

***Master Plan Reexamination Report  
a Master Plan Amendment  
and Amendment to the  
Land Use Element of the Master Plan***

***BRIDGEWATER TOWNSHIP  
SOMERSET COUNTY, NEW JERSEY***

*Prepared by the  
Bridgewater Township Planning Board*

ADOPTED  
September 27, 2022

***BRIDGEWATER TOWNSHIP PLANNING BOARD***

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**MASTER PLAN REEXAMINATION REPORT-  
A MASTER PLAN REVISION**

**BRIDGEWATER TOWNSHIP  
SOMERSET COUNTY, NEW JERSEY**

**I. INTRODUCTION**

The Master Plan Reexamination Report addresses the required areas outlined in the provisions of the Municipal Land Use Law: N.J.S.A. 40:55D-89 and is intended to also be considered as an Amendment to the Master Plan Land Use Element.

- A. Identify the major problems and objectives relating to land development at the time of adoption of the last Reexamination Report.
- B. Discuss the extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- C. Discuss the extent to which there have been significant changes in assumptions, policies and objectives forming the basis for the Master Plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources and energy, collection, disposition and recycling of designated recyclable materials, and changes in State, County and Municipal policies and objectives.
- D. Outline the specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- E. Provide recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law" into the Land Use Plan Element of the Master Plan and recommended changes, if any, to effectuate the redevelopment plans of the municipality.

**II. AREAS OF DISCUSSION**

**\*\* 1 \*\***

- A. Identify the major problems and objectives relating to land development at the time of adoption of the last Reexamination Report.**

MAJOR PROBLEM: There has been recent concern regarding higher vehicular activity on Route 202/206 North and a concern over the need to keep large multifamily complexes to a minimum.

**MAJOR OBJECTIVE:** TO PRESERVE THE DEVELOPMENT CHARACTER AND QUALITY OF BRIDGEWATER TOWNSHIP. THIS OBJECTIVE APPLIES TO RESIDENTIAL AND NON-RESIDENTIAL PROPERTIES.

- In the December 15, 2016 Master Plan and Reexamination report, there was increased municipal concern for the objective of identifying permitted uses along the major corridors of Route 22, 202 and 206 to improve the visual and economic benefit.
- There was increased municipal concern for study and recommendation of compatible land uses for the existing uses on land known as the SJP corporate complex.
- There was increased municipal concern to reconcile residential land uses along Route 202/206. As a first phase, the study should consider existing multifamily uses with the objective to reconcile the existing, stable multifamily neighborhoods with the single-family zone in which they lie.
- There was increased municipal concern to reinforce the residential zoning of an existing non-permitted use (Redwood Inn) so that the land use will strengthen the existing and stable character of the single-family zone that surrounds it.
- There was increased concern to proactively respond to the changing purchasing pattern and office employment patterns that have modified since the COVID 19 pandemic. It is perceived that retail purchasing is being conducted more on-line and working from home is more frequent. Relative to the yet-undeveloped Center of Excellence project on Route 202/206 which has high intensity retail and office component, there was agreement that certain additional uses for this R-SEED zone is timely and a responsible approach toward development in these times of changing lifestyles.

**B. Extent that the objective has increased or decreased as a municipal concern:**

The objective to reexamine the planning approaches remains as a strong municipal concern in order to improve and fortify the overall appeal of living in the township. Preserving the character of the individual neighborhoods remains a clear objective. Bridgewater Township should continue to strengthen the identity of its residential neighborhoods and its commercial sectors without creating undue intrusion from traffic, noise, light and degraded air quality.

This ongoing concern includes the desire to preserve the residential and corporate character of the township. Further, adapting to changing circumstances caused by shifting social, demographic and economic trends increases the municipal challenge to update ordinances to respond to modern needs. Keeping in touch with changing circumstances is necessary in order to strengthen the identity of Bridgewater through its residential neighborhoods and promotion of a robust commercial sector.

**C. Extent to which there have been significant changes in assumptions/policies:**

As is often the case, changes in land use are needed to adjust to lifestyle needs that may occur swiftly or gradually over time. Changes in Master Plan and Reexamination Report assumptions and policies must acknowledge and respond to changing circumstances. The Bridgewater policy

is that a stable fiscal foundation is needed to strengthen the desirability of the Bridgewater lifestyle and thereby keep Bridgewater as one of the most sought-after communities in the state. Increased emphasis on Master Plan and Master Plan Reexaminations by the Planning Board was initiated in 1990. A summary of the Planning Board studies is summarized below and also demonstrates the policy to focus on improvement of the commercial sector which contributes to fiscal stability.

- Master Plan, dated 1990 provides a vision for the Township, citing valued policies and objectives for the township. The Master Plan recommends that:
  - a) *'The Township continue to investigate and adopt development controls for conservation such as clustering...'*
  - b) *'Municipal ordinances should be adopted to permit clustering.'*
- Master Plan Amendment and Reexamination Report, dated February 28, 2005 addresses newly-developed policies and development strategies intended to serve as a basis for focused study in an effort to preserve the goals outlined in the 1990 Master Plan and to further enhance the quality of life in the township through additional sound planning policies.
- Master Plan Amendment and Reexamination Report, dated November 11, 2008 deals with impervious coverage and floor area ratio standards to maintain the established scale within several residential and non-residential districts.
- Master Plan Amendment of the Recreation Element of the Master Plan adopted on May 24, 2010 sets forth a plan for facilities and uses on public lands.
- Master Plan Amendment and Reexamination Report-Economic Element, was adopted on April 13, 2010. This study was developed in response to the Master Plan Amendment and Reexamination Report, dated February 28, 2005, where the study was recommended to, "Encourage appropriate development of land use focus areas in the Township that will, within the limits of zoning, return underutilized land to productive use, generate economic development activity, diversify the municipal economic base, create new employment opportunities, and strengthen the tax base." This particular study, and the resulting reports, focus on non-residential improvements along much of the Route 22 corridor in an effort to bring land use along the highway to its higher potential.
- Master Plan Amendment and Reexamination Report-Circulation Element, dated September 2010 studied traffic circulation and modes of transportation throughout the Township which resulted in recommendations to be addressed moving forward. The focus of this study and resulting reports was to establish modernized criteria for commercial-based development, parking and sound strategies for site plan evaluation of such development.

- Reexamination Report dated February 8, 2011 addressed recommendations for places of assembly (e.g., Houses of Worship), focusing these on roadways that can better accommodate higher volumes of traffic.
- In 2014, Bridgewater tackled the redevelopment criteria which included the study of ‘areas in need of redevelopment’. The Plan accelerated the goal to identify “areas in need of redevelopment” and design Redevelopment Plans offered a framework to bring underdeveloped or underutilized lands into productive use.
- The Reexamination Report of April 27, 2015 addressed several issues that were documented in prior Master Plans and Reexamination Reports, most particularly dealing with areas in need of redevelopment and also addressed the need to revisit zoning districts along the highway corridors.

Below is a condensed excerpt of the matters that address study and recommendations in the April 27, 2015 Reexamination Report which highlights significant changes:

*Master Plan studies should be conducted to offer development regulations for the Route 22, Route 202/206 and the Route 202 corridors should be considered as a continuation of the corridor studies conducted in 2010.*

The Reexamination Report also suggests review of residential development along the highway.

*Studies should also be conducted for zoning districts along the highway corridors. Studies should consider the residential character....*

The Reexamination Report also specifically addresses the need to study residential zones along Route 202-206 and also identifies the increase in interest to reconcile existing uses with their zoning:

*...there is an enhanced interest and objective toward evaluation of the highway corridors and regulations which will continue to have a mix of uses which are compatible with and complimentary to their surroundings.*

- The Reexamination Report of December 13, 2016 responds to a municipal settlement agreement with a religious organization, another matter presents itself as a significant change in a policy and assumption – to study non-permitted premises that was not located on the highway corridor. Evaluation of this non-permitted land use was viewed as an opportunity to bring the original land use (non-conforming commercial use) into conformity with the surrounding single-family residential neighborhood.

- The Master Plan Amendment and Reexamination Report of December 13, 2016 addressed needs for zoning changes that deal with environmental needs, such as cluster zoning measures, to better address objective of preservation of neighborhoods and the environment, as well as to address zoning inconsistencies. This aspect of the Reexamination Report was in furtherance of the 1990 Master Plan which recommends that: *The Township continue to investigate and adopt development controls for conservation such as clustering...*  
Complimentary permitted Principal uses were also encouraged through zoning ordinance recommendations.
- A Master Plan Amendment and Reexamination Report was adopted in February, 2022. Amendments include elimination of the Active Adult Residential zone (AAR) and bringing this area into the R-40 Single Family zone, rezoning areas along Union Avenue in order to respond to the need to provide meaningful development options, recommendations for craft brewery permitted uses, relaxation of setback requirements for certain porches and decks and clarifications in the Definitions section of the ordinance.
- A Master Plan Amendment and Reexamination Report was adopted on September 13, 2022. This document addressed prior land use and zoning issues. The documents also discussed the more current issue of addressing the critical desire to provide 40 affordable housing units that were effectively eliminated from the Center of Excellence project. This document also stated that a new Master Plan should be considered.

**D. Specific changes recommended for the Master Plan or development regulations for land development, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared:**

- A new Master Plan is recommended. The study of zoning changes should include additional permitted uses, where appropriate. Consideration should be made to offer revision, clarification and amplification of uses that are viewed as archaic. Amending bulk standards may be considered to achieve consistency with lot sizes and neighborhood development patterns.

**E. Provide recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law” into the Land Use Plan Element of the Master Plan and recommended changes, if any, to effectuate the redevelopment plans of the municipality.**

Most recently, redevelopment areas have been adopted by the Township Council for the Eden Woods neighborhood (Finderne) and Center of Excellence (Route 202/206) sites. These redevelopment plans have included an obligation for construction of affordable housing units for low, moderate, and very low-income persons and families. There are no plans for studies of additional ‘areas in need of redevelopment’ or for redevelopment plans at this time; however,



the Council has recently amended the Redevelopment Plan for the Center of Excellence, where an ordinance was adopted to permit alternative uses for the R-SEED zone.

**\*\* 2 \*\***

**A. Identify the major problems and objectives relating to land development at the time of adoption of the last Reexamination Report.**

MAJOR PROBLEM: There were no Major Problems cited at that time.

MAJOR OBJECTIVE: TO PROMOTE A WELL-BALANCED VARIETY OF RESIDENTIAL, RECREATIONAL PUBLIC, COMMERCIAL, INDUSTRIAL AND CONSERVATION LAND USES.

**B. Extent to which such problems and objectives have been reduced or have increased subsequent to such date.**

The extent of the concern for such balance in land use is somewhat reduced due to being addressed by conserving lands through the cluster development option. With the purchase of Camp Cromwell, a site having approximately 100 acres, the Township has demonstrated its commitment to offering high-value land conservation and recreational facilities to its residents.

As it relates to the balance for a variety of residential uses, housing options for its seniors, was particularly evident in the zoning and approval of two major sites previously envisioned for senior housing, one on Route 28 (an apartment complex) and one on Route 202/206 North (A large lot in the AAR zone), were either converted to unrestricted housing by the state legislature, or developed instead for house of worship purposes. The Four Seasons complex on Route 202/206 North is an existing owner-occupied townhouse community for seniors. The new Master Plan should present attention to other potential locations for owner-occupied senior citizen housing communities within the township. Approval was recently granted for an age-restricted community, with individual housing units on individual lots, in the Martinsville village. This provides a reduction of concern for senior citizen living accommodations.

In order to achieve an acceptable balance between uses, there is need to consider planning and zoning decisions that will reconcile traffic impacts of a land use with the objective not to cause traffic congestion along the roadways.

The desire to provide affordable housing units consistent with the Court-approved Housing Plan prompted the search for suitable sites for 40 affordable housing units. This search resulted in the recommendation that the Hyatt Inn Executive Suites be repurposed to affordable housing. No new additional units were needed to conform with the Court-approved settlement agreement with Fair Share Housing. The Township has adopted the necessary ordinances to effectuate the development of affordable units at this location. The repurposing of the Hyatt Inn Executive Suites will make 88 one- and two-bedroom market rate apartments available for all age groups, including senior citizens.

**C. Extent to which there have been significant changes in assumptions, policies and objectives forming the basis for the Master Plan or development regulations as last revised.**

Since adoption of the Amendments to the Master Plan Reexamination Report of September 13, 2022 the COVID-19 Pandemic has affected the economic stability of many government agencies and operating procedures of many corporations. Due to the government's need to assure stability in providing services, Bridgewater has determined that it should proactively expand its opportunities in order to bring in funds or save costs. For example, the solar panel arrays located on the municipal complex property aids in saving energy costs. As noted in the September 13, 2022 Master Plan and Reexamination Report, "there is significant change in policy regarding the evaluation of the highway corridors and regulations which will continue to encourage a mix of compatible uses without over-burdening its residents with frustrating and inconvenient traffic congestion."

**D. Specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.**

In conformance with objectives and policies noted in the September 13, 2022 Master Plan Amendment and Reexamination Report, the Township should continue to consider appropriate uses that have limited traffic impacts on the highways, county and local roads. Developing zone change strategies to produce an economically-viable uses along Route 202/206 have been studied." It is this strategy that is recommended for expansion.

**E. Provide recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law" into the Land Use Plan Element of the Master Plan and recommended changes, if any, to effectuate the redevelopment plans of the municipality.**

There are no new redevelopment plans recommended at this time.

**\*\* 3 \*\***

**A. Identify the major problems and objectives relating to land development at the time of adoption of the last Reexamination Report**

**MAJOR PROBLEM:** There were no Major Problems cited at that time.

**MAJOR OBJECTIVE:** TO GUIDE LAND DEVELOPMENT AND LOCATION OF COMMUNITY FACILITIES TO MEET THE NEEDS OF BRIDGEWATER TOWNSHIP RESIDENTS AND TO PROMOTE THE PRESERVATION OF THE NATURAL ENVIRONMENT.

**B. Extent to which such problems and objectives have been reduced or have increased subsequent to such date.**

The matter of open space remains a strong municipal interest. A Recreation Plan Element to the Master Plan was adopted in 2010. Bridgewater Township Open Space Advisory Board and Park Board continue to actively analyze municipal lands for possible Green Acres, Recreation and Open Space (ROSI) designation. With the acquisition of Camp Cromwell, there is a strong commitment to expand the inventory of recreational opportunities, along with assuring conservation of valuable woodland assets.

**C. Extent to which there have been significant changes in assumptions, policies and objectives forming the basis for the Master Plan or development regulations as last revised.**

There are no significant changes in assumptions, policies or objectives that formed the basis for the Master Plan or development regulations.

**D. Specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.**

While there are no specific changes, there is a heightened awareness to take the steps necessary to improve the economic stability of the township, where reasonable.

**E. Provide recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law" into the Land Use Plan Element of the Master Plan and recommended changes, if any, to effectuate the redevelopment plans of the municipality.**

There are no new redevelopment plans recommended at this time.

**\*\* 4 \*\***

**A. Identify the major problems and objectives relating to land development at the time of adoption of the last Reexamination Report.**

MAJOR PROBLEM: There were no Major Problems cited.

MAJOR OBJECTIVE: COORDINATE FUTURE GROWTH WITH NEEDED EXPANSION OF PUBLIC FACILITIES AND SERVICES.

**B. Extent to which such problems and objectives have been reduced or have increased subsequent to such date.**

While there are no current problems relating to expansion of public facilities and services, the Township is mindful that it must be capable to fiscally address needs as they arise. Tropical Storm Ida is an example where unforeseen circumstances can put a financial strain on municipal infrastructure. Potential expansion of opportunities may be helpful in meeting these challenges.

**C. Extent to which there have been significant changes in assumptions, policies and objectives forming the basis for the Master Plan or development regulations as last revised.**

There have been no significant changes in assumptions, policies or objectives.

**D. Specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.**

Although specific development regulations are not recommended at this time, the September 13, 2022 Master Plan and Reexamination Report states that, “Bridgewater Township intends to continue to monitor and implement, where possible, quality of life amenities, including the initiative to consider programs that will encourage some expansion of activities in the arts as well as physical sporting activities.” The ability to consider programs relies on the fiscal ability to underwrite the associated costs of these.

- As noted in the Reexamination Report dated September 13, 2022, Tropical Storm Ida leveled a widespread and devastating impact on the Township’s facilities and public services. It is recommended that the ordinance be revisited to strengthen the design standards and maintenance procedures for stormwater management. This renewed effort is intended to improve overall drainage during and after storm events.

**E. Provide recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law” into the Land Use Plan Element of the Master Plan and recommended changes, if any, to effectuate the redevelopment plans of the municipality.**

There are no new recommended new redevelopment plans recommended at this time.

**\*\* 5 \*\***

**A. Identify the major problems and objectives relating to land development at the time of adoption of the last Reexamination Report.**

MAJOR PROBLEM: There were no Major Problems cited.

MAJOR OBJECTIVE: TO PROMOTE THE CONSERVATION OF NATURAL SYSTEMS, ENVIRONMENTAL RESOURCES, RURAL APPEARANCE, AND THE NATURAL AMENITIES WHICH PRESENTLY CHARACTERIZE BRIDGEWATER TOWNSHIP.

**B. Extent that the objective has increased or decreased as a municipal concern:**

The objective remains an ongoing and important objective, and has not changed as a municipal concern.

**C. Extent to which there have been significant changes in assumptions/policies:**

There have been no significant changes in assumptions or policies, but this objective remains strongly-held.

**D. Specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.**

There are no changes to this category that are recommended at this time.

**E. Provide recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law” into the Land Use Plan Element of the Master Plan and recommended changes, if any, to effectuate the redevelopment plans of the municipality.**

There are no new redevelopment plans recommended at this time.

**\*\* 6 \*\***

**A. Identify the major problems and objectives relating to land development at the time of adoption of the last Reexamination Report.**

MAJOR PROBLEM: There were no Major Problems cited.

MAJOR OBJECTIVE: RECONCILE USES ALONG THE HIGHWAY CORRIDORS TO CORRELATE TO ZONING.

**B. Extent that the objective has increased or decreased as a municipal concern:**

The following objective has decreased in municipal concern:

The objective to reconcile uses to zoning is also met with the need to reconcile zoning to uses. If Bridgewater intends to expand its funding supply regarding uses along highway corridors, zoning amendments will be required since other agencies require that some of the uses are permitted on commercially-zoned land.

**C. Extent to which there have been significant changes in assumptions/policies:**

The September 13, 2022 Master Plan and Reexamination Report state that, “Although not a significant change in assumptions and policies, the Planning Board emphasizes that zoning of the land should be in continual review in order to proactively adapt to the evolving lifestyle and development patterns.” This remains as a strong influencer to the consideration and recommendation of ordinance amendments.

**D. Specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.**

The September 13, 2022 Master Plan and Reexamination Report states, “With the increased concern over policies cited in this report, the need for expanded opportunities for its citizens,

and improved zoning consistency, ordinance amendments are recommended for consideration throughout many zones in the Township.”

To this end, it is recommended that the zoning at the Bridgewater Commons Mall, currently in the Regional Retail Business Zone of C-2, be expanded across the highway onto a portion of property of the municipal complex in order to open up opportunities for fiscal growth. This expansion would be on a portion of Block 411.01 Lot 42, also known as 100 Commons Way. This municipal complex land is currently within the single-family residential zone of R-40. The rezone to C-2, Regional Retail Business Zone, will allow the township to secure other-agency approvals because some agencies require uses along the state highway be located in commercial zones. This rezoning will allow for that.

- E. Provide recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law” into the Land Use Plan Element of the Master Plan and recommended changes, if any, to effectuate the redevelopment plans of the municipality.**

There are no new redevelopment plans recommended at this time.

**\*\* 7 \*\***

- A. Identify the major problems and objectives relating to land development at the time of the adoption of the last Reexamination Report.**

MAJOR PROBLEM: There were no Major Problems cited at the time.

MAJOR OBJECTIVE: IDENTIFY THE MUNICIPAL NEED TO DEVELOP PLANNING STRATEGIES WHICH WOULD ENHANCE BRIDGEWATER’S QUALITY OF LIFE.

- B. Extent to which such problems and objectives have been reduced or have increased subsequent to such date.**

Maintaining a high quality of life for its residents and commercial partners remains as a strong objective in the Township.

Rezoning of a portion of the Bridgewater Complex will strengthen municipal options for uses along the highway and has the potential of adding to the quality of Bridgewater life by giving options that are not available to the Township today.

- C. Extent to which there have been significant changes in assumptions, policies and objectives**

Bridgewater is at the forefront of continually reexamining its Master Plan to better achieve its policies and objectives. Bridgewater desires to accommodate changes in residential lifestyle needs and corporate needs by evaluation of the planning regulations. In keeping with this policy, it is suggested that there be consideration of changing the small portion of

Block 411.01 Lot 42 from R-40 to the commercial C- 2 zone. In this way, there is the ability to be prepared for options that will bring to the Township the funds that will allow Bridgewater to continue to be a leader in providing a rich environment for its residents.

While a continual series of Reexamination reports were considered to be adequate to immediately deal with changes in assumptions, policies and objectives, a new Master Plan is recommended.

**D. Specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.**

In large part, highway corridors, with their high volume of drivers, establish a wide array of options that living and working in Bridgewater offers. Again, the rezoning of a portion of the Municipal Complex for C-2 uses is limited, but those decisions as to use are best addressed through careful consideration by the Township Council, which has the interests of the partners of the residences and corporations uppermost in their minds.

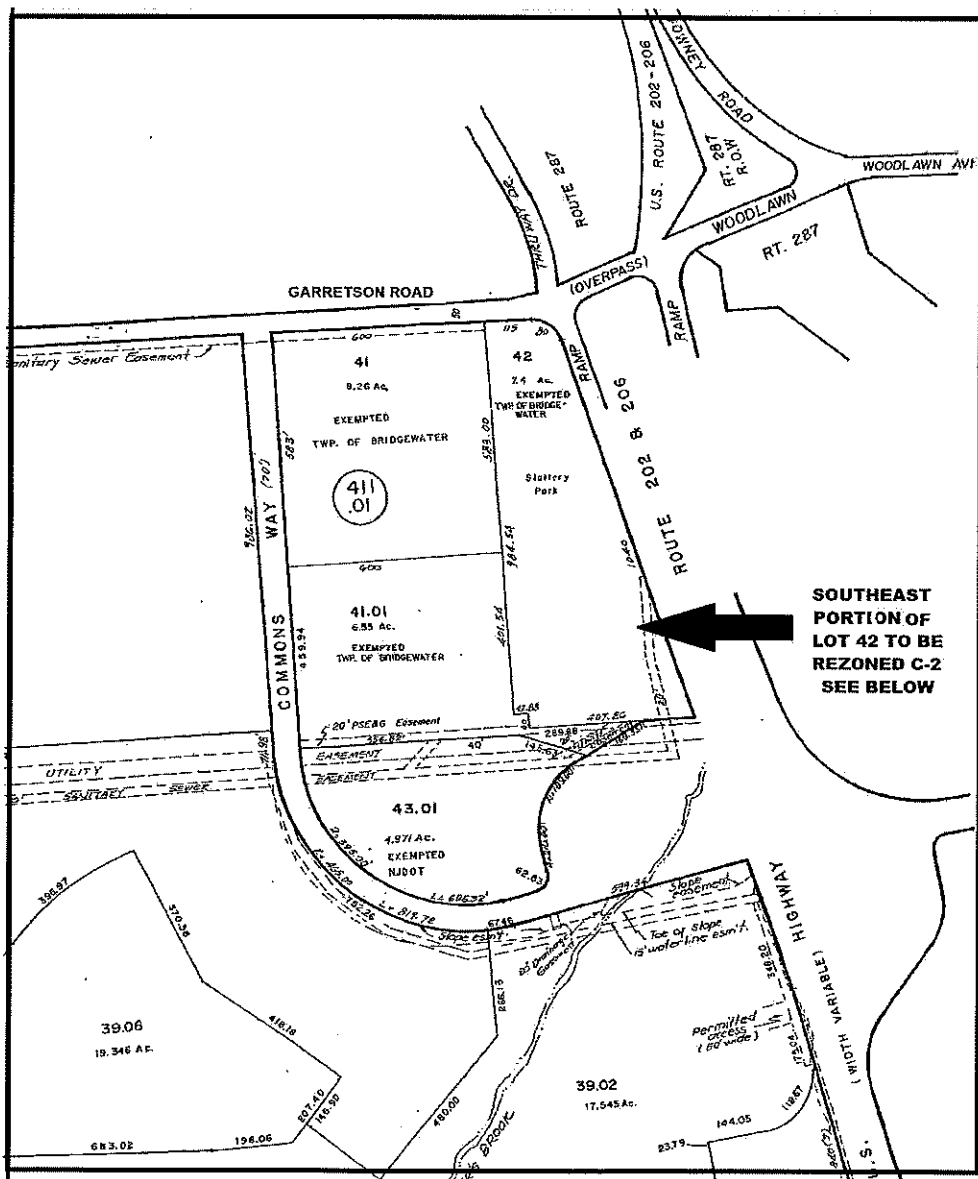
It is suggested that the Master Plan study and provide revisions, where applicable, for permitted uses along the major corridors of Somerset County roads as well as the state highways of Routes 22, 28, 202 and 202/206 to improve upon the visual and economic assets that the township derives from these corridors.

**E. Provide recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law” into the Land Use Plan Element of the Master Plan and recommended changes, if any, to effectuate the redevelopment plans of the municipality.**

There are no additional recommendations offered at this time.

# Amendment to the Land Use Element of the Master Plan

Block 411.01 Lot 42 is a 7.4-acre portion of a Complex of buildings and is collectively part of an 'island' created by Commons Way on the west and south, Garretson Road on the north and Route 202/206 on the east and south. Garretson Road (north side) is residential in character. To the west of Commons Way is a garage and parking area of the Bridgewater Board of Education. To the south of the garage is a ballfield and a Lifetime Fitness building. Also to the south is a hotel and restaurant. To the east of the Complex, across Route 202/206, is the Bridgewater Regional Shopping Mall which is in the C-2 Regional Retail Business Zone district.



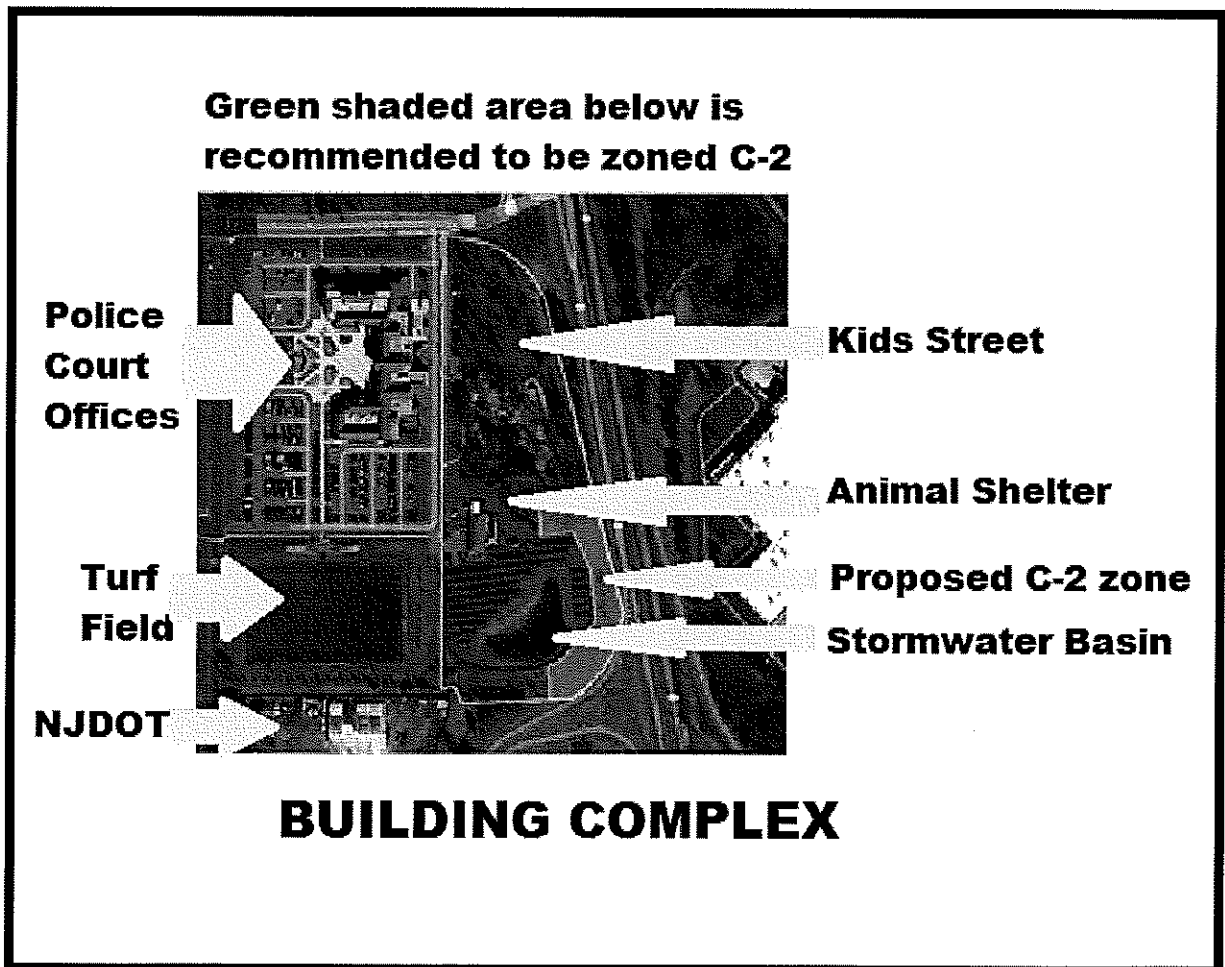


As noted above, there are four lots within this island Complex:

- Lot 41 is the municipal building and contains 8.26 acres
- Lot 41.01 contains the turf recreation fields and contains 6.55 acres
- Lot 42 contains 7.4 acres and contains Kids Street, an animal shelter, a large solar panel field and detention basin
- Lot 43.01 is a NJ State facility with salt shed, fueling station and contains 4.97 acres

From a land use perspective, the Complex holds a variety of non-residential uses. It holds:

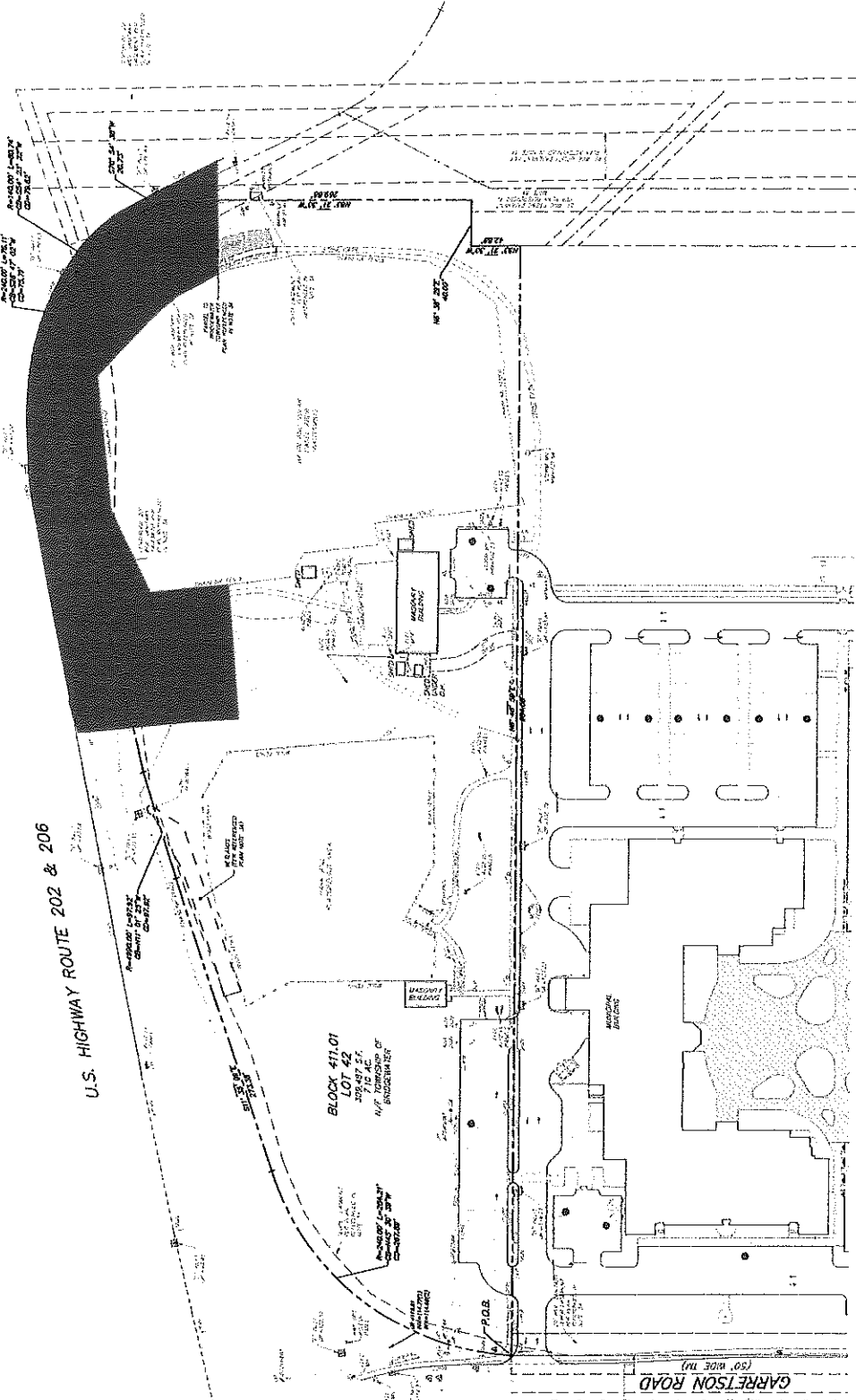
- Police Station with confinement facilities
- Courtroom
- Municipal Offices
- Animal Shelter
- Turf Recreation Fields
- Kid's Park
- Solar Panel Field
- Salt storage shed for State NJDOT
- Fueling station for State NJDOT



With the plethora of non-residential uses in the Complex and its environs, rezoning a portion of Block 411.01 Lot 42 to a commercial, C-2, zone is suggested. This is particularly suitable since that zone lies across the highway from the C-2 zone. Any future use placed within this C-2 zone area will be limited, not only by the physical boundary and easements that lie in this southeasterly section of the zone (See Tax Map, graphic and survey), but also by the thoughtful decision-making process of the Township Council as to appropriate future uses.

**NOTES:**

1. ALL DIMENSIONS ARE TO CENTER OF ROADWAY UNLESS OTHERWISE NOTED.
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10. ALL DIMENSIONS ARE TO CENTER OF ROADWAY UNLESS OTHERWISE NOTED.



GRAPHIC SCALE  
 1" = 100'  
 1" = 200'  
 1" = 400'

NO.	DESCRIPTION	DATE
1	DESIGN	01/15/2024
2	REVISION	01/15/2024
3	REVISION	01/15/2024
4	REVISION	01/15/2024
5	REVISION	01/15/2024
6	REVISION	01/15/2024
7	REVISION	01/15/2024
8	REVISION	01/15/2024
9	REVISION	01/15/2024
10	REVISION	01/15/2024

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 NEWTON SQUARE, PA 19073

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**ROBERT R. STOUT**  
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 N.J. LICENSE NO. 38421

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 www.stoutandcaldwell.com

**ALTAMERS LAND TITLE SURVEY AND LIMITED TOPOGRAPHY**  
 BLOCK 411.01 - LOT 42  
 TOWN OF BRIDGEWATER  
 BRIDGEWATER TOWNSHIP  
 SOMERSET COUNTY, NEW JERSEY

Sheet No. 2201-024  
 Date: 01/15/2024  
 Drawing No. SU-1  
 Scale: AS SHOWN  
 1 OF 1

**LEGEND**

1	PROPERTY LINE	10	WATER MAINLINE
2	RECORDED USE	11	MANHOLE
3	SETBACK LINE	12	8" RILEY
4	LOCKING LINE	13	12" RILEY
5	DRIVE	14	SEWER
6	CONCRETE DRIVE	15	SEWER
7	SPILT COLLAR	16	SEWER
8	REGULATED USE	17	SEWER
9	STORM SEWER LINE	18	SEWER
10	SANITARY SEWER LINE	19	SEWER
11	WATER LINE	20	SEWER
12	WATER MAINLINE	21	SEWER
13	WATER MAINLINE	22	SEWER
14	WATER MAINLINE	23	SEWER
15	WATER MAINLINE	24	SEWER
16	WATER MAINLINE	25	SEWER
17	WATER MAINLINE	26	SEWER
18	WATER MAINLINE	27	SEWER
19	WATER MAINLINE	28	SEWER
20	WATER MAINLINE	29	SEWER
21	WATER MAINLINE	30	SEWER
22	WATER MAINLINE	31	SEWER
23	WATER MAINLINE	32	SEWER
24	WATER MAINLINE	33	SEWER
25	WATER MAINLINE	34	SEWER
26	WATER MAINLINE	35	SEWER
27	WATER MAINLINE	36	SEWER
28	WATER MAINLINE	37	SEWER
29	WATER MAINLINE	38	SEWER
30	WATER MAINLINE	39	SEWER
31	WATER MAINLINE	40	SEWER
32	WATER MAINLINE	41	SEWER
33	WATER MAINLINE	42	SEWER
34	WATER MAINLINE	43	SEWER
35	WATER MAINLINE	44	SEWER
36	WATER MAINLINE	45	SEWER
37	WATER MAINLINE	46	SEWER
38	WATER MAINLINE	47	SEWER
39	WATER MAINLINE	48	SEWER
40	WATER MAINLINE	49	SEWER
41	WATER MAINLINE	50	SEWER
42	WATER MAINLINE	51	SEWER
43	WATER MAINLINE	52	SEWER
44	WATER MAINLINE	53	SEWER
45	WATER MAINLINE	54	SEWER
46	WATER MAINLINE	55	SEWER
47	WATER MAINLINE	56	SEWER
48	WATER MAINLINE	57	SEWER
49	WATER MAINLINE	58	SEWER
50	WATER MAINLINE	59	SEWER
51	WATER MAINLINE	60	SEWER
52	WATER MAINLINE	61	SEWER
53	WATER MAINLINE	62	SEWER
54	WATER MAINLINE	63	SEWER
55	WATER MAINLINE	64	SEWER
56	WATER MAINLINE	65	SEWER
57	WATER MAINLINE	66	SEWER
58	WATER MAINLINE	67	SEWER
59	WATER MAINLINE	68	SEWER
60	WATER MAINLINE	69	SEWER
61	WATER MAINLINE	70	SEWER
62	WATER MAINLINE	71	SEWER
63	WATER MAINLINE	72	SEWER
64	WATER MAINLINE	73	SEWER
65	WATER MAINLINE	74	SEWER
66	WATER MAINLINE	75	SEWER
67	WATER MAINLINE	76	SEWER
68	WATER MAINLINE	77	SEWER
69	WATER MAINLINE	78	SEWER
70	WATER MAINLINE	79	SEWER
71	WATER MAINLINE	80	SEWER
72	WATER MAINLINE	81	SEWER
73	WATER MAINLINE	82	SEWER
74	WATER MAINLINE	83	SEWER
75	WATER MAINLINE	84	SEWER
76	WATER MAINLINE	85	SEWER
77	WATER MAINLINE	86	SEWER
78	WATER MAINLINE	87	SEWER
79	WATER MAINLINE	88	SEWER
80	WATER MAINLINE	89	SEWER
81	WATER MAINLINE	90	SEWER
82	WATER MAINLINE	91	SEWER
83	WATER MAINLINE	92	SEWER
84	WATER MAINLINE	93	SEWER
85	WATER MAINLINE	94	SEWER
86	WATER MAINLINE	95	SEWER
87	WATER MAINLINE	96	SEWER
88	WATER MAINLINE	97	SEWER
89	WATER MAINLINE	98	SEWER
90	WATER MAINLINE	99	SEWER
91	WATER MAINLINE	100	SEWER