade trees, public art and other amenities.

Development Regulation Recommendation

- Design standards should be developed that include requirements for pedestrian amenities for public use, such as benches, shade trees, public art and other amenities.

CF 9 *While the community has provided park and recreational facilities the landscape of the Borough is 99% built out without any large track of land available at this time, therefore we recommend the full use, thoughtful maintenance and improvement of existing facilities.*

This goal was introduced in the 2010 Master Plan Reexamination. It is no longer valid and the goal should be removed.

CF 10 *Work with the schools and other community facilities owned and operated by the board of education and churches to provide for additional youth activities.*

This goal was introduced in the 2010 Master Plan Reexamination and is still valid today.

CF 11 *Work with the County to provide walking areas in the park and recreational facilities on a priority basis for the Borough.*

This goal was introduced in the 2010 Master Plan Reexamination. It should be reworded to state the following:

Master Plan Recommendation

- The Borough should collaborate with Middlesex County to improve walking and pedestrian paths in parks and all other recreational facilities in the Borough.
- The County and Borough should prioritize those areas most in need of new or rehabilitated walking and pedestrian facilities based on data related to traffic safety and areas where such amenities would create greater economic vitality and resident satisfaction.

CF 12 *Provide the Borough activities with appropriate safety services of police, fire, and rescue, as needed, depending on the activity.*

This goal was introduced in the 2010 Master Plan Reexamination and is still valid today.

CF 13 *Lobby to maintain the daily operation of the post office within the Borough as part of the ongoing attempts to revitalize and maintain local employment and the businesses in the town center.*

This goal was introduced in the 2010 Master Plan Reexamination. It is no longer valid as LE 2 expands on this topic in a more comprehensive manner.

CF 14 *Continue the program of upgrades to the sanitary sewer and storm water systems, and provide clean water for the community's residents.*

This goal was introduced in the 2010 Master Plan Reexamination. While the spirit of the goal is still valid, it should be reworded as follows due to the Borough not being the provider of water for the Borough.

Master Plan Recommendation

- Continue the program of upgrades to the sanitary sewer and storm water systems.
- While the Borough is not the provider of water services for residents, the Borough should ensure that citizens have access to clean water through any means within the Borough's authority.

CF 15 *Work with the utility providing electric to the community to improve the lighting along East and West Railroad Avenue, especially the decorative lighting on either side of East and West Railroad and Veterans Park.*

This goal was introduced in the 2010 Master Plan Reexamination and is still valid today.

CF 16 *Encourage the revitalization and redevelopment by private development of common areas, especially in the all commercial zoning districts.*

This goal was introduced in the 2010 Master Plan Reexamination and remains valid to the extent that such actions are aligned with Borough policies for open spaces and long-term maintenance by private entities.

CF 17 *Foster a positive community attitude between public and private organizations.*

This goal was introduced in the 2010 Master Plan Reexamination and is still valid today.

Historic Preservation

HP 1 *Safeguard the historic, aesthetic and cultural heritage of Jamesburg.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

HP 2 *Stabilize and improve the property values with the Borough.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

HP 3 *Foster civic pride in the built environment.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

HP 4 *Encourage adaptive re-use and proper maintenance and design of historic buildings and their settings.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

HP 5 *Prevent the alteration of existing buildings or new construction not in keeping with the local historic district.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. This goal is no longer valid.

HP 6 Foster a positive community attitude between public and private organizations.

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

HP 7 Spur beautification and private reinvestment by keeping out non- conforming uses.

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

HP 8 Enhance the economic value of properties.

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

HP 9 Discourage or prevent demolition of historic resources.

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

HP 10 Develop an appropriate and harmonious setting for historic and architecturally significant buildings, structures and places.

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

HP 11 Specifically identify an historic district and/or historic structures in the Borough which meet specific criteria that merit their historic preservation.

This goal was introduced in the 2010 Master Plan Reexamination. It should be modified to state the following:

Master Plan Recommendation

- The Borough should identify historic buildings and structures, if any, which meet the requirements to be on National Register of Historic Places.

Development Regulation Recommendation

- Create a committee to determine reasonable standards for buildings within such historic districts.
- A freely available web-based map should be available to the public that identifies historic structures and buildings in the Borough that can be easily updated by Borough employees.

Master Plan Reexamination

HP 12 Carefully monitor and regulate the alteration of existing buildings or new construction not in keeping with the local historic district.

This goal was introduced in the 2010 Master Plan Reexamination and is still valid today.

HP 13 Discourage the demolition of historic buildings that are structurally sound.

This goal was introduced in the 2010 Master Plan Reexamination and is still valid today.

HP 14 Further encourage and foster the development of appropriate and harmonious settings for historically and architecturally significant buildings, structures and places.

This goal was introduced in the 2010 Master Plan Reexamination and is still valid today.

HP 15 Continue to work and seek grants through local, County, State and Federal agencies the rehabilitation of those historical buildings that are available for such work, primarily the Buckelew Mansion (Lakeview).

This goal was introduced in the 2010 Master Plan Reexamination and is still valid today.

HP 16 Continue to identify and define historic sites via the Borough Map.

This goal was introduced in the 2010 Master Plan Reexamination and is no longer valid as the subject is already considered in HP 5.

HP 17 The continued restoration and revitalization of our older and historic buildings must continue to be encouraged and addressed through the diligent attention and review of the Land Use Board and its professionals as projects are presented.

This goal was introduced in the 2010 Master Plan Reexamination and is no longer valid as the subject is already considered in HP 5.

Urban Design

- UD 1** *Improve the appearance of development along the Borough's major arterials and exert better control over the location and design of parking areas and curb cuts through the adoption of site development and design controls, that is, prohibit parking and permanent dumpsters in front yards and channelize traffic.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. While the spirit of this goal is still valid, it should be modified to state the following:

Master Plan Recommendation

- Improve the appearance of development along the Borough's major arterials and exert better control over the location and design of parking areas and curb cuts through the adoption of site development and design controls.

Development Regulation Recommendation

- Design controls should prohibit parking in front yards as well as prohibit dumpsters in front yards.
- The Borough should explore parking regulations for dwellings with many residents, and possibly require additional parking in rear yards to accommodate the additional drivers.

- UD 2** *Exert control over all existing and future public and private signs to minimize visual pollution.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

- UD 3** *Help to preserve and complement the existing buildings and properties by providing landscaping such as trees along streets and plant screening in the public rights-of-way and on open spaces, and encourage landscaping of facilities, such as, but not limited to parking lots.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. While the spirit of this goal is still valid, it should be modified due to the trees that were planted having died:

Master Plan Recommendation

- Help to preserve and complement the existing buildings and properties by promoting shade trees along streets, screening of

parking lots from the public rights-of-way and public open spaces, and encouraging plantings within site development.

Development Regulation Recommendation

- Require shade trees and screening for private development to create an aesthetically-pleasing interface with the public streets and open spaces.

UD 4 *Facade design standards should be contemplated in any development scheme and might be necessary at the outset to prevent the development of incompatible structures.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

UD 5 *Establish design criteria for new and redeveloping commercial areas which will lead to more attractive business areas in order to enhance property values, attract shoppers, and encourage a village-like atmosphere.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. While the spirit of this goal is still valid, it should be modified to state the following:

Master Plan Recommendation

- Establish design criteria for new and redeveloping commercial areas which will lead to more attractive business areas in order to enhance property values, attract shoppers, and encourage a village-like atmosphere.

Development Regulation Recommendation

- The Borough should create a design standards subcommittee to determine the direction for design standards in the Borough.

UD 6 *Encourage attractive site appearance, consistency and good design through the development and enforcement of architectural and design controls [through the Combine Land Use Board, and enforcement of existing ordinances].*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

UD 7 *Ensure the compatibility of projects with the surrounding land uses and prevailing physical structures, such as but not limited to setbacks and building heights where possible.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

UD 8 *Provide an ordinance that would screen and secure all dumpster areas from plain sight and instruct owners to secure the lids to prevent debris and vermin.*

This goal was introduced in the 2010 Master Plan Reexamination, and is still valid today.

UD 9 *Enhance the economic value of properties.*

This goal was introduced in the 2010 Master Plan Reexamination, and is still valid today.

UD 10 *Incorporate desirable conceptual site plan and development layouts into the Development Ordinances to guide and assist potential development.*

This goal was introduced in the 2010 Master Plan Reexamination, and while the spirit of it is still valid, the recommendation is redundant and the subject is covered in other areas of this document. This recommendation should be deemed invalid for its redundancy.

UD 11 *Develop a community handbook, which outlines acceptable design standards to improve the visual aesthetics and encourage desirable components of development, and also assists with the proper assimilation with existing structures and neighborhoods, particularly in and near identified historic areas/sites and the downtown area.*

This goal was introduced in the 2010 Master Plan Reexamination, and is no longer valid.

Downtown Area

DA 1 *Create an integrated full service downtown.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

DA 2 *Continue to provide landscaped parking facilities linked to business activity with attractive walkways provided throughout the perimeter of the downtown area.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

- DA 3** *The overall size of the downtown area should be limited to a reasonable walking distance from one end to the other in order to develop a close physical relationship among its many parts.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. This goal contradicts the subsequent goal, DA 4. It is recommended that these goals be combined and reworded. The recommended change is as follows:

Master Plan Recommendation

- The Borough should identify the extent of the area that should be subject to policies and regulations constituting the “downtown” and the initiatives intended to maintain and enhance this area.
- Policies within this area should promote maximum pedestrian access and contain attractive uses to encourage and incentivize pedestrian travel from one end to the other.
- Policies and regulations should promote the identity of the downtown as a “place” and the creation of interesting places within the downtown to enhance the attractiveness of the center of the Borough.

- DA 4** *Continue to concentrate businesses in the existing downtown area and avoid dispersion of commercial activities.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. This goal is no longer valid as it has been combined and modified within the previous goal, DA 3.

- DA 5** *Provide adequate support facilities for the downtown area: parking, street systems, utilities and public services.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

- DA 6** *Promote use of the downtown area by improving its competitive positioning the area/region: advertising, good design and appearance, safe pedestrian movement, and a wide variety of retail and service establishments with other compatible uses.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

- DA 7** *Make the fullest use of downtown area second floor spaces with commercial and office uses to prevent building deterioration while still protecting retail sales and services on the lower levels.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

DA 8 *The downtown area should serve as the commercial and professional center of Jamesburg and the area.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010, and is still valid today.

DA 9 *Bolster employment and sustain commercial growth by incorporating relevant findings and recommendations of the "Small Business District Revitalization Plan" into the Master Plan.*

This goal is no longer valid.

DA 10 *The downtown area's proximity to Manalapan Lake and Thompson Park should be capitalized upon in order to restore the downtown area's role as a sub-regional business center.*

This goal was introduced in the 2002 Master Plan. It was reaffirmed in 2010. While the spirit of this goal is still valid, it should be modified to state the following:

Master Plan Recommendation

- The Borough should utilize existing assets, such as Manalapan Lake and Thompson Park, as part of a brand awareness campaign to restore and revitalize downtown Jamesburg as a sub-regional business center and commercial destination.

Development Regulation Recommendation

- The Borough should introduce wayfinding, signage and pedestrian connectivity from the downtown to these natural assets to enhance the recreational value of visits to the downtown and Borough as a whole.

DA 11 *Discourage the development of additional residential units above incompatible commercial uses, which decrease the attractiveness of the facility and service to customers, and increase the pressure on Borough services of police and rescue. Encourage the renovation and improvement of existing residential units, where there is no increase in parking need or lot coverage.*

This goal was introduced in the 2010 Master Plan Reexamination. It remains valid.

DA 12 *Work with the local Chamber of Commerce and similar organizations to promote business in the central business district, review their recommendations for potential implementation of a "Small Business District Revitalization Plan" into the Master Plan.*

This goal was introduced in the 2010 Master Plan Reexamination, and is still valid today.

DA 13 *Look into the revitalization of the area adjacent to the lake around the John's Street area. This area provides views of the lake and affords the potential for new businesses to develop and create jobs.*

This goal was introduced in the 2010 Master Plan Reexamination, and is still valid today.

DA 14 *Maintain and limit residential uses above downtown commercial to only those legally existing as of the date of this re-exam.*

This goal was introduced in the 2010 Master Plan Reexamination. Changes in commuting patterns and the objectives for revitalization of the downtown suggest that this goal should be reconsidered.

DA 15 *The present Master Plan (2002) has focused on building the business district by re-zoning and trying to make the downtown area more attractive to small business enterprises. Due to the state of the present economy, many businesses are reluctant to take the financial risk. Future business district surveys and plans may foster innovative partnering relationships between the Borough and the business owners in order to pursue State and Federal incentives for risk reduction. Surveys and plans may include the following determinations.*

- *Delineation of the "trade" area (local demographics).*
- *Characteristics of the trade area, such as population, tenant mix, and disposable income.*
- *Identify the Borough's "niche in the regional market".*
- *Design a conceptual "development package" via graphic site layouts and re-designs where feasible. (Through a developer or Borough Planner)*
- *Develop cohesive design standards for facades in the downtown area via a design handbook.*
- *Perform a specific lot by lot delineation of the business area(s), determine ownership, and form consensus commitments for design standards and form local alliances for overall improvements.*
- *In conjunction with the above, encourage business owners to form a local (Chamber of Commerce) to develop and promote a retail marketing campaign.*

- ***Continue to identify funding mechanisms to implement various projects, such as, NJDOT Transportation Enhancement dollars, NJEIT Environment Infrastructure Trust grants and loans, Greenhouse Gas Reduction Grants, and Smart Growth Planning Grants from NJDCA.***
- ***Continue to discourage commuter rail traffic through the center of the Borough and its negative impact on the community businesses, buildings and residents along East and West Railroad Avenues.***

This goal was introduced in the 2010 Master Plan Reexamination. It is no longer valid as the recommendations are either outdated or covered in other sections of this document.

5 REDEVELOPMENT PLANNING

Jamesburg should continue to investigate redevelopment opportunities within the Borough.

Reexamination Requirement “e”

- e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law,” P.L.1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality

--- NJSA 40:55D-89

6 APPROPRIATE LOCATIONS FOR THE DEVELOPMENT OF ELECTRIC VEHICLE INFRASTRUCTURE

Electric vehicle infrastructure should be developed in areas of Jamesburg that are not vulnerable to flooding. These areas may include public facilities, structured parking and public parking facilities.

Locations that have sufficient capacity within the electric supply infrastructure to support rapid charging should be identified. Gaps in the electric supply infrastructure that exist in areas of mixed-use, commercial use or higher density residential uses should be examined to determine whether the electrical utility can upgrade to support rapid charging systems.

Reexamination Requirement “F”

- f. The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

--- *NJSA 40:55D-89*