

**MASTER PLAN AMENDMENT
LAND USE PLAN AMENDMENT**

**BOROUGH OF SOUTH PLAINFIELD
MIDDLESEX COUNTY, NEW JERSEY**

Prepared For:

Planning Board

Borough of South Plainfield

Middlesex County New Jersey

Prepared by:



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**Adopted May 13, 2014
by the
Borough of South Plainfield Planning Board**

Original Signed and Sealed in Accordance with Law

South Plainfield Borough Planning Board Members

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Introduction

The purpose of this amendment to the Borough of South Plainfield Master Plan and the Land Use Plan Element of the Master Plan is to adopt the recommendations of the Planning Board concerning suggestions by the South Plainfield Zoning Board to improve the zoning ordinance and zoning process.

Background

The South Plainfield Zoning Board of Adjustment adopted annual reports which listed suggestions to improve the zoning ordinance and zoning process in the Borough. The suggestions are comprehensive in nature and facilities not addressed in the ordinance, types of development which have been the subject of variance applications, aesthetic concerns, automotive service stations and checklist for development review. The Planning Board has reviewed the suggestions and provided its recommendations in the 2014 Reexamination Report of the Master Plan.

Recommendations

The Planning Board proposes that the series of recommendations of the Board contained in the 2014 Reexamination Report of the Master Plan be adopted as an amendment to the Land Use Plan Element of the South Plainfield Master Plan.

Relationship to Other Plans

Middlesex County Master Plan

The 2000 South Plainfield Borough Master Plan indicated that the land use revisions of that plan were compatible with the Middlesex County Master Plan and consistent with the policy objectives, principles and goals contained in the county plan.

Middlesex County has not prepared a full comprehensive master plan updated since 1970 and not adopted a future land use plan. Individual elements of the county master plan have been adopted addressing transportation, bicycling, open space and water quality management. The county planning board prepared growth management studies in the early 1990's which addressed overall growth trends and development impacts for several areas and corridors in the county, one of which was the South Plainfield area. The growth management information relates to major development issues and has no bearing on the subject recommendations of the Planning Board.

The proposed recommendations of the Planning Board relate, for the most part, to specific development regulation issues, do not materially impact the intent and purpose of the Master Plan and were found to advance the goals of the Borough Master Plan.

State Development and Redevelopment Plan

On March 1, 2001, the State Planning Commission ("SPC") adopted the new State Development and Redevelopment Plan ("SDRP"). The SDRP establishes a proposed statewide planning framework that is designed to maintain and revitalize existing cities and towns and organizing new growth in "centers" – compact, mixed-use communities that provide a variety of choices in housing, employment opportunities, entertainment, services, transportation and social interaction. The entirety of the Borough of South

Plainfield is in Metropolitan Planning Area 1 (PA-1) in the SDRP. According to the State Plan, the intent of the Metropolitan Planning Area is to:

- Provide for much of the state's future development;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

The proposed recommendations concerning development regulations and zoning process is generally consistent with most of the objectives of the PA-1.

Draft NJ Strategic Plan

The NJ Office of Planning Advocacy (OPA) has released a draft State Strategic Plan (SSP) to supersede the current State Development and Redevelopment Plan. Public hearings were held in February, March and September of 2012. The draft State Strategic Plan is based upon a criteria-based system rather than a geographic planning area. The draft State Strategic Plan has not been adopted by the State Planning Commission at this time.

The SSP contains a number of strategies which are intended to achieve the following goals of the Plan:

Goal 1: Targeted Economic Growth

Goal 2: Effective Planning for Vibrant regions

Goal 3: Preservation and Enhancement of Critical State Resources

Goal 4: Tactical Alignment of Government

The proposed recommendations of the Planning Board are not inconsistent with the above goals.