

VIII. HISTORIC PRESERVATION PLAN

A. INTRODUCTION

T

hrough the years, the character of Washington Township developed as a function of its location and rich cultural history, both of which were heavily influenced by agriculture and transportation. The dominant physical characteristics of Washington Township include flat to gently rolling farm fields dotted with 18th, 19th and early 20th century farm houses and outbuildings, and a series of small 18th and 19th century villages such as Robbinsville, Windsor, New Sharon and New Canton. In recent years, however, the development of this Township has in part given way to a shared physical landscape that now includes housing subdivisions, commercial nodes and community parks as well as the traditional agrarian landscape. Despite this growth, the rural character remains a strong influence on the quality of life of the Township. It has, therefore, been determined that this rich cultural history of the Township and the environment in which it is situated, memorialized in the form of historic architecture such as farmhouses, barns and village houses and spaces composed of open vistas, transportation corridors and hedge rows, continues to influence the Township's growth and is therefore worthy of preservation.

B. HISTORICAL BACKGROUND

New Jersey's history of European settlement dates to the early 1600's. It was the Dutch who first claimed the land area known as New Jersey and it was the Swedes who first settled in and about the area known as Big Timber Creek, opposite what is today Philadelphia along the Delaware river. The history of European settlement in the area of what is today Washington Township, however, began not with the Dutch or the Swedes, but rather with the English. It was the English who won New Netherlands from the Dutch in 1664 and following that victory, King Charles II gave New Jersey to his brother, the Duke of York (James II). In turn the Duke of York granted East Jersey to Sir George Carteret and West Jersey to Lord John Berkeley. "Province Line", which today forms Washington's western boundary with Hamilton Township, was thus established in 1687 as the boundary between east and west Jersey. ¹

The process by which the boundaries define present day Washington Township occurred over many decades. A synopsis of those events is outlined below:

- 1710:

Middlesex County is created by legislature with part of its eastern border with Monmouth between the Indian Run and the Assunpink Creeks consisting of Old York Road. The legislature assigns the area that would ultimately become

Washington Township to Piscataway Township.

- 1723-24:

Piscataway is reduced in area with the formation of New Brunswick Township which includes all of Piscataway's land south of the Raritan River.

- 1731:

New Brunswick is reduced in size with the creation of New Windsor. New Windsor is officially incorporated in 1741 as Windsor Township. It includes the lands that would become Washington Township.

- 1778:

Revolutionary troops moved through this area, and had encampments here.

- 1797:

Windsor Township is divided into East Windsor and West Windsor.

- 1831:

The first rail line in New Jersey is constructed passing through the towns of Newtown (Robbinsville) and Centreville (Windsor); each town had a train station. Both towns were at that time found within East Windsor Township. The first coaches were pulled by horses, two for each coach, pulled in tandem. The rail line most recently was known as the Camden and Amboy Line.

- 1832

Windsor Hotel built; Barclay Perrine was first Postmaster.

- 1840:

Windsor Methodist Church dedicated.

- 1844:

Robbinsville Railroad House built by William Tindall.

- 1846:

Windsor Post Office established.

- 1859:

Residents of the southern half of East Windsor, spurred on by the growth brought on by the railroad, secure an act in the New Jersey legislature to incorporate as Washington Township.

- 1996:

The Washington Township corporate boundary is altered to include the entirety of the Mercer Mobile Home Park. Prior to this change, a fraction of the park was located in Hamilton

Township. This marked the first change to the boundary since 1859. Additionally, it explains to future generations the apparent bump in the otherwise straight Province Line.

According to Robert C. Craig in his work entitled "Windsor Township and the Early Years of Central New Jersey 1680-1797", the early English settlement which is now Washington Township was controlled by the East Jersey Board of Proprietors. As early as 1690 they established two large land grants south of the Assunpink Creek which accounted for approximately one half of current day Washington Township. The first grant was given to Robert Burnet, a Scottish Quaker. He settled his 4,000 acre tract in 1700. Its boundaries included Province Line on the west, extended across Old York Road, including parts of Upper Freehold and all of present day Allentown.

The second tract was granted to Augustine Gordon. Also, a Scottish Quaker, Gordon was granted approximately 2750 acres with boundaries that included Province Line, Line Road, the Assunpink Creek and what is today Gordon Road.

By the first quarter of the eighteenth century, much of the region had been purchased from the Native Americans (the Lenapes) and resold into farms ranging in size from 500-1000 acres. Some of the family names associated with the early settlement in Washington include: Hamill, Conover, Schenck, Knowenhoven, Ely, Tindall, Hight, Cubberly, Ford, Rulong, Chambers, DeBow, Hepburn, Robbins, Longstreet, Silvers, Allen, Imaly, Montgomery, Newell, Buzby, Everett, Combs, Hutchinson, Yard, Steward, Perrine, and Gordon.

Many of these families could be associated with two distinct waves of immigration- one associated with Monmouth County and one associated with Nottingham Township in Burlington County. The Monmouth County immigrants included the first group which included such family names as Applegate, Binn, Chamber, DeBow, Hepburn, Lane, Longstreet, Robbins and Silvers. These families tended to settle in the eastern portion of Washington along Old York Road and to a large extent were Presbyterians. After its founding in 1720, much of this group were members of the Allentown Presbyterian Church.

A second group included the Arey, Cubberly, Ford, Hammell, Rulong and Tindall families who emigrated from Nottingham Township, Burlington County. This group tended to settle in the western portion of the Township and for the most part were Quakers who attended the Chesterfield Monthly Meeting of Friends.

C. GOALS AND OBJECTIVES

Washington Township has defined five broad goals that are the foundation and framework for each of the Master Plan ele-

ments. The goals of the Historic Preservation Plan are consistent with the goals and objectives of the entire Master Plan, as follows:

1. HERITAGE

Protect the rural character, the rural way of life, and the cultural heritage of the Township.

Washington Township emerged as a farming community in the early 18th century, and with it came the beginnings of towns and hamlets needed to serve as locales for commerce and religious congregation. In 1706 Nathan Allen (son-in-law to Robert Burnet) settled along the Doctor's Creek. The house which he built still remains and is located in Washington Township; he also built a saw mill in this location. The grist mill that he built helped the area become a focal point for farmers and consequently encouraged the growth of what would become the village of Allentown. In 1720 the Presbyterian Church was established and in 1725 a road was built between Allentown and Trenton following the present route of Robbinsville-Allentown Road ;at that time, it was called Trenton Road. Troops march along this road during the Revolutionary War.

The establishment of farms created the need for services, and Sharon (once called Cattail and now called New Sharon) was one of the earliest commercial centers. A house known locally as "The Inn of the Crooked Billet", as well as several other houses which are still standing in the hamlet, may have been constructed prior to the American Revolution. As the years progressed, New Sharon became a thriving village which contained a tanning yard, shoe manufacturer, wheelwright, and blacksmith. In addition, there was a cider and whiskey distillery operated by John Fisher and a hat manufacturing firm operated by John and William Story. Members of the Story family, along with Pages and Coopers, were buried in the Methodist Church cemetery. Although their graves are still visible, the church established in 1812 is no longer standing. Some of the church members probably lived in Cabbagetown, now New Canton, which was a cluster of homes just down the road from New Sharon. Most of these structures were built in the 1700's, and are still in use.

Windsor was established as Centreville in 1818, but the area had been known as Magrilla long before the creation of the village. In 1816, the New Jersey Legislature authorized the construction of a turnpike to carry stagecoaches from Philadelphia to New York, and when the highway was laid out in 1818, a hotel which became a stagecoach stop was built in Windsor. In 1830 a charter granted to the Camden and Amboy Railroad and Transportation Company to link the Raritan Bay and the Delaware River by rail resulted in more growth for Windsor. In 1832 the line extended from Bordentown through Windsor to Hightstown, making Windsor one of the first New Jersey

villages to receive rail service. Area farmers had supplied the crushed rock used for the roadbed and were compensated with one dollar per perch (27 cubic feet). The train was first pulled over the roadbed by horses, but the horses were eventually replaced by the famous "John Bull" engine when commercial service came in 1833.

The construction of the railroad was responsible for continued commercial activity in Windsor. The hotel was enlarged in 1832 and sometime after the creation of Mercer County in 1838, Windsor boasted three general stores, a post office, a passenger station, a freight house, a basket factory, several mills, a school, a harness shop, and a blacksmith. The Methodist Church, built in 1840, was enlarged in 1863 to accommodate the growing population. As the years passed, some residents gathered at the "Lazy Bench" located near the train station and the hotel, to exchange local gossip.

In 1902, the Windsor Grange #40 was established, and began to play an important role in community life.

Newtown, another village on the rail line, changed its name to Robbinsville, in 1844. Like Windsor, the railroad had spurred its growth so that by 1844, or soon after, it contained the Railroad House, built by William Tindall, a wheelwright shop, and several stores and houses, in addition to the railroad's freight station.

Other significant 18th and 19th century events in Washington Township history include the following:

- 1844

Barclay Perrine starts a brick making operation in Windsor (Centreville).

- 1846

In order to get a post office, Centreville is renamed Windsor so as to eliminate confusion with the Centerville in Hunterdon County.

- 1850

Newtown is renamed Robbinsville after The Hon. Geo. R. Robbins, who later became Congressman. The name change was necessary in order to establish a post office in the Town.

- 1859

The legislature authorized the creation of Washington Township, by Ch. CXXIV of the Laws of 1859, which separated it from East Windsor Township, in Mercer County. It was then enacted that the first town meeting would be held at the public house kept by Elizabeth Miller in the village of Windsor, on the second Tuesday (the 15th) of March, 1859.

- 1875

Washington Township officially has a population of 1,294, six

schools, three good sized mill ponds, and Windsor and Robbinsville each host train stations. Additionally, Windsor is the site of a cigar factory, a nursery and a grain warehouse, and Robbinsville hosts a carriage factory, several shoe makers and a brokerage firm.

The school system was also created about this time, and was divided into six districts. The six one-room schools that were built were located in Windsor, Newtown, Union, Page's Corner, New Sharon, and Allen Station. Only the Union School building remains: it has been moved to the Municipal Complex, and their are plans now to restore it.

- 1876

William Tindall donates land for a chapel that would be "free for the use of all Protestant denominations". The chapel was originally purchased by the Presbyterian Church of Hamilton Square, which used it for many years. After the use by the Presbyterians, it stood empty for some time until it was purchased by the Baptists in the 1930's. Today it is the Robbinsville Baptist Church. The design of the chapel is in the "Carpenter's Gothic" style.

- 1997

Washington Town Center, New Jersey's first neo-traditional community, is established by both Master Plan and Zoning Ordinance.

2. COMMERCE

Encourage office and retail uses to locate in a pattern of compact nodes in the Township.

As the turn of the century moved into the 1920's and 30's little changed in the area. Agriculture continued to be the primary occupation within the Township. Commercial activities needed to support the agricultural industry continued to prosper. Crops of wheat and grains, however, were being replaced by tomatoes, potatoes, corn and soil beans. The population growth of the late 19th century stabilized with minimal increases as evidenced by a total population of 1,347 in 1930 as compared to 1294 in 1875. The six one-room schoolhouses continued to operate until the new Windsor School was built in 1909 and the Robbinsville School on Route 130 was opened in 1925. Today it is important to think of Washington's rich cultural history as a major resource. It is a resource that should be cultivated and used to attract smart growth and to protect land values.

3. LINKAGES AND EDGES

Connect centers, neighborhoods and other destinations. Improve the quality and legibility of the Township's network of roadways and trails

and gateways. Create appropriate edges, barriers and buffers to distinguish agricultural lands from developing areas, creating an enduring landscape which minimizes land use conflicts.

The Town began to change during the great depression with the widening of Route 130, the Bordentown and South Amboy Turnpike, and the construction of the cement road between Robbinsville and Edinburg. It was during this period that the demise of the railroad station in Windsor occurred and changed life styles of the Township residences. The automobile had arrived. Growth slowed during the war years of the 1940's. Today it is important to think of Washington's pattern of cultural resources as an opportunity to provide an organizing factor for the Township's open space system of linkages and edges.

4. INFRASTRUCTURE AND SUSTAINABILITY

Ensure that investment in infrastructure supports a sustainable pattern of land uses which builds on past public investment in roads, schools, utilities and public open space.

By the 1950's the population was growing again. The national housing development boom of the post World War II era reached Washington Township with the new Hillside Terrace and Windswept development tracts. The Sharon School was built in 1957 and opened in 1958 on a 20 acre plot. It was described as a modern building with nine classrooms, an all purpose room, administration offices and a dispensary. In 1959, the Township celebrated its centennial. To celebrate the Township's birth a Centennial Committee was formed and published the Washington Township Centennial Anniversary Brochure. This brochure contains an excellent historic record of events and a list of organizations that existed in the Township during the first 100 years. The Township prospered in the 1950's to the point that the Township School Board purchased another 20 acre tract of land on Pond Road with the anticipation of building another school. There was, however, an economic slow down in the 1960's and first half of the 1970's. The later part of the 70's and 1980's brought back the concept of growth as was evidenced by the construction boom of almost 4,000 housing units during this period. This growth in Washington Township was spurred on by the development of interchange 7A of the New Jersey Turnpike and the construction of Interstate 195. These major improvements provided the Township with direct east/west and north/south access to the entire state. By 1990 the population reached 5,815.

During the 1990s' the population continued to grow. Construction of the new Pond Road Middle School was begun in 1993. It opened its doors to students in September of 1996. With the first significant development trend since the 1950's, the population grew to approximately 8,700. Today sustainability means smart growth balanced with cultural resource protection; it also means using cultural resources in the thought process for

making infrastructure decisions about greenway links, open space protection and roadway improvements.

5. COMMUNITY

Encourage a sense of "one community" throughout the Township, where all the separate areas and neighborhoods feel connected to the Township, and where the designs of individual homes, businesses, and shops promote their connections to each other and to their adjacent neighborhoods encourage a sense of "one community" throughout the Township, where all the separate areas and neighborhoods feel connected to the Township, and where the designs of individual homes, businesses, and shops promote their connections to each other and to their adjacent neighborhoods.

It must be noted that we are our history. Today in 2000, Washington Township continues to face the pressure to balance development and the preservation of its character. As may be expected with such development, many of the cultural and historic resources that have sustained the Township for its first 150 years of history are vulnerable to being lost. This is no more evidenced than by the fact that the once agrarian Township has approximately 6,000 acres of its total 13,000 acres remaining as farmland. It is now time to take an inventory of the remaining cultural and historic resources. Those items considered resources by the Historic Preservation Subcommittee of the Planning Board, listed on pages VIII 10-13, are a composite of several elements that as a whole give the region its sense of community, space and rhythm (i.e. character). The list includes farmlands, rolling vistas, farm structures, village structures, hedge rows and tree allees.

D. RECOMMENDATIONS

The purpose of this element of the Master Plan is to provide a historic background for Washington Township and to memorialize an inventory of historic/cultural artifacts as mapped by the Washington Township Historic Preservation Subcommittee of the Planning Board. It is further recommended that, wherever practical, the objects and material culture listed as the inventory should be preserved for future generations. Recommended methods of preserving these buildings, structures, and landscape are as follows:

- Encourage the adaptive reuse of existing historic houses and outbuildings for nontraditional farm uses. Examples of such uses include: restaurants, Bed and Breakfasts, small professional offices and conference space.
- Allow for new, but traditional, village developments as described in Ch. II, Land Use Plan, provided they meet the conditions that the site planning and architecture are sympathetic to the existing agrarian landscapes and building character. Some guidelines for these villages are suggested in

E. INVENTORY

STRUCTURES= S

<u>BLOCK</u>	<u>LOT</u>	<u>MAP LOCATION</u>	<u>COMMENTS</u>
1	31	S-A	Salt Box
1	34	S-B	Old House
1	35	S-C	Old House
1	36	S-D	Old Inn
1	41	S-E	Old Farming Complex
2	11	S-F	Old Church
2	12	S-G	Old House
2	13	S-H	Old House
2	14	S-I	Old House
2	15	S-J	Old House
3	11	S-1	Migrant housing
2	27	S-2	House
5	29	S-3	Farm House
5.01	5	S-4	House
6	12	S-5	House Suplee
6	16	S-6	Farm House *
5	19	S-7	House *
9	1	S-8	House
9		S-9	Barn *
9	3	S-10	House
10	7	S-11	House *
10	8.03 & 8.02	S-12	Farm House
9	7	S-13	House
9	10	S-14	Foundation
10	62	S-15	House
10	55	S-16	Collection of structures/house
14	45	S-17	
30.03	30	S-18	Farmhouse & Barn (58 Richardson Rd.)
30.03	16	S-19	Old Murphy homestead
30.03	49	S-20	Foundation for schoolhouse and residence
28	2	S-21	Municipal Bldg./Previously dated
28	3	S-22	Old schoolhouse
29.04	38	S-23	19 th Century house
29	30.01	S-24	" "
29.03	30.02	S-25	" "
28.05	6	S-26	" "
32	4	S-27	was farmhouse (Tindall)
34	22	S-28	18 th Century house
30	9	S-29	18 th Century house *
28	15	S-30	19 th Century house
27	5	S-31	Foundation of old farmhouse
27	15	S-32	Farmhouse Knapps (twin Brookfarm)
27	17	S-33	18 th Century house
8	46	S-34	Old diner/Phil's Diner
26	20	S-35	House 18 th /19 th Century
26	18	S-36	18 th Century House
22	8	S-37	Foundation old schoolhouse (Review) *
22	10.01	S-38	House
22	7	S-39	Farmhouse & barn
26	10	S-40	Foundation old farmhouse (Gordon)
26	6	S-41	Previous airport
26	27	S-42	Foundation Gordon Farmhouse
22	3.01	S-43	Two houses - same lot
22	3.01	S-44	" "
21	6	S-45	Holmann Farmhouse (Green Acres)
21	7	S-46	Nini House
19	18	S-47	House
19	16	S-48	18 th Century House (Robbins)
19	2	S-49	House
19	6	S-50	House & out buildings (Levenduski)
13	10	S-51	House Pernetta

the Land Use Plan.

- Provide the opportunity to save priority structures and open space elements through creative cluster developments and transfer of development rights for the establishment of the new traditional villages.
- As part of the intention to preserve the Township's historic open space and farmland settings, encourage locally based agriculture as viable businesses. Methods include: 1) Reduce conflicts between suburban development and farming by protection of hedge rows, promotion of residential buffers, and maintenance of rural farm roads, 2) Encourage assemblage of large tracts of land for farming operations, 3) Provide for businesses that support agriculture, and 4) Encourage a system of markets that promote the sale of locally produced farm products. These recommendations are also discussed in Ch. III, Farmland Plan.
- Take steps to preserve historic structures in Town Center, where possible.
- Maximize available local and State monies to protect key structures and open space elements through strategic acquisitions.
- Provide for a historic preservation review process for parcels proximate to, or part of, a development application.
- Provide historic markers for artifacts lost to development and acts of nature.
- Develop ordinances intended to preserve historically significant landmarks.
- Think of historic and cultural resources as an economic asset, and plan for infrastructure improvements accordingly.

Structures = S (cont'd)

<u>BLOCK</u>	<u>LOT</u>	<u>MAP LOCATION</u>	<u>COMMENTS</u>
13	13.01	S-52	House (Main St., Windsor)
20	16	S-53	House (Elmer Tindall) (old farm)
20	14	S-54	House
17	3	S-55	House (Farmhouse)
17	9	S-56	House (Unique Farm house)
17	13	S-57	House (Tree Farm)
17	14	S-58	House (Evernham)
17	14.04	S-59	House
18	2	S-60	House (old slaughter house)
37	1	S-61	House
37	2	S-62	House
37	4	S-63	House (Potts Rd.)
39	4.02	S-64	House 18 th Century
38.01	2	S-65	House 18 th Century
41	21	S-66	House
40	1	S-67	18 th Century House
40	1	S-68	18 th Century House (Burned)
41	20	S-69	House (Burned)
47	12	S-70	House
47	14	S-71	House
47	9.02	S-72	House & barn complex
46	4.01	S-73	House & barn
47	4	S-74	House complex
8	41?	S-75	Old small house
8	42?	S-76	Old Small House
17	2	S-77	Odenheimer house
19	11.01	S-78	Hazel Hermans house (old chicken farm)
21	18	S-79	House foundation Bresnahan
25	49	S-80	Home moved from Allentown
36	1	S-81	Papps
43	11	S-82	445 Gordon Rd.
3.01	29	S-83	Small house or migrant home
5	75	S-84	House & corn crib - farm
3.01	32	S-85	Mack Dinette - formerly Silk Factory
41.01	33	S-86	Wittenborn house, barn, smaller house, etc.

HEDGE ROWS = H

<u>BLOCK</u>	<u>LOT</u>	<u>MAP LOCATION</u>	<u>COMMENTS</u>
3	11	H-1	
3	11	H-2	Combs Road near Miry Run
4	29	H-3	West of Windswept Development
5	19 & 21	H-4	Near Buckley Lane
5	1 & 2	H-5	
9	1-55	H-6	
	4-5.01		
	5-6-		
	6.01-25.1		
	7.38		
9	1 & 2	H-7	
9	9 & 10	H-8	
10	56.01 & 55	H-9	
15	7	H-10	Along Bear Brook
30	39	H-11	Bordering Bl. 30, Lt. 17
30	17	H-12	Bordering Bl. 30, Lt. 16
21	27	H-13	Bordering Bl. 21, Lt. 40
21	1	H-14	Hedge Row middle of lot
21	1, 15-22, 28, 39	H-15	Between lots along Assunpink Creek State Open Space (Hedge Row)
21	9 & 10	H-16	Between lots
21	10	H-17	Along creek

Hedge Rows (cont.)

<u>BLOCK</u>	<u>LOT</u>	<u>MAP LOCATION</u>	<u>COMMENTS</u>
19	6	H-18	Hedge Row along property line
37	3, 5, & 7	H-19	Between lots
40	4 & 5	H-20	Between lots
43	31.01	H-21	
	5		
	31.02		
	30		
47	4, 23.02	H-22	
	9.01		
	9.02		
21	29	H-23	Between 29 & 42.01 N.W. border

WPA Allee = A

<u>BLOCK</u>	<u>LOT</u>	<u>MAP LOCATION</u>	<u>COMMENTS</u>
7, 6, 3.01		A-1	Robbinsville-Edinburg Rd.
8, 8.06			Tree Line along Rt. 526
8.03			

Vistas = V

<u>BLOCK</u>	<u>LOT</u>	<u>MAP LOCATION</u>	<u>COMMENTS</u>
3	11	V-1	Both Sides of Hutchinson Rd. & Combs Rd. at Miry Run
3	11	V-2	
5	2	V-3	
5	1	V-4	
10	56 & 56.01	V-5	
14	22 & 22.01	V-6	
14	25	V-7	

VISTAS = V

<u>BLOCK</u>	<u>LOT</u>	<u>MAP LOCATION</u>	<u>COMMENTS</u>
15	7	V-8	
10	39	V-9	
27	24.15	V-10	Across from airport
27	15	V-11	
22	4	V-12	
22	4	V-13	
13	12.02	V-14	
37	4 & 5	V-15	
38	9	V-16	
38	6.01	V-17	
39	3	V-18	
40	7	V-19	Both sides of Rt. 526
38.01	15	V-19	Both sides of Rt. 526
41	14	V-20	
41	12	V-21	
41	19.01	V-22	
26	14, 16,	V-23	
	17.02, 18		
	19, 20, 21		
	22, 17.01		

Tree Stand = T

<u>BLOCK</u>	<u>LOT</u>	<u>MAP LOCATION</u>	<u>COMMENTS</u>
47	1, 24	T-1	Allens Rd. at Windsor Rd. Green Acres
	16, 2		runs along Allens Rd.
46	1		" "

Tree Stand (cont.)

<u>BLOCK</u>	<u>LOT</u>	<u>MAP LOCATION</u>	<u>COMMENTS</u>
20, 19	13, 10.02	T-2	Woods
	12, 6, 7,		
	26, 5, 4,		
	28		
40	4	T-3	Tall Pines saved by Matrix

Rail Lines = RR

<u>BLOCK</u>	<u>LOT</u>	<u>MAP LOCATION</u>	<u>COMMENTS</u>
14	1	RR-1	Camden to Amboy RR
47	5, 7	RR-2	Hightstown to Pemberton Rd.
	22, 8		

Cemetery = C

<u>BLOCK</u>	<u>LOT</u>	<u>MAP LOCATION</u>	<u>COMMENTS</u>
14	75.01, 17	C-1	Windsor Methodist Church
44	25	C-2	Methodist Meeting House Cemetery

Historic District = D

<u>BLOCK</u>	<u>LOT</u>	<u>MAP LOCATION</u>	<u>COMMENTS</u>
		D-1	Town of Windsor

Historic District (Not on Register) = DN

<u>BLOCK</u>	<u>LOT</u>	<u>MAP LOCATION</u>	<u>COMMENTS</u>
		DN-1	New Sharon
		DN-2	New Canton

¹Sources:

Craig, Robert C., Windsor Township and the Early Years of Central New Jersey 1680-1797, 1987.

Washington Township Master Plan – 1990, Townplan Associates.

Note: A large map that indicates the locations of all of these historic resources is available at the Township Offices.

IX. UTILITIES PLAN

A. INTRODUCTION

P

Planning for improvements to, and expansions of, water and sewer systems falls under the purview of the Township Committee, Planning Board, Municipal Utilities Authority (MUA), and the Consumers' New Jersey Water Company. Stormwater management and solid waste disposal are the responsibility of municipal and county officials as well as the private sector. The following discussion describes and evaluates existing water supply, wastewater collection and treatment systems, stormwater facilities, and solid waste management facilities which currently serve the Township. Described also are the principal components of these systems, the services provided, and recommendations for continued provision of these services. They are all made in accordance with the Goals and Objectives of this Master Plan, and with the specific recommendations of the Land Use Plan.

B. GOALS AND OBJECTIVES

The provision of utility services must be made in support of the recommendations of this Master Plan. They must therefore support all of the Goals that are set forth for the community:

1. HERITAGE

Protect the rural character and cultural heritage of the Township.

If residential and commercial developments are to take place in a pattern that protects the rural character and cultural heritage of the Township, they should be built in compact communities. The utilities therefore, most especially waste water collection and water supply, should be planned to efficiently serve that development form, based upon the overall limitations on available capacity.

2. COMMERCE

Encourage office and retail uses to locate in a pattern of compact nodes in the Township.

This plan recommends that commercial developments take place in compact nodes. Utility services must be planned to support that Goal, and allocation of capacity must be strategically analyzed.

3. LINKAGES AND EDGES

Connect centers, neighborhoods and other destinations. Improve the quality and legibility of the Township's network of roadways and trails and gateways. Create appropriate edges, barriers and buffers to distinguish agricultural lands from developing areas, creating an enduring

landscape which minimizes land use conflicts.

The connection of centers, neighborhoods, and other destinations (e.g. schools, library, recreation areas, etc.) should recognize the importance of creating edges that distinguish agricultural lands from development areas. This approach dictates the need to develop in compact villages and nodes. Utility services must support the interdependence of these intentions.

4. INFRASTRUCTURE AND SUSTAINABILITY

Ensure that investment in infrastructure supports a sustainable pattern of land uses which builds on past public investment in roads, schools, utilities and public open space.

All of the Goals relate to each other, and to the need for a wise plan for the provision of utility services. The Goal to ensure that investment in infrastructure supports a sustainable pattern of land uses relates directly to the efficient and supportive planning of these services.

5. COMMUNITY

Encourage a sense of "one community" throughout the Township, where all the separate areas and neighborhoods feel connected to the Township, and where the designs of individual homes, businesses, and shops promote their connections to each other and to their adjacent neighborhoods.

The Goal to encourage a sense of one community, as the Township currently consists of separate neighborhoods, is to be accomplished by the thoughtful planning of new communities and commercial areas, recreation and open spaces, and of road patterns and trails. Planning for the utility infrastructure must reinforce all of these actions. Consistent with the efforts to encourage a sense of community is the desire to discourage any semblance of isolated or "gated" neighborhoods and the cul-de-sac roads that are part of them.

C. WASTEWATER COLLECTION AND TREATMENT

1. BACKGROUND

The Washington Township Municipal Utilities Authority (WTMUA) was created by Township Ordinance in 1971, pursuant to the provisions of the Municipal and County Utilities Authority Law of the State of New Jersey (N.J.S.A. 40:14B-1, et seq). The wastewater collection system that serves the Township is owned and operated by the WTMUA.

An agreement with Hamilton Township, for the provision of facilities for conveyance and treatment of wastewater from Washington Township, was executed on April 28, 1976. In accordance with the terms of that agreement, Washington Township is guaranteed a reserved capacity of 2.5 million gallons per day (mgd). The construction of the Washington

Township collection system commenced in 1977 and was funded through a grant of federal money provided under the Economic Development Act. Funding for construction of the Miry Run Interceptor and Metering Station was obtained through the United States Environmental Protection Agency. Operation of the system commenced in 1981.

The Sewer Service Area, as originally developed, was designed in conjunction with the aforesaid funding opportunities. It was largely a function of a need to address Township-wide on-site disposal system failures and thus, was more the result of actual engineering needs rather than land use planning factors.

A series of litigations were instituted against the Township in the late 1980's, as a result of the Township's failure to amend its Sewer Service Area. These litigations ultimately led to the formal amendment of the Area in 1991.

The current average daily flow for the Township is 0.9 mgd. The total committed capacity, which consists of existing flow and the capacity required to serve projects that have received Treatment Works Approval permits (but are not yet discharging), is 1.4 mgd.

The existing wastewater collection system is comprised of 7 pumping stations, 5.3 miles of large diameter interceptor gravity sewers, 5.8 miles of pressurized force mains, and 46.6 miles of small diameter gravity sewers.

Responsibility for wastewater management planning was transferred from the WTMUA to the Township in 1991, under the provisions of the New Jersey Administrative Code (NJAC), 7:15-5.9 and 5.13.

The current sewer service area was established under a Wastewater Management Plan amendment, dated March 22, 1991 and prepared by the Township. The New Jersey Department of Environmental Protection formally adopted this amendment on June 10, 1992. Several amendments have subsequently been adopted, which are summarized as follows:

- May 1994 - The Washington Greene development was added to the service area.
- May 1994 - Approval for servicing Lot 56 of Block 14 through the East Windsor Township MUA system was granted.
- February 1997 - Lots 2 and 3 of Block 21, which had been inadvertently omitted from the 1994 service area mapping, were reinstated.
- June 1997 - The Rubin Tract (a.k.a. Brookshire Estates) and several adjacent properties, Lots 39, 36, and 25 in Block 25.06 were added to the service area.
- December 1997 - The Sharon School was added to the service area.

The WTMUA prepared a Wastewater Facilities Plan (dated October 1994), which provided an analysis of the collection

system's capacity to convey projected wastewater flows from the service area. This study presented the following conclusions and recommendations:

- The total projected wastewater flow under a "build out" scenario of the service area is 2.748 mgd. assuming the site known as Block 20, Lot 14 on Perrineville Rd. (a.k.a "Hunter's Ridge") is converted to open space. Therefore, the potential build-out is slightly in excess of the 2 mgd. reserve capacity for the Township.
- All pumping stations would require upgrades in order to handle future flows. The capacities of two segments of the primary trunk sewers will increase under future peak flow conditions. These segments are the Assunpink Interceptor and the upstream end of the Miry Run Interceptor.

The Land Use Plan makes the recommendation that most subsequent residential development take place in Town Center and compact villages, which require sewers, and Clusters, which do not. There are six sites suggested for the locations of the villages; four of them are not within the Sewer Service Area (Robbinsville-Edinburgh Rd., Gordon Rd., the Village of Windsor, and Hankins Rd.). The two sites which are within the Area (Robbinsville-Allentown Rd. and Old York Rd.) do not yet have the sewer extended to those locations.

The Land Use Plan also recommends that the commercial developments along Route 130 take place in two development patterns: compact walkable nodes at key intersections (called Local Commercial, Historic Commercial, and Town Center Commercial), and more open and landscaped developments (called Boulevard Commercial) between the nodes. Although the locations recommended for the nodes lie within the Sewer Service Area, the actual sewer has not yet been extended to either of those locations.

The calculations for residential growth (see Land Use Plan, Development Projections, for details regarding that growth) not only include assumptions based on the Town Center and TDR's efforts to preserve farmland and open space, but also consider the implementation of the State Agricultural Protection Program as well as direct municipal purchases of development rights. Based on these calculations, the projected population growth is substantially less than the current population capacities featured in the two acre lot zoning regulations (e.g., about 600 d.u. proposed in this Plan, vs. about 1,100 d.u. currently possible with existing zoning).

A preliminary analysis of impacts of the proposed village sites on the wastewater collection system indicates the following:

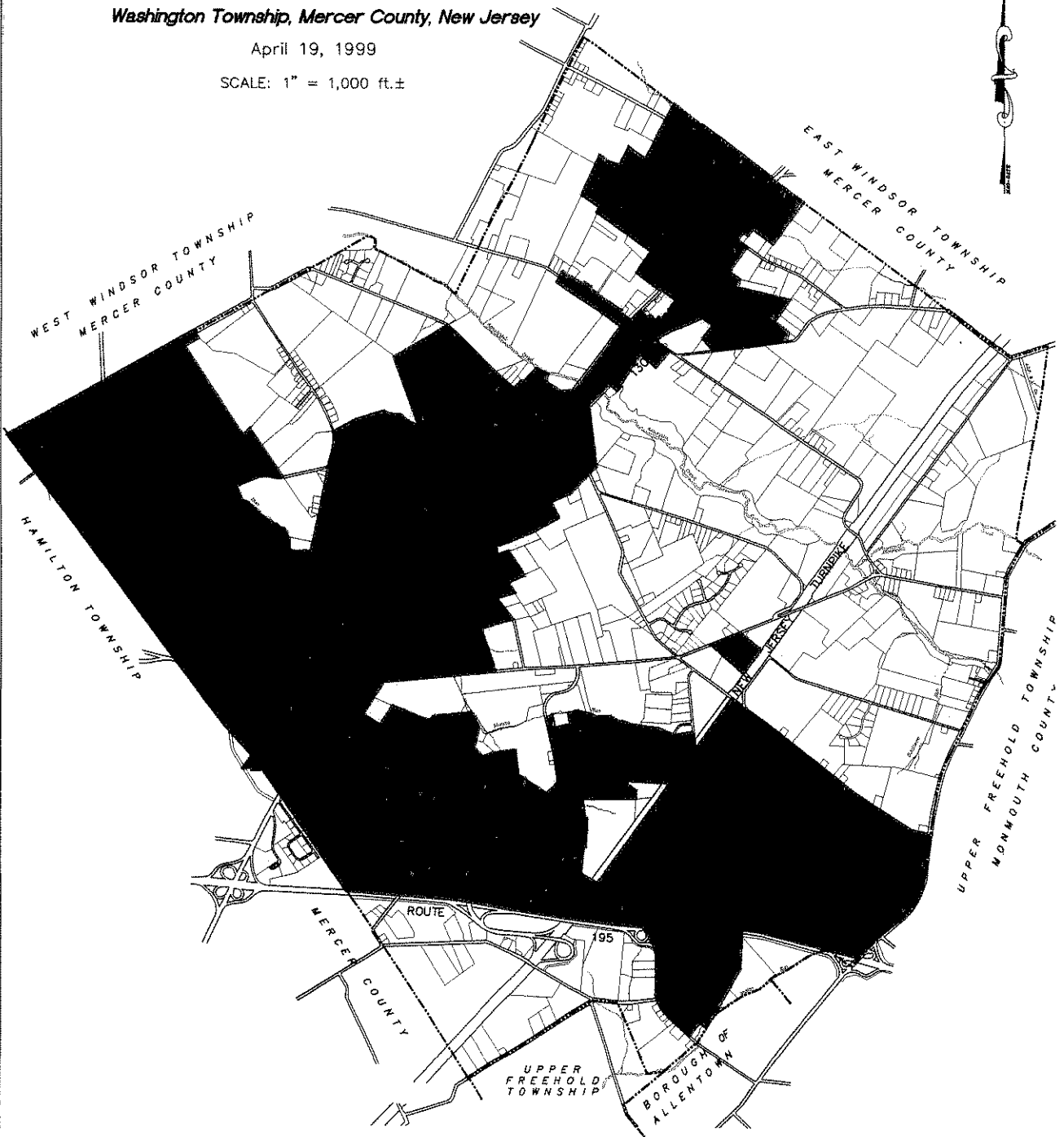
- The estimated additional wastewater flow generated by the village is roughly balanced by a reduction in estimated flows from the Route 130 corridor. The reduction in the projected Route 130 flows is the result of a detailed evaluation of the actual development potential of that area.

SEWER SERVICE AREA

Washington Township, Mercer County, New Jersey

April 19, 1999

SCALE: 1" = 1,000 ft.±



- The villages do not significantly alter the conclusions presented in the Wastewater Facilities Plan, with regard to required system improvements (other than the possible addition of pump stations) to provide sufficient capacity to convey future flows.
- Based upon the Township's experience of actual and projected development in the PCD Zone, a reduction in projected flows will likely suggest the transfer of some anticipated flow to other areas of the Township.
- The Township, by the retirement of Block 20, Lot 14, (a.k.a. "Hunter's Ridge") on the east side of Route 130, residential development, has already netted previously anticipated capacity. The Hunter's Ridge sewer rights were purchased by the Washington Township Municipal Utilities Authority. This 15,600 gpd capacity is, therefore, under the control of the Authority and may be withheld or sold at the Authority's discretion.

2. RECOMMENDATIONS: SEWER SYSTEM FACILITIES

Note that the analyses indicate the likeliness of the current mgd capacity to be sufficient for the build out, as recommended by the Land Use Plan. Therefore no expansion of capacity is anticipated at this time, but the following steps must be taken:

- The proposed locations of new villages will likely necessitate the construction of pumping stations to serve all but the Windsor and Gordon Road sites, and will require amendments to the 208 Waste Water Management Plan.
- Provision of service to the Gordon Road site (for both the proposed TDR village and the proposed mixed use commercial node at the Gordon Road intersection) will require jacking/boring of a gravity sewer main under Route 130.
- All work required to provide sewer service facilities for the villages should be planned on a case-by-case basis. The planning and approval process should therefore take place at the time of the development planning. It is necessary, however, that if there is any further expansion of sewer service (for other developments, for instance), such an effort should either provide for the future development of those villages or at least make that provision efficient and economical when the village development actually takes place.
- In the implementation of these recommendations, off-tract improvement fees for sewer system improvements should be assessed to the village and commercial node developers. Such improvements must be carefully planned and designed to accommodate that specific development, and to prohibit development in areas not designated for sewer service.

3. RECOMMENDATIONS: SEWER SERVICE AREA BOUNDARY

In order to serve the recommended four residential villages which lie outside the Sewer Service Area, the boundary should be extended to each village at the time of its development. Clearly, early planning is required to get these changes approved by the Township, County, and DEP. Therefore, the first stages of planning and negotiation with any village developer must include the initial processes that are necessary to ensure that approval is received in time for the development to take place.

The purchase of Block 20, Lot 14 (Hunter's Ridge, along Perrineville Rd.) by the Township for open space preservation purposes, suggests a change in the Sewer Service Area plan. Therefore, an amendment to the Waste Water Management Plan should be prepared and should reflect the removal of this parcel from the Sewer Service Area.

4. BACKGROUND AND RECOMMENDATIONS: SEPTIC SYSTEMS

Management of on-site wastewater disposal systems (septic systems) is accomplished at the design stage, by the Washington Township Board of Health. The regular duties and administration of the Township Health Code is also performed by Washington Township.

The Washington Township Land Use and Development Ordinance provides for individual on-site septic systems to be designed in accordance with the most restrictive requirements of the State Health Department (N.J.A.C. 7:9A).

Since the law only imposes minimum design standards, municipalities have the option of adopting more stringent on site disposal system design requirements. Neighboring West Windsor Township, for one, has adopted an ordinance with design criteria which exceeds the state mandated minimums. Another consequence is that the design of such systems typically requires the importation of significant amounts of fill material. This importation of fill significantly alters the natural topography of the land. The trucks delivering the fill also create related transportation problems, which impact road conditions and the overall quality of life in the Township.

There are no mandatory maintenance requirements for individual septic systems.

The soil conditions in the Township often include clay and water, so many septic systems are of the raised mound type. One consequence of this condition is that very few developments are being built using septic systems; most are built using sewers. Two significant conclusions that can be reached as a result of these factors are:

- Sewer service is needed to sell homes at this time.

- The TDR villages, which will have sewer service, could be far more attractive in the market place than houses on larger lands which generally have raised mound septic systems.

The following recommendations are based on current conditions:

- Enact a more stringent ordinance in Washington Township regulating the design of on-site systems (West Windsor's ordinance may be such a model).
- Explore the implications and design techniques for community septic systems, in relation to certain types of cluster development.
- Pursue the recommendation that residential developments take place primarily in compact villages, with sewer service.

D. SOLID WASTE MANAGEMENT

1. BACKGROUND

Matters relating to solid waste management are referred to the Mercer County Solid Waste Management Plan. Hence, the Township's Master Plan is not required to address this issue. The County's Solid Waste Management Plan focuses its waste disposal planning efforts around the operation of a resource recovery/incineration facility that is supplemented by an aggressive waste recycling effort. Washington Township should continue to actively participate in this process. Glass, cans, and paper are recycled in the Township under a separate contract with the County. Leaf composting is generally done by individual landowners, since there is no public leaf composting in the Township. The Township does pick up leaves, and usually has farmers take them for composting.

2. RECOMMENDATIONS

In addition to the efforts of State and County agencies to address solid waste management issues, Washington Township should undertake these actions:

- Support compliance with all applicable solid waste collection, handling, and disposal requirements of the State and the County.
- Encourage the recovery of recyclable materials from solid waste by promoting recycling.

E. WATER SUPPLY

1. BACKGROUND

A portion of Washington Township's 20.7 square mile area still relies upon private on-site wells to meet domestic, agricultural, and industrial water supply needs. The balance of the Township

is served with potable water supplied through the facilities of the Consumers' New Jersey Water Company.

Applications for new wells are still being made, at the rate of about twelve per year, with half of them being replacement wells. The shallow well (formerly the most common, since it was the least expensive) is defined as one that is hand dug. Such wells are no longer permitted, but some that pre-dated the current regulations still remain. Many of these wells are drying up. The minimum drilled well depth is 50', but most are 70' - 200' deep.

Water supplied by the Water Company comes to the Township through a number of mains, and includes some pump stations. Mains exist, for instance, along the full length of Route 130, along part of Route 526, and along Line Road, Robbinsville-Edinburg Road, and Sharon Road. The line on Route 526 extends to Allentown.

In general, the Water Company extends its service where it is needed. It is important to note, however, that they are prevented by regulation from extending their service into anticipated growth and development areas. They can only provide mains to those areas that are being developed at the time of the main extension. Thus, the provision of service is limited in its ability to respond to the size, needs, and nature of ongoing planning and development.

In this Master Plan, the recommendations of the Land Use Plan for the building of compact TDR villages and for the development of commercial nodes along Route 130, will require planning of various extensions of the water system for those development areas. Additionally, the Town Center planning process has included planning for the water system; a preliminary layout has been completed in cooperation with the Township and the developer.

2. RECOMMENDATIONS

The most significant recommendation for providing water service via the Water Company, is that its administrators be included in the early discussions of planning for each development that requires extension of the system.

The issues that can be addressed by early planning include, for instance, determining if a main required for one development should be larger or smaller, depending on the projected use of other land in the vicinity. In a normal situation, a developer will only want to pay for the (minimum) service needed for that development, which could add considerable expense to another development that would have to bring in its own main from a great distance. Wise and early planning will in the long run provide a more efficient and less costly system (to both install and to maintain). A system for the allocation of costs for school improvements could be established by ordinance, if necessary.

This recommendation for water service supports the recom-

mendations of this Master Plan, since this Plan deals with a possible full build-out of the Township, and with a specific pattern for that build-out. This will enable the Water Company, the Township, and the developers to better predict the water service needs, and therefore, to plan ahead for an intelligent and efficient overall system.

Another recommendation regarding wells is the necessity to establish requirements for their testing. The testing, which is to be performed by the owners will be certified by the Township's Board of Health. The risk of contamination by septic systems in Washington Township, due to the various soil conditions makes this necessary.

F. STORMWATER MANAGEMENT

1. BACKGROUND AND RECOMMENDATIONS

The provision and maintenance of stormwater management facilities within the Township should continue to receive high priority. The addition of compact developments (Town Center, the TDR villages, and the commercial nodes on Route 130) will require careful thought concerning stormwater systems, but should not add any more capacity needs (the Town Center stormwater system has preliminarily been planned).

Other recommendations remain the same since the completion of the 1990 Plan:

- Continue to ensure that stormwater management requirements are properly addressed in all future development proposals.
- To the degree feasible, rely upon new development proposals (e.g., the villages) to install off-site drainage system improvements and stormwater conveyance facilities.
- Evaluate opportunities to preserve drainageways for stormwater management purposes, while meeting open space and environmental protection objectives.
- Evaluate the feasibility of establishing stormwater management facilities to serve several developments within discrete drainage sub-basins, rather than strictly within individual developments.

X. COMMUNITY FACILITIES PLAN

A. INTRODUCTION

T

he Community Facilities Plan element of the Master Plan addresses the governmental services and related public facilities necessary to meet the safety, health, educational, and general welfare for present and future Township residents. The following is an analysis of public schools, governmental facilities, library, and police, first aid rescue squad facilities within Washington Township. In addition, recommendations are made for improvements in certain areas.

B. GOALS AND OBJECTIVES

Washington Township has defined five broad goals that are the foundation and framework for each of the Master Plan elements. They are described in detail in Chapter II of this Master Plan:

1. HERITAGE

Protect the rural character and cultural heritage of the Township.

The Township's public schools, governmental facilities, Police and Fire Stations, and Library house the community's civic institutions. These facilities are designed to fulfill both their functional and symbolic roles. Therefore future buildings and expansions should be designed and sited to support the rural character and cultural heritage of Washington Township. Building groupings, especially government facilities, should be part of a larger, compact, mixed use development set within the landscape of fields and forest.

2. COMMERCE

Encourage office and retail uses to locate in a pattern of compact nodes in the Township.

The efficiency of locating commercial and mixed-use developments in groupings that are compact ("nodes") is reflected in many ways. One clear example regarding community facilities is that the provision of police and fire services should be more easily provided when buildings and uses are closer and more easily reached. Another example is the reduced requirement for the maintenance of the roadways, since compact developments can permit walking and reduce driving. The consequences of compact developments are therefore far reaching, beyond the basic goals of preserving the rural nature of the Township and of creating a sense of community.

3. LINKAGES AND EDGES

Connect centers, neighborhoods and other destinations. Improve the quality and legibility of the Township's network of roadways, trails, and gateways. Create appropriate edges, barriers and buffers to distinguish agricultural lands from developing areas, creating an enduring landscape which minimizes land use conflicts.

The Municipal Complex, site of The Township's governmental facilities and Police Station, the Senior Center, Municipal Park, and the Library, occupies a very visible and accessible location along Route 130, and about 800 feet from the heart of the planned Town Center. It should become an important hub in the Township's network of roadways, trails and gateways.

Windsor School, Pond Road School and Sharon School are important destinations, which should also be linked by bicycle and walking trails to the various neighborhoods.

4. INFRASTRUCTURE AND SUSTAINABILITY

Ensure that investment in infrastructure supports a sustainable pattern of land uses which builds on past public investment in roads, schools, utilities and public open space.

The Township continues to plan Community Facilities so that investment in infrastructure supports a sustainable pattern of land uses, and which builds on past public investment in roads, schools, utilities and public open space.

5. COMMUNITY

Encourage a sense of "one community" throughout the Township, where all the separate areas and neighborhoods feel connected to the Township, and where the designs of individual homes, businesses, and shops promote their connections to each other and to their adjacent neighborhoods.

The Township's public schools, governmental facilities, Police and Fire Stations, and its Library should communicate a sense of a single community. Community facilities are the focus of civic life where residents from all the separate areas and neighborhoods feel connected to the Township.

C. MUNICIPAL FACILITIES AND SERVICES

1. ADMINISTRATION AND GOVERNMENT

The Washington Township municipal administration is currently housed within the Washington Township Municipal Building, located on Route 130 in Robbinsville. The building was renovated in 1997 and contains 10,100 square feet on two levels. The Municipal Building includes offices of the Township Administrator, the Municipal Clerk, the Finance Department, the

Tax Assessor and Tax Collector, the Recreation Division, the Construction Code Official and Inspectors, the Health Officer, the Social Services Division, the Planning and Zoning Division, and the Municipal Court.

Recent increases in population, new construction, and concurrent resulting increases in the demand for government services, have led to several interim measures to accommodate the additional staff, and space requirements within the Washington Township Municipal Building. Most recently the Township has acquired ten acres directly adjacent to the existing complex. Included in the acquisition is a +/- 1,800 square foot residence, which is proposed to be renovated for use as additional administrative office space.

The Township implements certain municipal services including legal, architectural, and planning as consultants, and engineering by contract. Animal Control and Health Services are provided by inter-local service agreement with West Windsor Township, by inter-local service agreement. These measures have enabled the municipality to continue to provide these services and then meet its diverse responsibilities.

The various administrative Departments and Divisions of the Township have these employees and facilities (and needs, where suggested), as of September, 2000:

- The Department of Administration has 2.5 employees. There is one Municipal Clerk.
- The Department of Finance has 3 employees. In addition, within that Department the Divisions of Tax Assessment (1.5) and Revenue Administration (1.5) have 3 employees. The present space deficit of 800 sf will be exacerbated as equipment needs are met and archival/storage requirements increase. Ultimately, off-site storage for records and correspondence will be necessary.
- The Division of Inspection has 7 inspectors and one clerk.
- The Division of Planning and Zoning currently has 3.5 employees (including one full time clerk and one half time clerk).
- The Division of Recreation has 1.5 employees.
- The Division of Public Works has 11 employees (10 full time, and two part time).
- There are 5 Dispatchers for "911," who serve the Police, Fire, and Emergency Services.
- The Municipal Court has 3.5 employees (including one part time judge). There is also one part time Public Defender, and four part time Community Services employees.

The site does not currently provide adequate parking on court days and meeting nights. An additional 25 to 40 spaces are required. As staffing needs grow the Township should anticipate several more employees by 2006.

The need for an addition to the Municipal Building, or the relocation of one or more departments, is currently being evaluated by the Township.

2. POLICE SERVICES

The Washington Township Police Department consists of 23 uniformed police officers including the Police Chief and three Lieutenants. The Police Department also includes one Special Police Officer, one civilian secretary, and a crossing guard.

Since 1990 the Department has occupied the present 6,600 square foot facility. The Department maintains thirteen patrol cars (including three unmarked cars), one motorcycle, and one bicycle. Twenty-four-hour patrol services are provided throughout the Township.

In addition to routine police services, the Department provides several educational crime prevention programs, which include lectures in local schools on subjects such as narcotics abuse and pedestrian and bicycle safety; participation in the "D.A.R.E." program takes place with fifth grade students. The Department provides lectures and demonstrations on safety and self-protection to various community groups. The Department also works with the Neighborhood Crime Watch Program, which reports suspicious persons or activities within the Township along with operating a voluntary fingerprint program for children.

There are a variety of measures to determine a community's police needs. For example, one measure is based upon a generally accepted standard of 2.0 officers per 1,000 population. Washington Township's Police Department currently meets this minimum standard.

Recent discussions have been held with the Township administration, regarding the expansion of the Police building to accommodate the Municipal Court, which is currently located within the Municipal Building. This move could offer an opportunity for an expansion of the Police Department, if the need arises for additional space for those other municipal government functions, and if a growing Department needs more space for its operations.

3. FIRE PROTECTION

The Washington Township Fire Department (which consists of the Washington Township Fire District and the Washington Township Volunteer Fire Company) is located on NJ Route 130 in Robbinsville. The Fire District operates as an independent taxable district and purchases the equipment. The Volunteer Fire Company owns the property and the building, which is a 30,500 square foot four-bay facility, and which they lease to the Fire District. A 1999 renovation converted the former fire hall into an additional bay, a training area and offices. This facility houses an 3,000 gallon tanker truck with a 1000 gallon pump; two 1,000 gallon pumper trucks, a 1500 gallon pumper (ac-

quired in 1996), and a utility truck.

The Fire Department now includes 12 paid fire fighters, with three on duty at all times. Their are now 8 - 10 active volunteers, which is a significant decrease from recent years. This apparently is a national trend, where potential volunteers now work out of town, or have two jobs, and are not available for duty.

The fire officials are responsible for fire inspections of buildings within Washington Township and for the Township fire prevention program. As of June 2, 1999 the Fire Department, by the training of the fire fighters, provides some Emergency Medical Services (EMS); the Township does not, however, have its own first aid squad to provide complete emergency services. The volunteer squads from Allentown and Hightstown provide these services (see 5. Emergency Services, below).

During the period 1996 to September 2000, the Fire Department responded to a total of 1176 fire emergency calls, as follows:

1996	330	
1997	261	
1998	289	
1999.....	438	(Most of the considerable increase over previous years was caused by the addition of EMS calls as a new service.)
2000.....	500	(Approximate number through September 2000; this number includes about 200 EMS calls.)

The Washington Township Fire Department is part of a second alarm mutual aid network which includes the following fire companies within municipalities contiguous to Washington Township:

- Nottingham and Groveville (Hamilton Township)
- Allentown Fire Company
- East Windsor Fire Companies 1 and 2
- West Windsor Fire Company
- Hightstown Fire Company

It should be noted that the recent improvements to the current facility utilized the space of the former fire hall. Since the fire hall was a big room that was often used for various types of public functions, the renovation that created additional facilities for the Fire Department also eliminated an important community gathering place.

4. PUBLIC WORKS

The Washington Township Department of Public Works (DPW) operates from a facility located on Main Street in the Village of

Windsor. DPW facilities include the Municipal Garage, storage yard for Road Department and WTMUA maintenance equipment.

DPW staff provides maintenance for Township-owned buildings, local streets, Township Parks and storm sewers.

Though the .93 acre site has accommodated the necessary office, yard and shop activities for some time, planned expansion of services related to the increased residential development and population in the Township will require additional equipment and staff. Expansion opportunities at the present site are limited because of the presence of wetlands in and around the site. Relocation of the DPW to a site adjacent to the Township Municipal Complex is currently under consideration. This would support the Township's objective to preserve the rural character of the historic village of Windsor and should provide the Department of Public Works a site with adequate size and convenient roadway access.

5. EMERGENCY SERVICES

Washington Township presently does not operate a rescue squad. The Township utilizes the volunteer rescue squad services of the Boroughs of Hightstown and Allentown. The Allentown Rescue Squad currently handles about 80-85 percent of first aid calls within Washington Township.

Both the Allentown and Hightstown First Aid Squads have indicated that the squads continue to experience financial difficulties and challenges in recruiting volunteer staff. Both squads receive financing in part through funds from Washington Township and other municipalities served by the squads. However, both are also heavily dependent upon local fundraising activities.

Projected population growth in the Township, the fact that the Allentown and Hightstown First Aid Squads report continued financial difficulties, and problems in recruiting volunteer staff warrant consideration of the following proposals:

- Encourage participation for Township residents in the operation of the rescue squads.
- Assess future emergency services needs in the Township, and consider various alternatives that could include inter-local agreements.

6. PUBLIC LIBRARY

The Washington Township Branch Library of the Mercer County Library System is located on Robbinsville-Allentown Road adjacent to the Municipal Complex. The Mercer County Library system is composed of nine branch libraries serving the communities of East Windsor, Ewing, Hightstown, Hopewell Township, Lawrence, Twin Rivers, Washington, and West Windsor,

The Washington Township Branch Library is open (as of Janu-

ary 2001) Monday-Thursday 9:30 am to 9:00 PM, Friday 9:30 am to 5:30 PM, and Saturday 10:00 to 1:00 PM. The library is currently staffed by a full time branch manager, a reference librarian, and a youth services librarian, three full-time assistants, two part-time assistants, a library page, and a student shelver.

As examples of the library's ongoing services, it currently provides a summer reading program, storytimes designed for pre-school children ages 3 1/2 to 5, toddler storytimes for children ages 2 to 3, monthly arts and craft programs for children 6 to 12, an adult basic literacy program, basic Internet training for adults, and an adult basic literacy program.

7. SENIOR CENTER

In 1991 the Township completed the Senior Center, located adjacent to the Library within the Municipal Complex, to meet the needs of senior citizens as well as the entire community. The 4,000 square foot building houses various social and cultural activities designated for senior citizens, such as a nutritional program, health counseling, and other programs.

There is a Facilities Needs Assessment currently being performed by an architectural consulting firm to determine if expansion is required.

8. MUNICIPAL UTILITY AUTHORITY

The Washington Township Municipal Utility Authority (MUA) employs two full time employees and a part time staff. The Township MUA maintains one truck and one plow. The Authority presently rents spaces, but is considering relocation to a site adjacent to the Municipal Complex. This site is being reviewed for the possible location of the Public Works Department.

9. SCHOOL FACILITIES

Long Range Facilities Plan:

(Note: the 2000-2001 enrollments were determined in October 2000)

Analysis of public school enrollments between the years 1994-1995 and 1999-2000 indicates the enrollment in grades K-8 experienced an increase of 526 students, or 90%, over this period. Enrollment in grades K-4 increased by 265 students while those in grades 5-8 increased by 261. The K-8 enrollment in Washington Township for the school year 1999-2000 was 1,112 students; in 200-2001 it was 1,215.

The students in grades 9-12 attend Lawrence High School. The total enrollment of Washington Township students in those grades, in 2000-2001, was 289. The total enrollment of all Washington Township public school students in that school year was therefore 1,504.

In the Long Range Facilities Plan, the standard district-wide enrollment projection was developed through the application of the cohort survival method. This method relies on historical enrollment data to compute the rate at which the number of students survives from one grade to the next. The projection was done under three conditions using ten, five, and three years of district enrollment data.

Public School Facilities Analysis:

(This information was developed in school year 1999-2000.)

The Sharon School, built in 1958 and expanded in 1961, 1965, and 1991, contains 47,640 square feet and is located on a 20.2 acre tract. The Sharon School contains 29 classrooms, 1 all-purpose room, 1 media center, and 1 speech room. An addition is under construction that will add 12 classrooms, a media center, computer lab, and gymnasium. This addition will be completed by January, 2001.

The Windsor School is a three story 3,129 square foot building on a 2.3 acre lot located within the village of Windsor. The building, constructed in 1909, was renovated in 1968 to contain the Board of Education offices and vocational education classrooms. In 1997, the Board of Education relocated its offices to Pond Road Middle School. Windsor School was then renovated to accommodate three Kindergarten classrooms and a lunchroom.

The Pond Road Middle School was completed in 1997. The school presently contains 26 classrooms, 2 computer labs, 1 technology lab, 1 art room, 1 music room, a media center, a gymnasium, and a cafeteria. In 1999, alterations were made to the administration area of the building that resulted in the addition of 5 classrooms and 2 small group areas.

Considerations for the Future:

Washington Township's 9th, 10th, 11th, and 12th graders attend Lawrence Township High School by inter-municipal agreement. The current agreement expires in 2005. The Board of Education is in the process of evaluating all of the alternatives for high school placement beyond the year 2005. If a high school is necessary, the location should be in the areas of greatest population, near good roadway access, and near the recommended trail system.

The Washington Township Board of Education is responsible for planning all public school related facilities. The Educational Facilities Master Plan prepared for the Board in 1995 is to be revised by the fall of 2000 to provide for a current projection of district needs over the coming five years.

XI. HOUSING PLAN / FAIR SHARE PLAN

A. INTRODUCTION

New Jersey Courts have determined that the State Constitution dictates that all municipalities in the State plan and zone with the intent, in part, to provide a realistic opportunity for individuals within a geographic region who are classified as being of low and moderate income to have affordable housing opportunities. In furtherance of that goal, the legislature has created The Council on Affordable Housing (hereafter referred to as COAH), an agency responsible for identifying needs, and overseeing the implementation of that Constitutional mandate.

Washington Township has been a voluntary participant in the affordable housing process since COAH's inception in the early 1980's and has previously submitted and obtained Substantive Certification for its housing plans from COAH in 1988, and again in 1997.

Pursuant to the most recent Substantive Certification, the Township's obligation of 305 low and moderate housing has largely been met through the creation of new housing stock, the rehabilitation of existing housing, the provision of group home opportunities, and the transfer of housing through the Regional Contribution Agreement. Approximately 28 units still need to be obtained through the RCA, and 10 rehabilitation units remain outstanding.

The Substantive Certification determinants of COAH were principally based upon Master Plan Amendment #4, Housing Element and Fair Share Plan, prepared February 21, 1995 by Town Plan Associates. The empirical data contained in that volume, (except where inconsistent with similar data contained elsewhere in this document) remains the basis for the Township's continuing certification and approach toward future planning of its affordable housing needs or obligations, as may be determined. The Township has essentially used the base data that was relied upon at the time of obtaining its most recent COAH Certification in 1997.

B. GOALS AND OBJECTIVES

Washington Township has defined five broad goals that are the foundation and framework for each of the Master Plan Elements. Each of the planning Goals is supported by a number of action-oriented Objectives. To the extent practical, the Housing Plan attempts to refer to those Goals and Objectives, and to document how the recommendations listed here will support them.

1. HERITAGE

Protect the rural character, the rural way of life, and the cultural heritage of the Township.

The Township's existing housing stock traces back to when the area consisted of an agrarian-based community. A number of farmsteads still exist in the Township, although many have fallen victim to prolonged neglect and the development of their companion agricultural lands. More concentrated examples of housing from the agricultural era of Washington Township can be found in the historic villages of Windsor and Robbinsville, which functioned as the necessary economic centers for the community.

COAH employs a formula, based upon multiple components, in assessing needs and determining compliance for the purpose of issuance of a determination of Substantive Certification. The formula includes rental and rehabilitation components, as well as credits for pre-approved and provided housing through new construction or regional contributions actually made.

One of the key elements of the COAH program is the promotion of rehabilitation of existing housing stock. The Township has previously participated in programs and efforts to improve houses which qualify for rehabilitation assistance. To date, the rehabilitation efforts have been largely directed to the two village areas, along with properties in and near Route 130, since those areas represent the oldest concentrations of housing in the Township.

Although the criteria for rehabilitation assistance and COAH qualification as eligible housing units does not in any way reflect the age or significance of a structure, efforts consistent with the goal of providing affordable housing are intended to continue to encourage the use of rehabilitation programs. Wherever possible, external funding sources should be utilized to maintain and extend the viable life of structures which reflect housing types from the past, and to promote the coordination of rehabilitation projects with other programs intended to preserve or enhance historic preservation. Additionally, a revolving fund program is intended to support incentives to property owners through funding opportunities which encourage aesthetic as well as functional improvements to properties which qualify for rehabilitation credit.

2. COMMERCE:

Encourage office and retail uses to locate in a pattern of compact nodes in the Township.

The primary correlation between the provision of affordable housing and commercial development is that, to the extent that construction of additional affordable housing is contemplated at some future time, it should be planned in a manner so as to be reasonably convenient to commercial and work-related opportunities consistent with the underlying principles articulated in the original Mount Laurel opinion of the New Jersey Supreme Court. The holding in that decision was intended to attempt to relocate housing opportunities for low and moderate

income residents of the state, closer to the relocated job markets.

3. LINKAGES & EDGES:

Connect centers, neighborhoods and other destinations. Improve the quality and legibility of the Township's network of roadways, trails, and gateways. Create appropriate edges, barriers and buffers to distinguish agricultural lands from developing areas, creating an enduring landscape which minimizes land use conflicts.

As more fully articulated in the Circulation Park and Recreation Facilities and Community Facilities Plans, emphasis is placed throughout this Master Plan on the need to provide pedestrian and bicycle accessibility to services, facilities, retail and commercial centers, public recreation, and open spaces. Consistent with the historical treatment of affordable housing units, however, the future construction of any such housing should be integrated into its surrounding environment. This housing should be located in a manner to take fullest advantage of those amenities which benefit the environs within which such housing is located. The Township's goal has been to assimilate the affordable housing units into market rate developments.

4. INFRASTRUCTURE AND SUSTAINABILITY”:

Ensure that investment in infrastructure supports a sustainable pattern of land uses which builds on past public investment in roads, schools, utilities and public open space.

The Township has provided a significant amount of mixed (i.e., affordable and market) housing since the establishment of COAH and, while recognizing that there is a possibility that in the future there may be a need or desire to provide additional affordable housing opportunities, the provision of funds for housing revitalization in designated urban centers has proven to be a program of benefit to both the Township and its receiving center, Trenton. The notion of future contributions as needed helps to promote the sustainability of the program in the Township by allowing an appropriate balance of affordable and market rate housing opportunities to continue to coexist. Experience has taught that, in planning the integration of affordable and market rate housing, it is imperative that an appropriate economic balance is reached.

5. COMMUNITY:

Ensure that investment in infrastructure supports a sustainable pattern of land uses which builds on past public investment in roads, schools, utilities and public open space.

As one of the unifying goals of this Master Plan, steps to create the senses of one community in all aspects of Township life is

an important component of the Housing Plan. The Township has made great efforts to insure that its existing affordable housing stock is fully integrated into the areas in which has been planned and built. Location of units, architectural devices, and the desire to prevent the units from being constructed in any way which would easily distinguish them from their surroundings have been incorporated into subdivision plans which include affordable housing units. The sole exception has been Project Freedom, a unique housing opportunity for severely handicapped adults which requires its own distinctive setting and living environment, although it is not isolated from the Township community at large.

C. NEW CONSTRUCTION COMPONENT

Pursuant to the Township's COAH-approved Housing Plan, Washington Township has planned for and, in large part, developed a total of 289 units of low and moderate income housing. Of those units 184 have already been constructed as affordable housing and received Certificates of Occupancy.

The construction of affordable housing has taken place in the Foxmoor development. The timing of construction of those units has occurred over a period of 15 years, with the last units of new housing presently being under construction.

Included within that element is the Project Freedom complex consisting of a total of 35 units. Those units are income restricted as well as being restricted to qualified families which include a severely physically handicapped member. The units are located within two areas, one being the principal Project Freedom development of 30 apartments. The remaining five housing units are contained in a refurbished and redesigned residential building which abuts the principal Project Freedom site. The Township received a "bonus" for these rental units.

At the present time, the Township has not specifically planned for additional income restricted housing construction, believing that the 231 units, already approved and largely built, satisfy the Township's need for integrated housing within its boundaries.

In order to achieve its original new construction obligation, the Township granted density bonuses to the developers of the sites consistent with guidelines established by COAH. As a result of these density bonuses, the Township absorbed additional market units which are reflected in areas of the Foxmoor project, within which the affordable units are located.

Although not directly planned at this time, the Township is considering the additional construction of affordable units within the confines of the Town Center, which may occur within the range of housing types and densities are provided. While the Master Plan does not specifically require rental housing as a component of any zone district, the opportunity for apart-

ments or similar housing types is available within the Town Center. Should any of those types of development occur and should the developer propose to include income restricted housing within its project, the Township is eligible to receive an equivalent of 1.5 credits for each additional income-restricted unit actually built.

Additionally, if required, affordable units could conceivably be located within Village planning areas, in conjunction with the Transfer of Development Right options as established in the Land Use Plan, provided the total saturation does not exceed the viable limits of development in those areas.

Consistent with the above, the Township has allowed for Senior Citizen Housing which is not limited to a single zoning district. Within such a housing option, affordable housing units could be considered, provided once again that the total development does not exceed acceptable levels of development and thus does not adversely impact other elements of the plan.

D. HOUSING REHABILITATION

COAH places significant emphasis on the rehabilitation of existing housing stock and to that end the Township has endeavored to meet its rehabilitation component of its 1995 Housing Element, which presently provides for 10 rehabilitation units. Credit was also received for 7 previously rehabilitated units.

The primary method of housing rehabilitation has been through the provision of low cost "loans" to homeowners who meet the income eligibility requirements and own properties which qualify for the assistance based upon their habitability pursuant to program standards.

The Township has participated in the Mercer County Housing Assistance Program through a small cities grant in funding the financing of these rehabilitations. A new fully funded Township program is in the process of being established. Loans are essentially provided to participating property owners; these loans are due upon the transfer of ownership of the properties, at which time the principal and accrued interest are recouped and returned to the fund pool. Specific terms of such a program have yet to be codified, which will include repayment provisions based upon terms of ownership of the properties eligible.

Although Township officials regularly conduct inventories of properties which appear to qualify based upon their exterior appearance, the rehabilitation program requires voluntary cooperation by the property owner. This element has limited the Township's efforts to enroll properties in the program. Additionally, in the past, the eligible owners were limited to sections of the Township which were specified in the grant program. The rehabilitation assistance no longer is limited to

geographic sections of the Township and is not, however, limited solely to exterior property maintenance. Funds are available to interested parties for other building code-related improvements such as heating, plumbing, and similar internal improvements which effect the continued habitability of those properties.

Housing rehabilitation is a goal of the Master Plan particularly in conjunction with the Historic Preservation Plan, as a means of preserving the heritage of the Township. Target areas will continue to be the Villages of Windsor and Robbinsville as well as outlying dwellings which were historically used in conjunction with the Township's agrarian enterprise.

The Township has attempted, and will continue to attempt, to attract new participants in its rehabilitation efforts through a marketing plan geared to the target areas, by providing information of the availability of funds for these purposes.

E. GROUP HOMES

Several group residential homes have already been established within the Township, pursuant to State regulations establishing guidelines for the licensing of such operations. Future group home proposals for the Township should participate in any companion programs sponsored and licensed by the State, which involve income restrictions that will qualify for housing credits pursuant to COAH guidelines. The planning and location of such facilities largely falls outside the jurisdiction of the Township although interested sponsors will be encouraged to consider locations which are consistent with the overall goals, objectives, and intent of the Master Plan.

F. REGIONAL CONTRIBUTION AGREEMENTS

A significant element in the Township's approved housing plan is a Regional Contribution Agreement (RCA) with the City of Trenton. Such agreements had previously been approved by COAH as a means of satisfying required housing obligations of municipalities determined to be required to provide housing opportunities by the "transfer" of those obligations to pre-approved cities determined to be in need of housing rehabilitation assistance. The Washington Township agreement provided for the transfer of 28 units of housing obligation to the City of Trenton at a total cost of \$560,000.00. Of the 28 units, 25 were deemed to be designated to satisfy the Township's rental obligation pursuant to its Certification.

The RCA provided for a payment of \$20,000.00 per unit by the Township to the City of Trenton based upon a formula approved by COAH. The RCA requirements have been fully met by the Township by the payment of the required fees to Trenton. Both parties have considered the program a success in accomplishing their respective goals.

As a result of its experience with the existing RCA and its goals as articulated in this Master Plan, particularly regarding open space preservation, the Township would consider that future housing needs might be best addressed through the use of a similar agreement.

G. AFFORDABILITY ASSISTANCE PROGRAM

The Township has, in conjunction with its new construction and affordable unit resale programs, provided in its spending plan for an affordability assistance program which, in essence, would make funds available on a low interest loan basis from a revolving fund. Eligible participants in the affordable housing program may seek to draw against this fund to assist in obtaining sufficient down payment supplements so as to make their principal mortgage payments more affordable. Guidelines as promulgated by the Township for the program would be developed and made available through the Housing Office, and made known to prospective purchasers of units who may qualify through the Township's marketing plan.

H. AFFORDABLE HOUSING TRUST FUND

Consistent with approved COAH guidelines, the Township has created an Affordable Housing Fund, which was established by ordinance and which provides money for a number of enumerated affordable housing-related purposes. This fund is financed through contributions by developers of all commercial and residential properties within the Township which do not contain an integrated affordable housing component. The level of contribution is determined by a formula established by ordinance.

Essentially the formula provides that residential developers shall contribute one-half of one percent (0.5%) of the equalized assessed value of the development to the fund. In the case of nonresidential development, over one percent (1.0%) of the equalized assessed value for the development. Additional fees can be collected for special projects as agreed to by the developer and the Township.

Due to the growth of the Township since the adoption of the ordinance, the fund has helped finance the RCA, the affordability assistance program, the rehabilitation program, and the administration of the housing program itself.

As a result of the growth within the commercially zoned areas of the Township, the fund is expected to continue to grow in the foreseeable short term future. The Township has every intention of continuing the contribution requirement and as a result, based upon the planned development set forth in the within document, it is reasonable to assume that contributions to the

fund will continue in the long range future of the Township as well.

Consistent with the Township's desire to direct future affordable housing requirements to an RCA solution, it is anticipated that adequate funding will be available for that purpose as future needs arise. The fund, as established, provides for designated portions of the total available for use for the purposes set forth therein. As a result, the participation in future RCAs should not negatively impact the financial viability of the other programs which are supported by the fund.

XII. PLANNING RELATIONSHIPS

A. INTRODUCTION

Washington Township is bordered by four Townships (West Windsor, East Windsor, Upper Freehold, and Hamilton), and the borough of Allentown. Upper Freehold, on the east is both the largest and least populated. Hamilton, on the south, is experiencing considerable new growth, of which the development of "big box" retail could have the most significant impact on the character and development of Washington Township. West Windsor plans to preserve the farmlands that adjoin Washington Township at the west. East Windsor is permitting residential developments near the northern border of Washington Township, but Bear Brook and its wetlands stand as a buffer between the two Townships. As a result, the major force of the recommendations of this Master Plan, regarding the characteristics of its neighbors, focus on the growth and development taking place at the south, generally along the Route 130 corridor.

The State Development and Redevelopment Plan includes designations of three land development types in the Township, each of which is consistent with this Plan.

Details of the conditions in these various municipalities and governments are described here.

B. FIVE NEIGHBORING COMMUNITIES

1. WEST WINDSOR TOWNSHIP

West Windsor has evolved in the last decade as a well-to-do suburban residential community that serves - among other areas - the Princeton region. A September 1999 article in the New York Times is an evidence of the evolving character of this growing community. It reports that the Township has strongly opposed drive-through fast food restaurants, since they are not perceived as appropriate to the quality of the wider community. The article reports that some in the Township think that West Windsor has taken over from Princeton as the best place to live in this area.

The focus of its growth has generally been about five miles west of Washington Township, in the central portions of the Township. In addition, West Windsor is connected to the Princeton region. A very high proportion of its development has been in the form of single family homes on relatively large lots, generally without sewer. One consequence of this pattern of residential development is that it has had some impact on Washington Township's roadway system.

A secondary consequence of this development pattern on Washington Township is that a large percentage of West Windsor's remaining open space and farmland is on or near its Washington Township border. Most of the West Windsor's

proposed areas for acquisition and preservation are along Line Road, and between Windsor and Hankins Roads, which are the western borders of Washington Township. In this area only two small subdivisions now exist in West Windsor, the zoning limits development to a maximum of one house per 3.3 acres, and every undeveloped parcel has been identified for public open space or farmland acquisition. There is no sewer service in the area.

This pattern is consistent with that proposed in this Master Plan for Washington Township, which suggests only two additional areas for TDR Residential Village receiving area along the same border, in addition to the existing Windswept subdivision. The balance of the lands (primarily farms) within Washington Township are therefore recommended for preservation.

2. EAST WINDSOR TOWNSHIP

Although Hankins Road is a significant portion of the border with Washington Township, the nearby location of Bear Brook and its wetland watershed is a significant boundary between the patterns of development between the two Townships. The properties in East Windsor that adjoin Washington Township are zoned in a variety of residential types: single family detached on one acre lots, without sewers; single family detached on 30,000 sf lots, if sewerred; single family detached on 20,000 sf lots, if sewerred and if in clusters; town houses on 10,000 sf lots if sewerred. In addition, some areas are zoned "RA" (Rural Agricultural), which permit farming, houses on five acre lots, and houses on 1.5 acre lots if clustered.

There is significant residential development taking place in East Windsor, with most new development occurring two miles north of Washington Township. In addition, some highway commercial is occurring on Route 130, but not adjacent to Washington Township.

Although there appears to be a trend towards residential large-lot development, the East Windsor developments are having less overall impact on Washington Township than those at the south, in Hamilton Township. The only noticeable impact has been the creation of some additional traffic on Washington Township's roadways.

3. UPPER FREEHOLD TOWNSHIP

Upper Freehold has a total population of about 4,000, and has no "center." It is very large, at 47 square miles. The Township is still largely agricultural, with 5,000 acres of farmland now in the State Agricultural Preservation Program, which is one of the largest areas of any municipality in the state. For Washington Township, an important result of these conditions is that the development in Upper Freehold is very spread out, and is divided into two distinct areas. The eastern half is oriented towards Monmouth County and Freehold, while the western half is oriented towards Mercer County and Washington Town-

ship. According to Upper Freehold Township officials, this situation indicates that a large portion of the residents in this area of Upper Freehold (they estimate as many as 2,000 people) now tend to focus on Washington Township as the center of their community, and therefore to use its roads and facilities.

In the areas just east of Washington Township, along Old York Road, Upper Freehold recently changed the zoning from single family residential on one acre lots to two acre lots. This zoning designation now is used in most of the Township. However, several proposed subdivisions for one acre lots were "grandfathered", and are now taking place. One is being developed now along Old York Road, in the vicinity of Gordon Road. This development will have 96 homes.

In addition, a retirement community of 350 - 400 residences, plus an adjoining single family detached development of 85 homes, will be built shortly, near the Allentown border. About one half mile from Allentown. Another 100 house subdivision is also being built; this development will be only about 10 minutes from Robbinsville.

Upper Freehold, at this time, seems to be sufficiently separated from the major regional employment centers, to its east and west, that it is not the subject of as much growth pressure as, for instance, Hamilton and West Windsor Townships. Therefore, although some development is taking place adjacent to Washington Township, it is less likely to have as much of an impact as the Hamilton developments will on the patterns of traffic and development in Washington Township. The most significant impact appears to be the increased possibility of traffic on the Allentown-Robbinsville Road.

4. BOROUGH OF ALLENTOWN

Allentown is a compact historic community that is essentially fully developed. The only current development activities are variance applications for changes and additions to existing buildings. This condition exists in both the residential and downtown commercial neighborhoods.

Along the border with Washington Township there are three single family detached residential zoning areas: R40 (40' x 100' lots), R60 (60' x 100' lots), and R80 (80' x 100' lots). There are also some existing apartments in this area. Note that these lot sizes, and this mix of residential categories, is similar in many ways to that being developed in Town Center.

The result of these conditions is that Allentown will have less impact on Washington Township than Washington Township will have on Allentown. Any new developments along Allentown-Robbinsville Road will generate traffic that could have a negative impact on Allentown, if the destination of the traffic is in that direction. In addition, the existing entrance into Allentown along that road now appears quite open and rural, and

includes one historic group of farm buildings on the north side of the road, and a second old farmhouse on the south side. This is a condition that is appropriate to the historic character of Allentown as a compact community set into the rural landscape. Any development in Washington Township west of Allentown should therefore preserve the appearance of that rural entrance, and should be designed with a scale and character that is in keeping with that in Allentown. (See Ch II, Land Use Plan pages II-16 and 17, concerning possible development in this area of Washington Township.)

5. HAMILTON TOWNSHIP

Hamilton Township has grown rapidly in the last decade, with that growth including large commercial areas as well as residential developments. There are six zoning districts that adjoin Washington Township, with no changes in those regulations anticipated:

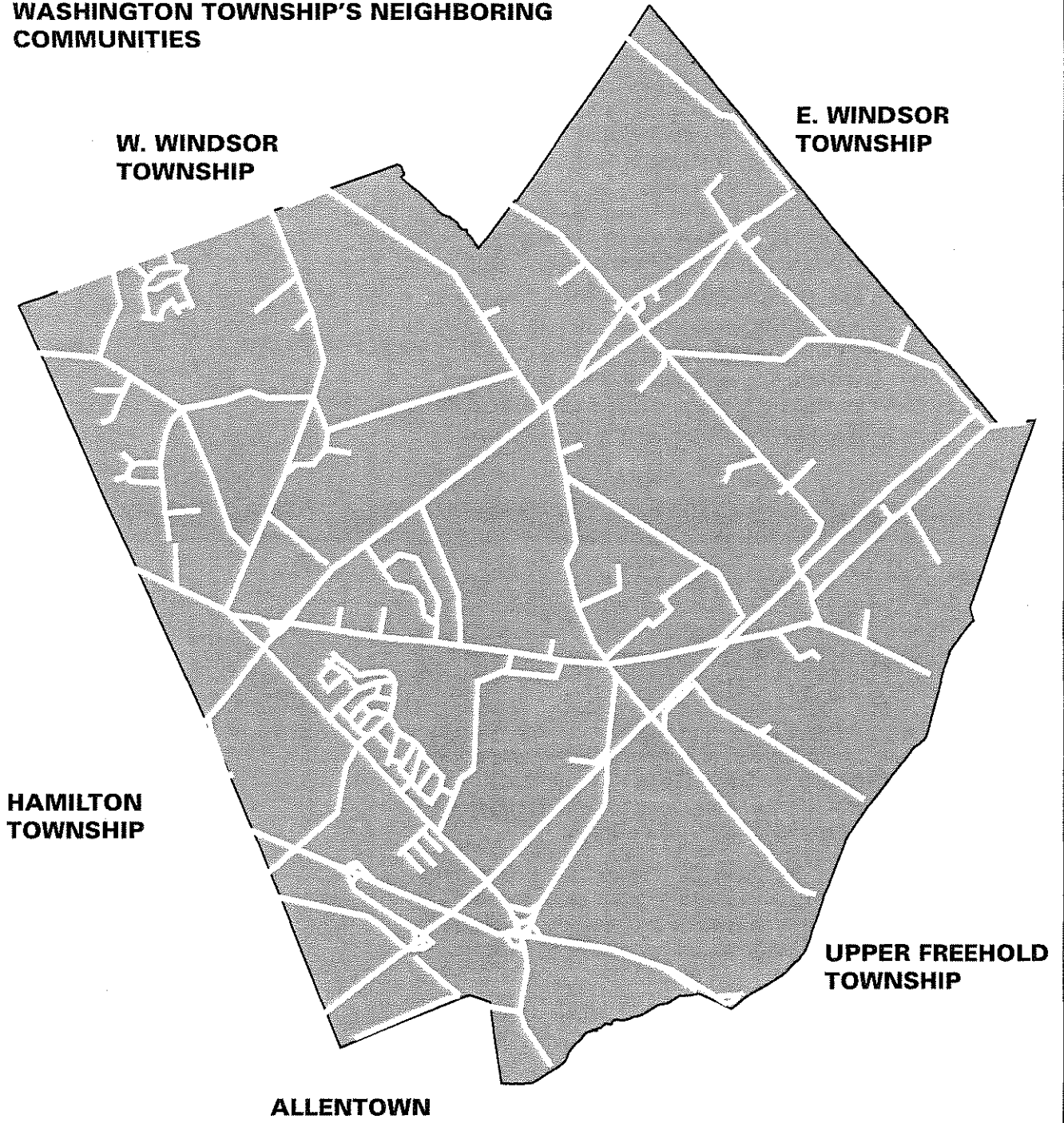
- RD (Research and Development, which includes some light assembly manufacturing))
- REO-5 (Research, Engineering, and Office)
- R7 (Single Family Detached Residential on 7,000 sf lots)
- R10 (Single Family Detached Residential on 10,000 sf lots)
- R-15 (Single Family Detached Residential 15,000 sf).
- In addition, there is a Conservation area at the western corner of the Hamilton Township border, which is adjacent to a similar Conservation area in Washington Township.

The RD, REO-5, and R7 districts adjoin the area in Washington Township where Town Center is being developed. Between the Town Center and Hamilton Township in this area is a planned southerly bypass and some wetlands areas - both of which are partially located in Hamilton. These two conditions form an appropriate buffer between the commercial areas of Hamilton and the residential neighborhoods of Town Center.

In an area that is further south along Route 130, Hamilton Township has approved a General Development Plan that includes 977,526 sf of "big-box" retail buildings, and a 56.9 acre site for office development. Specific retail tenants have not been determined, but a general mix has been discussed (e.g. super stores, large food markets, multiplex movie theaters, highway-related restaurants and fast food establishments, etc.).

This ongoing development presents some significant planning concerns for Washington Township along Route 130. These concerns are raised due to collateral conditions such as pressure for additional residential development, and the need to provide traffic relief along Route 130. Since Washington Township intends to preserve its farming and its historic rural character, and intends to create a community of place, all of the consequences of this type of large scale, spread out, yet in-

**MAP INDICATING THE LOCATIONS OF
WASHINGTON TOWNSHIP'S NEIGHBORING
COMMUNITIES**



tense, development must be discouraged from moving further north. (See Ch II, Land Use Plan pages II-27 to 32, for descriptions of recommended developments for Route 130 in the Township.)

This is an important issue. It is the most important consequence of all the developments taking place in any of the adjoining municipalities. All of the recommendations in the Washington Township Land Use Plan, in effect, address the issue. The pattern of commercial development on Route 130 in Washington Township is to be a combination of compact walkable, mixed-use, nodes and more open and landscaped developments, and the appearance of open lands between them that should maintain the rural appearance of the road.

The pattern of residential developments in Washington Township is to be in compact villages and clusters, which will also help to save much of the working farmland. It is essential that these steps be taken to prevent the spread of the sprawl type of development that is taking place so significantly in Hamilton Township.

C. STATE PLAN

The State Development and Redevelopment Plan (SDRP) has mapped "Planning Areas" throughout the state, as guides to the patterns of future growth. That plan indicates that Washington Township includes three of those Planning Areas: PA2, PA4, and PA4B:

- PA2, called the "Suburban Planning Area," has lower intensity developments and tends to rely on automobile transportation. The recommendations in the SDRP include having additional development take place in compact centers, and in preserving open space and environmentally sensitive areas.
- PA4, called the "Rural Planning Area," calls for the protection of agriculture and related activities, and of other open spaces. It therefore recommends that new development take place in compact centers that are planned to support the agricultural areas around them.
- PA4B is a subarea of PA4, and is identified for the protection of especially sensitive environmental conditions.

Through the state's cross-acceptance process, the recommendations in this Land Use Plan are uniquely in compliance with these recommendations, especially since the boundaries of the various Planning Areas generally comply with the zoning and sewer service boundaries of the Township. For example:

- The already-approved Town Center is a new compact community that is being built in the PA2 Area. Open space green belts and protected environmental areas are being planned around and near the Town Center. The new development takes advan-

tage of existing automobile access and of the adjacent existing older community of Robbinsville.

- The recommendations of this Plan for the use of TDR's to preserve farms and create compact residential/mixed use communities are to occur within the State PA4 area. As a result, farms and other open spaces will be preserved.
- The Township has acquired some lands around the Assunpink Creek to protect the wetlands and forests there, and to create a trail and recreation area. This land is within the State PA4B area.

Based on these actions by Washington Township, it is clear that the principles and details of the State's Plan are being followed, especially the intention to create a "community of place."