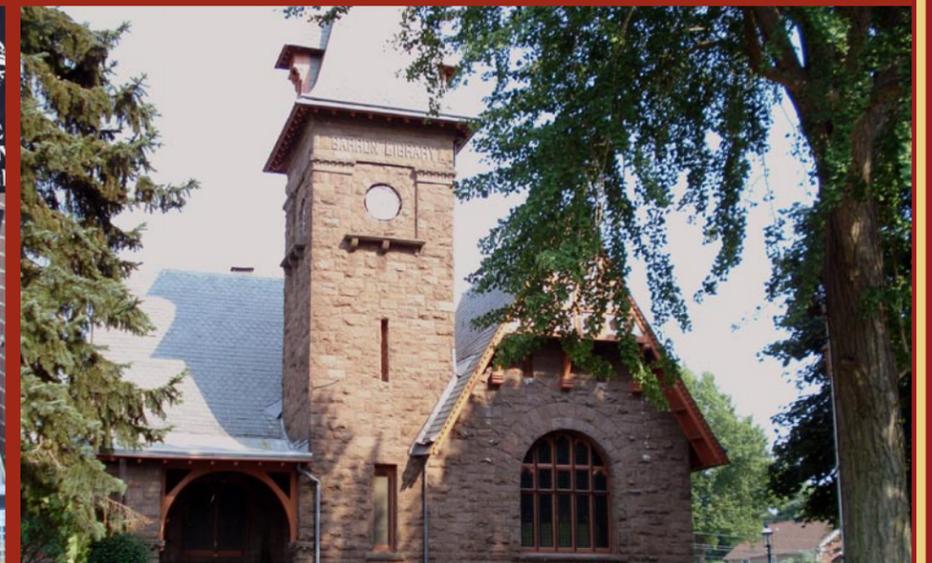


# Master Plan

TOWNSHIP OF WOODBRIDGE, MIDDLESEX COUNTY

February 2009

Prepared by Heyer, Gruel & Associates



# Credits

**Mayor John E. McCormac, CPA**

**Robert Landolfi, Business Administrator**

**John M. Mitch, RMC, CMR, Municipal Clerk**

## **MASTER PLAN SUB COMMITTEE**

**Philip A. Bujalski, Planning Board Member**

**Caroline Ehrlich, Chief of Staff, Woodbridge Township/  
Executive Director, Woodbridge Township Redevelopment Agency**

**Marta Lefsky, Director of Planning and Development, Woodbridge Township**

**Raymond Miller, Planning Board Chair**

**Patricia Osborne, Planning Board Council Representative**

## **WOODBRI TOWNSHIP COUNCIL**

Richard A. Dalina, *Council President*

Robert G. Luban, *Council Vice President*

Greg Bedard

James V. Carroll

Gregg M. Ficarra

Charles Kenny

James Major

Patricia Osborne

Brenda Yori Velasco

## **PLANNING BOARD**

Raymond Miller, *Chair*

John Burke, *Vice Chair*

Anthony Paone, *Secretary*

Philip A. Bujalski

Lorraine Luban

Patricia Osborne, *Council Representative*

Frank St. Marie

Pat Trombetta

Terry Sharkey, *First Alternate*

Vincent Zollo, *Second Alternate*

Marc J. Rogoff, Esq., *Board Attorney*

Lysa Colonna, *Board Secretary*

## **MASTER PLAN CONSULTANT**

**Heyer, Gruel & Associates**

### **Principals in Charge**

Susan S. Gruel, P.P.

Fred Heyer, P.P., AICP

### **Senior Planners**

Jonathan Burch, P.P.

Dilip Chittajallu, P.P., AICP

Jeffery Perlman, P.P., AICP

### **Interns**

Kelly O'Brien

Alan Huff

### **Graphics**

Ring Yu Lin



# Table of Contents

## I INTRODUCTION

Overview of the Township .....	I-2
About the Master Plan .....	I-3
The Master Plan Process .....	I-3
Identified Issues and Ideas .....	I-4

## II GOALS AND OBJECTIVES

Introduction .....	II-2
Land Use Element .....	II-2
Community Facilities, Parks, Recreation and Open Space Element .....	II-3
Recycling and Sustainability Element .....	II-4
Historic Preservation Element .....	II-4
Utility Service Element .....	II-4

## III COMMUNITY PROFILE

Demographic Characteristics .....	III-2
-----------------------------------	-------

## IV LAND USE

Introduction .....	IV-2
Existing Land Use .....	IV-2
Existing Zoning .....	IV-10
Redevelopment .....	IV-20
Environmental Characteristics .....	IV-22
Township-Wide Land Use Recommendation .....	IV-24
Section Recommendations .....	IV-27

## V COMMUNITY FACILITIES, PARKS, RECREATION

### AND OPEN SPACE

Introduction .....	V-2
Inventory and Analysis of Parks, Recreation, and Open Space.....	V-3
Geographic Assessment .....	V-5
Recreation Programs .....	V-6
Future Recreation Programs .....	V-7
Inventory and Analysis of Community Facilities .....	V-7
Education Facilities .....	V-7
Woodbridge Township Schools .....	V-8
Municipal Government .....	V-9
Emergency Services .....	V-10
Libraries in Woodbridge Township .....	V-12
Public Housing .....	V-13
Issues .....	V-13
Recommendations .....	V-15

## VI RECYCLING AND SUSTAINABILITY

Introduction .....	VI-2
Recommendations .....	VI-3

## VII HISTORIC PRESERVATION

Historic Preservation Element .....	VII-2
-------------------------------------	-------

## VIII UTILITY SERVICE

Introduction .....	VIII-2
Utility System Overview .....	VIII-2
Public Safety & Emergency Communications .....	VIII-3
Recommendation .....	VIII-3

## IX RELATIONSHIP TO OTHER PLANS

Introduction .....	IX-2
Relationship to State Planning Efforts .....	IX-2
Relationship to Middlesex County Planning Efforts.....	IX-3
Relationship to Adjacent Municipalities .....	IX-5

## X APPENDIX A

Appendix A: Land Use .....	X-2
----------------------------	-----

## XI APPENDIX B

Appendix B: Parks and Recreation .....	XI-2
Need Assessment .....	XI-9

## XII APPENDIX C

Woodbridge Township Schools .....	XII-2
Municipal Facilities .....	XII-3
Fire and First Aid .....	XII-4





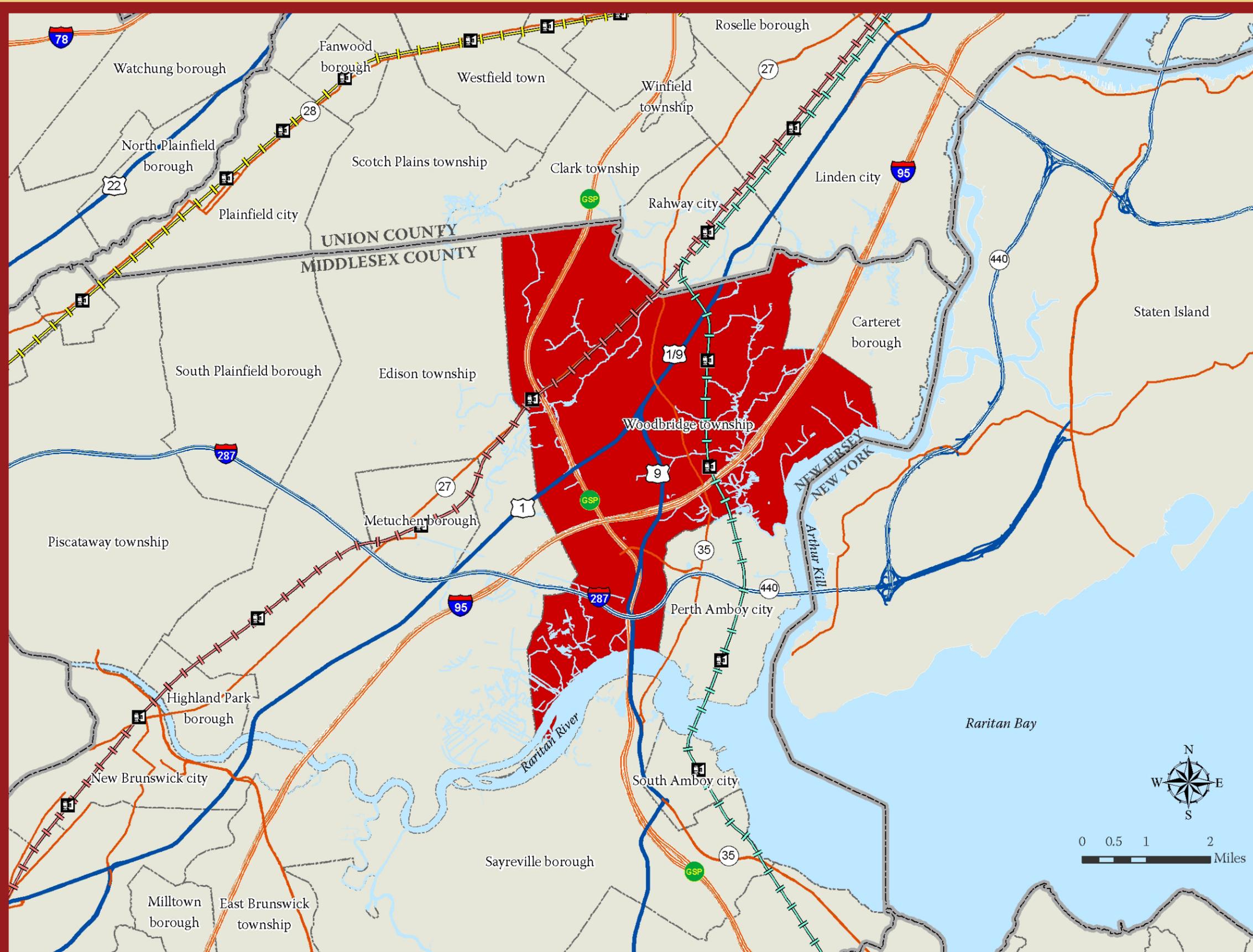
# *Introduction*

## OVERVIEW OF THE TOWNSHIP

The Township of Woodbridge is 24.2 square miles in size and is located in northeastern Middlesex County. According to the 2005 US Census estimate, it is the fifth largest municipality in New Jersey with a population of over 95,000. Woodbridge is the oldest original Township in the State, founded in 1664, and is named after Reverend John W. Woodbridge. The Township of Woodbridge is bordered by Clark Township, the City of Rahway, the City of Linden, and the Borough of Carteret to the north; the Arthur Kill and the City of Perth Amboy to the east; the Raritan River to the south; and Edison Township to the west (see *Regional Context* map). The Township contains ten distinct sections, each with a unique character and history. Although these are separate sections, the Township functions and thrives as “one community.”

Woodbridge is a mature suburb of the New York Metropolitan region. The Township is one of the most accessible in New Jersey and it is the only municipality where the Garden State Parkway and New Jersey Turnpike intersect. There are a plethora of other major roadways in the Township, including Interstate 287, Route 1, Route 9, Route 440, Route 27 and Route 35. The Township also has three train stations: Avenel, Metropark and Woodbridge. All three stations provide direct service via New Jersey Transit to Newark and New York City. Metropark is also served by Amtrak.





**Sections of Woodbridge**

**Roadway Classification**

- Interstate
- US Highway
- State Highway

**NJ Transit**

- Train Station
- North East Corridor
- New Jersey Coast Line
- Raritan Valley Line

Source: Census 2000, NJDEP

**Regional Context**

## ABOUT THE MASTER PLAN

The Township prepared its last comprehensive Master Plan in 1990. Between 1990 and 2008, Woodbridge adopted two Master Plan Reexamination Reports consistent with the requirements of the Municipal Land Use Law (MLUL). While these Reexamination Reports effectively evaluated the Township's progress regarding the goals, objectives and recommendations of the 1990 Master Plan, such reexaminations do not comprehensively address the changes that have, and are, taking place throughout Woodbridge. As a result, it was determined that a new Master Plan was needed.

The Township of Woodbridge Master Plan is a general guide for the physical, economic and social development of the Township. The Master Plan was prepared in accordance with the provisions of the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-28) as amended through 2008. The document is designed to guide the development and redevelopment of lands within the Township in a manner which will promote and protect the public health, safety, morals and general welfare of present and future residents of Woodbridge Township. The Master Plan includes the following elements:

- Goals and Objectives;
- Community Profile;
- Land Use;
- Community Facilities, Parks, Recreation and Open Space;
- Recycling and Sustainability;
- Historic Preservation;
- Utility Services; and
- Relationship to Other Plans.

Separately, the Township is creating a Housing Element and Fair Share Plan to address the Township's Council on Affordable Housing (COAH) obligation. Once completed, this document will become part of the Township's Master Plan. In 2005, the Township adopted a Stormwater Management Plan which serves as the Stormwater Element of this Master Plan. The 2008 Environmental Resources Inventory serves as the Environmental Resources Element of this Master Plan.



## THE MASTER PLAN PROCESS

This Master Plan is intended to provide a comprehensive analysis of those elements and conditions that affect Woodbridge and influence its future growth. To perform a comprehensive analysis, local and regional trends have been reviewed together with an analysis of the physical character of the community. This analysis was guided by the Master Plan's public outreach process.

The Mayor and Council believe that public involvement is critical to successful planning. As such, the Woodbridge Master Plan provided the community with an opportunity to voice comments on a wide-range of issues. The identification of key planning issues facing the Township was the first step that initiated the master planning process. These key issues laid the foundation for the planning basis that established the goals and objectives.

The vision of Woodbridge was developed through an extensive public participation process conducted from 2006 through 2008. The Master Plan process included:

- A community meeting in December 2007 to identify issues facing the Township.
- Meetings with a wide range of stakeholders, including: the Board of Education; the Woodbridge Housing Authority; the Woodbridge Economic Development Corporation; Middlesex County representatives; community groups; faith based groups and other groups interested in the Township's future. Stakeholder interviews were conducted from November 2007 through February 2008.
- Meetings held during 2006, 2007 and 2008 for Avenel, Colonia, Fords/Hopelawn, Iselin, Sewaren and Woodbridge Proper to establish a community vision.

- Meetings with Township officials, including the Mayor and Council members.
- Meetings with Township staff followed by surveys and discussions to gather additional information.
- Meetings with the Master Plan Subcommittee which included representatives of the Planning Board, the Council and the Administration, and included discussions of issues and recommendations.

#### **IDENTIFIED ISSUES AND IDEAS**

Issues and ideas identified as part of the public outreach process include the following:

- Increase senior housing opportunities
- Address out-of-scale housing development in residential neighborhoods
- Revise current zoning standards where they are not consistent with existing development patterns in residential neighborhoods
- Minimize the number of subdivisions in existing neighborhoods
- Address the illegal conversion of single-family units into multi-family units
- Create traditional downtowns for Avenel and Port Reading
- Maintain the prosperity and vitality of commercial areas

- Address the shortage of parking at the municipal building
- Promote a regional public transit system that connects major destinations
- Improve the Township sidewalk network
- Preserve existing undeveloped or underdeveloped properties
- Strengthen and create non-auto linkages throughout the Township
- Enhance public access to the waterfront
- Consider the need for a secondary community center
- Promote renewable energy
- Seek ways to make the public aware of the historic resources of the Township





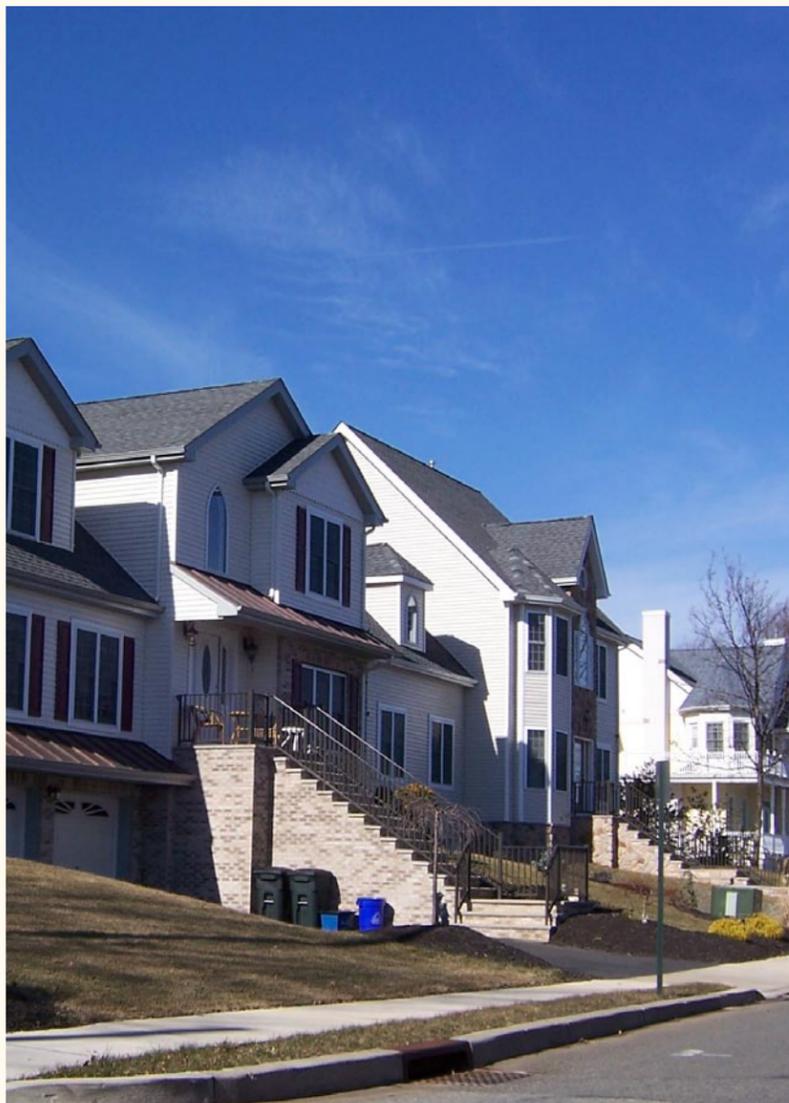


# *Goals and Objectives*

WOODBRIDGE N.J.  
ALL-AMERICAN CITY

## INTRODUCTION

The Municipal Land Use Law (MLUL) requires that all Master Plans contain a statement of principles, assumptions, policies and standards upon which the physical, economic and social development of the municipality are based. The Goals and Objectives Element of the Master Plan satisfies this requirement and provides the foundation for the other components of the Plan.



## LAND USE ELEMENT

### Residential

- To ensure the integrity of existing residential areas:
  - By preventing intrusion of nonresidential uses into residential neighborhoods.
  - By maintaining the existing development intensity and population density.
- To preserve the existing character consistent with current development patterns through:
  - Zoning standards that correspond to existing development patterns.
  - Continued active code enforcement.
- To permit residential uses at appropriate densities in locations accessible to major roadways, commercial services, public facilities and traditional downtown areas.
- To encourage the rehabilitation of substandard residential units.
- To provide sufficient residential opportunities, in locations with access to facilities and services, to help the Township's senior residents age in place.
- To encourage the elimination of non-conforming uses.
- To control the illegal conversion of owner occupied housing into rental units through:
  - Aggressive code enforcement.
  - Continued registration of rental units with the Township.



### Commercial

- To encourage and control commercial development by limiting regional commercial and office development to major highway corridors.
- To strengthen downtown commercial shopping areas through:
  - Expanded retail offerings.
  - Improved facades and streetscapes.
  - Adequate parking.
  - Improved pedestrian and bike connections with adjacent neighborhoods.

- To create downtown commercial areas in Avenel and Port Reading.
- To expand retail and service activities in appropriate locations to meet the future shopping needs of Township residents.
- To discourage strip commercial development through stringent site planning standards, including the use of common driveways, common rear yard parking areas and unified sign plans.
- To minimize conflicts between residential and non-residential development through appropriate lighting, buffering/landscaping, loading, parking and storage standards.
- To continue attracting premier Retail, Industrial and Office end users to the Township.
- To expand and protect the Township's ratable base through the attraction and retention of nationally known and respected companies.

#### **Industrial**

- To control industrial development:
  - o By limiting industrial development to land suitable for industrial use, including sites with flat topography, good drainage and access to arterial and primary roadways.
  - o By permitting a range of industrial lot sizes and uses within industrial districts.

- To exclude residential uses from industrial areas.
- To control existing chemical storage facilities, checking and monitoring regularly for impacts on air and water quality.

#### **Conservation**

- To utilize the Environmental Resources Inventory to preserve environmentally sensitive areas within the Township, including wetlands, flood plains, water bodies and areas of significant vegetation.
- To encourage the preservation of existing non-publicly owned recreation properties.



#### **COMMUNITY FACILITIES, PARKS, RECREATION AND OPEN SPACE ELEMENT**

- To consider the creation of a secondary Community Center in the northern portion of the Township.
- To encourage the provision of convenient well-located community facilities for all residents of the Township.
- To plan for community facilities that will accommodate anticipated future population trends.
- To ensure that community facilities are available when needed, through coordination with the Township's Capital Improvement Program.
- To support the expansion of arts and cultural offerings throughout the Township.
- To provide a network of recreation areas, both public and private, and permanently preserved open space.
- To create a network of bicycle and pedestrian connections that link major Township destinations and reduce auto dependency.



### RECYCLING AND SUSTAINABILITY ELEMENT

### UTILITY SERVICE ELEMENT

- To provide a full range of recreational facilities, both active and passive, to meet the needs of all age groups.
- To maintain and upgrade existing recreation facilities within the Township.
- To encourage continued coordination between the Township, Board of Education and Middlesex County.
- To continue increasing active recreational opportunities available within the Township.

- To increase the use of renewable energy sources in all municipal facilities.
- To encourage the construction of environmentally friendly buildings by applying design standards from the U.S. Green Building Council.
- To promote the continued expansion and improvement of the Township's highly successful recycling programs and facilities.

### HISTORIC PRESERVATION ELEMENT

- To increase public awareness of the Township's historic qualities.
- To preserve and enhance historic places and buildings.

- To monitor the potable water supply and encourage programs that provide an adequate supply of potable water for future needs in accordance with the principles of the Safe Drinking Water Act.
- To ensure adequate water pressure supply for emergency services.
- To provide adequate sanitary sewer service to all businesses and residences.
- To regulate storm drainage effectively in downstream areas:
  - o By preserving natural stream corridors.
  - o By restricting development in flood hazard areas.
- To analyze sanitary sewerage, public water and public stormwater facilities to determine the need for future improvements.



# *Community Profile*

## DEMOGRAPHIC CHARACTERISTICS

With an estimated 2006 population in excess of 95,000 people, Woodbridge's population is larger than that of cities such as Trenton and Camden. Due to its large size, variety of land uses and the number of distinct neighborhoods, the Township is a highly diverse municipality in terms of ethnicity, age and income. The following is a summary of the Township's demographic characteristics. For a more detailed analysis, consult the 2008 Housing Element and Fair Share Plan which is a component of this Master Plan.

The population of Woodbridge Township has increased from 93,086 in 1990 to 96,869 in 2006. The 2006 median age in Woodbridge was 38.5 years which was older than the Middlesex County median age of 36.9 years. There were 33,255 households in Woodbridge of which 75.3% were family households. A "family household" consists of a householder and one or more people living together in the same household who are related to the householder by birth, marriage or adoption. Family households may also include people unrelated to the householder. The average household size increased slightly from 2.77 persons in 1990 to 2.82 persons in 2006.

Year	Woodbridge Township	Number	% Change	Middlesex County	Number	% Change
1930	25,266			212,208		
1940	27,191	1,925	7.62%	217,077	4,869	2.29%
1950	35,758	8,567	31.51%	264,872	47,795	22.02%
1960	78,846	43,088	120.50%	433,856	168,984	63.80%
1970	98,944	20,098	25.49%	583,813	149,957	34.56%
1980	90,074	-8,870	-8.96%	595,893	12,080	2.07%
1990	93,086	3,012	3.34%	671,780	75,887	12.74%
2000	97,203	4,117	4.42%	750,162	78,382	11.67%
2006	96,869	-334	-.3%	786,971	36,809	4.9%

Source: United States Census

In 2006, Woodbridge had a total of 36,066 housing units, an increase of 4.5 percent since 1990. Of these housing units, 92.2 percent were occupied. A total of 48.7 percent of all housing units were constructed before 1960. The Township's housing stock increased by approximately 4.5 percent (1,568 housing units) from 1990 to 2006, and about 2.2 percent (768 housing units) between 2000 and 2006. The 2006 median value of the owner-occupied housing units in Woodbridge was \$342,900. Woodbridge's 2006 median gross rent was \$879 per month.

The New Jersey Department of Labor found 52,570 jobs within the Township, an increase of 2.9 percent over the 2004 figure of 51,106 jobs. While Woodbridge experienced an increase in per capita income (59.8 percent) between 1990 and 2006, the increase was less than that experienced by Middlesex County (62 percent) or the State (70.4 percent) over the same period. In 2006, the per capita income in Woodbridge Township was \$29,102 which is slightly less than the County per capita income of \$30,331 and the State per capita income of \$31,877. In 2006, the median household income in Woodbridge Township was \$77,019. This was greater than the County median income of \$72,669 and State median of \$64,470.

	1990 Per Capita Income	2006 Per Capita Income	Percent Increase	1990 Median Household Income	2006 Median Household Income	Percent Increase
Township	\$18,213	\$29,102	59.8%	\$45,516	\$77,019	69.2%
County	\$18,714	\$30,331	62%	\$45,623	\$72,669	59.3%
State	\$18,714	\$31,877	70.4%	\$40,927	\$64,470	57.5%

Source: United States Census.







# *Land Use*

## INTRODUCTION

The Land Use Element examines current development trends and sets a vision for future development throughout the Township of Woodbridge. This Plan establishes a development pattern for the Township considering such factors as environmental characteristics, existing land use patterns, compatibility with the planning efforts of adjacent municipalities and current and future land use demands. Respecting the unique and varied character that distinguishes the ten sections of Woodbridge is a key component in developing a dynamic and visionary land use plan for the Township. The Land Use Element functions as a guide to achieve the goals and objectives established through the Township's Master Planning efforts.



## EXISTING LAND USE

In order to ensure that future growth occurs in a manner that enhances the visual, physical, environmental and economic health of the community, it is necessary to understand the Township's existing land use pattern and local issues requiring specific attention. Existing land uses should be understood at both a Township-wide and a section-wide level.

The *Existing Land Use* maps for each of the ten sections of Woodbridge depict the current land use pattern of the Township. Woodbridge is approximately 24.2 square miles in size, including road and rail right-of-way (R.O.W.). Twenty five percent of the Township's total land area is occupied by roads, water, utilities and rights of way.

### Township-wide Land Use Pattern

A review of the *Existing Land Use* maps based on the Township's MODIV tax assessment data shows a number of important land use patterns for developed land. The Township is currently undertaking an intensive study of vacant land through the preparation of its Housing Element and Fair Share Plan. A detailed analysis of the Township's vacant land will be a component of the Housing Plan.

Residential land uses represent the largest land use category, covering roughly 43 percent of the Township's developed lands. Apartments comprise 4 percent of the Township's developed land area and 39 percent of the developed land area is devoted to single family residences. While all ten sections in Woodbridge include residential development, residential land uses are not the dominant land use category in Keasbey and Port Reading.

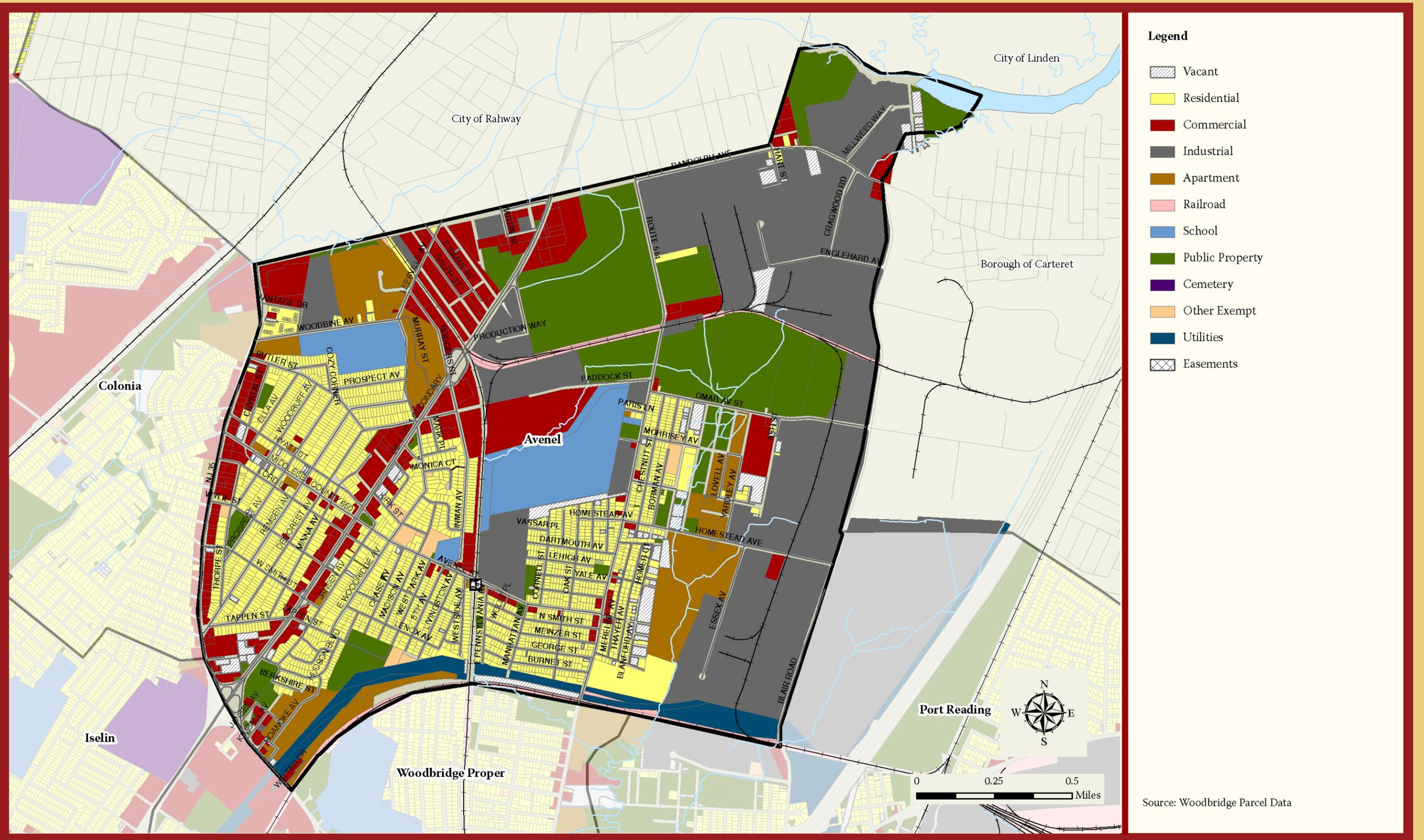
Land occupied by commercial uses comprises approximately 13 percent of Woodbridge's developed land area. While each section contains local commercial districts, major commercial developments such as Woodbridge Center and the Metropark office district are generally located along the regional transportation routes that crisscross the Township: Route 1, Route 9, the Garden State Parkway and the New Jersey Turnpike. The intersection of

these roadways in Woodbridge Proper, Iselin, Menlo Park Terrace, Fords and Hopelawn has led to a concentration of large-scale commercial uses in these sections.

Industrial uses in Woodbridge account for 19 percent of developed land area. While industrial uses are located throughout the Township, the largest concentrations remain in Avenel, Port Reading, Sewaren and Keasbey due to the proximity of the New Jersey Turnpike, Garden State Parkway, I-287, Arthur Kill and Raritan Bay.

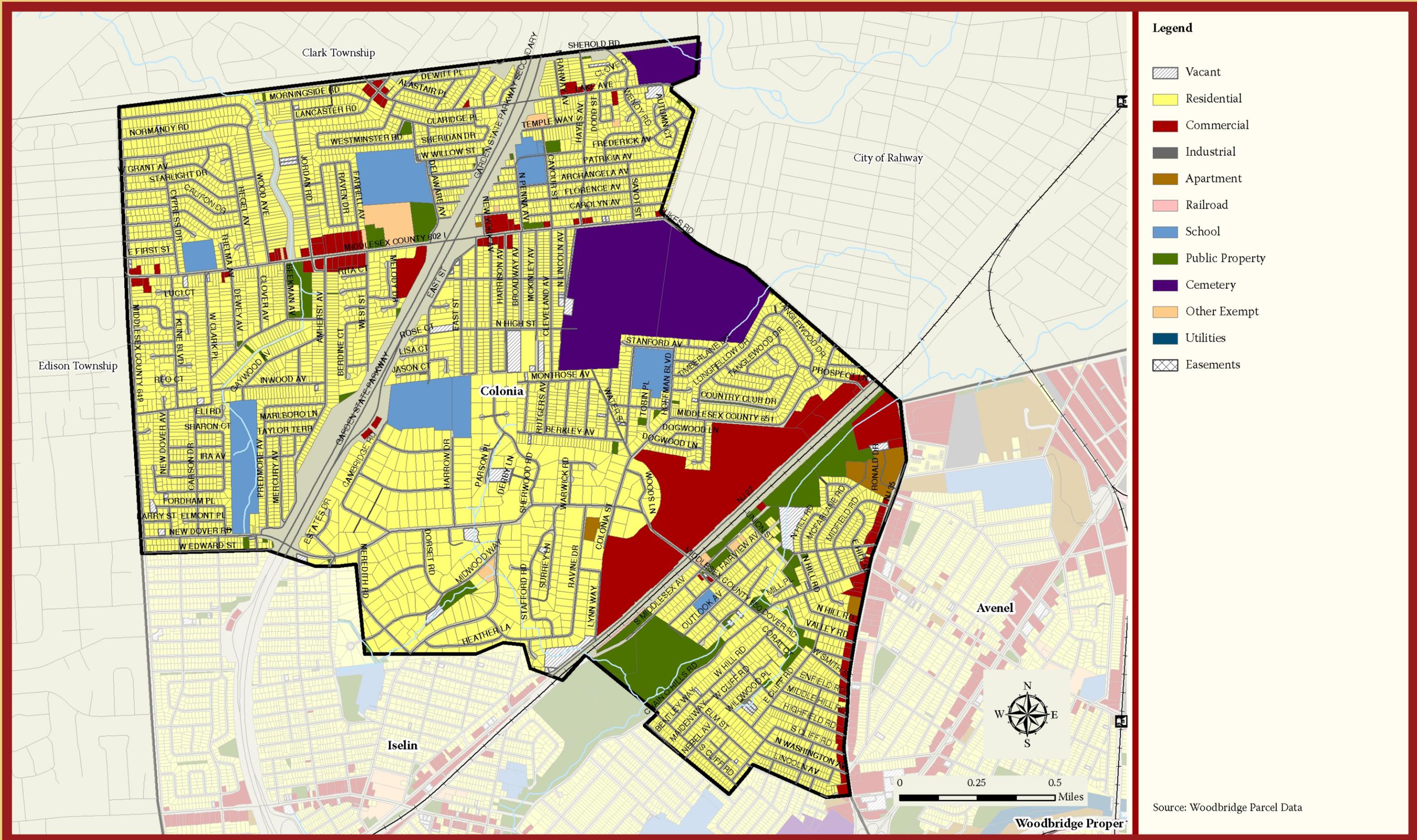
The remaining land use classifications are a mix of publicly owned land and other tax-exempt property. Public school property in Woodbridge comprises 4 percent of developed land area. Church-owned land and charitable uses account for 1 percent of developed land area. Cemeteries in Woodbridge account for 5 percent of the Township's developed land area. Public properties account for 15 percent of developed land area. Publicly owned property is distributed throughout Woodbridge, though the largest concentrations are located in Avenel and Woodbridge Proper. Most publicly owned land is parkland.



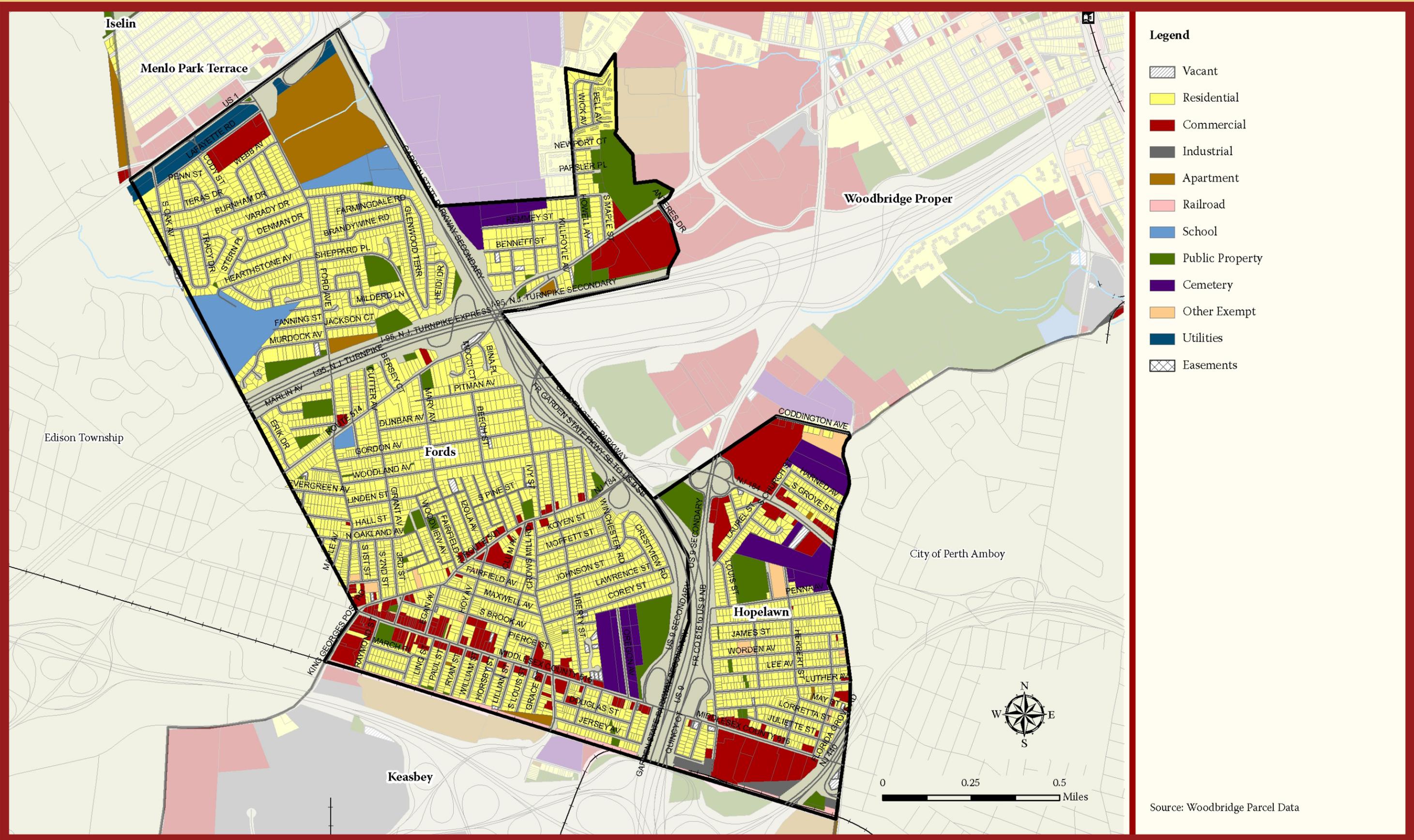


Existing Land Use - Avenel



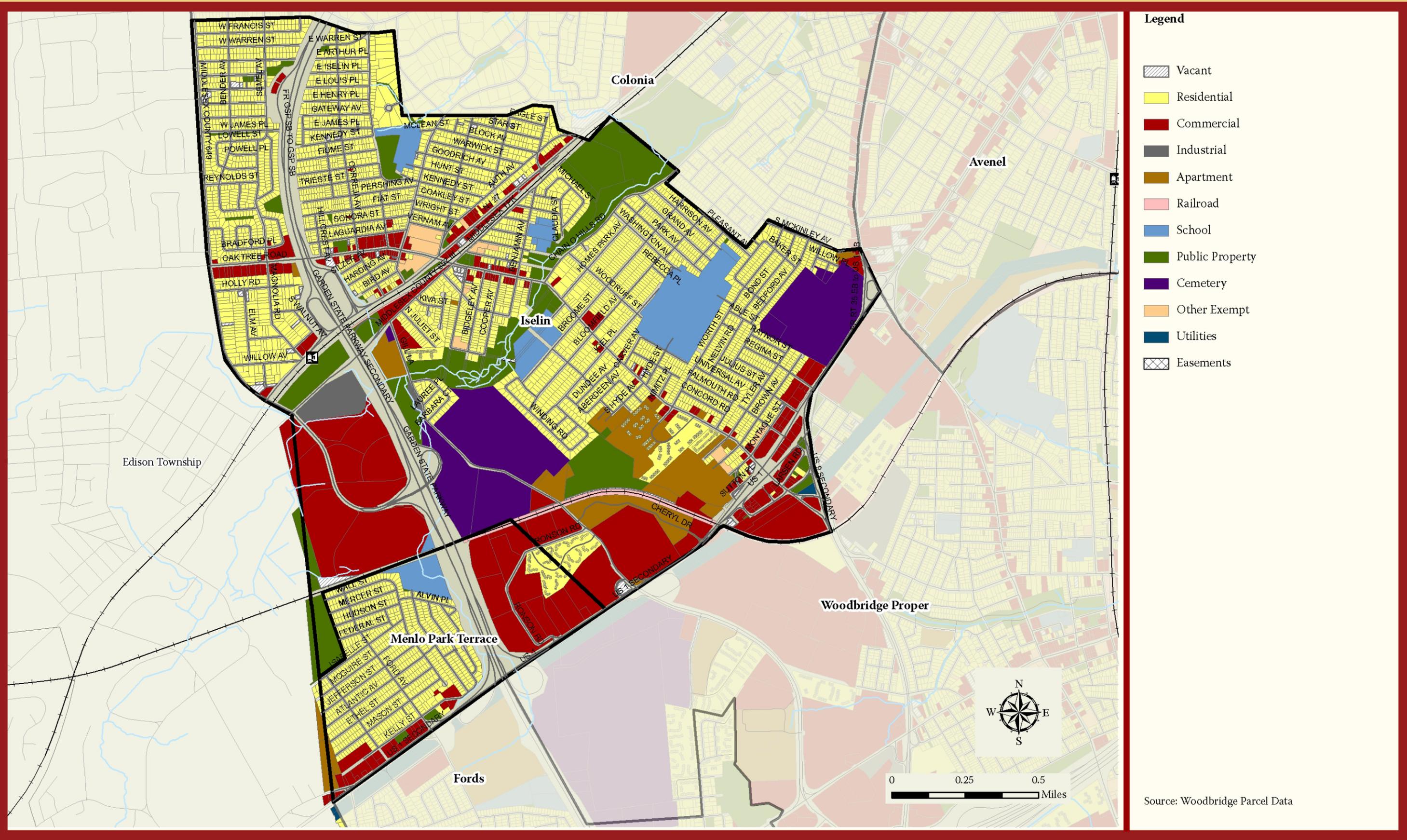


**Existing Land Use - Colonia**



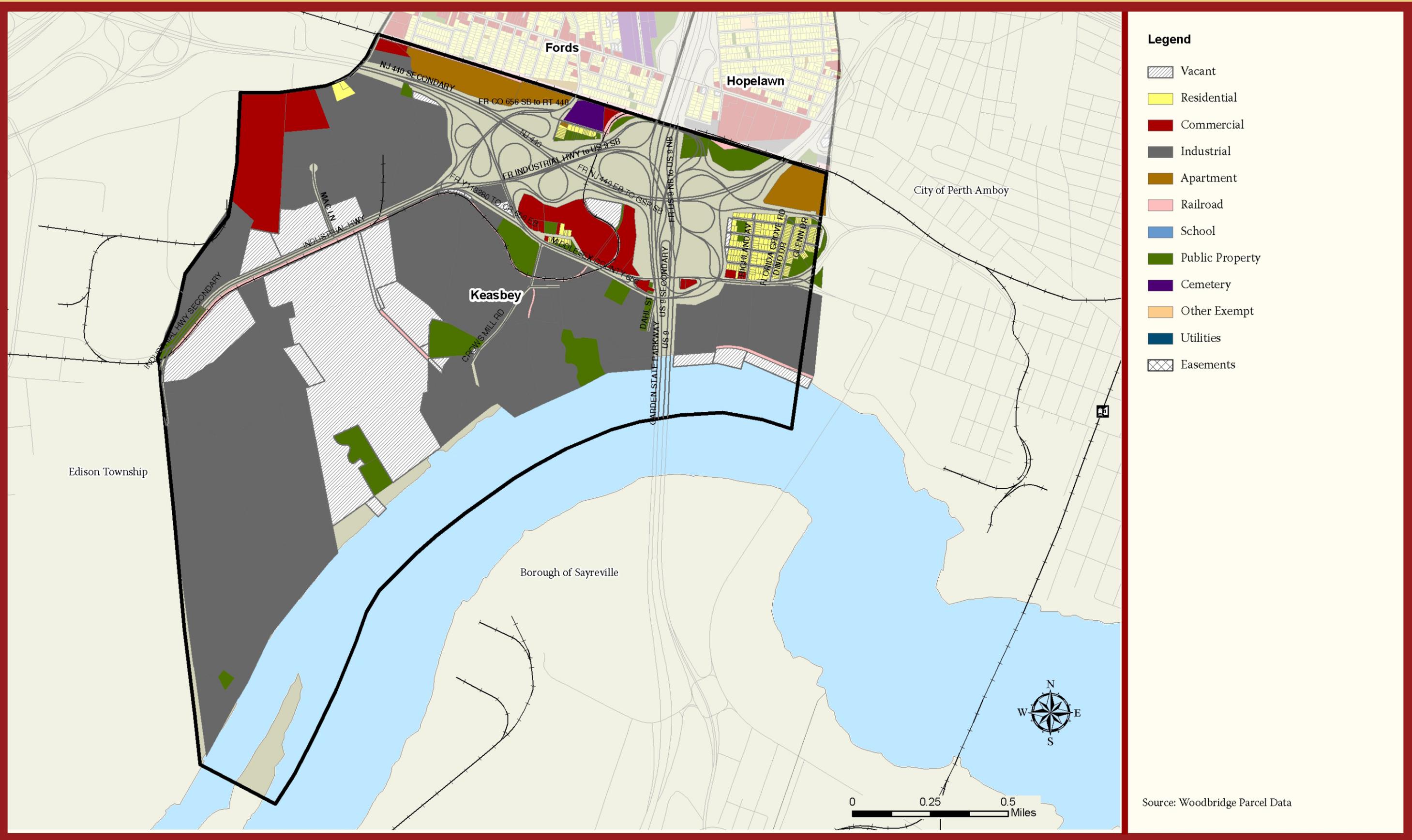
**Existing Land Use - Fords and Hopelawn**





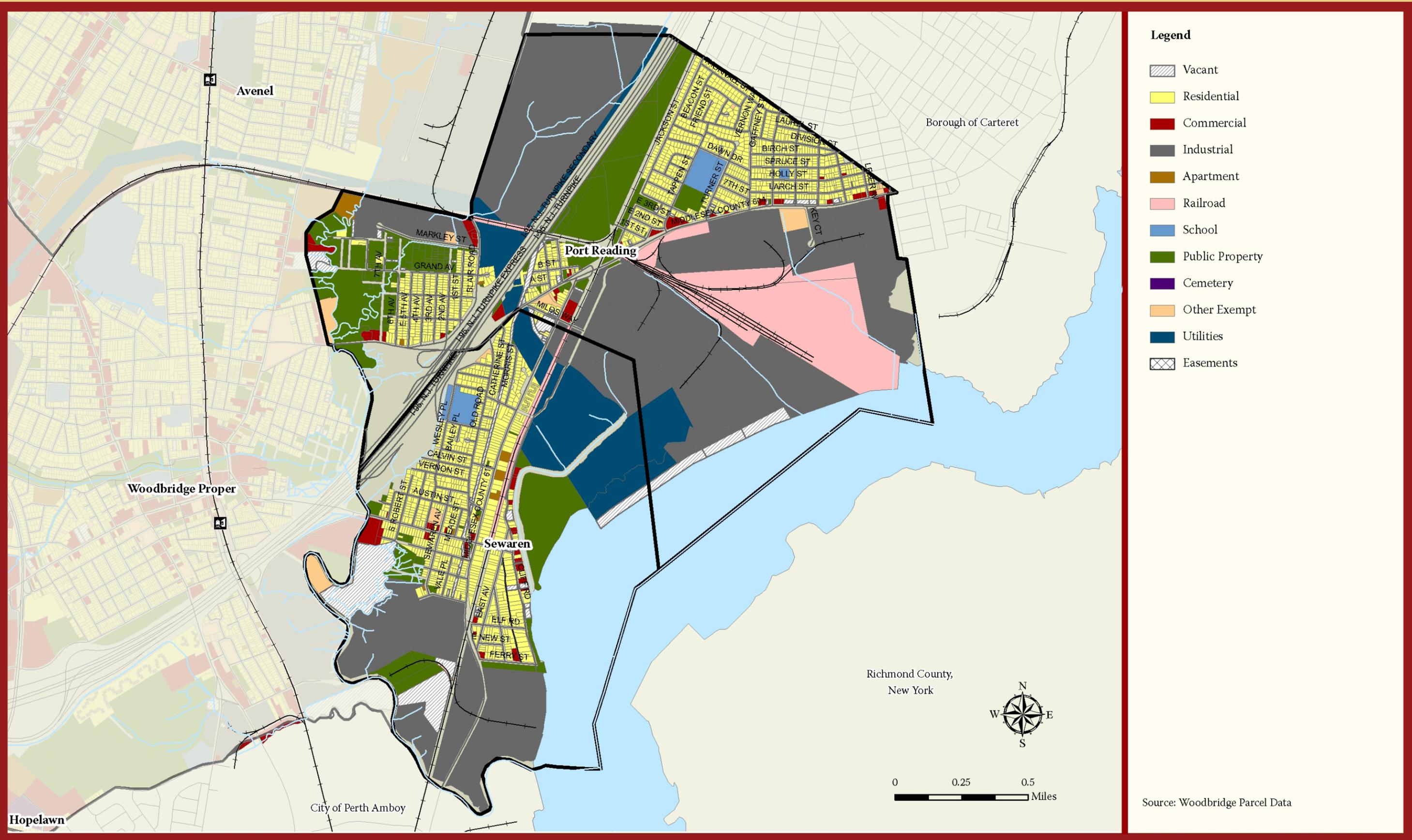
**Existing Land Use - Iselin and Menlo Park Terrace**





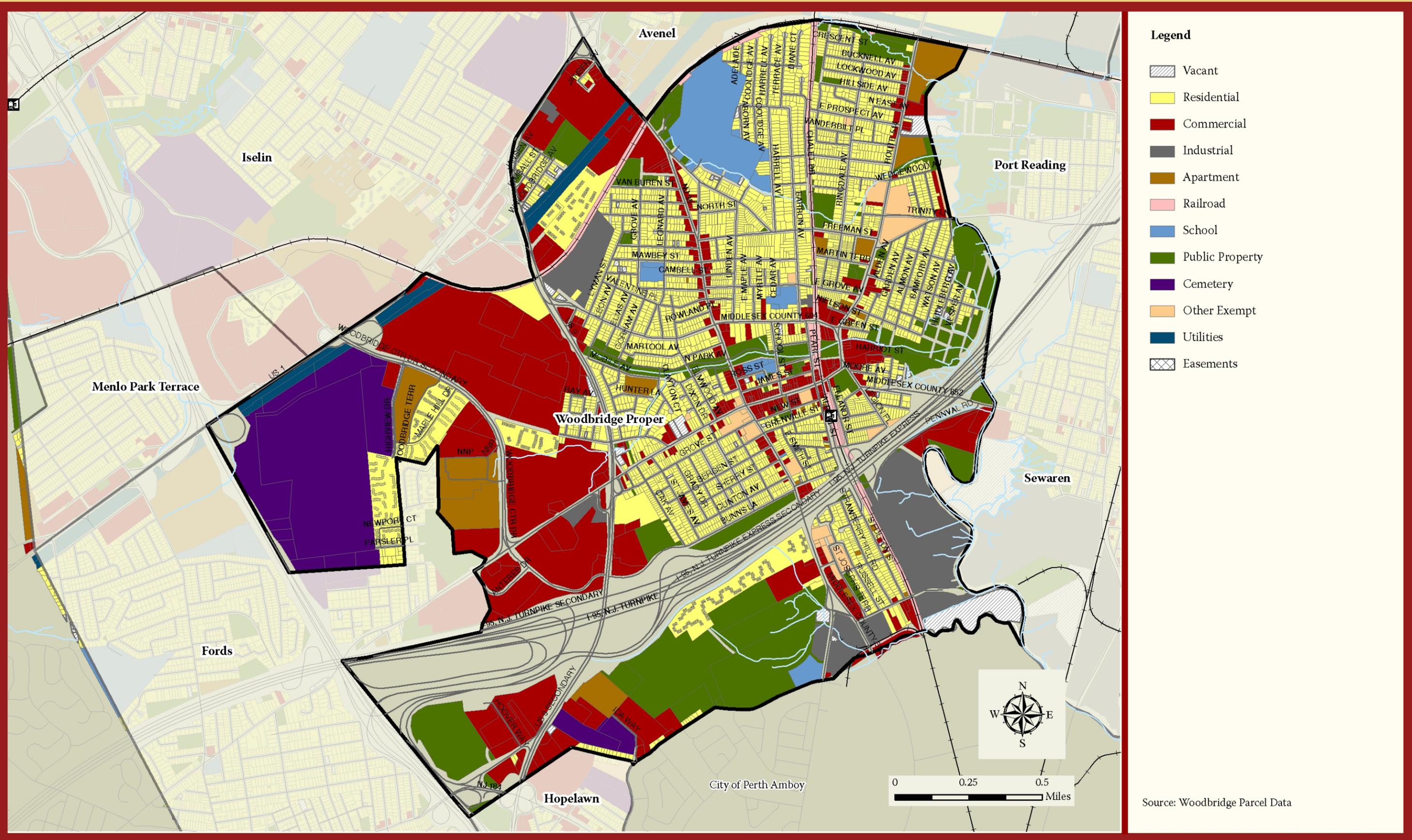
**Existing Land Use - Keasbey**





## Existing Land Use - Port Reading and Sewaren





**Existing Land Use - Woodbridge Proper**

## EXISTING ZONING

Twenty-one different zoning districts currently exist in Woodbridge, as shown on the *Existing Zoning* maps. The Township zoning also includes Planned Unit Development Option overlay areas. The classifications offer a variety of options in land use. These twenty-one zones can be grouped into three sub categories: residential, commercial and industrial. While these zones provide the basis for development in Woodbridge, the Township is actively pursuing redevelopment throughout the Township, particularly in major industrial and commercial centers. The following sections describe the existing zoning and redevelopment areas. A full description of all Township zones can be found in Appendix A.

### Residential Zones

Woodbridge has ten different residential zoning districts. These districts offer a wide range of residential land uses, from low-density single-family development to multi-family development. The majority of these zones permit single-family development on lot sizes ranging from 40,000 square feet in the R-40 zone to 4,000 square feet in the R-4 zone. The most common residential zone designation is the R-6 zone. Present in every section, large portions of Iselin, Colonia, Woodbridge Proper, Menlo Park Terrace and Fords are zoned R-6. The zone permits detached single-family homes on 6,000 square foot lots.

The Township created the R-15 zone in 2005 to protect the character of existing large lot development along Cliff Road and West Avenue in Sewaren. The R-15 zone permits the construction of detached single-family houses on minimum 15,000 square foot lots.

The Township has also created two variants of the R-6 zone. The R-6/2F permits detached two-family dwellings on 7,000

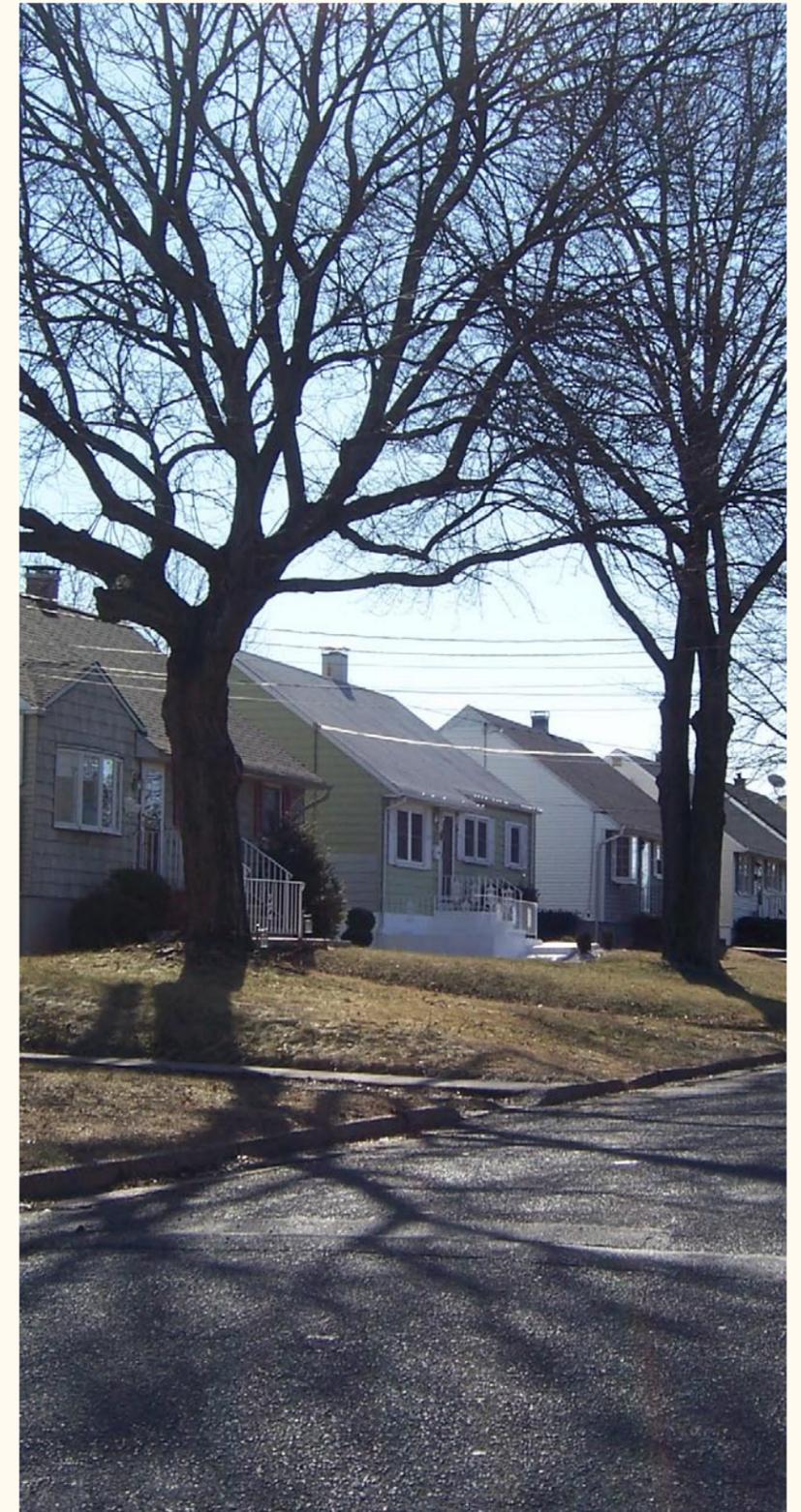
square foot lots. Areas in the R-6/2F zone are located in Fords, Avenel, Woodbridge Proper and Keasbey. Areas zoned R-6/2F correspond to existing two-family developments. The designation does not seek to expand two-family homes into existing single-family zones.

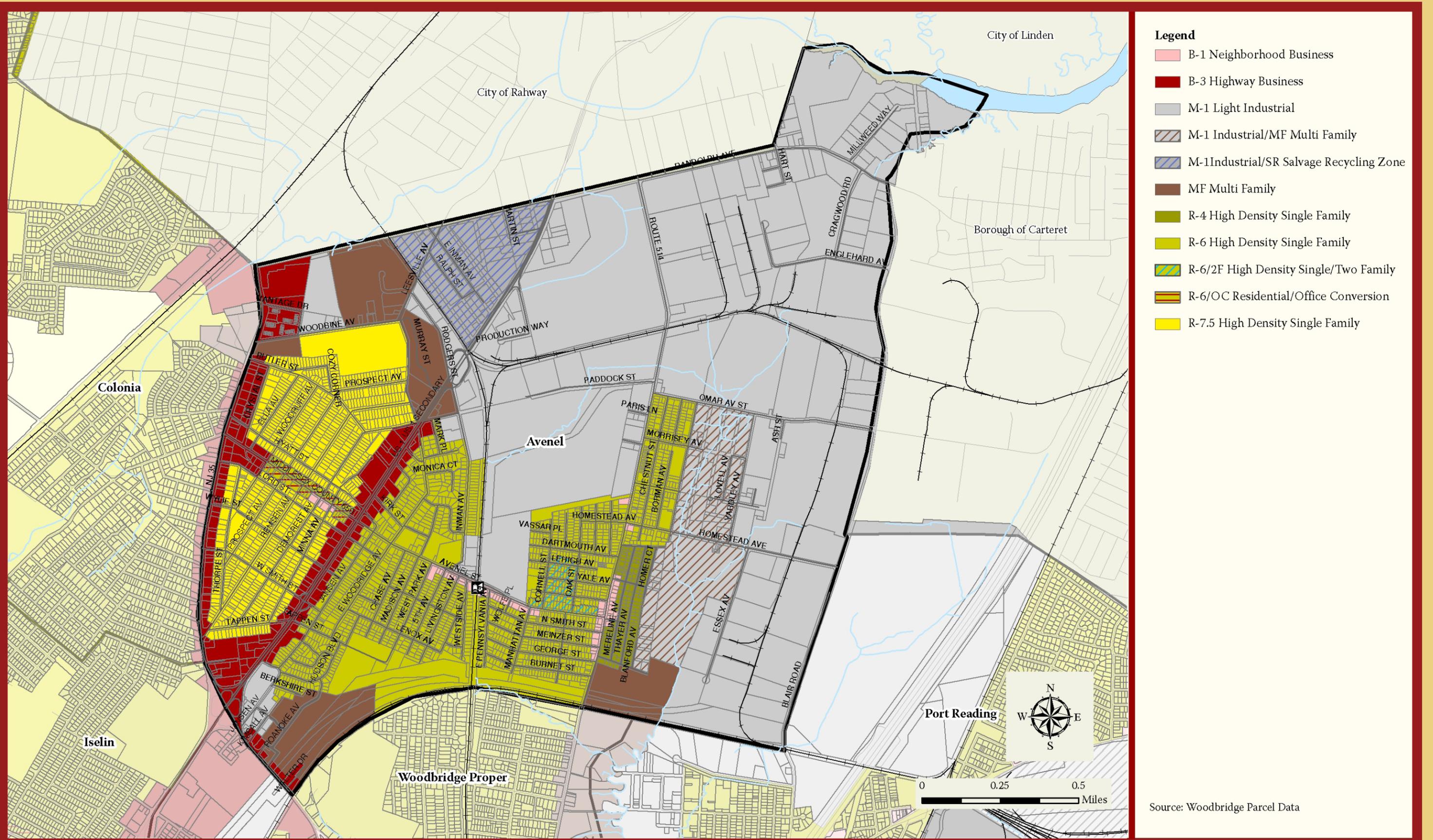
The second variant is the R-6/OC zone. This zone provides opportunities to convert existing residences to offices where adequate parking and buffering is available and demolition of existing residential structures is undesirable. While the R-6/OC zone includes no minimum lot size requirement, the zone requires that no individual office exceed 4,000 square feet. Areas zoned R-6/OC are located in the Township's smaller commercial corridors, such as Main Street in Woodbridge Proper, Inman Avenue in Colonia and Avenel Street in Avenel.

The Township zoning ordinance also includes five multi-family zones.

- MF- 2/A Multi-Family Zone
- MF- 2/B Multi-Family Zone
- MF- 2/C Multi-Family Zone
- MF- 3/C Multi-Family Zone
- MF- 4/C Multi-Family Zone

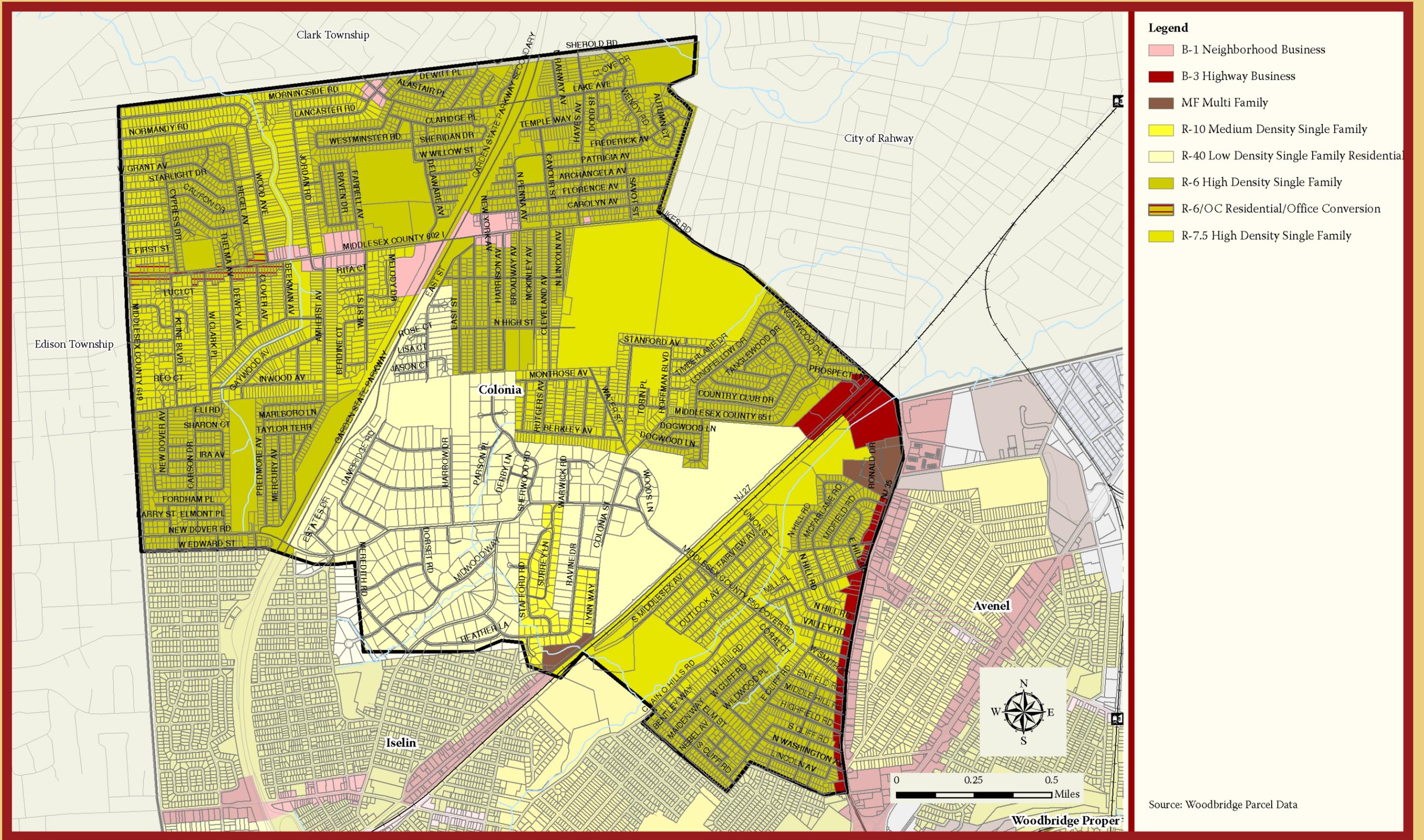
The Township permits senior citizen multi-family developments in the SCR zone. The SCR zone comprises only a small area in Sewaren. Created to provide for multi-family senior citizen housing, senior citizen housing is permitted in the SCR zone subject to a number of conditions.





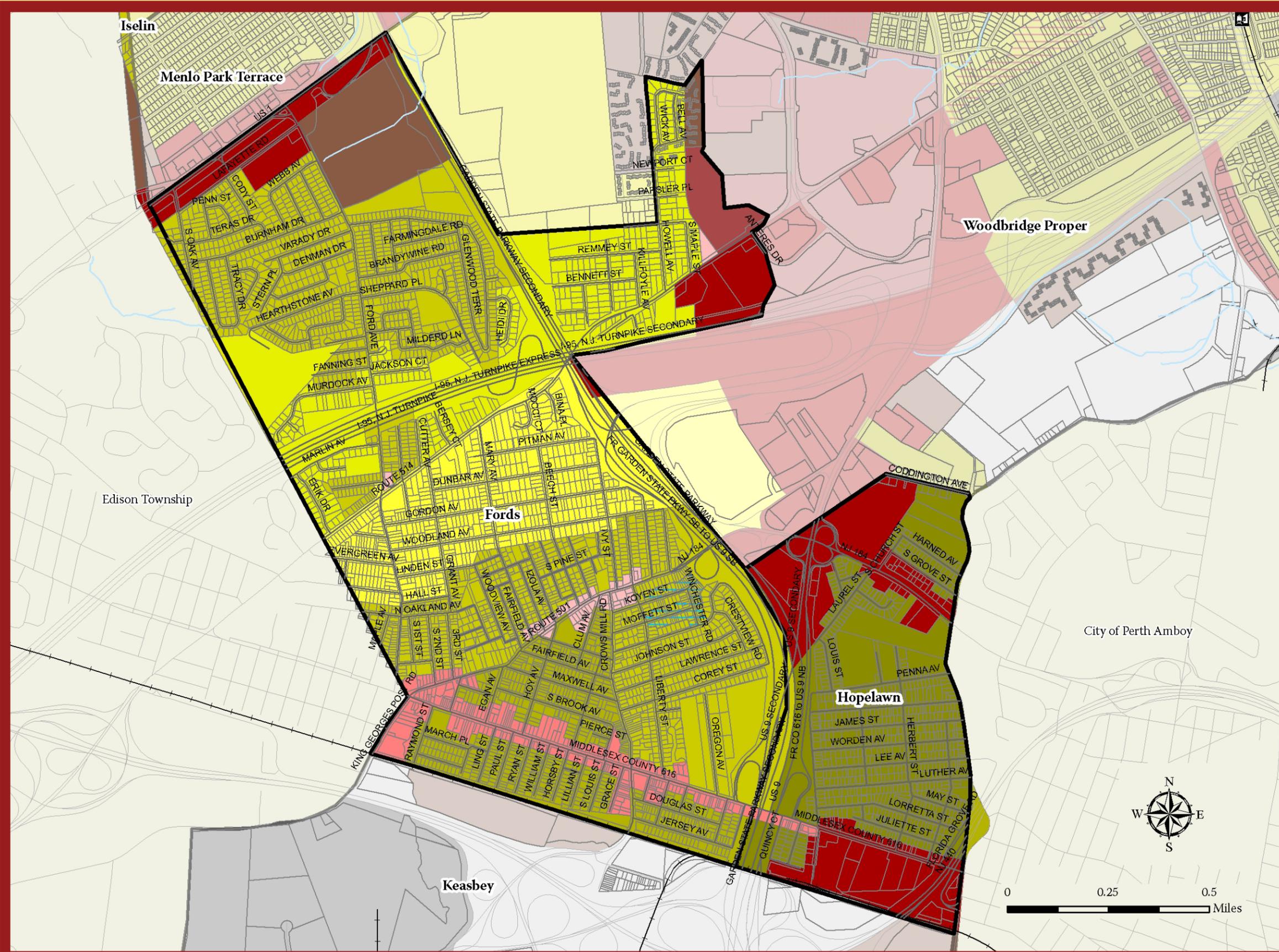
## Existing Zoning - Avenel





**Existing Zoning - Colonia**

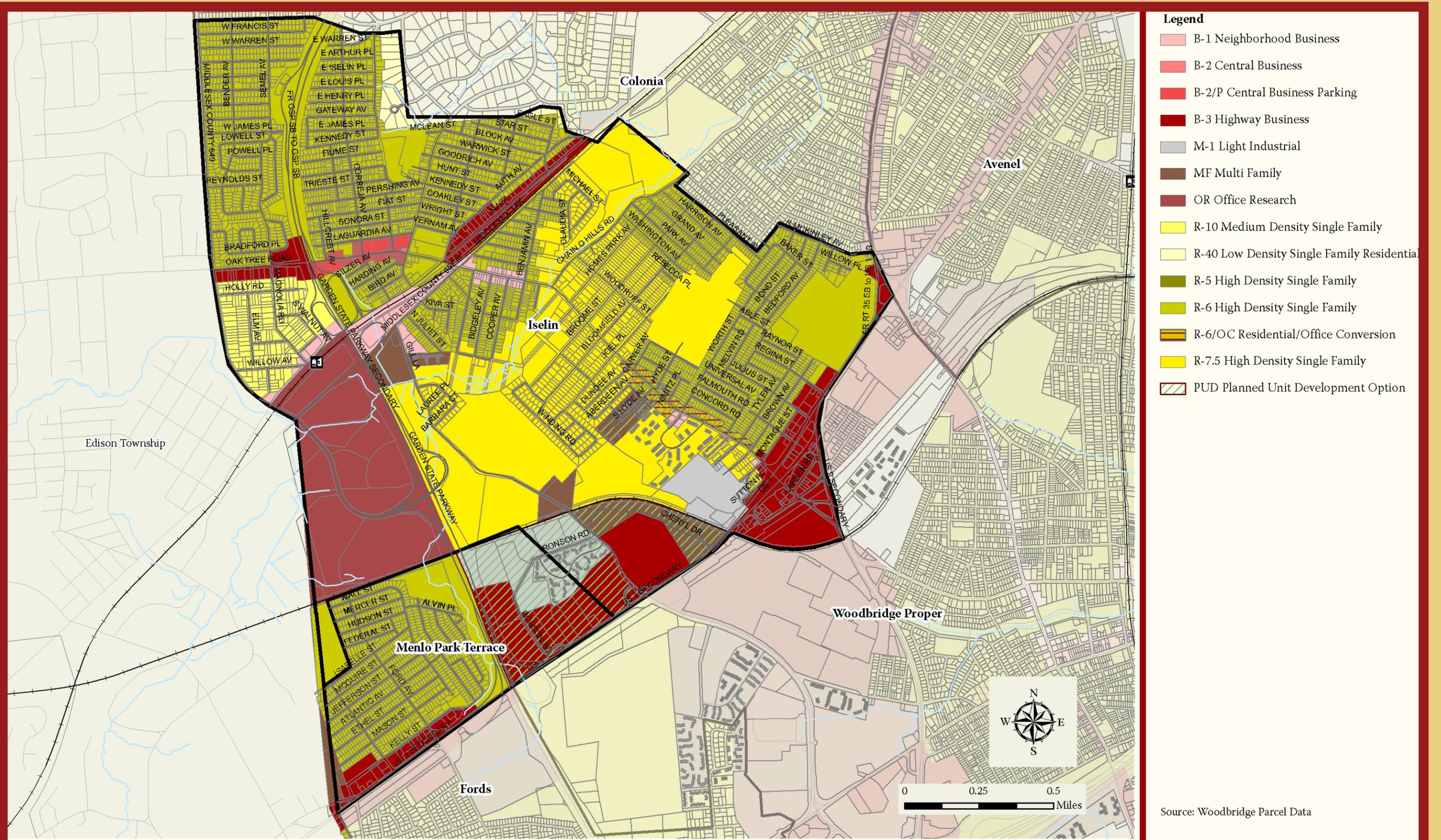




- Legend**
- B-1 Neighborhood Business
  - B-2 Central Business
  - B-3 Highway Business
  - M-1 Light Industrial
  - MF Multi Family
  - OR Office Research
  - R-10 Medium Density Single Family
  - R-6 High Density Single Family
  - R-6/2F High Density Single/Two Family
  - R-7.5 High Density Single Family
  - R-5 High Density Single Family

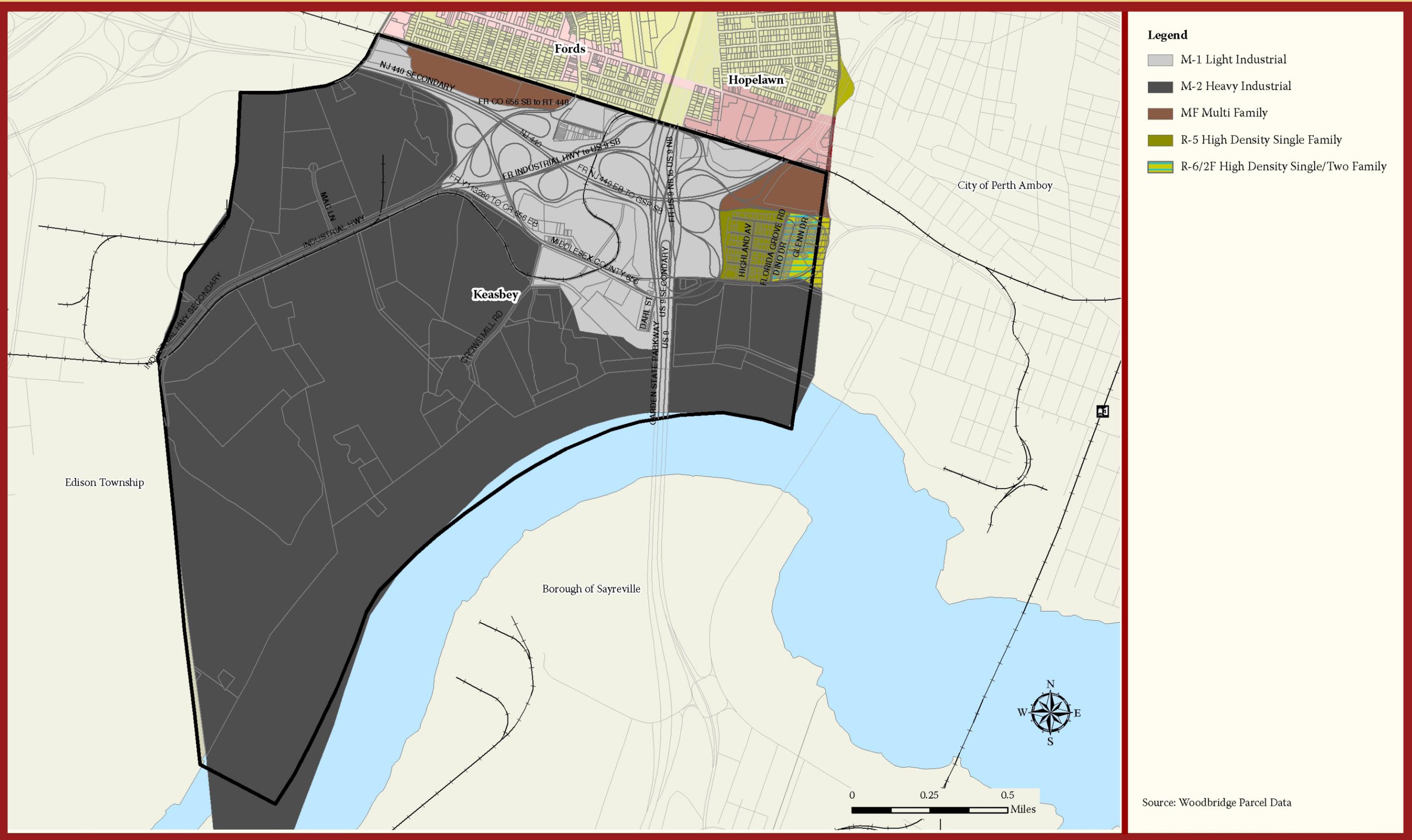
Source: Woodbridge Parcel Data

**Existing Zoning - Fords and Hopelawn**

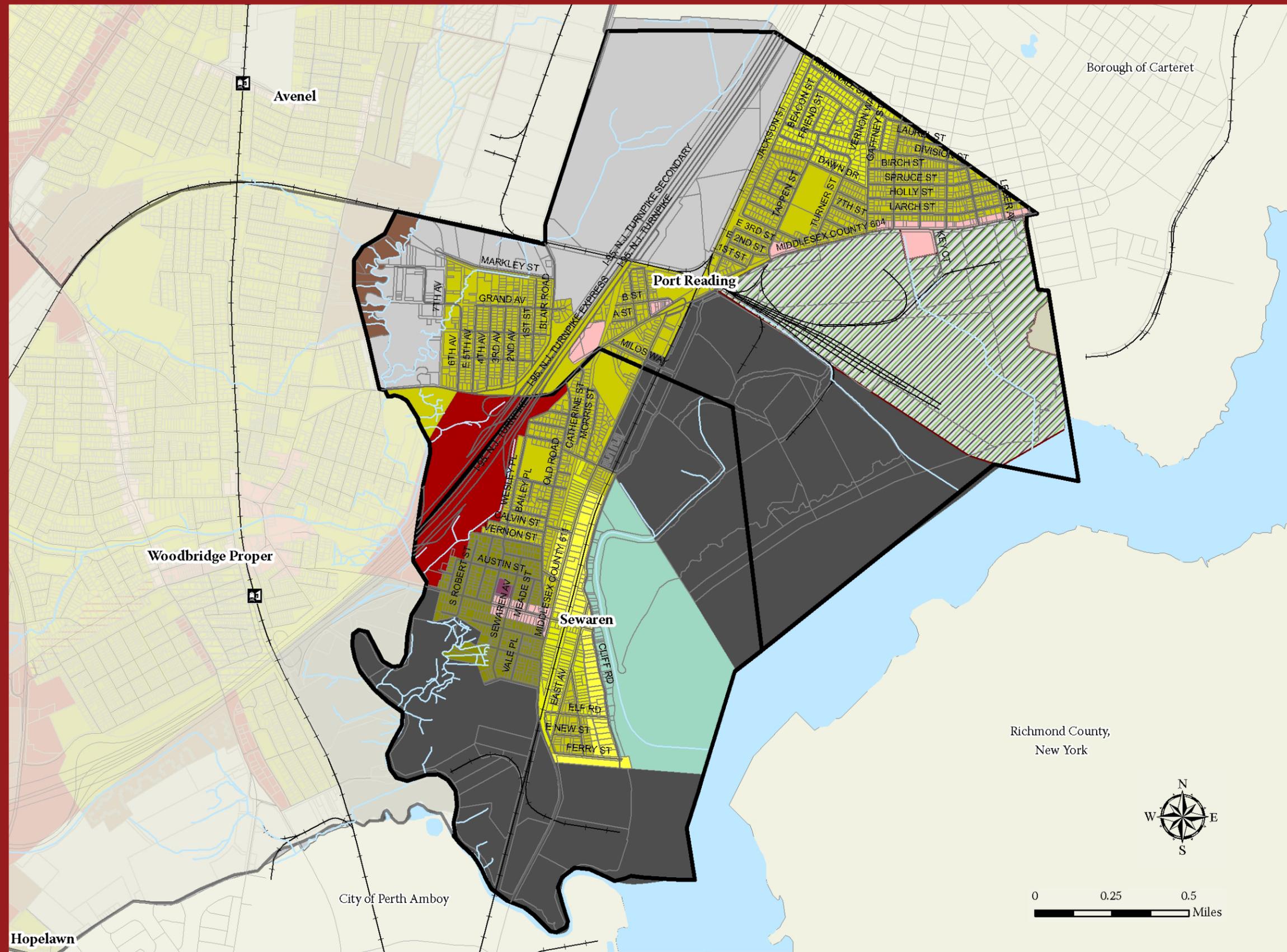


## Existing Zoning - Iselin and Menlo Park Terrace





**Existing Zoning - Keasbey**

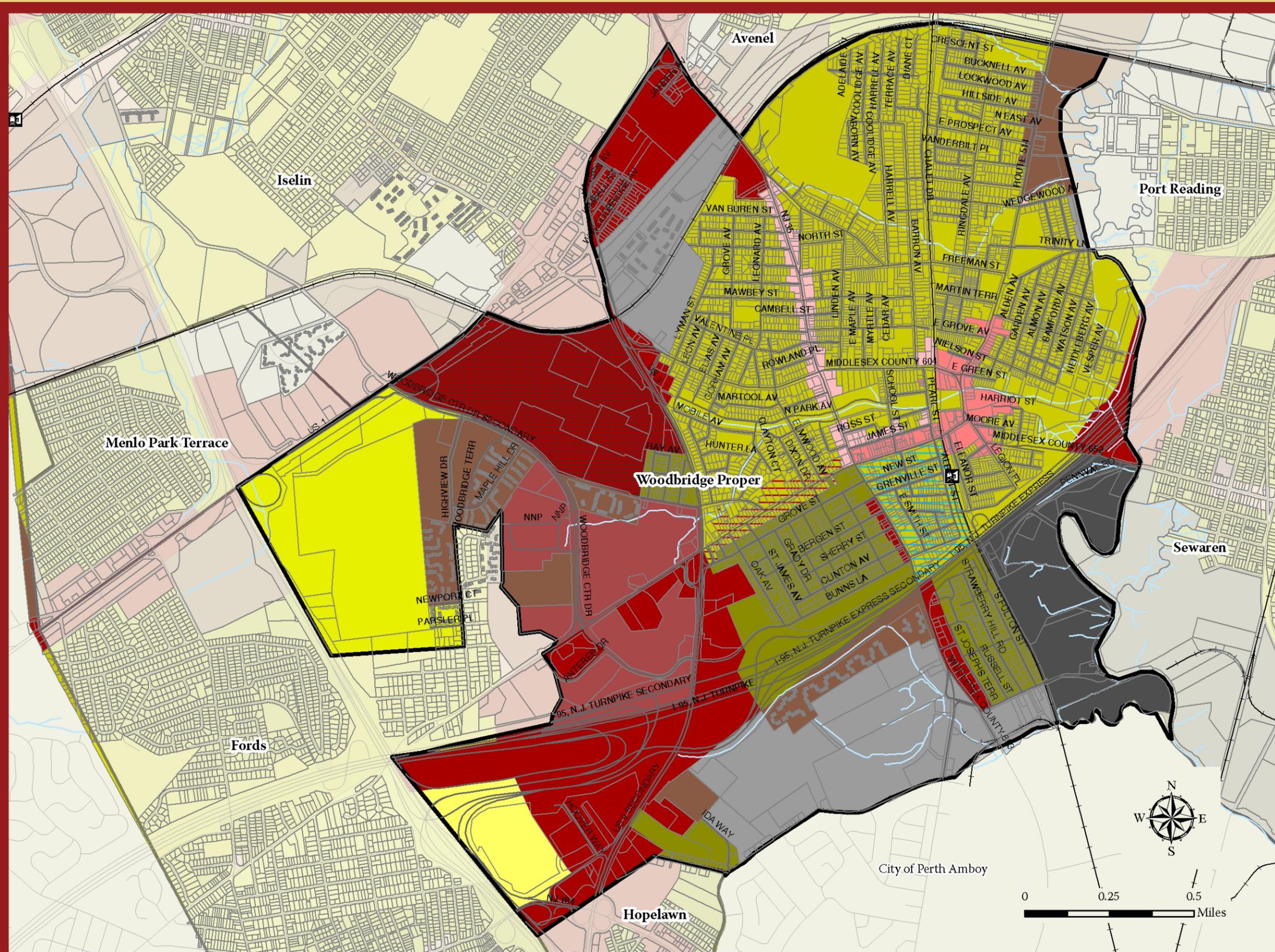


- Legend**
- B-1 Neighborhood Business
  - B-3 Highway Business
  - M-1 Light Industrial
  - M-1/M-2 Industrial
  - M-2 Heavy Industrial
  - MF Multi Family
  - MW Marine Waterfront
  - R-15 Medium Density Single Family
  - R-5 High Density Single Family
  - R-6 High Density Single Family
  - R-7.5 High Density Single Family
  - SCR Senior Citizen Residential

Source: Woodbridge Parcel Data

**Existing Zoning - Port Reading and Sewaren**





- Legend**
- Zoning Districts
- B-1 Neighborhood Business
  - B-2 Central Business
  - B-3 Highway Business
  - B-4 Regional Business
  - M-1 Light Industrial
  - M-2 Heavy Industrial
  - MF Multi Family
  - OR Office Research
  - R-10 Medium Density Single Family
  - R-5 High Density Single Family
  - R-6 High Density Single Family
  - R-6/2F High Density Single/Two Family
  - R-6/OC Residential/Office Conversion
  - R-7.5 High Density Single Family



Source: Woodbridge Parcel Data

**Existing Zoning - Woodbridge Proper**



### Commercial Zones

Woodbridge has five commercial zones: B-1 Neighborhood Business, B-2 Central Business, B-3 Highway Business, B-4 Planned Commercial and OR Office-Research. These five zones meet the needs of the Township by dividing commercial nodes into the areas they serve. B-1 and B-2 zones serve neighborhoods while B-3 and B-4 zones serve a regional population. OR zones provide for office employment centers, such as Metropark.

The B-1 zone is designed to address the daily shopping needs of residents in surrounding neighborhoods. Areas zoned B-1 by the Township are generally smaller scale neighborhood-oriented commercial areas, such as those along Inman Avenue in Colonia, King Georges Post Road in Fords and Avenel Street in Avenel. The B-1 zone allows for the construction of neighborhood commercial uses on minimum 5,000 square foot lots.

The B-2 zone is designed to promote retail sales and service establishments that serve a larger population than the average neighborhood. While designed to serve a larger population, the B-2 zone requires a smaller minimum lot size, only 2,500 square feet. Areas zoned B-2 includes New Brunswick Avenue in Fords and portions of Main Street in Woodbridge Proper. The B-2P Central Business/Parking zone was established to provide off-street parking along Oak Tree Road in Iselin. All uses permitted in the B-2 are permitted in the B-2P.

The B-3 zone is designed to promote large-scale commercial development not possible in a traditional main street setting. Usually these large-scale commercial developments utilize common parking facilities and draw from a much larger geographic area. Areas zoned B-3 include portions of Amboy Avenue in Woodbridge Proper, Oak Tree Road and Route 27 in Iselin, Route 1 in Menlo Park Terrace and the Thomas Edison and Grover Cleveland Service Areas along the New Jersey Turnpike.

The B-4 zone provides regional shopping facilities for multiple retail, commercial and office developments in close proximity to major highway corridors. The B-4 zone permits development in accordance with an overall plan designed to coordinate architectural features, landscaping, drainage, shared parking and controlled access points. Woodbridge Center near the intersection of Route 9 and Route 1 is zoned B-4.

The purpose of the OR zone is to provide for the development of large non-industrial job centers within the Township. Portions of the Township zoned OR are located close to the Garden State Parkway.



### Industrial Zones

Woodbridge has two industrial zones: M-1 Light Industrial and M-2 Heavy Industrial. Areas zoned for industrial uses in Woodbridge are generally located in the sections of Avenel, Sewaren, Port Reading, Keasbey and Woodbridge Proper.

The M-1 zone is designed to provide for the development of light industrial uses and to ensure the compatibility of light industrial uses with surrounding development. The M-1 zone allows for the construction of light manufacturing, fabrication and assembly of metal, paper, and wood products, food industries, general office buildings and warehouses. The M-1/SR zone was created to provide for the eventual conversion of existing salvage and recycling operations within the Township into light industrial uses. The M-1/SR zone is located in Avenel northwest of Routes 1 and 9.

The purpose of the M-2 zone is to create a suitable area of the Township for traditional heavy manufacturing and industrial uses, such as petroleum refining, wholesale oil storage and chemical manufacturing. Areas zoned M-2 are located along the Arthur Kill and the Raritan River in the sections of Keasbey, Sewaren and Port Reading.

## **Other Zone Designations**

### ***OSC Open Space Conservation***

The purpose of the OSC zone is to protect the character of existing and future open spaces within the Township. As such, the zone permits the creation of improved and unimproved open space. Improved open space includes recreation sites, walkways, pedestrian and bicycle paths, playgrounds and play fields, swimming pools and other community facilities. Unimproved open spaces include preserved natural lands, undisturbed wetlands, woodlands, wildlife preserves, waters bodies and other natural wooded areas. Only woodland trails, footpaths, jogging and other non-intrusive improvements are intended for unimproved open space. The OSC zone includes a minimum lot size of 10,000 square feet and a maximum lot coverage requirement of 20 percent.

### ***MW Marine Waterfront***

The MW zone provides the Township with the opportunity to utilize waterfront property with uses generally associated with maritime activities. Permitted uses in the MW zone include marinas, parking, restaurants, charter boats and marine sales and services. Detached one-family dwellings are permitted in connections with marinas on lots of at least 15,000 square feet. The minimum lot size for the MW zone is 5,000 square feet. Areas zoned MW are located in Sewaren along Arthur Kill.

## **Planned Development**

As an alternative to conventional development, the Planning Board may authorize the creation of planned development areas where development proposals must conform to the

specific requirements developed for the area designed by the Planning Board and shown on the Zoning Map. All standards for density, type and use are governed by specific requirements for each area. All residential development must be designated as residential clusters. All lands outside of public streets, building lots or approved development must be set aside for preservation as open space. The following areas have been designated as planned development.

### ***Iselin South Hyde Avenue Area***

The 7 acre site requires a maximum density of ten dwelling units per acre. While the area has been zoned MF, the planned development requirements allow development to conform to the standards of the R-7.5, R-6, R-5, MF 2/B and OSC zones.

### ***Avenel- Homestead Avenue Area***

The 40 acre site requires a maximum density of 3.3 dwelling units per acre. The planned development requirements allow development to conform to the standards of the R-7.5, R-6, R-5, MF-2/A, MF-2/B, MF-2/C, MF-3/C, M-1 and OSC zones.

### ***Avenel Lovell Avenue Area***

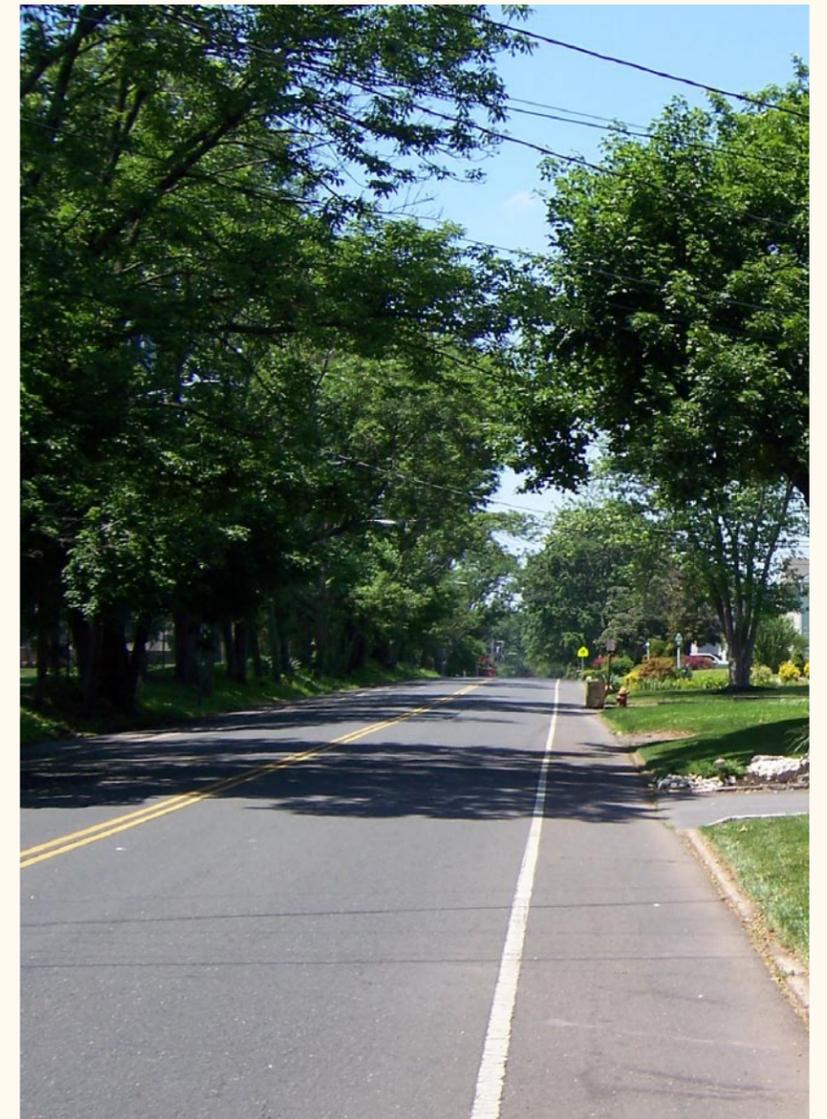
The 15 acre site requires a maximum density of 4.6 dwelling units per acre. The planned development requirements allow development to conform to the standards of the R-7.5, R-6, R-5, MF-2/A, MF-2/B, MF-2/C, MF-3/C, M-1 and OSC zones.

### ***Port Reading: Arthur Kill Area***

Created to provide heavy industrial development opportunities, the 90-acre site's requirements allow development to conform to the standards of the M-1, M-2 and OSC zones.

## ***PUDO***

The PUDO planned unit development option permits the mixed use development of hotels, motels, offices and multi-family residential uses along Route 1 northeast of its intersection with the Garden State Parkway.



## REDEVELOPMENT

As a fully-built out community, development opportunities within the Township exist primarily through the rehabilitation and redevelopment of existing properties. The Township's goal is to improve the physical appearance of the Township and generate new ratables for the Township.

The Township's pro-active and comprehensive approach to redevelopment provides a number of important benefits, including:

- Provides for a comprehensive, coordinated approach to the planning and redeveloping of designated areas of the Township;
- Focuses financial resources on the redevelopment area;
- Maximizes creativity and flexibility in planning, designing and financing development projects;
- Permits municipalities to negotiate with developers for public improvements;
- Fosters public-private partnerships; and
- Provides for more municipal control over specific redevelopment projects.

The following subsections provide an overview of the designated and proposed redevelopment and rehabilitation areas within the Township.

### **Redevelopment Areas**

#### *150 Avenel Street*

The site formerly occupied by the General Dynamics Corporation is located in the Avenel section of Woodbridge and is adjacent to commercial and residential uses. It is envisioned that the site will become the Avenel Arts Village, a mixed-use district with arts related retail. An arts center with studios, working artists galleries and rehearsal/performance space will be a part of the redevelopment of the area.

#### *Avenel Rehabilitation Area*

The area extends along Avenel Street from Route 1 to Rahway Avenue and along Rahway Avenue from the southern border of Avenel to the northern border with Rahway. When completed, the plan is envisioned to aid in the rehabilitation of these commercial corridors.

#### *Port Reading Avenue*

Extending along the northern side of Port Reading Avenue from the Township's border with Carteret to Vernon Way, this area is being targeted for redevelopment as a gateway into Woodbridge.

#### *Route 27*

The Route 27 area stretches from the Colonia Country Club to the Garden State Parkway. The corridor has been divided into 5 distinct redevelopment areas, with the goal of attracting restaurants and additional retail to the area.

#### *Main Street*

The area along Main Street in Woodbridge Proper has been designated a rehabilitation area. The area is envisioned to attract retail, restaurants, cafes, educational uses and open plazas in addition to improving the physical appearance of the commercial corridor by adopting a façade improvement program.

#### *Route 1 Corridor*

The portion of the Route 1 corridor where redevelopment is being pursued encompasses an area extending from the Route 35 interchange on both sides of the highway north to the Rahway border. The area has been divided into a total of 15 "sub" areas and is being examined for possible designation as redevelopment areas.

Redevelopment Plans have been adopted for areas 1, 7 and 15. Redevelopment Areas 3, 5, 4, 9 and 12 have been designated as areas in need of redevelopment but plans have not been adopted. The other areas are being investigated for designation by the Township.

Additionally, in 1999 the Township adopted the Route One Corridor Redevelopment Plan which addressed Route 1 within Woodbridge. The objective of this plan is to promote large scale redevelopment of the corridor in a cohesive and well planned pattern.

### *Keasbey*

The Keasbey area is largely an industrial area. The majority of the section has been divided into three distinct redevelopment areas. The Township has adopted redevelopment plans for two of the areas and the third is currently under study for designation by the Township.

### *New Brunswick Avenue Rehabilitation*

The Fords Rehabilitation Area is generally defined by residential and non-residential properties along a portion of New Brunswick Avenue in the Fords section of the Township. The Township Council recently adopted the Rehabilitation Plan. The goal of the Plan is to improve the physical appearance of the commercial corridor by adopting a façade improvement program. The Rehabilitation plan also establishes new districts for the commercial corridor, and recommends the re-use of the former Fords Theatre as a performing arts venue, the re-establishment of the Special Improvement District and an extension of the Middlesex County Greenway.



### ***New Brunswick Avenue in Hopelawn***

The Hopelawn Redevelopment Area is bound by New Brunswick Avenue to the north, New Jersey Route 440 to the east, and US Route 9 and the Garden State Parkway to the west. The Redevelopment Area is approximately 34 acres in size and is a mix of industrial and retail development. The Township Council designated the area in need of redevelopment in March 2008.

### ***Metropark***

As one of New Jersey Transit's largest train stations and an important regional center for commerce, the efforts by New Jersey Transit to expand capacity at the train station through a limited transit-oriented development on the surface parking lots south of the station represent an important investment in the future of the station and the viability of the office development. To aid in the redevelopment of the area, the Township is seeking to partner with New Jersey Transit and will study whether the property can be declared an area in need of redevelopment. The vision for development adjacent to the station is the "communiversity" concept which focuses on linking educational uses with office developments and commuters by co-locating professional educational institutions in close proximity to major office and transportation nodes such as Metropark. The development vision will also include ground floor retail, restaurants, conference rooms, hotel and office space and parking. Redevelopment on this site would not occur without necessary roadway improvements.

### ***Hart Street***

The Hart Street Redevelopment Area is located on the south side of Randolph Avenue between Cragwood Road and Hart Street in the Avenel section of Woodbridge. The area consists of approximately 12 acres and is characterized by industrial uses. The Township Council designated the area in need of redevelopment in March 2008

### ***Woodbridge/Pennval Road***

The Pennval Road Redevelopment Area is located in the Woodbridge Proper neighborhood of Woodbridge. The 110-acre area is generally defined by Woodbridge Avenue and the Woodbridge River to the east; Pennval Road to the north; the New Jersey Transit North Jersey Coast line to the west; and the southern boundary line of Woodbridge Township to the south. The area is characterized by industrial uses. The Township Council designated the area in need of redevelopment in March 2008.

## **ENVIRONMENTAL CHARACTERISTICS**

The presence of environmental constraints is a consideration when developing a land use plan for a community. The location and types of environmental constraints help guide the type, intensity and location of development due to local, county and state requirements. Due to its location, Woodbridge Township contains a number of environmental features, including water bodies, wetlands and forested areas. Generally, these environmentally constrained areas are located along the Township's rivers and streams. The following section provides an overview of the environmental characteristics in Woodbridge Township. A detailed analysis of environmental characteristics is discussed in the 2008 Woodbridge Township Environmental Resource Inventory which is a component of this Master Plan.

### **Topography**

The topography of Woodbridge Township consists of a relatively flat terrain and slopes down towards the Raritan River, Rahway River, Woodbridge River and the smaller rivers and creeks. A few of these river basins in the northern sections of the Township, such as Avenel, Colonia, Iselin and Sewaren, are also identified as flood hazard areas. Areas adjacent to local streams such as Heard's Brook

and the south branch of Rahway River contain moderate slopes. Very few areas of the Township have steep slopes that are not suitable for building. These include the northwestern portion of Keasbey, the areas south of Hopelawn adjacent to the Raritan River and a few areas along Heard's Brook.

The highest elevations in the Township occur in Fords, the northern part of Keasbey, areas south of Hopelawn and areas along Heard's Brook. The lowest elevations are found in the eastern edge of the Township along the Woodbridge and Raritan Rivers; in the northern sections of the Township, on either side of Rahway River; and in the southern section of the Township, between the steep slopes of northwest Keasbey and the Raritan River. In the majority of the Township, the elevation ranges from 5 -10 feet above sea level along the major rivers to 120 - 160 feet above sea level in Fords.

### **Wetlands**

Wetlands cover approximately 7,967 acres or 8 percent of land in the Township. Wetlands are located mainly along water bodies with a few isolated wetlands in the central part of the Township.

Wetland areas provide natural flood control by storing excess water and releasing it to surface waters over time. Therefore, it is important to protect wetlands to prevent flooding and to provide protection of adjacent developed areas. Another important role of wetlands is to allow recharge of ground water aquifers. Wetlands also serve as filtration systems, removing pollutants from the water table and storing them in biomass. As the total wetland area decreases and their natural functions decrease over a period of years, the overall quality and quantity of the surface water flow within the watershed is altered.

### **Floodplains**

Floodplains are a vital part of any river or estuary ecosystem, acting as water filters and wildlife nurseries. They are important for the maintenance of water quality, providing fresh water to wetlands and backwaters while diluting salts and nutrients. Floodplains are major centers of biological life and improve the overall health of the habitat used by many species of birds, fish and plants.

The 100-year floodplain boundary has been established by the Federal Emergency Management Administration (FEMA) to denote floodwater impoundment areas. These areas are highly restrictive in order to avoid destruction of flood areas and the destruction of property that has been improperly located and therefore subject to flooding. The 100-year floodplain is known as the Special Flood Hazard Area (SFHA).

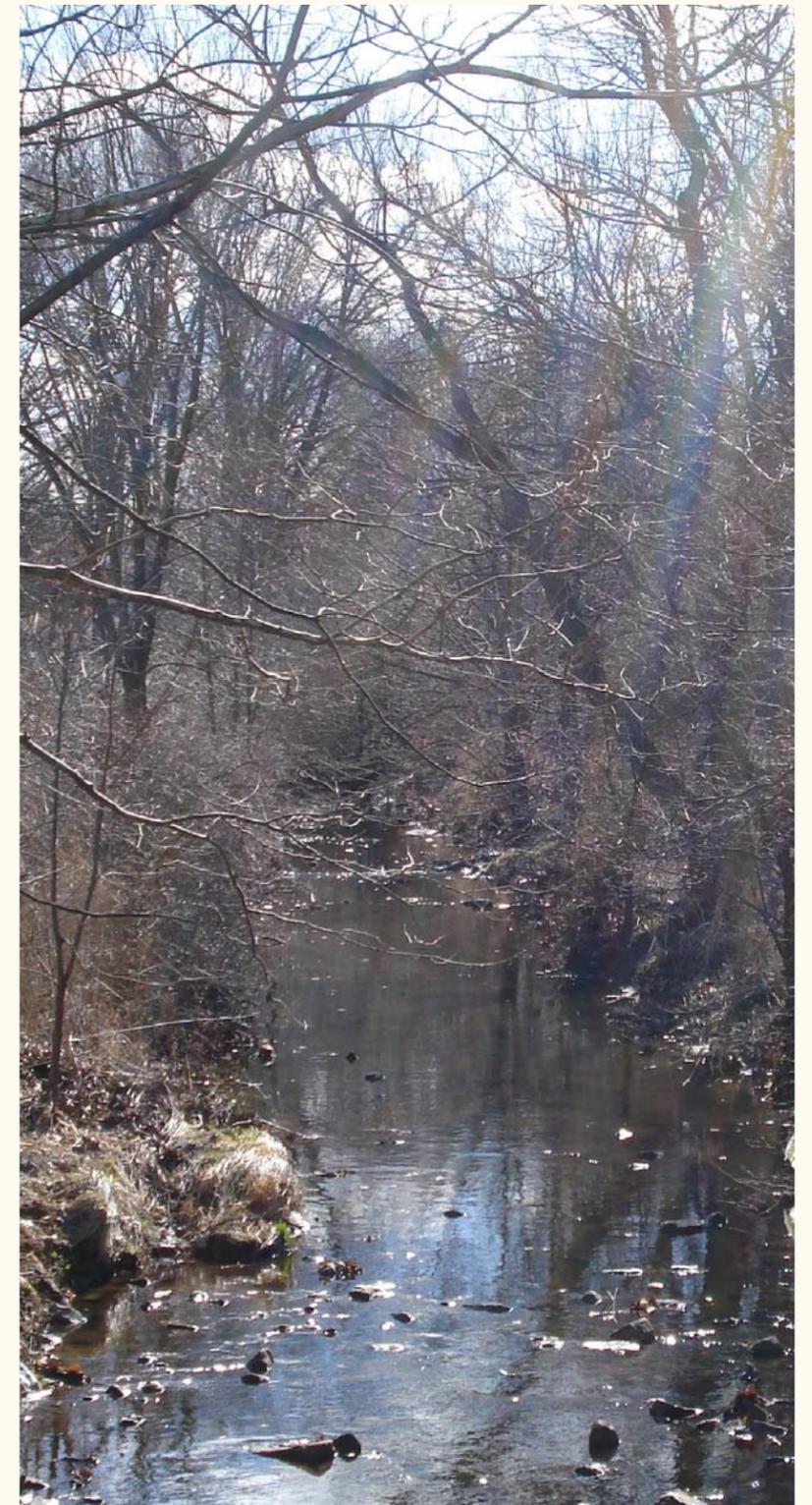
### **Watershed Management Areas**

A watershed is an area that drains into a common waterway, such as a stream, lake, estuary, wetland, or, ultimately, the ocean. The watershed includes both the waterway itself and the entire land area that drains into it. Geographical features such as hills and slopes separate distinct watershed systems. Watershed Management Areas (WMAs) are the regulatory units of NJDEP's Division of Watershed Management for categorizing, managing, and protecting watersheds throughout the State. Woodbridge Township is divided into two primary WMAs, the Lower Raritan River Drainage (WMA 9) and the Arthur Kill River Drainage (WMA7).

### **Critical Habitat Areas**

The NJDEP Endangered and Non-Game Species Program created the Landscape Project as an ecosystem level approach to identifying and protecting species habitat in the state. The program identifies critical habitat areas and ranks them by the presence or absence of priority, threatened or endangered species. The habitat areas are divided into five broad habitat types – grasslands, forested wetlands, forest, emergent wetlands and beach. These five habitat types are then mapped into habitat blocks and the habitat blocks are ranked based on the presence or absence of priority, threatened or endangered species.

The Emergent Wetlands, Forested Wetland and Forest habitat types are all part of the Piedmont Plains landscape. This landscape encompasses all or parts of Burlington, Gloucester, Mercer, Middlesex, Monmouth and Salem counties. It is dominated by the Delaware and Raritan rivers, and is characterized by farmland, extensive grasslands, fragmented woodlands, and tidal freshwater marshes that are among the most productive in the world. Imperiled species within this landscape include grassland birds such as the endangered upland sandpiper, and woodland raptors such as the barred owl and Cooper's hawk. The importance of these habitat areas is to preserve specific threatened locations of imperiled species and all the critical wildlife areas that should be preserved to protect those species. Critical habitat areas are primarily located in portions of Keasbey near the Raritan River and in Avenel, Woodbridge Proper and Sewaren along the Woodbridge River.



## TOWNSHIP-WIDE LAND USE RECOMMENDATIONS

### Out-of-Scale Residential Development

There is an increasing number of out-of-scale single-family residential homes throughout the Township. There are potential reasons for the creation of out-of-scale residential single-family development, not the least of which is the Township’s desirability as a place to live. Existing bulk standards and definitions play a role in allowing the development of out-of-scale single-family housing.

### *FAR vs. Lot Coverage*

In 1984, the Township implemented a floor area ratio (FAR) in many zones. The ordinance defines FAR as the sum of all the floors of buildings or structures compared to the total area of the site. Although FAR regulates floor area it does not address the volume of a house. Often, the floor area is reasonable, but the volume of a single family home creates out of scale housing. For example, a home containing a two story foyer and cathedral ceilings can create volume without additional floor area. In 1993, the Township eliminated a building coverage requirement. With the elimination of a building coverage standard, the size of a home is effectively regulated by the FAR and height.

The R-40 zone permits single-family homes on 40,000 square foot lots. Under the existing FAR of .55, 22,000 square foot 2.5 story homes are permitted in the R-40 zone. Based on the above, it is recommended that the Township remove the FAR requirement in all single-family residential zones and replace it with a maximum building coverage requirement.

A maximum building coverage standard of 15% would translate to a maximum home size of 15,000 square feet rather than 22,000 square feet under the current FAR standard in the R-40 zone.

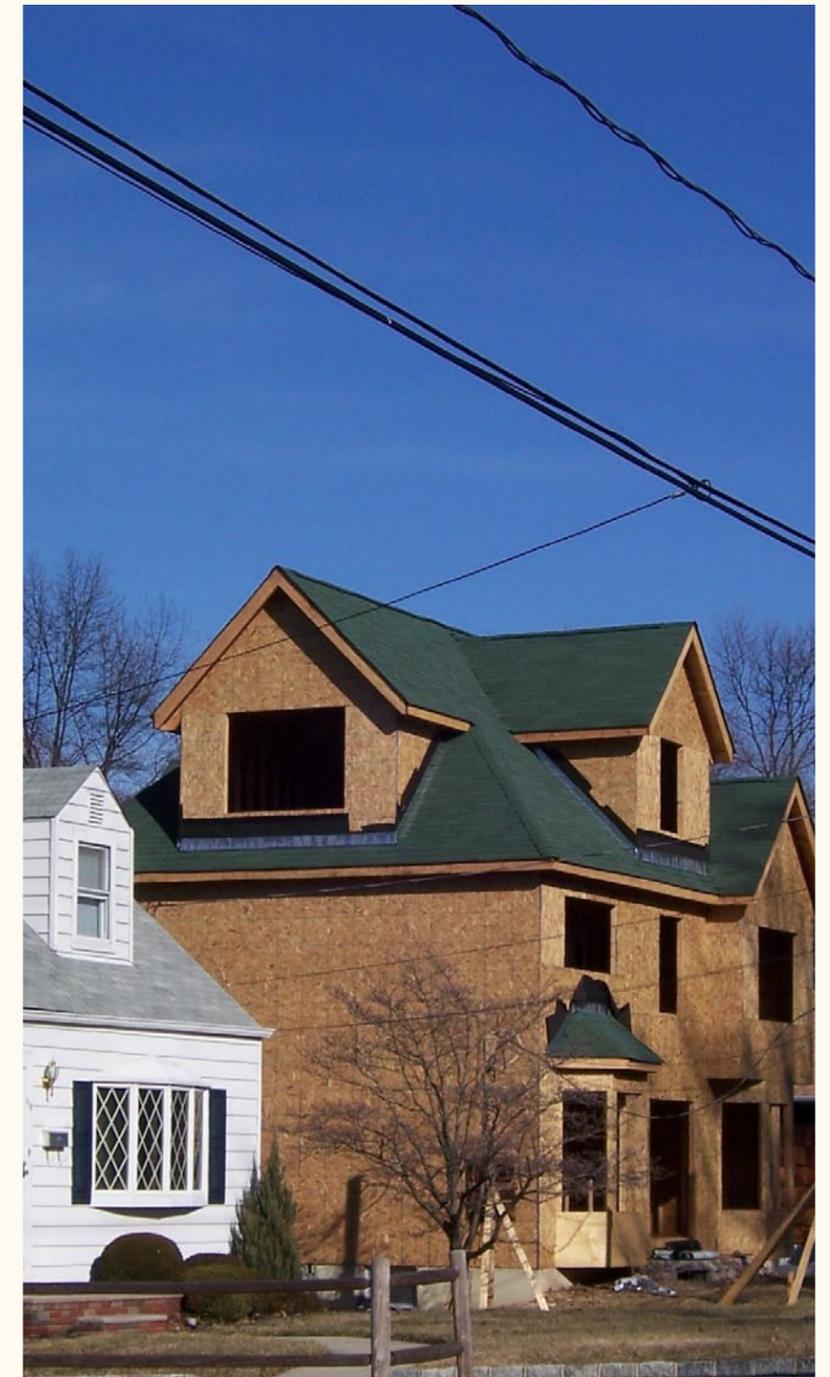
The variation of lot sizes within residential zones plays a role in the creation of out-of-scale housing. In older portions of the Township, there is little uniformity in lot size. In more recently developed areas, lot sizes are fairly consistent. Oversized lots in a zone can lead to out-of-character housing, as zone standards for smaller lots are applied to larger lots, thereby allowing for the creation of larger houses.

To address this issue, it is recommended that a “sliding scale” approach be used in single-family residential zones. Under a “sliding scale” approach, the building coverage standard is linked directly to lot size regardless of zone, thereby allowing lot size to control building footprint size, not zone designation. The following table details the structure of a possible “sliding scale” building coverage requirement:

Maximum Building Coverage for Residential Zones	
Lot Area	Building Coverage %
Less than 5,000	25%
5,000 to 5,999	25%
6,000 to 7,499	25%
7,500 to 9,999	25%
10,000 to 14,999	20%
15,000 to 39,999	20%
Greater than 40,000	15%

### *Building Height*

The definition of building height plays a role in housing size. Often the most noticeable difference between the existing housing stock and new housing is the greater height. Currently, most single-family residential zones permit homes of 2 ½ stories or 35 feet, whichever is less. It is recommended that the story and building definitions be redefined to address this issue.



### **Impervious Coverage**

Currently, the Township has no impervious coverage requirement. An impervious coverage requirement regulates the percentage of a lot that may be covered by material that prevents the absorption of stormwater into the ground. Such a standard can reduce flash flooding by ensuring that lots provide additional surface area for ground water absorption. Therefore, it is recommended that the Township adopt a maximum impervious coverage regulation for all zones.

### **Multi-Family Zoning**

Currently, the Township's zoning map contains one zone designation for multi-family development- the MF zone. In the Ordinance, this zone designation corresponds to five different sub-zones within the MF zone.

It is recommended that Woodbridge reevaluate the existing multi-family zones standards, location of multi family developments, and zone designations for existing developments to create zones and standards that reflect existing conditions. The Township could also consider crafting separate standards to reflect existing townhouse developments.



### **Garage Size**

In certain instances, three car garages may be appropriate. It is recommended that the ordinance be revised to permit three car garages when the garage opening does not face the street in the R-40 zone.

### **Planned Unit Development**

As noted previously, the Section 150-47 of the Land Development Ordinance permits planned development. The ordinance includes planned development options in Colonia, Avenel, Iselin, Woodbridge Proper and Port Reading. The planned development regulations were used by the Township to develop important undeveloped parcels in a comprehensive manner. As of 2008, the majority of the properties identified for development via planned development have been developed and/or placed in redevelopment areas. Therefore, it is recommended that the Township reevaluate the planned development standards in the ordinance.

### **Public Quasi-Public Uses**

Currently Township, County and Board of Education owned facilities are located within residential, commercial and industrial zones. While such public uses are permitted in zones throughout the Township, the rezoning of public property into a "public use" zone would reduce the potential for future development of such properties for non-public proposes. Therefore it is recommended that the Township create a Public Quasi-Public Use zone and place all Township, County and Board of Education owned facilities within this zone.

### **Cemetery Zone**

Cemeteries are also located within residential, commercial and industrial zones. Due the number of cemeteries within Woodbridge, particularly large cemeteries, it is recommended the Township create a Cemetery Zone with appropriate standards in order to control future "development" on these sites.

### **Rear Entrances in Downtowns**

In the traditional downtown areas, including New Brunswick Avenue, Oak Tree Road, Inman Avenue and Main Street, access to parking is an important element to a successful downtown. In traditional downtowns, parking is often located in the rear of buildings. In order to better connect the commercial businesses to this rear parking, it is recommended that the ordinance be revised to foster the creation of functional rear entrances for the public. Such rear entrances ensure the viability of rear parking and help to maintain safe and convenient access for the handicapped.

To ensure the success of the rear-entrance initiative, the Township should also evaluate the sign standards in the ordinance to provide appropriate identification signs in the rear.

### **Signage**

Signage standards within the Township should be reviewed. In particular, the Township should consider signage regulations that differentiate between signage along auto-oriented highway commercial corridors and pedestrian-oriented neighborhood commercial corridors.



### **Parking**

The Township should review its parking standards for both residential development, as it relates to the Residential Site Improvement Standards (RSIS), and non-residential development.

### **Design Standards**

The Township should consider design standards for those areas not addressed through Redevelopment or Rehabilitation plans. In particular, design standards should focus on creating walkable, vibrant and sustainable commercial districts through streetscape, façade and other design standards.

### **Conditional Use Standards**

The Township zoning ordinance contains a number of conditional uses with standards associated with a particular use. Conditional uses include governmental buildings, churches, public utility installations and gas stations. It is recommended that the Township review and evaluate, where appropriate, conditional use standards.

### **Sexually Oriented Businesses**

It is recognized and documented by numerous expert studies and reports throughout the country that sexually oriented businesses, because of their very nature, have serious objectionable characteristics that result in deleterious effects upon adjacent areas, including crime, litter and noise. Special regulation of these uses is necessary to ensure that these adverse effects will not contribute to the downgrading of the surrounding neighborhoods.

In 1995, the New Jersey Legislature passed a law prohibiting sexually oriented businesses from being operated within one thousand feet of any existing sexually oriented business, or any church, synagogue, temple or other place of public worship, or any elementary or secondary school or any school bus

stop, or any municipal or county playground or place of public resort and recreation or any hospital or any child care center, or within one thousand feet of any area zoned for residential use (N.J.S.A. 2C:24-6). This law prohibits sexually oriented businesses from being operated within the statutorily established buffer zone, unless the Township enacts a zoning ordinance authorizing sexually oriented businesses in the buffer zone. It is not recommended that the Township allow sexually oriented businesses in the buffer zone, rather, in support of the Legislature's intention to buffer certain uses from sexually oriented businesses, it is recommended that the Township only permit sexually oriented businesses to operate in the M-2 Heavy Industrial Zone.

### **Woodbridge Center**

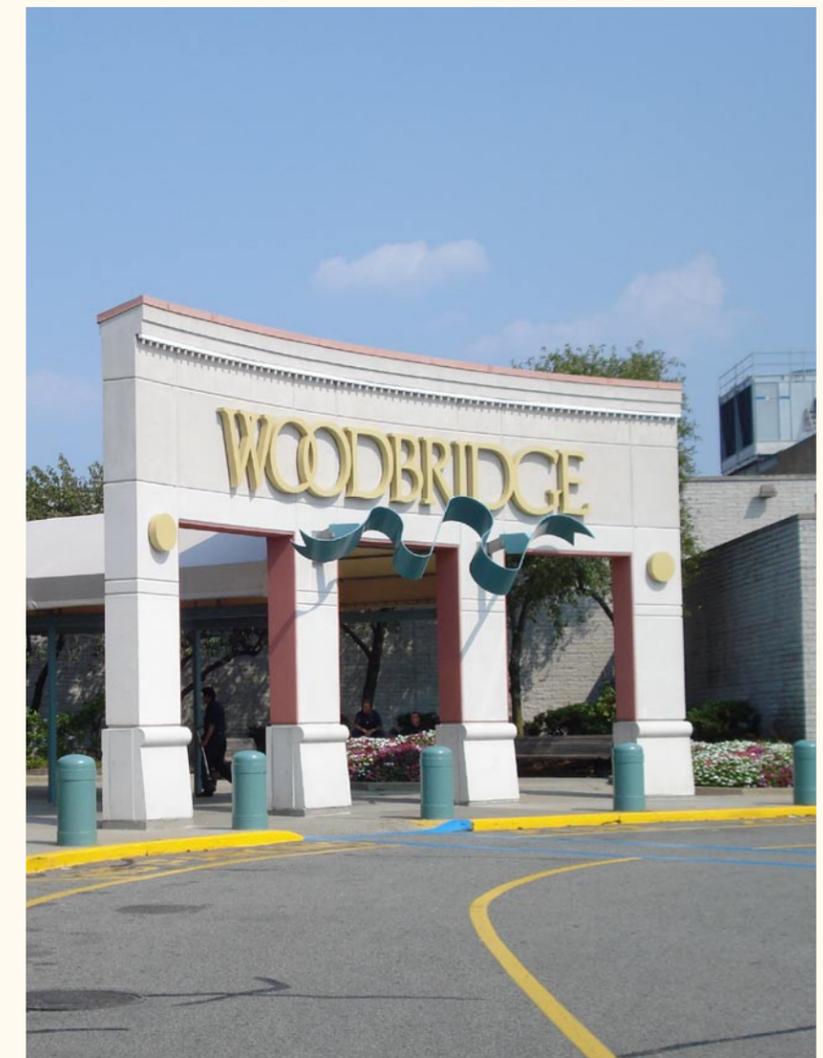
Woodbridge Center is an important asset for the Township. As a major retail destination, it functions as regional anchor drawing shoppers to the retail stores along Route 1. The Center also functions as an important source of tax-revenue. Ensuring the long term health and viability of Woodbridge Center is a goal of the Township.

The Center was developed in 1971 as a traditional indoor mall surrounded by surface parking. In a fully developed Township, the parking which rings the mall provides an opportunity for additional development, expanding the Mall from a retail only center into a mixed use development. The development also represents an opportunity for off-track improvements and transportation connections.

In New Jersey and throughout the United States, regional malls are undergoing conversion and redevelopment into modern mixed use centers. The redevelopment of Woodbridge Center is an opportunity to maintain the long-term success of the operation.

The conversion envisioned for Woodbridge Center would focus on the redevelopment of surface parking lots with new buildings containing a variety of uses. Structured parking could replace some or all surface parking lots. New uses on the site could include office, retail, hotels, residential, educational facilities and senior housing.

Ideally, a redeveloped Woodbridge Center would further the Township's goals of improving connectivity and sustainability. Improved connectivity could include improving transit, bicycle and pedestrian connections between downtown Woodbridge, Metropark and Woodbridge Center. Improved sustainability could include additional on-site landscaping on both existing and new structures. Focusing on environmental initiatives with development of the site could reduce impervious coverage as well as environmental impacts.



## SECTION RECOMMENDATIONS

In addition to Township-wide planning recommendations, the following section describes the recommendations and initiatives for each of the ten sections of Woodbridge.

### Avenel

#### *Existing Land Use*

Located in the northern portion of the Township, adjacent to the City of Rahway, the City of Linden and the Borough of Carteret, Avenel contains a wide variety of land uses. The land use occupying the greatest acreage in Avenel is industrial. The second largest use by percentage is residential. Avenel is home to a number of large apartment complexes. Commercial uses are primarily located along Routes 1 and 9 and St. Georges Avenue. Due to the presence of major state facilities, the section contains a significant amount of public property.

#### *Zone Boundary Changes*

The following are the recommended changes to the zone boundaries within Avenel. These changes are reflected on the *Land Use Plan- Avenel* map.

- *Rahway Avenue*- The B-1 zoning along Rahway Avenue near Ashton Court does not align with the current development. Currently, the B-1 zoning along the eastern side of Rahway Avenue extends to Mereline Avenue, including residentially developed Block 1006 Lots 547 and 549, but not including commercially developed Block 1007 Lots 544 and 545.02. Therefore it is recommended that these properties be rezoned to include residentially developed properties within the abutting residential zone and commercially developed properties within the B-1 zone.

- *Thorpe Avenue*- Currently a number of commercial developments which front on Route 35 extend through to Thorpe Avenue between Lord Street and Wylie Street. The properties along the west side of Thorpe are zoned R-7.5, but are used as part of commercial developments along Route 35. Therefore it is recommended that these parcels be rezoned to B-3 to reflect the current use.

### Colonia

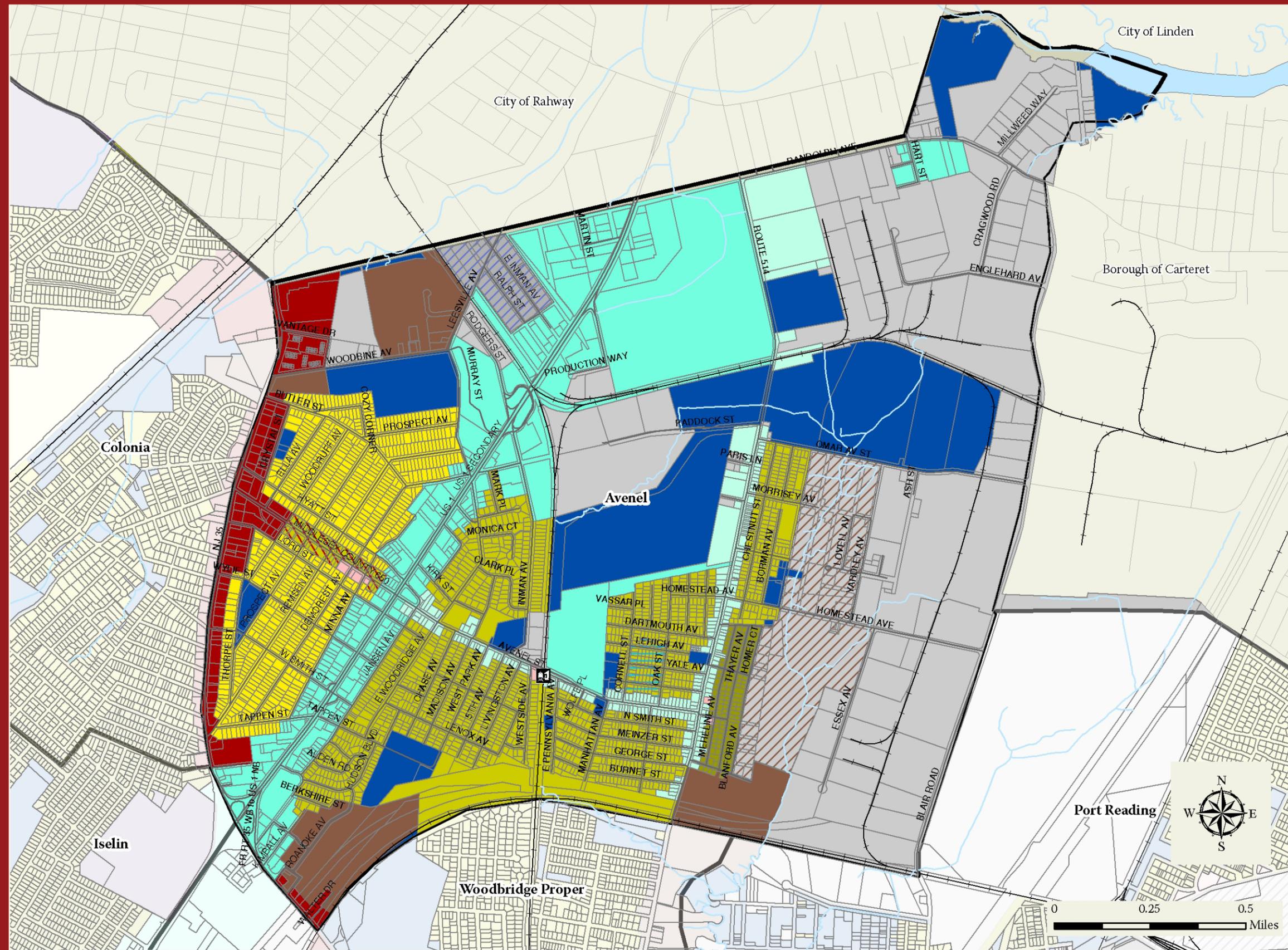
#### *Existing Land Use*

As shown on the *Existing Land Use- Colonia* map, Colonia is a primarily residential section, with few large intensive commercial uses. Residential uses comprise the majority of the section's land area. These residential uses include the large lot residential neighborhoods west of the Colonia Country Club. Commercial uses are the second largest land use by land area. Small-scale commercial uses are located along either St. George's Avenue or Inman Avenue. Public property (mostly Merrill County Park) and public school property are the other major land use categories in Colonia. St. Gertrude's Cemetery, along Inman Avenue, is responsible for the large percentage of section area included in cemetery uses. No industrial uses are located in Colonia. Colonia contains both the Colonia Country Club and the Springwood Swim Club.

#### *Zone Boundary Changes*

The following are the recommended changes to the zone boundaries within Colonia. These changes are reflected on the *Land Use Plan- Colonia* map.

- *Inman Avenue R-6/OC*- The R-6/ Office Conversion zone along Inman Avenue west of its intersection with Beekman Avenue allows for the conversion of residential uses into professional offices. This R-6/OC zoned area however is predominantly residential in character. Given the Township's focus on enhancing the core of the Inman Avenue business district in the existing B-1 zones, encouraging the dispersion of prime second-story uses such a professional offices throughout the Inman Avenue corridor can undermine this effort. Therefore, it is recommended that the R-6/OC zone be reduced in size to where office conversions have already occurred. All other areas should be rezoned to the abutting residential zoning (i.e. R-7.5 for homes on the southern side of Inman Avenue and R-6 for homes on the northern side of Inman Avenue).
- *Route 35*- Block 415 Lots 2 and 11 are located in the Multi-Family zone. While the area south of these properties contains apartments, the areas to the north are zoned B-3. The property fronting on Route 35 (Lot 2) is developed commercially and the rear property (Lot 11) is vacant. Given the abutting commercial development, it is recommended that these properties be rezoned to B-3.



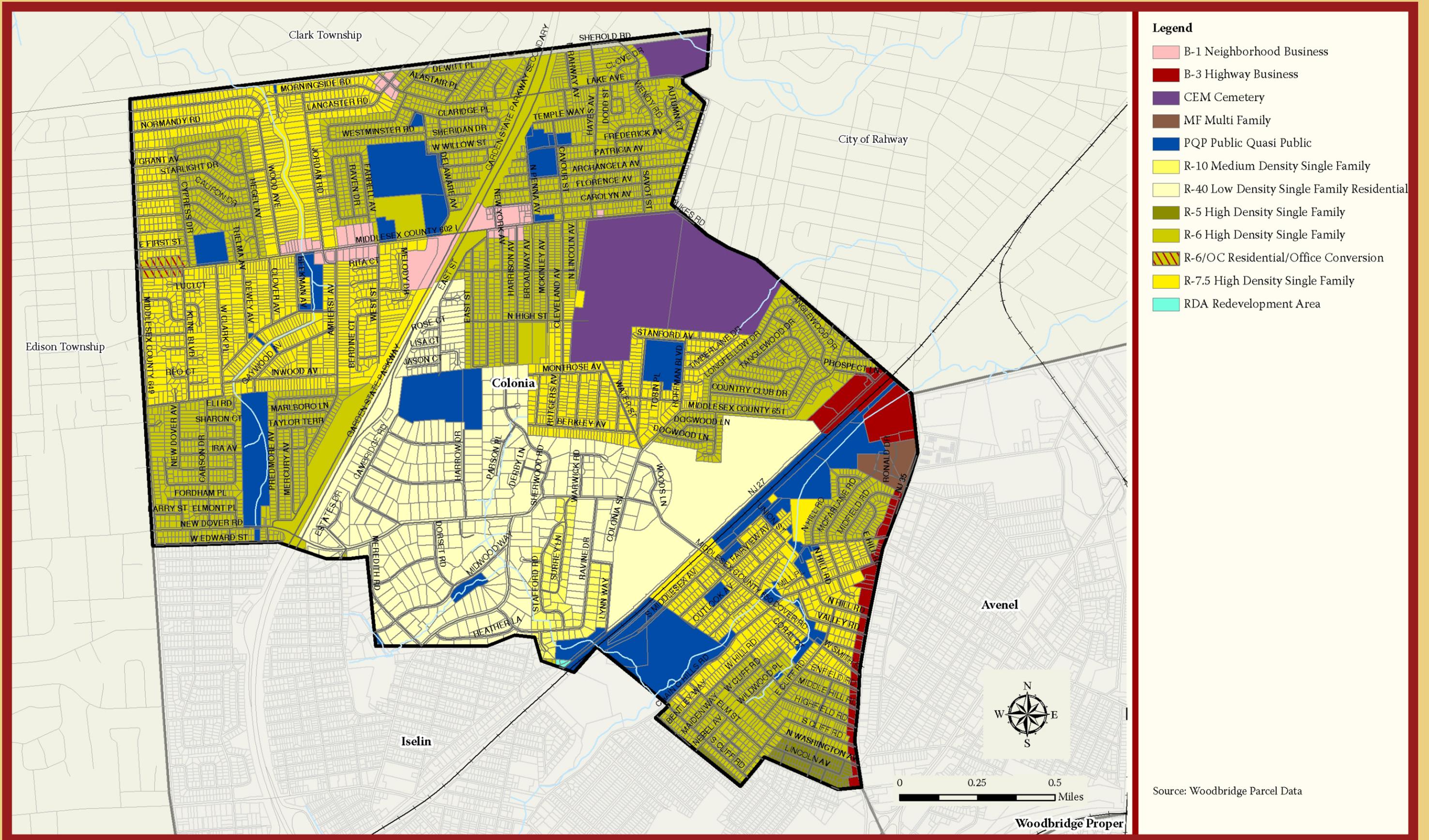
- Legend**
- B-1 Neighborhood Business
  - B-3 Highway Business
  - M-1 Light Industrial
  - M-1 Industrial/MF Multi Family
  - M-1 Industrial/SR Salvage Recycling Zone
  - MF Multi Family
  - PQP Public Quasi Public
  - R-4 High Density Single Family
  - R-6 High Density Single Family
  - R-6/2F High Density Single/Two Family
  - R-6/OC Residential/Office Conversion
  - R-7.5 High Density Single Family
  - RDA Redevelopment Area
  - RHA Rehabilitation Area



Source: Woodbridge Parcel Data

# Land Use Plan Map - Avenel





**Land Use Plan Map - Colonia**

## Fords

### Existing Land Use

Bounded on the northeast by the Garden State Parkway and bisected by the New Jersey Turnpike, Fords is located in the southwestern portion of the Township. Land uses within Fords are shown on the *Existing Land Use- Fords and Hopelawn* map. The majority of Fords' land area falls into the residential classification. Most commercial uses in Fords are concentrated along Amboy Avenue and King Georges Post Road, although a few large scale commercial uses are located along Route 1 and along Woodbridge Avenue. Public school properties and cemeteries represent sizable land uses within Fords.

### Zone Boundary Changes

The following are the recommended changes to the zone boundaries within Fords. These changes are reflected on the *Land Use Plan- Fords and Hopelawn* map.

- *Bell Avenue/ Newport Court*- While parts of the existing multi-family developments along Bell Avenue and Newport Court are located in the MF zone, portions are also located in the R-7.5 zone. Therefore it is recommended that all apartment and townhome developments in this area be rezoned to reflect the existing development pattern.
- *Fords Neighborhood east of the Garden State Parkway*- The existing residential neighborhoods located east of the Garden State Parkway in Fords are located within the R-7.5 zone, permitting single-family homes on 7,500 square foot lots. Lot size analysis of this area shows that most lots contain properties over 10,000 square feet in size. Therefore it is recommended that the single-family homes in this area be rezoned to the R-10 designation.
- *Lafayette Road*- An existing strip-commercial development facing Route 1 is located within the B-3 zone. Block 339.04 Lot 36 is part of this development and is used as a parking lot. This property is currently within the R-6 zone. It is recommended that the property be rezoned to B-3 to reflect its current use.
- *Vacant Property adjacent to the Community Center*- Block 314 Lot 1.02, adjacent to the Woodbridge Community Center, fronts along Main Street, but is also located within the R-7.5 zone. This property and the adjacent home on Block 315.1 Lot 22 have remained vacant. It is recommended that both properties be rezoned to B-3.
- *Koyen Street Two-Family Homes*- The existing zoning permits two-family homes along the northern side of Koyen Street. Existing development patterns place all two family homes on the southern side of Koyen Street, while no two-family homes are on the northern side of Koyen Street. Additionally there are no two-family homes fronting along Liberty Street. Therefore it is recommended that the zoning in this area be revised such that the R-6/2F zoning is only in places where two family developments already exist.
- *R-10 Zone west of Ford Avenue and South of Main Street*- The area roughly bounded by Main Street to the north, Ford Avenue to the east, Wildwood Avenue to the south and the municipal border to the west is currently zoned R-10, permitting single-family homes on 10,000 square foot lots. Lot size analysis reveals very few 10,000 square foot or greater lots in this area, thereby rendering the residential lots undersized. Given the predominance of 6,000 and 7,500 square foot lots within this area, it is recommended that the area be rezoned to R-6.
- *Denman Drive Area*- While the bulk of Fords north of the Turnpike is developed with homes on 5,000 or 6,000 square foot lots, the areas along Denman Drive, Wittenberg Drive and Stern Place are predominantly 7,500 square foot lots. Therefore it is recommended that this area be rezoned to R-7.5.
- *Ford Avenue Apartments*- A small apartment complex is located just north of where Ford Avenue passes over the New Jersey Turnpike. This complex is currently zoned R-7.5. It is recommended that this property be rezoned to reflect its existing use.
- *Kings Road Office Center*- Currently located in the R-5 zone, the Kings Road Office Center is a former school building renovated in 1984 for office use. Given its commercial use, it is recommended that this property be located in the B-1 zone.



## Hopelawn

### Existing Land Use

Bordered on the west by Fords and the east by the City of Perth Amboy, Hopelawn is located on the southern tip of Woodbridge. As shown on the *Existing Land Use- Fords and Hopelawn* map, much of the section's land area is occupied by the interchange for Route 440, the Garden State Parkway and Pfeiffer Boulevard. While a majority of Hopelawn's land area is occupied by residential land uses, large portions are also occupied by commercial and by cemetery uses. Residential areas are concentrated in the center of the section, while cemetery and commercial uses are located at the northern and southern ends of the section.

### Zone Boundary Changes

The following are the recommended changes to the zone boundaries within Hopelawn. These changes are reflected on the *Land Use Plan- Fords and Hopelawn* map.

- *South Grove Street*- A number of homes along South Grove Street between Florida Grove Road and South Church Street are zoned B-3 rather than R-5. Given that these properties front on South Grove Street and not West Pond Road, it is recommended that all existing residential properties abutting South Grove Street be located in the R-5 zone.

## Iselin

### Existing Land Use

Located on the western side of the Township, Iselin is dominated by three primary use categories. Land uses within Iselin are shown on the *Existing Land Use- Iselin and Menlo Park Terrace* map. Much of the section's land area is occupied by residential land uses. The majority of apartment uses are located near the intersection of Routes 1 and 9. Commercial uses in Iselin include the small-scale commercial development along Oak Tree Road and Route 27, larger scale office development near Metropark Station, and large-scale office and retail development along Routes 1 and 9. The third major land use category in Iselin is public property which includes Merrill County Park and Cooper Avenue Park.

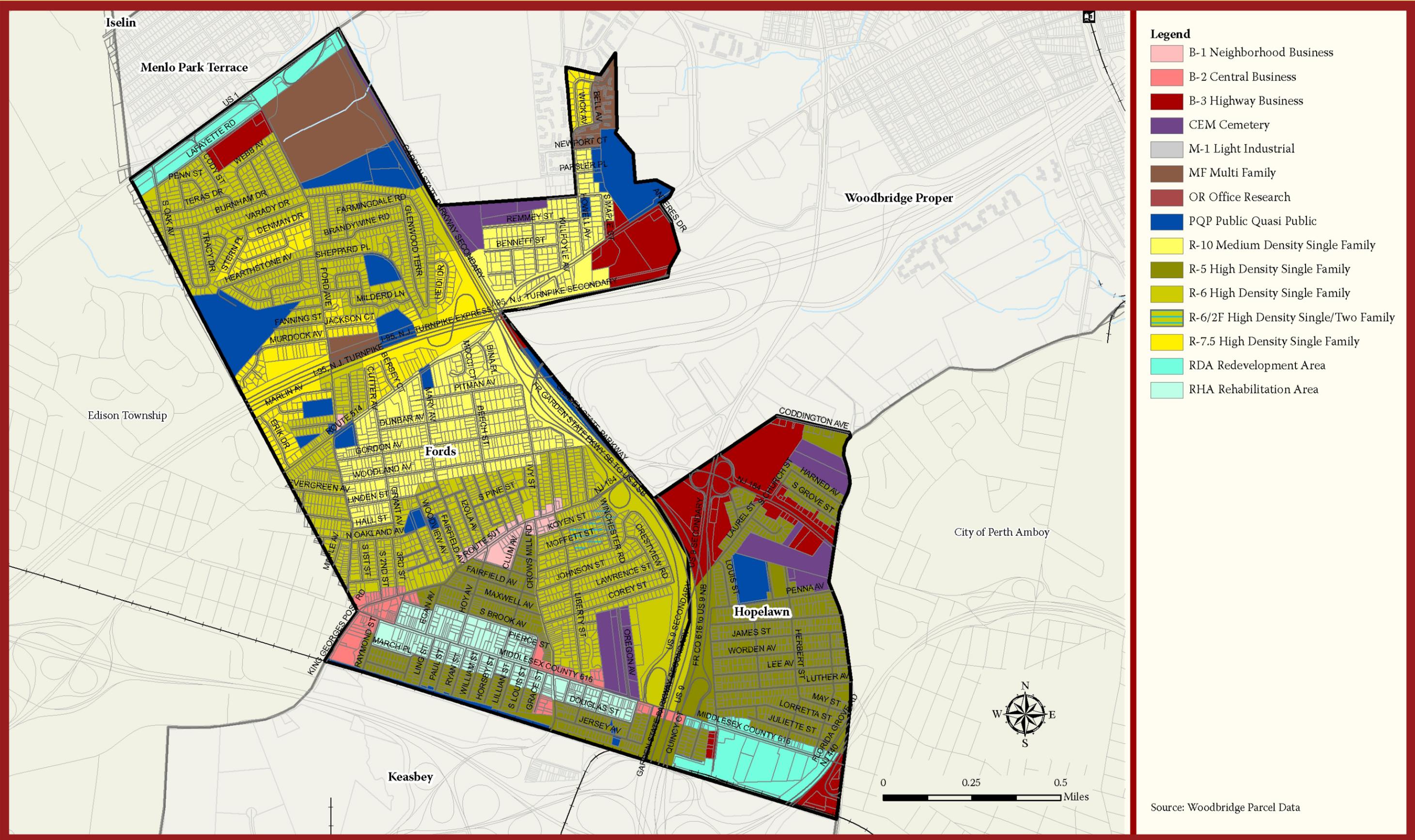
### Zone Boundary Changes

The following are the recommended changes to the zone boundaries within Iselin. These changes are reflected on the *Land Use Plan- Iselin and Menlo Park Terrace* map.

- *South Hyde Avenue*- Located in the MF zone and the PUD overlay, a number of newer single family homes have been developed along South Hyde Avenue. These developments conform to the requirements of the R-6 zone. It is recommended that these properties be rezoned to R-6.
- *Green Hollow Drive and Green Street Apartments*- Currently located along Green Hollow Drive and along Green Street, a number of existing apartment developments, including the Green Hollow Drive apartments, are located in the R-6, R-6/OC, M-1 and B-1 zones. It is recommended that these complexes be rezoned to reflect their existing uses.

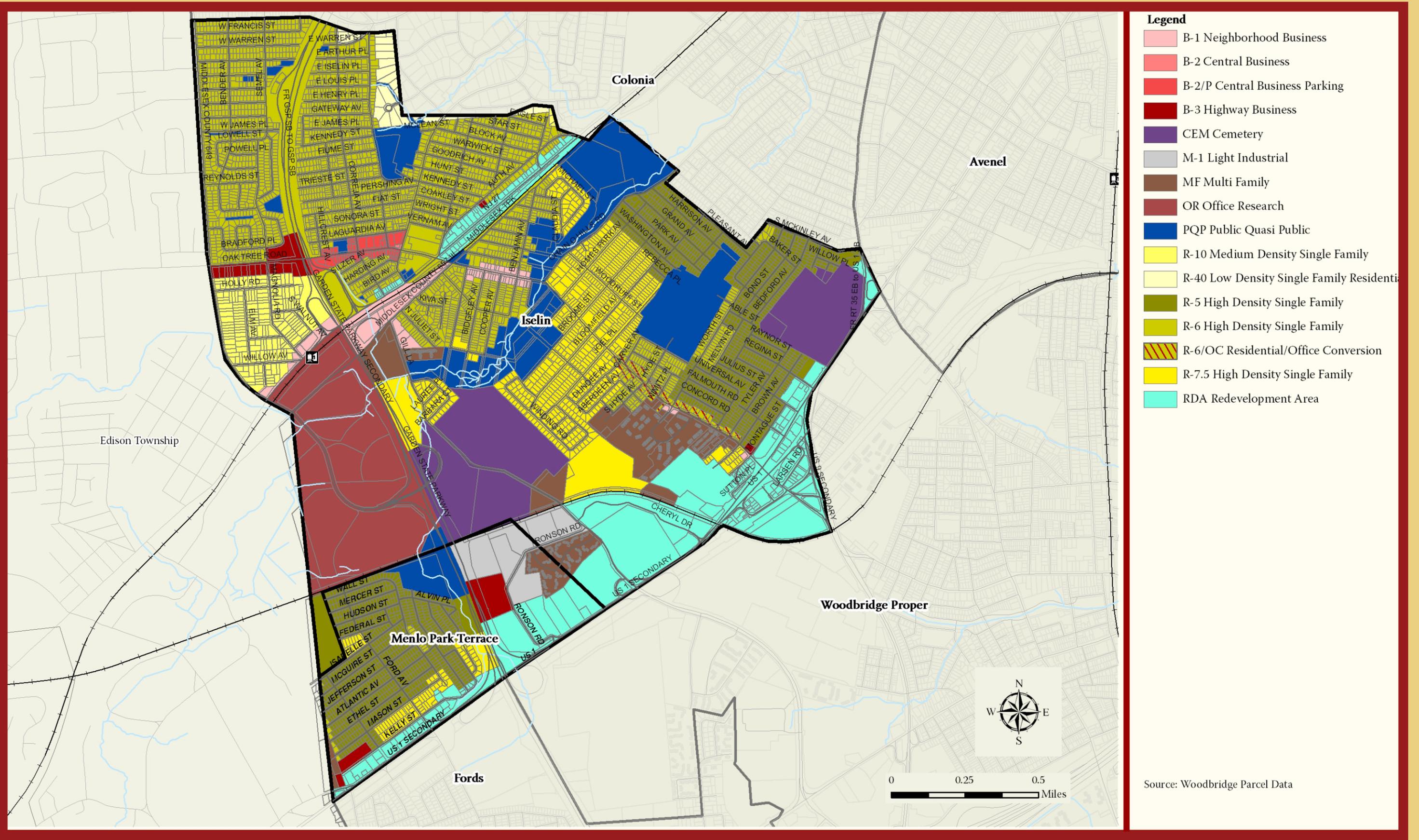


- *Green Street*- While the area along Green Street between Benjamin Avenue and Berkley Court is zoned R-6, the properties have been converted to non-residential uses. It is recommended that the B-1 zone be extended southward from Benjamin Avenue to Berkley Court.
- *Southeastern Iselin*- Most of the lots in the southeastern portion of Iselin are 5,000 square feet in size. The area is zoned R-6, permitting single family homes on 6,000 square foot lots. It is recommended that those areas with predominantly 5,000 square foot lots, an area generally north, south and east of John F. Kennedy High School, be rezoned to R-5.



# Land Use Plan Map - Fords and Hopelawn





**Land Use Plan Map - Iselin and Menlo Park Terrace**

## Menlo Park Terrace

### Existing Land Use

The smallest section by land area, Menlo Park Terrace is located on the western edge of the Township, bordered by Route 1 to the south, Iselin to the north, the Garden State Parkway to the east and by Edison Township to the west. As shown on the *Existing Land Use- Iselin and Menlo Park Terrace* map, Menlo Park Terrace is dominated by two use group categories. The majority of the section's land area is residential, while a significant portion is also used for commercial development due to its proximity to major regional roadways. A small percentage of the section's land area is classified a public school property due to the presence of Menlo Park Terrace School 19.

### Zone Boundary Changes

The following are the recommended changes to the zone boundaries within Menlo Park Terrace. These changes are reflected on the *Land Use Plan- Iselin and Menlo Park Terrace* map.

- **Residential Development-** The current zoning for the residential development in Menlo Park Terrace is R-6, permitting single-family homes on 6,000 square foot lots. A review of the distribution of lot sizes reveals that the R-6 zoning is not representative of the current development pattern in Menlo Park Terrace. The bulk of residential lots are between 5,000 and 6,000 square feet, with isolated pockets of 7,500 square foot lots, such as those along Janci Court, Isabelle Street and Kelly Street. Given the current pattern of development, it is recommended that the significantly residential areas of Menlo Park Terrace be rezoned to R-5, with five key exceptions. Those properties along Janci Court, on the block bounded by Federal Street, Ford Avenue, Isabelle Street and the Veterans Home, and between Mason Street and Kelly Street represent concentrations

of 7,500 square foot lots and as such, should be rezoned R-7.5. The concentration of 6,000 square foot lots on the eastern side of Wall Street should remain R-6, as should the string of 6,000 and 7,500 square foot lots along the western edge of Menlo Park Terrace.

## Keasbey

### Existing Land Use

As the southern tip of Woodbridge with access to the Raritan River and the interchange for Route 440 and the Garden State Parkway, Keasbey is dominated by industrial land uses. Land uses within Keasbey are shown on the *Existing Land Use- Keasbey* map. The *Land Use Plan-Keasbey* map reflects the Township's long term vision for planning in Keasbey. There are no separate land use recommendations for Keasbey since the majority of the section is located in Redevelopment Areas and any recommendations are addressed through Redevelopment Plans.

## Port Reading

### Existing Land Use

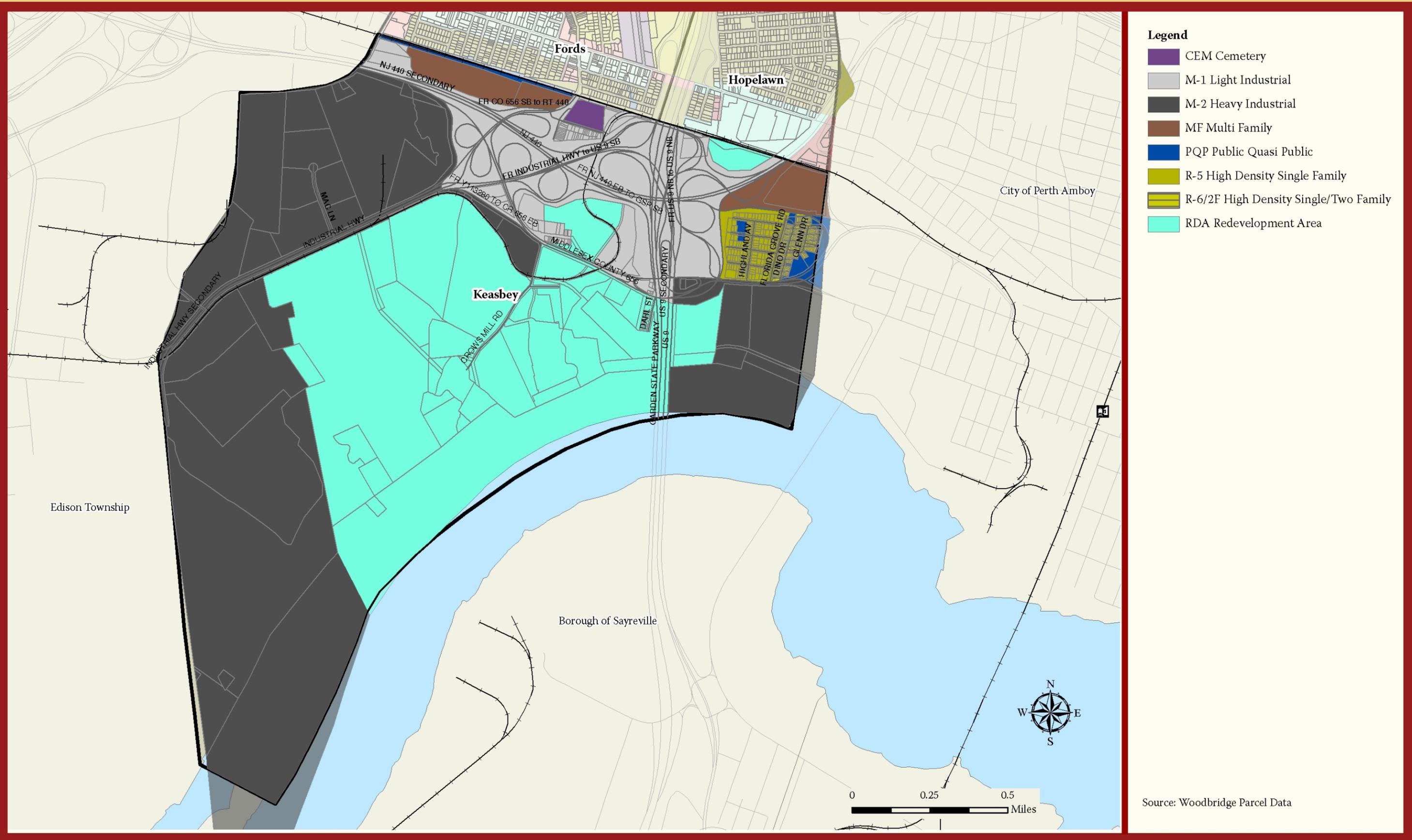
Located in the northeastern portion of the Township, Port Reading's location adjacent to both the Arthur Kill and the New Jersey Turnpike are a primary reason for the predominance of industrial land uses in the section. Land uses within Port Reading are shown on the *Existing Land Use-Port Reading and Sewaren* map. Residential neighborhoods include the area bound by Port Reading Avenue to the south and the New Jersey Turnpike to the east. Commercial land uses are generally located along Port Reading Avenue.

### Zone Boundary Changes

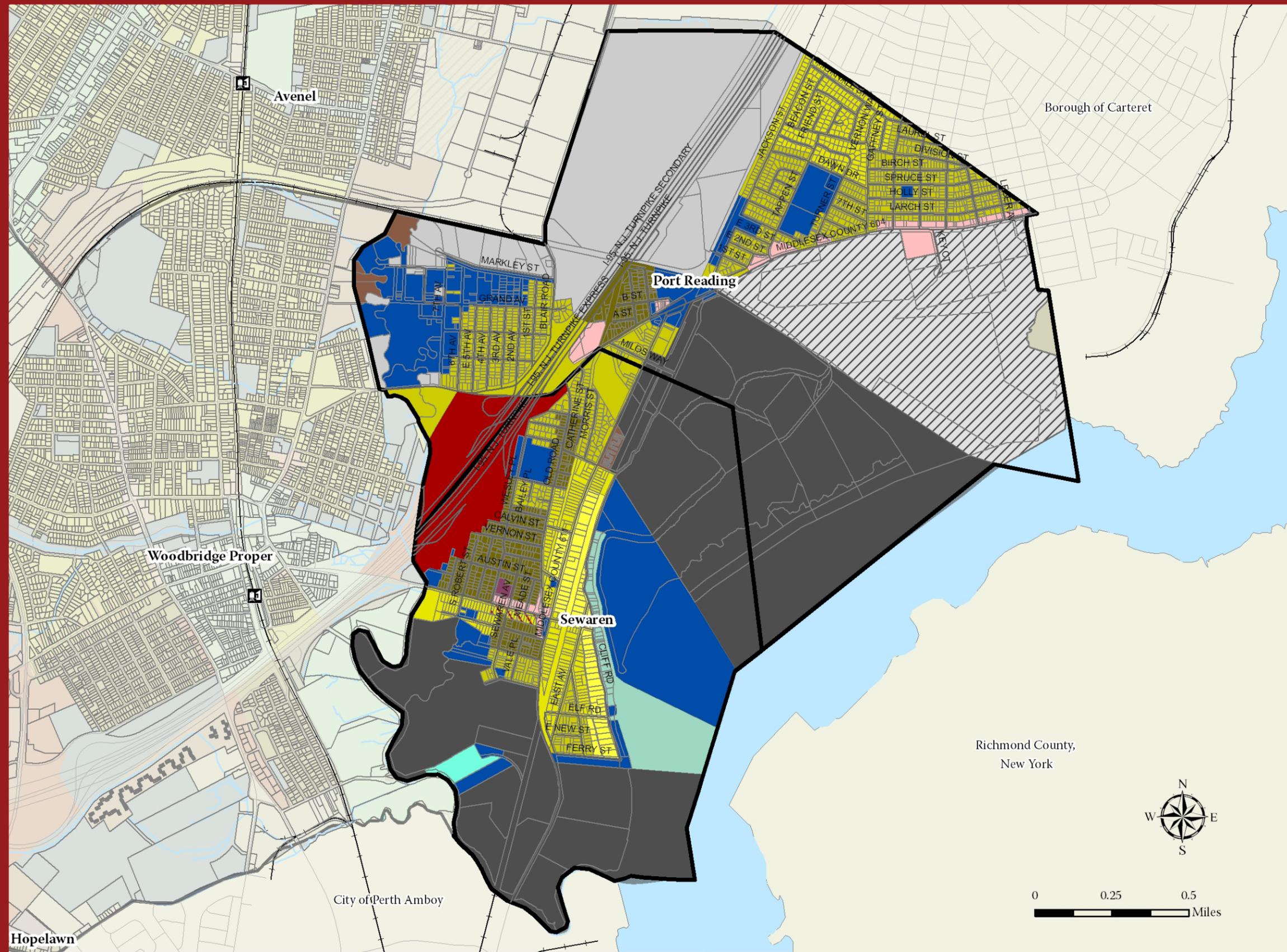
The following are the recommended changes to the zone boundaries within Port Reading. These changes are reflected on the *Land Use Plan-Port Reading and Sewaren* map.

- **Bowtie Area-** The neighborhood adjacent to the Bowtie Pool is currently zoned R-6. The current residential development pattern varies, with lots ranging from under 4,000 square feet to over 10,000 square feet. The majority of lots are less than 6,000 square feet. It is recommended that the area be rezoned from R-6 to R-5.
- **Port Reading Avenue-** The bulk of the existing commercial development along Port Reading Avenue is located within the B-1 zone. Recently the Township has undertaken a Redevelopment Study for the eastern end of Port Reading Avenue, roughly corresponding with the B-1 zone located closest to the Township's border with Carteret. Two small commercial sites along Port Reading Avenue near its intersection with Tappen Street and Turner Street are not located in the B-1 zone. It is recommended that these properties be zoned B-1.





**Land Use Plan Map - Keasbey**



**Legend**

- B-1 Neighborhood Business
- B-3 Highway Business
- M-1 Light Industrial
- M-1/M-2 Industrial
- M-2 Heavy Industrial
- MF Multi Family
- MW Marine Waterfront
- PQP Public Quasi Public
- R-15 Medium Density Single Family
- R-5 High Density Single Family
- R-6 High Density Single Family
- R-7.5 High Density Single Family
- R-7.5/OC Residential/Office Conversion
- RDA Redevelopment Area
- SCR Senior Citizen Residential

Source: Woodbridge Parcel Data

**Land Use Plan Map - Port Reading and Sewaren**



### *Existing Land Use*

Bounded to the east by Arthur Kill and to the west by the New Jersey Turnpike, Sewaren is characterized by two primary land uses. The largest land use category in the section is industrial. As shown on the *Existing Land Use-Port Reading and Sewaren* map, industrial areas are generally located along Arthur Kill. Residential areas are generally west of West Avenue.

### *Zone Boundary Changes*

The following are the recommended changes to the zone boundaries within Sewaren. These changes are reflected on the *Land Use Plan- Port Reading and Sewaren* map.

- *Marina View*- The Marina View development along West Avenue is currently located in the M-2 zone. Given that the site has been redeveloped residentially in general conformance with the MF zone standards, it is recommended that the property be rezoned to MF.
- *Woodbridge Avenue*- With its history as a shore resort, Sewaren will always share a strong tie to the waterfront. The B-1 zone along Woodbridge Avenue forms an important non-residential core for the section. The small neighborhood commercial district located between Sherman Street and West Avenue contains mostly residential land uses, with scattered commercial uses. In addition to the number of residences, the B-1 zone also includes professional offices redeveloped from former residences. The Post Office is the district's anchor. The largest concentration of commercial uses in the B-1 zone is located between Sewaren Avenue and Sherman Street. Given the presence of office conversions of existing residential development along the southern side Woodbridge Avenue, it is recommended that the area be rezoned to a new zone classification that permits office-conversions within the R-7.5 zone along the frontage of Woodbridge Avenue.



- *Residential neighborhoods west of West Avenue*- The current zoning in this area is for single-family residential construction on 5,000 square foot lots (R-5) or 6,000 square foot lots (R-6). A review of the lot area distribution in the district shows that in many areas the current R-5 and R-6 zoning is inconsistent with the prevailing lot area, providing the opportunity for future subdivision and new higher density residential development, particularly north of Woodbridge Avenue.

South of Woodbridge Avenue, the majority of the lots are between 6,000 and 7,500 square feet, although the blocks bounded by South Robert Street on the north, Dunlop Drive on the south, Sewaren Avenue on the west and West Avenue on the east are predominantly 6,000 square feet or less in size. The majority of the homes in the R-5 district facing on to Woodbridge Avenue are between 6,000 and 7,500 square feet.

North of Woodbridge Avenue, the majority of homes south of Summit Avenue are on lots less than 5,000 square feet, although a number of lots over 10,000 square feet remain in this area and are potentially subdividable. Areas north of Summit Avenue are zoned R-6, although a wide range of lot sizes exist.

To create residential zoning that is more reflective of the varying lot sizes throughout the district, it is recommended that the existing R-5 and R-6 zoning be removed and replaced by a mixture of R-5, R-6 and R-7.5 zones, as is illustrated on the *Land Use Plan- Port Reading and Sewaren* map.



## Woodbridge Proper

### *Existing Land Use*

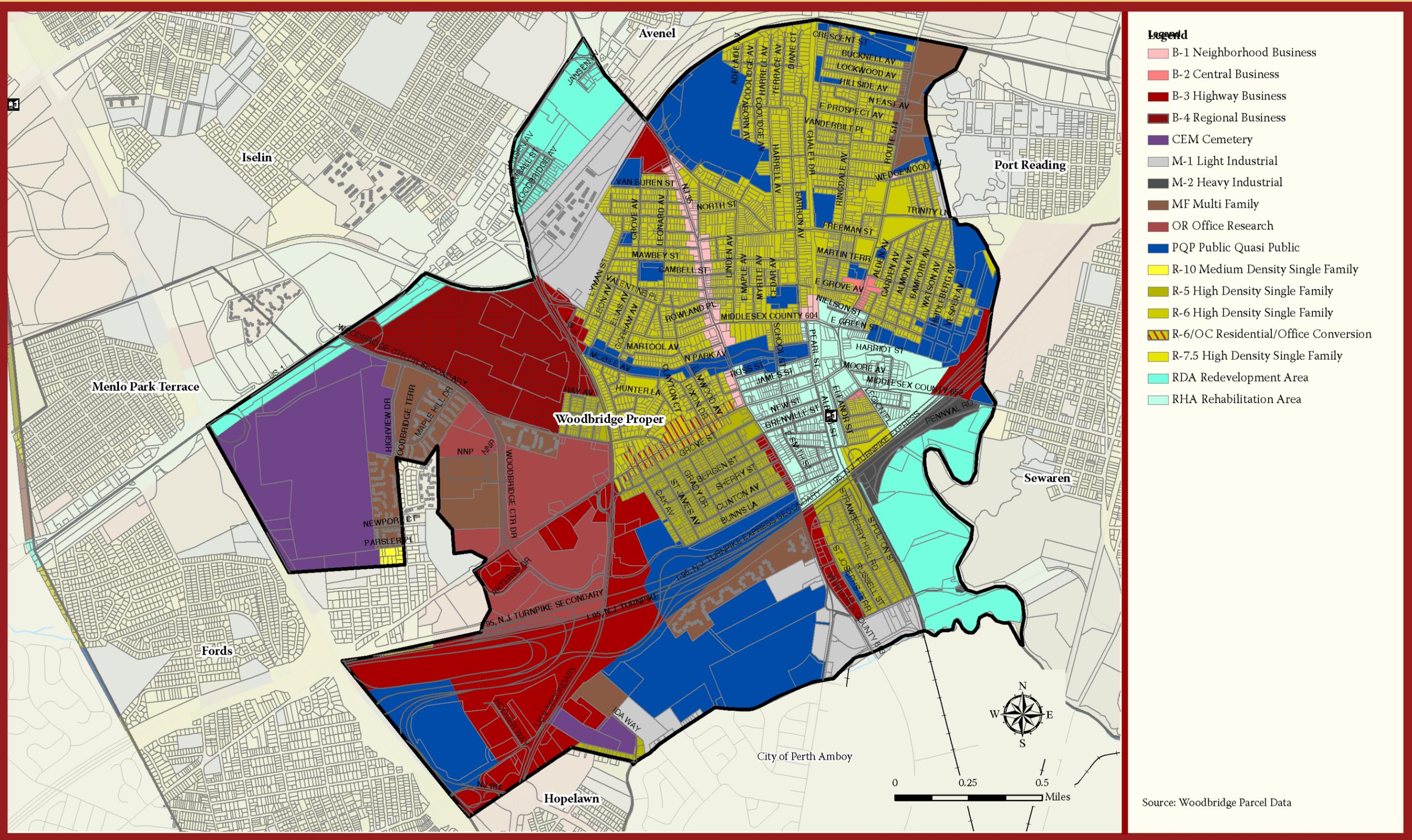
The second largest section by land area, Woodbridge Proper is centrally located within Woodbridge Township and is home to a wide mix of land uses. Land uses within Woodbridge Proper are shown on the *Existing Land Use- Woodbridge Proper* map. Residential land uses comprise the largest land use category for the section. Commercial uses, occupy a significant portion of the section. Commercial uses include Woodbridge Center and other large-scale commercial uses located along Route 9. Smaller-scale commercial uses are located along Main Street and Amboy Avenue. Home to the Township Municipal Complex in addition to County and municipal parks, public property comprises a significant portion of section land. Cemeteries and graveyards are located on the southern end of the section, adjacent to Routes 1 and 9.

### *Zone Boundary Changes*

The following are the recommended changes to the zone boundaries within Woodbridge Proper. These changes are reflected on the *Land Use Plan- Woodbridge Proper* map.

- *Parsler Place*- The Parsler Place area is currently developed with multi-family uses. The property is located within the R-7.5 zone. It is recommended that the property be rezoned from R-7.5 to ME, thereby reflecting the current pattern of development.
- *Woodbridge Center Plaza Apartments*- The Woodbridge Center Plaza Apartment complex along Woodbridge Center Drive is located in the OR zone. It is recommended that the property be rezoned to ME.





**Land Use Plan Map - Woodbridge Proper**







*Community Facilities, Parks,  
Recreation and Open Space*

## INTRODUCTION

Community facilities play a key role in maintaining the Township's quality of life and contribute to the community's reputation as a desirable place to live and work. Parks and recreation facilities also contribute to the Township's quality of life. Well-designed parks and recreation facilities have the potential to function as a public "commons" where residents may congregate for civic and recreational purposes. Combined, these resources provide residents with recreational opportunities, social outlets and community services.

Woodbridge Township is served by various facilities and services provided by the Township, by public and private institutions and by civic and religious organizations. The community facilities in the Township include public and private educational institutions, libraries, social services, as well as police, fire and emergency services. The Township continues to make capital improvements to ensure that the Township's public facilities and programs meet the needs of the Woodbridge population. The Township will continue to assess the impact of changing needs on the Township's service requirements.

There are also a variety of open spaces in Woodbridge, including active recreation (e.g. soccer, football, baseball and softball fields, running tracks, tennis and basketball courts, exercise trails); passive recreation (e.g. hiking trails, picnic areas, quiet places) and natural resource protection (e.g. forested lands, wetlands, floodplains, steep slopes, stream corridors). Woodbridge's lack of undeveloped parcels and large population generates a significant need for parks, recreation facilities and open space. It is the intent of Woodbridge to increase the availability of active and passive recreation activities within the Township. However, because Woodbridge is a developed community, most new recreation facilities will, by necessity, be located within existing or renovated structures, or created through redevelopment within the Township.

Given that Woodbridge is largely built out, it is important that the Township continue to coordinate services and space usage among a variety of groups, including the Township and its various departments, the Woodbridge Housing Authority, the Woodbridge Township Public School District, local fire and rescue service providers, Middlesex County, neighboring communities and the private sector.

The Community Facilities, Parks, Recreation and Open Space Element inventories the Township's current community facilities, parks and recreation areas. The Element identifies areas of improvement for existing facilities and proposes development of new facilities, where warranted, to meet the needs of the Township. The facilities inventoried in this section include municipal, educational, emergency services, libraries, public housing, the Woodbridge Community Center, Township parks, greenways and open space and services coordinated with neighboring communities.



**INVENTORY AND ANALYSIS OF PARKS,  
RECREATION, AND OPEN SPACE**

To fully understand the nature of parks, recreation and open space in Woodbridge, it is important to inventory the existing park, recreation, and open space facilities in the Township. Parks and recreation spaces are mapped by neighborhood, showing the location of these facilities. The table below summarizes the amount of open space and recreational space in the Township by section for Township and County owned parks, recreation facilities and open spaces. A complete inventory of current parks and open space lands in the Township of Woodbridge is provided in Appendix B.

Woodbridge Parkland Acreage by Neighborhood*	
Section	Acreage
Avenel	118
Colonia	105
Fords	32
Hopelawn	7
Iselin	95
Keasbey	2
Menlo Park Terrace	1
Port Reading	83
Sewaren	50
Woodbridge	202
Township Total	695

\* All acreages are approximate

As detailed in Appendix B, this Master Plan finds no shortfall in parks, recreation facilities and open spaces when the acreage of schools are included in comparisons with two New Jersey standards for recommended parkland acreage. In developed communities, Board of Education facilities often double as park/recreation/open space facilities, providing an important supplement to Township facilities. Since the Township does not own Board of Education facilities, it is important

to supplement parks in Woodbridge with strategic additions that complete the Township park network. Recognizing the important role that Board of Educational facilities play, the Township has funded recreational facility improvements at Woodbridge schools, including the installation of one turf field and three grass fields at Woodbridge High School, the renovation of a track at Colonia High School, and improvements to tennis courts at John F. Kennedy High School. These improvements have been completed.

The Township of Woodbridge commissioned two subsequent updates to the 1990 Master Plan. The 1994 and 2003 Master Plan Reexaminations reported on the Township’s progress in addressing

the needs and recommendations of the 1990 plan. The 2003 Master Plan Reexamination reported that in order to further the goal of “maintaining and upgrading existing recreation facilities within the Township,” the Township constructed a community center, implemented an annual summer concert series and improved Fords Park. The Reexamination Report also noted that the County developed the Sewaren Peninsula into a passive shore park. Most recently, the Township opened a popular skateboarding park in the Rahway Avenue Park, created the Dog Park in Sewaren and added recreational activities such as horseshoes and bocce to local parks.



### Existing Facilities

A complete description of all existing recreation facilities in the Township is provided in Appendix B. The following sections summarize the park spaces available within each section.

#### *Avenel*

Avenel has approximately 118 acres of parkland, the second largest amount of parkland in the Township. The largest single park/open space in Avenel is the Pin Oak Forest, an open space that contains the Woodbridge River's headwaters. This 97-acre open space was recently purchased by Middlesex County. Other open spaces are distributed throughout Avenel, mostly located in the existing residential neighborhoods in the southeastern portion of Avenel. Without the Pin Oak Forest, Avenel has approximately 20 acres of parkland and an additional 9 acres of facilities on the grounds of the Avenel Middle School.

#### *Colonia*

With 105 acres of parkland, Colonia has the third highest park/recreation/open space total of any section in Woodbridge. A significant portion of this total is Middlesex County's Merrill Park. Located in the southwestern part of Colonia, separated from the bulk of the neighborhood by both Route 27 and the Northeast Corridor rail line, Merrill Park is the largest single park space in the Township. Shared between Colonia and Iselin, the park is a significant asset, effectively functioning as a regional park.

Scattered smaller community parks and open spaces, such as Inman Park, Pennsylvania Avenue Park and Valley Road Park dot residential neighborhoods. The particular concentration of parkland, schools and other community facilities along Inman Avenue creates the basis for a network of linkages among the neighborhood's recreation facilities.

While not owned or operated by the Township, Colonia Country Club, and Springwood Swim Club represent important open space parcels. Additionally, numerous stream and river corridors, such as the South Branch of the Rahway River and Pumpkin Patch Brook pass through Colonia. While recreation areas such as Merrill Park, Inman Avenue Park and School 22 surround portions of these stream corridors, large portions of these corridors are surrounded by existing residential development.

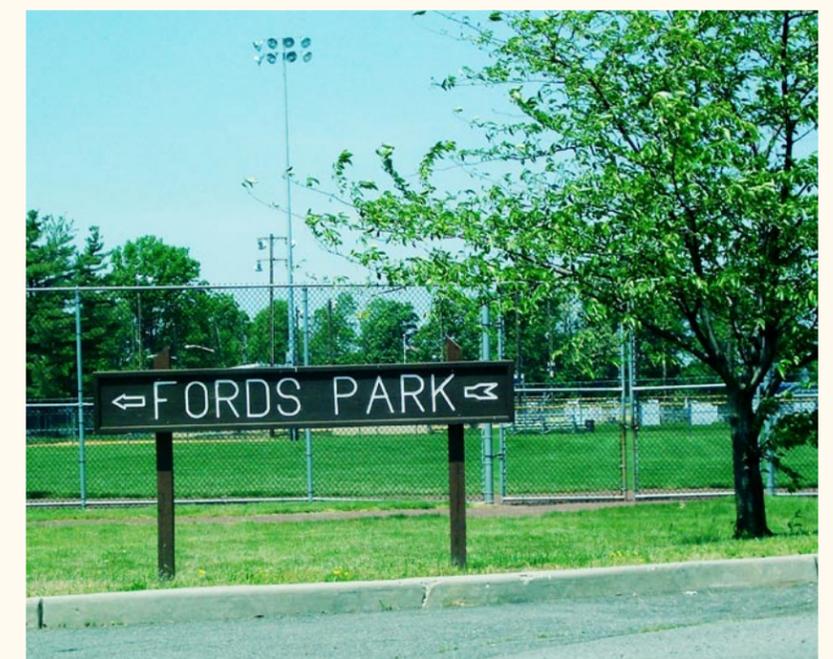
#### *Fords*

Fords recreation space is divided mainly between Fords Park, an 18-acre Middlesex County park separated from the bulk of Fords by both the New Jersey Turnpike and the Garden State Parkway, and the 23 acre grounds of Fords Middle School. Combined, these two facilities comprise close to two-thirds of Ford's total recreation space. Small neighborhood parks such as Douglas Street Playground, Howell Avenue Playground and Woodland Park are also scattered throughout

this section. Geographically, parkland and open space is spread throughout Fords, though the area north of the New Jersey Turnpike has more large recreation spaces comparatively than do those areas south of King Georges Road. The new Middlesex County Greenway runs along the southern boundary of Fords, with the existing East Williams Park providing a ready-made connection from the Greenway into the adjacent residential neighborhoods.

#### *Hopelawn*

The 7-acre Clyde Avenue Park is located in Hopelawn. Clyde Park is the only park within the boundaries of the Hopelawn section, although Warren Park along Florida Grove Road is located near the northwestern border of Hopelawn and assists in addressing the section need for park space.



### *Iselin*

The bulk of Iselin's recreation space is located in two concentrated areas. The first is Merrill Park which cuts through the center of Iselin, along the Route 27 corridor. The second is the 5-acre Kennedy Park, located adjacent to Kennedy Park School 24. Combined, these two parks represent the majority of the recreation areas in Iselin. These are supplemented by pocket parks. While parks are distributed throughout the area south of Route 27 and to some degree in the wedge between Route 27 and the Garden State Parkway, there is no parkland located between Wood Avenue and the Garden State Parkway. The Woodbridge Community Playground was built by thousands of volunteers who participated in fundraising efforts and construction. The section also contains the combined 36-acre grounds of John F. Kennedy High School and Iselin Middle School.

### *Keasbey*

As a mostly industrial area, Keasbey contains two neighborhood parks located in the small residential area east of Route 440. In total, 2 acres of parkland are located in Keasbey.

### *Menlo Park Terrace*

Physically the smallest section in Woodbridge, Menlo Park Terrace contains a pocket playground located along Wall Street. The section also includes the 10-acre grounds of Menlo Park Terrace School 19.

### *Port Reading*

The 83 acres of parkland in Port Reading is divided into three basic groupings. The first is the 50-acre Woodbridge River Park, located in the wetlands constrained areas along the western edge of Port Reading. The second is a grouping of parks located at the intersection of West Avenue and Port Reading Avenue,

including West Avenue Park and the Bowtie Municipal Complex. The third is a mix of parks located in the residential neighborhoods east of the West Avenue- Port Reading Avenue intersection. Combined, the residential areas of Port Reading are well served with parkland.

### *Sewaren*

The bulk of the parkland in Sewaren is located along the Arthur Kill waterfront. Waterfront parkland includes the Middlesex County Alvin P. Williams Memorial Park along with the Buffer Strip Park, the Sewaren Boat Launch and the Municipal Marina. Additional parkland is located in the interior residential neighborhoods of Sewaren. In total, the neighborhood has approximately 50 acres of parkland.

### *Woodbridge Proper*

Woodbridge Proper contains 202 acres of parkland which is the greatest amount of parkland for any section in the Township. This parkland includes a variety of Township facilities, county parks and open spaces. The largest single park in Woodbridge, 126-acre Warren Park, is located in the southern portion of the Woodbridge Proper. Its size and location makes it a draw from both nearby neighborhoods and adjacent municipalities. The neighborhood also includes linear parkland stretching along the banks of Heard's Brook and is located in the middle of Woodbridge Proper. Additional Township-owned neighborhood parks and school-owned recreation areas dot residential neighborhoods. Woodbridge Proper is also home to the Township's Community Center along Woodbridge Avenue.

neighborhood was compared to what is recommended by the New Jersey Balanced Land Use Guidelines and by the Green Acre standards. The resulting analysis indicates that most neighborhoods fall below the estimate for the Green Acres standards, but above the New Jersey Balanced Land Use Guidelines. Only Keasbey falls below recommendations of both parkland estimates when Board of Education facilities are included.

A review of the Park and Recreations maps indicate that while the Township is generally well covered with parks, some gaps in "coverage" exist. Within Colonia, well-located school facilities ensure that most neighborhoods have parkland within a short walk or drive, yet parkland, particularly south of Inman Avenue and west of Pumpkin Patch Brook, is located solely within large school facilities rather than spread throughout the section in pocket parks and playgrounds. Fords' largest park is located east of the Garden State Parkway. Therefore, the neighborhoods west of the Parkway are somewhat disconnected from the bulk of Ford's parkland, particularly south of King Georges Road. Additional pocket parks in the southern portion of Hopelawn would also help address the concentration of parkland within Hopelawn. For Iselin, additional local park spaces are needed in the neighborhoods west of the Garden State Parkway. While Keasbey does have a deficit of parkland, the concentrated nature of the residential neighborhoods ensures that Keasbey's two parks are well located.

## **GEOGRAPHIC ASSESSMENT**

The amount of parkland within a section generally corresponds to the size of the section with respect to land area and population. The sections of Woodbridge, Avenel and Colonia have the largest amount of park space. The amount of parkland and open space within each



## RECREATION PROGRAMS

Woodbridge offers a wide array of recreational programs throughout the year. Different program sets are offered in each of the four seasons. The majority of activities offered in the winter season are held indoors. Therefore, the Recreation Department relies heavily on cooperation from the Board of Education, the YMCA at the Woodbridge Community Center and other venues to accommodate the various programs.

Winter programs include adult and youth karate, basketball, co-ed volleyball, ice skating, roller skating, bowling and ballet. In addition, the Township also offers holiday-season related activities, including the single-largest holiday model train display in the State of New Jersey at the Barron Arts Center, holiday concerts and non-denominational events geared to the Township's diverse resident population, a unique, weather-friendly (need snow) snow sculpture contest, and an annual holiday trip to New York City for Township senior residents. The Township is continuing to explore additional winter season events and programs geared to Township residents and visitors that will stimulate Township economic growth, as well as provide "at-home" entertainment for Township residents.

Spring programs include a mix of winter indoor and summer outdoor activities. Programs such as bowling, roller and ice-skating and karate are carried over from the winter, while additional programs such as "triples" outdoor volleyball, adult softball and buddy-ball basketball are added. Special spring season activities include an Easter parade, an Easter egg hunt and Youth in Government Day. In 2005, the Township added two significant month-long programs to the calendar – Senior Month and Youth Month. Senior Month activities include health fairs and benefit seminars designed to better inform the Township's senior population about the many and varied benefits, programs and assistance available via the federal, state and county governments. Woodbridge Township is home to the annual New Jersey Senior Olympics – a statewide Olympic-style competition that attracts senior Olympians from across

the state. Additionally, Senior Month activities include wellness and fitness programs, excursions and trips, and continuing education activities.

Woodbridge Township Youth Month programs are geared to Township youngsters and include wellness, fitness and educational programs, interactive events, and special activities designed to engage Township young people in the many and varied events offered through-out the year. Woodbridge prides itself on its creativity in designing youth-related events that include a "Big Wheels" Day (a display of specialty, construction, and emergency vehicles), a Township-wide BMX skate and bike event at the Township Skate Park in Woodbridge, a "guitar-hero" competition and a virtually endless list of events sponsored by the YMCA at the Woodbridge Community Center, the Woodbridge Public Library, the Department of Recreation and many private-sector businesses and community organizations.

The Summer Season is by far the largest for the Township and is headlined by the area's largest and most successful "Jersey Fresh" Farmers' Market. Located in the Town Hall parking lot each Saturday from Memorial Day to late-October, the Farmers' Market offers fresh produce, specialty foods and crafts. A special event slated for each Saturday provides market-goers with a variety of programs and services unique to Woodbridge Township – for example, a downtown history walking tour, arts and crafts at the Market, and special events and programs for children.

The Recreation Department offers a Township-wide summer day camp for resident youngsters, a summer sports camp that has developed into a renowned sports program for enterprising young athletes, the Mayor's Summer Concert Series which attracts top name entertainment and other high profile events. Started in 1999, the Mayor's summer concerts are a series of free, family-oriented concerts accompanied by a food court and pre-concert activities. The concerts take place "on the lawn" at Woodbridge High School each July and August. The Movie-In-The-Park series, located in Williams Park in Sewaren and sponsored by the Youth Recreation Advisory Committee, has also been quite successful.

For the 4th of July, the Township sponsors a free fireworks display on the waterfront. The display has grown each year and surpasses neighboring displays.

In addition, Summer Season events include Wellness events for residents of all ages and performance levels, such as the Mayor's 5k, 10k and Fun Run. The Mayor's Wellness Campaign, the Woodbridge Township Department of Health and the Recreation Department sponsor youth tennis, a "Walk for Your Health" event in Merrill Park, bowling and buddy-ball baseball. The Recreation Department also offers trips to Baltimore Harbor, New York City and Atlantic City. From Memorial Day to Labor Day, the Harbor Master staffs the Municipal Boat Launch in Sewaren. Fall season activities include street hockey, bowling, karate and seasonal activities like pumpkin painting and hayrides.

Information regarding Township-run recreation programming is distributed through a variety of media, including a bi-monthly magazine – The Woodbridge News - distributed directly to Township residents and available at many businesses and public venues. Additionally, the Township Web Page ([www.twp.woodbridge.nj.us](http://www.twp.woodbridge.nj.us)) announces events and programs and flyers and brochures are available at schools, libraries and senior buildings. Additionally, newspaper ads and articles are also published throughout the year to highlight the more significant and popular events and programs. The Township-owned and operated cable television station - WTT-35 - provides an outlet for program, event and recreation information, including a televised and ever-changing bulletin board advertising Township events and programs.



The Recreation Department has added to the range of Township recreational activities by increasing offerings for the physically and mentally challenged. A cadre of “buddy ball” youth sports including baseball, bowling, soccer, ice hockey, basketball and swimming have been successfully initiated. Building on the success of “buddy ball”, adult special recreation leagues for softball, volleyball and basketball have been established.

Similarly, the Recreation Department and the Township as a whole has sought to improve the selection of age-specific recreational offerings. To this end, the Township has added a variety of adult recreational leagues, including the Woodbridge Township Softball League. The League uses six fields and a computerized scheduling system. Furthermore, there have been recent improvements to Rahway Avenue Park, including the replacement of underutilized tennis courts with a new skateboard park.



### FUTURE RECREATION PROGRAMS

The Township has identified future projects to improve the quality of the parks and recreation facilities and programs in Woodbridge. The Township is currently working with the Board of Education to create a “Totally Accessible Play ground.” The facility would be a completely ADA compliant playground.

Many of these proposed improvements are funded through a grant received by the Township from the Middlesex County Open Space, Recreation, Farmland and Historic Preservation Trust Fund in 2007.



### INVENTORY AND ANALYSIS OF COMMUNITY FACILITIES

Woodbridge provides a variety of community facilities located throughout the Township. A complete description is provided in Appendix C. Community Facilities are mapped for each section.

The 1990 Master Plan identified a number of deficiencies in Woodbridge’s quality and quantity of community facilities. Chief among the suggested improvements were additional municipal office space, additional police department space and a recommendation to closely monitor enrollment trends and school capacity to determine future school facility needs.

Since that time, the Township has constructed the Municipal Complex at 1 Main Street in Woodbridge, addressing the need for additional municipal office space and police department space. The Woodbridge Township School District has closely monitored enrollment and addressed issues that have developed since the adoption of the 1990 Plan. The Township has also improved other community facilities and services, including an addition to the Port Reading Fire Department and First Aid Squad facility, the construction of the Woodbridge First Aid building on Green Street, upgrading the Fords Fire House, as well as upgrading the Iselin and Main branches of the Woodbridge Public Library.

Pressure on Township community facilities and services continues to increase, creating new facility needs. Due to changing facility needs, it is recommended that the Township reassess its current service capacity to ensure adequate provision of community facilities and services throughout Woodbridge.

### EDUCATIONAL FACILITIES

Adequate educational facilities are an important aspect of all municipalities. Given the relationship between the quality of the educational system and the quality of life in a municipality, it is important that Woodbridge provide the highest quality schools possible, both in terms of facilities and personnel. The *Community Facilities* maps identify the location of educational institutions within the community. See Appendix C for a complete list of municipal public schools.



## WOODBRIIDGE TOWNSHIP SCHOOLS

### Current Facilities and System

Serving a community of over 100,000 residents, the Woodbridge Township Board of Education operates twenty-four schools throughout the Township. Currently, the district operates sixteen elementary schools, five middle schools and three high schools. All of the Township's ten sections have at least one school except for Hopelawn. Colonia has the most schools, including four elementary schools, one middle school and one high school. The Township's three public high schools are located in Colonia, Iselin and Woodbridge Proper. Elementary schools in Woodbridge Township serve students from Kindergarten through fifth grade, middle schools serve sixth through eighth grades, and the high schools serve ninth through twelfth grades. The Woodbridge District is also an important local employer, with over one thousand current employees.

For the 2007-2008 academic year, the district reported a total enrolment of 13,431 students. School district enrollment between 2002 and 2007 increased by 2 percent and the District projects enrollment will reach 14,033 by 2010.

### Capital Improvements within the School District

The Board of Education sought a bond referendum in 2004 in order to expand school capacity and to make a number of infrastructure improvements. In September 2004, the voters of Woodbridge Township approved an \$86 million bond referendum. As of the 2007-2008 school year, many of these projects have been completed. Improvements include additional classrooms to address increasing enrollment as well as physical repairs to lower operating costs. To address specific capacity needs, six schools received additions. These schools include Port Reading School 9, Woodbine Avenue School 23, Lafayette Estates School 25, Fords Middle School, Colonia High School and John F. Kennedy High School.

Prior to the completion of the school expansions in 2006-2007, a number of schools were over capacity. With the expansion of these six schools, the District has been able to address the problem of overcrowding through a realignment of school boundaries to shift students toward schools with excess capacity. With the recent boundary realignments, the District is below its expected capacity in each school given its 2010 enrolment projections, as detailed in the Projection District Enrollment table.

The State of New Jersey has mandated that local school systems must provide preschool programs for children who are eligible for free breakfasts and lunches. Such a program could add 400 students to the system's enrollment projections. The Township and Board of Education should continue to work together and coordinate any future growth to ensure that the District maintains adequate educational facilities.

Projection of District Enrollments by 2010		
School	School Year	Capacity*
	2010***	
<b>Elementary Schools</b>		
Mawbey Street School 1	280	291
Avenel Street School 4/5	481	487
Port Reading School 9**	411	423
Ross Street School 11	393	394
Ford Avenue School 14	248	253
Indiana Avenue School 18	495	515
Menlo Park Terrace School 19	350	351
Claremont Avenue School 20	384	387
Oak Ridge Heights School 21	342	345
Lynn Crest School 22	394	471
Woodbine Avenue School 23**	491	492
Kennedy Park School 24	367	367
Lafayette Estates School 25**	422	427
Robert Mascenik School 26	334	336
Pennsylvania Avenue School 27	356	365
Matthew Jago School 28	348	431
<b>Middle Schools</b>		
Avenel Middle School	751	941
Colonia Middle School	805	845
Fords Middle School**	742	744
Iselin Middle School	718	728
Woodbridge Middle School	373	376
<b>High Schools</b>		
Colonia High School**	1,609	1,612
John F. Kennedy High School**	1,259	1,265
Woodbridge High School	1,680	1,622
<b>District Total</b>	<b>14,033</b>	<b>14,465</b>

Source: Woodbridge Township School District

\*Existing District Practices Capacity as reported in 2005 Long Range Facility Plan

\*\*Schools that received additions from 2004 Capital Improvements Referendum

\*\*\*Projected enrollment based on school boundary realignments

## MUNICIPAL GOVERNMENT

Many of the services provided in Woodbridge are coordinated through the Township. The Municipal Complex is located at 1 Main Street, Woodbridge. The building includes parking for the public on a surface lot west of the building and a two story parking deck located to the south for police and employee use. The major departments and services that make up the Woodbridge Township government are listed in Appendix C.

The Municipal Government also owns and operates a number of facilities throughout the Township, as indicated on the *Community Facilities* maps. See Appendix C for a complete list of municipally owned facilities. To keep the public informed of both Township initiatives and local events, Woodbridge publishes the Woodbridge News. This local publication highlights major programs in the Township, including news from the Mayor and Council and special sections for seniors, veterans and youth. The publication also reports events in the local arts community and includes a Township events calendar.

### Woodbridge Community Center

Woodbridge Township's recreational services have historically been tied to the provision of indoor recreation facilities provided by the Board of Education. Working to expand the Township's variety of recreation offerings and recreational space, the Township built a state of the art Community Center. The YMCA and United States of America currently manage the Community Center under the direction of the Township.

This facility is a model in New Jersey as an example of a partnership between public and private recreational providers to create a high quality facility. The Community Center includes a pool, a gymnasium, an indoor running track, a computer lab, a Wellness Center, a strength training room and a gaming area. The Wellness Center includes treadmills, elliptical, upright and recumbent bikes, steep machines, a stretching area with medicine balls and an abdominal trainer. The strength training room includes a full circuit of strength equipment.

The gymnasium includes six basketball hoops and is used for fitness classes, youth sports clinics and special events. United Skates operates the ice and roller rink. Through the YMCA, a number of community classes are offered, including yoga, walking and swimming lessons.

Through the community outreach process, two issues related to the Community Center were discussed. First, the Center's operators expressed concern at the lack of outdoor recreational space attached to the Community Center, thus limiting the types of programming, particularly summer activities. The Mayor and Council have already acted to address this issue by adding playground equipment to the Community Center. The Township has also created a walkable connection to the adjacent neighborhood. Second, while the Community Center is located near major roadways such as Route 1, the New Jersey Turnpike, Garden State Parkway and Route 9, residents in the northern parts of the Township, in particular Colonia and Iselin, desire a branch of the Community Center in the northern part of the Township.



### **Barron Arts Center**

Given the increasing role of the Township as a hub for the arts, the Barron Arts Center is an important asset. Housed at 582 Rahway Avenue, the Barron Arts Center is located in a Richardsonian Revival structure that is listed on the National Historic Register. Constructed in 1877, the building was donated to the Township by the Barron Family and housed the Township's first library. With its conversion to an arts center, the Barron building provides a unique setting for a variety of art related programming, including musical performances, poetry forums, art exhibitions by local and national artists and arts related lectures. With the proposed evolution of the former General Dynamics site in Avenel to an arts village and the renovation of the Fords Theater into a performing arts center, the Barron Arts Center as an established forum for the display and performance of arts will take on an expanded role in the Township.

### **EMERGENCY SERVICES**

There are a number of emergency services provided within the Township. These include the nationally accredited Police Department, the nine Fire Departments in Woodbridge which are independent and largely volunteer departments; and five First Aid Squads which are also largely independent. The Fire Departments and First Aid Squads work collaboratively with each other to improve the effectiveness of both services offered. The location of emergency service facilities is shown on the *Community Facilities* maps.

### **Police Department**

The Woodbridge Police Department provides 24-hour protection of the Township patrolling on foot and by car. The Police Department is located at the Woodbridge Municipal Complex at 1 Main Street, Woodbridge.

Following a rigorous examination process during 2007 and 2008, the Woodbridge Police Department earned national accreditation from the Commission on Accreditation for Law Enforcement Agencies (CALEA). CALEA accreditation is widely recognized as the "gold standard" for police departments and only a few departments across the nation have earned the distinction. The process to earn CALEA accreditation entailed a comprehensive review of Woodbridge Police Department operating procedures and personnel, administration facilities, communications systems, evidence management and overall police professionalism. The Woodbridge Police Department is one of only a handful of departments across the country to receive accreditation.



The Police Department includes five Divisions: Administrative, Radio Control, Operations & Planning, Criminal Investigations and Communications & Data Processing. The Administrative Division is responsible for special investigations, internal affairs, staff inspections, special police and fiscal management. The Radio Control Division, the major division of the police force, is responsible for providing and maintaining the primary 24-hour patrol operations. This includes administrative duties, preventative patrol, traffic enforcement, communications, bicycle patrol, training and accreditation. The Operations & Planning Division is responsible for permits and licenses, parking enforcement, matrons, fleet maintenance, facility maintenance, supplies and towing operations management. The Criminal Investigation Division is responsible for maintaining and controlling property & evidence, criminal investigations, identification, juvenile aid, warrants, community affairs, crime prevention and Drug Abuse Resistance Education (D.A.R.E.). The Communications & Data Processing Division is responsible for records and archives, computer systems, 911 training, the communications center, N.C.I.C. management, radio systems and multi-agency cooperation.

The Woodbridge Police Department has partnered with the owners/operators and managers of the Township's largest apartment complexes and multi-family dwellings as part of a new initiative to reduce crime and increase safety and security at high-density residential housing facilities. This initiative – the Woodbridge Multi-Family Crime Prevention Program – is a partnership between the Woodbridge Police Department and the owners/operators of apartment complexes. The Multi-Family Crime prevention Program is designed to increase personal safety for tenants and visitors, apartment managers and property owners. By working to increase safety at apartment buildings and multi-family facilities, it is anticipated that the program will create a stable tenant base that is good for

business and the Township's economy, while at the same time reduce the need for Township police officers to respond to emergency calls for service, thus reducing public safety-related costs.

#### **Fire Departments in Woodbridge Township**

Woodbridge Township has nine (9) independent Fire Departments; each are volunteer departments and roughly correlate to the existing section boundaries within the Township. These boundaries were drawn in 1923. Three of the departments have hired career firefighters. See Appendix C for a complete list and description of the Township's Fire Departments. These departments provide 24-hour service to the residents and businesses of Woodbridge including Woodbridge Center Mall, as well as major utilities and industrial facilities. These departments also serve major transportation corridors, including the New Jersey Turnpike, Interstate 287, the Garden State Parkway, Routes 1, 9, 35, and 440 and all railroad facilities.



#### **First Aid and Rescue Services (First Aid Squads)**

Woodbridge Township has five (5) First Aid Squads that provide emergency medical service to the residents of Woodbridge. See Appendix C for a complete list and description of First Aid Squads in the Township. Each First Aid Squad is a non-profit, tax-exempt organization which functions separately from Woodbridge Township. First Aid Squads do not rely on municipal tax dollars to pay for daily operations, and depend primarily on volunteers to maintain service. In some cases, these squads may hire some full time staff, as in the case of the Woodbridge Township Ambulance & Rescue Squad to ensure uninterrupted response, particularly during times when the availability of volunteers may be limited.



## LIBRARIES IN WOODBRIDGE TOWNSHIP



The Woodbridge Public Library includes four branches.

- The Main Branch, One George Frederick Plaza, Woodbridge;
- The Fords Branch, 211 Ford Avenue, Fords;
- The Henry Inman Branch, 602 Inman Avenue, Colonia; and
- The Iselin Branch, 1081 Green Street, Iselin.

The Woodbridge Public Library provides educational, informational, cultural and recreational resources and services to the people of Woodbridge. Information access is provided through print, video, audio and electronic materials. All

information venues are selected, organized, and maintained to be accessible and relevant to meet the present and future needs of the library's approximately 40,000 patrons. The Woodbridge Public Library contains over 440,000 volumes and maintains subscriptions to over 500 periodicals. The Library has a staff of 71, including 23 certified employees. Volunteers fill additional staffing needs, with approximately 20 volunteers providing 55 hours to the library each week. The Main Branch in Woodbridge is open seven days a week, and the three other branches are open Monday through Saturday.

In recent years, a number of projects have been undertaken to expand and improve service at the Library. Central to its mission of providing the media demanded by residents, the Library has continued to expand its non-book collections, acquiring DVDs, CDs and computer software for patrons to borrow. Complementing the focus on modern media, the Library is working to provide computer classes to residents. Computer classes are designed to teach computer use and basic computer tasks, such as word-processing, internet browsing, email and other tasks. The Library recently adopted wireless internet technology. Furthermore, the Library has identified a need to add more computers for patron use. However, physical space limitations and cost have thus far limited the current number of computers available at each branch.

The Library has also improved Library services unrelated to changing technology. The Library has increased the number of cultural and social programs which target a wide array of ages. Programs include: story times for several ages; craft programs; Summer Reading Club which involves up to 2,000 children; television story time which is shown throughout the nation; other reading development programs; book discussion groups; computer training classes; English as a Second Language (ESL) training, as well as tutoring and tutor training. Many community organizations also use Library facilities for meetings.

There are a number of capital improvement needs at each of the Library branches in the short- and long-term. Currently, the capital improvement budget is funding the replacement of lighting at the Iselin Branch and repairing water issues in the Main Branch. In addition, there is a five-phase plan to make a number of improvements to the Main Branch in the coming years. Currently, a portion of phase one is progressing which involves improving building systems. The remainder of phase one includes lighting replacement. Phases two through five involve physical additions to the building. Other needs include lighting at the Fords and Henry Inman Branches and expansion or building replacement to address the undersized Iselin Branch and Henry Inman Branch in Colonia. Ultimately, the evolution of libraries as service provider for many community uses has placed the greatest burden on current facilities to provide larger public spaces to accommodate more people.

### **Carteret Free Public Library**

The Carteret Free Public Library is located at 100 Cooke Avenue in the Borough of Carteret. The Woodbridge Public Library and the Carteret Free Public Library have an agreement that allows residents of Woodbridge Township and Carteret to use any library in the two communities freely. The ultimate expectations are more agreements among communities in Middlesex County. This major change has significant implications for the facilities, operations and governance currently in place with the Woodbridge Public Library.

## PUBLIC HOUSING

The Woodbridge Housing Authority is the Public Housing Agency (PHA) for Woodbridge Township. It operates public housing which includes 415 senior units, 150 family units and the Section 8 Housing Assistance Payment Program. For a complete list of Public Housing units in Woodbridge Township, see Appendix C. In addition, the Authority administers the Section 8 Homeownership Program to persons in good standing in Section 8 for one year.



## ISSUES

The recommendations address issues in light of the Township goals and objectives:

***Disposition of Existing Private Recreational Facilities*** - Two private recreational spaces in Colonia, the Colonia Country Club and the Springwood Swim Club, were mentioned throughout the public input process as important components of the Township recreation network and important open space parcels. While both facilities are currently operating, the prospect of future development on either site would be contrary to the desires of the Township and public.

Therefore, it is recommended that the Township work with the membership of both clubs as partners to ensure the successful use of the properties as a golf course and swim club respectively. At the same time, the Township should also work to plan for the future use of the properties, including seeking to acquire both properties or seek open space deed easements and add them as part of the Township's overall parkland and recreation areas.

***Possible Open Space*** – As a developed Township, many residents expressed an opinion that what little undeveloped or under-developed land remains in the Township be preserved as open space. The Township is already making efforts to secure the future of such parcels, working with the Board of Education to preserve lands adjacent to School #18 and along Harrel Avenue. Given the small number of potential open space properties and the overall adequacy of open space within the Township, open space additions should focus on strategic growth, adding parcels that preserve important environmental features and will play a clear role in expanding the overall open space network. As noted, many of these properties are located along existing streams and watercourses, such as the Woodbridge River. Possible open space parcels are shown on the Parks, Recreation, Open Space and Greenways maps for each section.

While the 2007 grant from the Middlesex County Open Space, Recreation, Farmland, and Historic Preservation Trust Fund has aided the Township's goal of preserving open space, without a steady funding source, acquisition becomes difficult. One option to consider is a local open space tax. Currently, Woodbridge does not have an open space tax. This tax would allow the Township access to more NJDEP Green Acres funding than those municipalities that do not have a dedicated open space tax.

***Park Access*** – Both Township officials and the public identified the concern over park accessibility as an issue. Accessibility has a number of aspects, including ADA access. The Township continues to work to improve accessibility, including increasing the number of "buddy-ball" opportunities and the construction of the "Totally Accessible Play ground."

Due to the limited sidewalks connecting many parks and schools with the surrounding residential neighborhoods, park and school users are forced to drive. The limited pedestrian connectivity negatively affects the number of casual park users by decreasing the ease of using the park. Increasing accessibility between parks and residential neighborhoods is a key aspect of improving the quality of Woodbridge parks.

A large part of improving access is increasing the number of bikeways and sidewalks throughout Woodbridge. The creation of a network of greenways within the Township connecting parks, open spaces, regional greenways, schools, residential neighborhoods and major commercial destinations would significantly improve the Township circulation network and improve access to the park and recreation network.

The 2003 Middlesex County Open Space and Recreation Plan details the County's open space and recreational facilities. The document includes linkage recommendations by way of greenways. Proposed greenways within Woodbridge Township include the following:

- The Woodbridge Creek Greenway (extending from Arthur Kill to the Rahway River);
- The Middlesex Greenway (under construction);
- The Edison-Port Reading Greenway (using the existing and increasingly utilized railroad ROW);
- The South Branch of the Rahway River Greenway (utilizing both Roosevelt Park and Merrill Park);
- The Raritan River Greenway (along the river's waterfront); and
- The Arthur Kill Greenway (along the waterfront).

The 2002 Middlesex County Bicycle Pedestrian Plan proposes establishing a countywide bicycle and pedestrian network. The Plan outlines several proposed bicycle/pedestrian improvements within the Township of Woodbridge:

- The creation of the Middlesex Greenway;
- Wood Avenue Reconstruction and Bikeway;
- Merrill Park Bikeway;
- The Route 1 Power Trail from Amboy Avenue in Edison to Woodbridge Center;
- Sidewalks along Woodbridge Center Drive from Route 1 to the Township Recreation Center;
- William Warren Park Bikeway connections;
- Improved sidewalks along Amboy Avenue;
- Bikeway along Blair Road to Omar Avenue and along Omar Avenue to Rahway Avenue; and
- Improved access along the New Jersey Coast Line between Woodbridge Station and Avenel Street.

In addition to these proposed bikeways, the East Coast Greenway is proposed to pass through a portion of the Township, including through the Keasbey and Fords sections. The East Coast Greenway will connect cities and towns of the East Coast with a continuous path spanning 3,000 miles from Calais, Maine to Key West, Florida, making Woodbridge a destination along the greenway.

These proposed greenways and bikeways will improve access to the Township's community facilities, park and open space resources. In addition to Middlesex County's plans, a comprehensive bicycle network linking all ten neighborhoods within Woodbridge is also recommended in order to connect the Township together and provide alternative means to accessing Township facilities other than by driving. Existing and future bikeways for each section of the Township have been mapped on the *Parks, Recreation, Open Space, and Greenways* maps.



**Match between Facilities and Community Needs** - To ensure full utilization of Township recreational facilities, Woodbridge has recently increased its focus on the relationship between users and community facilities. Because of this focus, the Township has made recreation improvements, such as the conversion of the Rahway Avenue tennis courts into a skate park. Such conversions guarantee that park facilities are well used and offer facilities that are attractive to all age groups. It is important that the Township continues to focus on improving the match between community facilities and community needs so that efficient infrastructure improvements can be made to the Township's parks. Through the community input process, two specific facility improvements were mentioned: additional skateboard park facilities in other sections and additional playfield space.

**Utilization of Watercourses** - Woodbridge is blessed with waterfront property in areas such as Sewaren, Port Reading and Keasbey, combined with river access along the South Branch of the Rahway River and the Woodbridge River. To some degree, the Township's watercourses are already well utilized and incorporated into the open space and recreation network. The South Branch of the Rahway River is largely surrounded by Merrill Park. The recent acquisition of the Pin Oak Forest by Middlesex County is a step towards preserving the headwaters area of the Woodbridge River.

The Township and County have significantly improved access to the Arthur Kill. The Township's waterfront walkway along Cliff Road connects the Municipal Marina with the Municipal Boat Launch and provides access to the Sewaren Beach. The park also provides a large park area with water access to Arthur Kill. Additional opportunities exist to activate and/or preserve the



waterfront areas of the Township. Waterfront opportunities generally fall into two categories: those along streams and brooks throughout the Township and those along the Arthur Kill.

The focus for the Arthur Kill waterfront in Sewaren is ensuring that the community takes full advantage of the existing resource. The primary method is through creating better access between Sewaren parkland and the rest of the Township. Improved access through greenway and circulation improvements combined with increased advertising and special events along the Sewaren Waterfront will ensure better utilization. Additionally, pedestrian and bicycle access Alvin P Williams Memorial Park is limited. A bridge from the Sewaren Riverwalk to the park would address this limitation.

## RECOMMENDATIONS

Woodbridge's community facilities are high quality, significantly enhancing the quality of life for residents, employees, commuters and visitors. However, there is a need for improvements to address the changing needs of the Township.

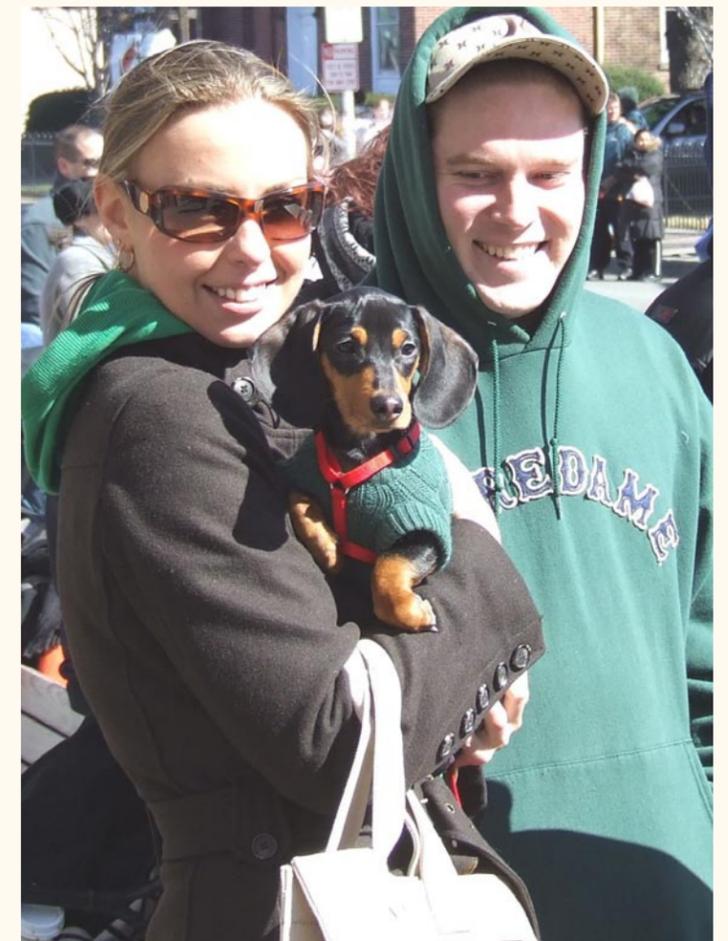
- **Secondary Community Center** - It is recommended that the Township consider alternative locations for a smaller secondary Community Center in the northern part of the Township.
- **Continued Communication between the Township and the Board of Education** - The Board of Education and Township talk on a regular basis and work cooperatively on a number of issues. To ensure that future development fits within the short-term and long-term capacity constraints of the School District and that the District can adequately address the State of New Jersey's regulations concerning preschools, the Township and Board of Education should continue to work together on all future planning efforts.

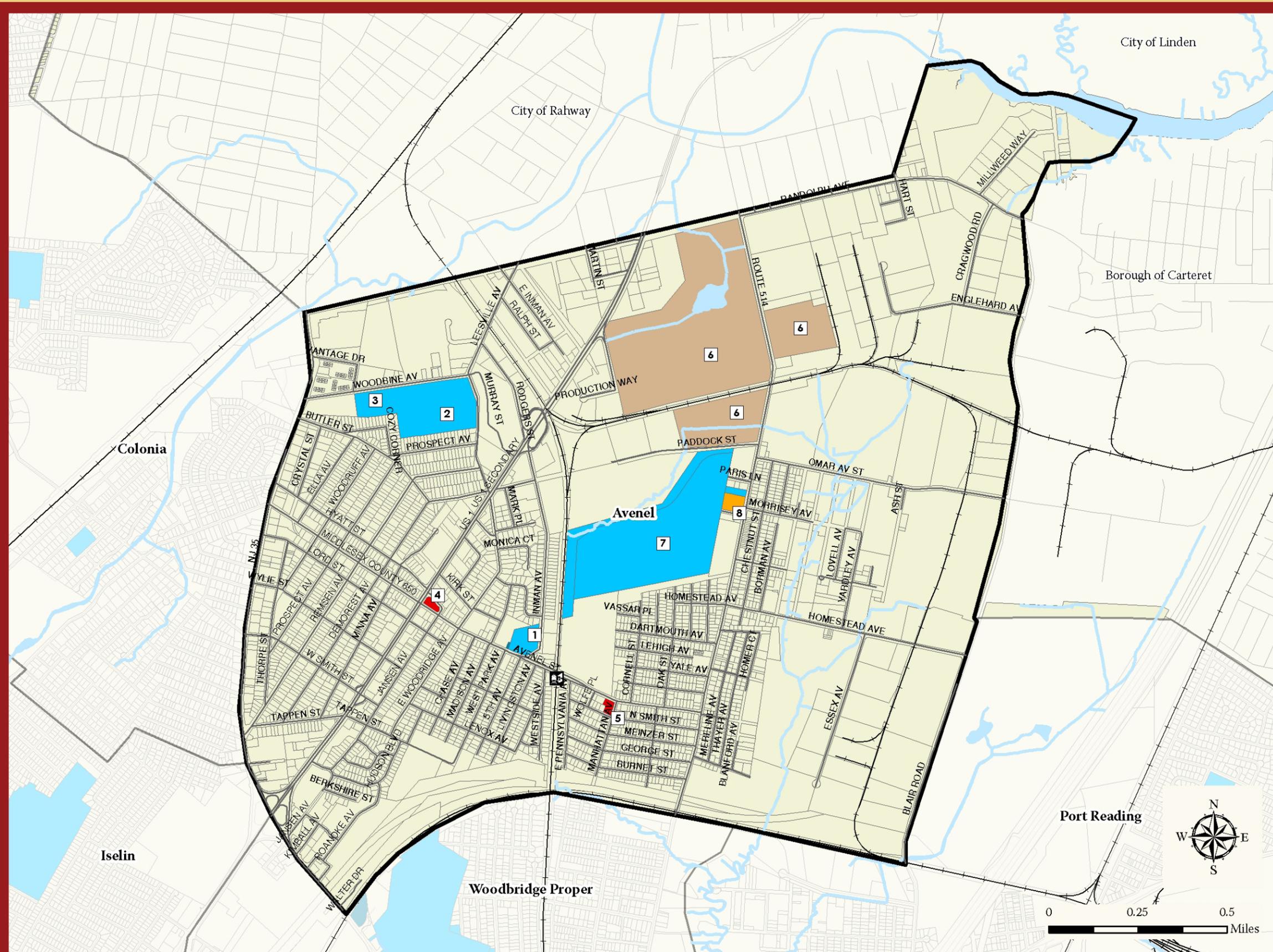


- **Continue to Provide High Quality Municipal Services** - Township residents identify excellent municipal services as a strength. Woodbridge should strive to continue excellent service provision.
- **Emergency Service Boundaries** - The boundaries for the Township's emergency service districts were originally set in 1923. Given the amount of development that has occurred in Woodbridge over the past 85 years, the Township should reassess the boundaries.
- **Expand Shared Library Services** - The evolution of libraries as service providers for many community uses has increased the need for the community's libraries to provide for larger public spaces. The Township should continue to explore additional opportunities that permit Woodbridge residents to use libraries of adjoining municipalities.
- **Seek opportunities to add parks in the Township's neighborhoods** - While the amount of parks and open space is largely considered sufficient, the geographic distribution of parks and open space among the sections is uneven. Some areas, such as Iselin west of the Garden State Parkway and Fords south of King Georges Road, lack sufficient neighborhood playgrounds. Therefore, the Township should acquire additional active recreational facilities in these sections. The development of neighborhood open spaces and "pocket parks" should be encouraged through the conversion of vacant and undersized lots into recreational areas and/or through the creation parks as part of the redevelopment process, where appropriate and feasible given the costs of maintaining these small parks.

- **Continually evaluate the Township's active recreation facilities** - In recent years, the Township Recreation Department has made major strides in improving recreation facilities for all ages. Given the desire of other sections to also receive new recreation facilities such as skateboard parks and additional athletic fields, the Township should continue to evaluate opportunities for improving active recreation space, be it through new parks or through the redevelopment of underutilized active park spaces, such as tennis courts, into new facilities.
- **Continue coordination between the Township Recreation Department, the Board of Education, and other parties** - The Township should continue to encourage cooperation/coordination among the Township Recreation Department, the Board of Education and other parties such as Middlesex County. For example, the Township should consider the coordination of park and recreation capital improvement plans with existing and planned Board of Education capital improvements. The Township's construction of a new turf field, tennis courts and a walking track is an example of the type of coordination that should be continued.
- **Seek to expand, improve, and enhance recreation facilities and programs** - The Township should seek additional funding to expand, improve, and enhance its recreation facilities and programs. The Township should continue efforts to maximize the use of Township recreational facilities through the rehabilitation of existing facilities and creation of new recreation amenities. Additionally, the Township should seek to increase the amount of parkland to ensure that the supply of parkland meets population needs.

- **Greenway Network** - The Township should proceed as funds are available with the creation of a greenway network in the Township.
- **Quasi-Private Recreation Facilities** - Colonia Country Club and Springwood Swim Club:
  - o The Township should work as partners with both organizations to ensure their future viability.
  - o The Township should seek methods to preserve both properties as open space and recreation facilities.





**Legend**

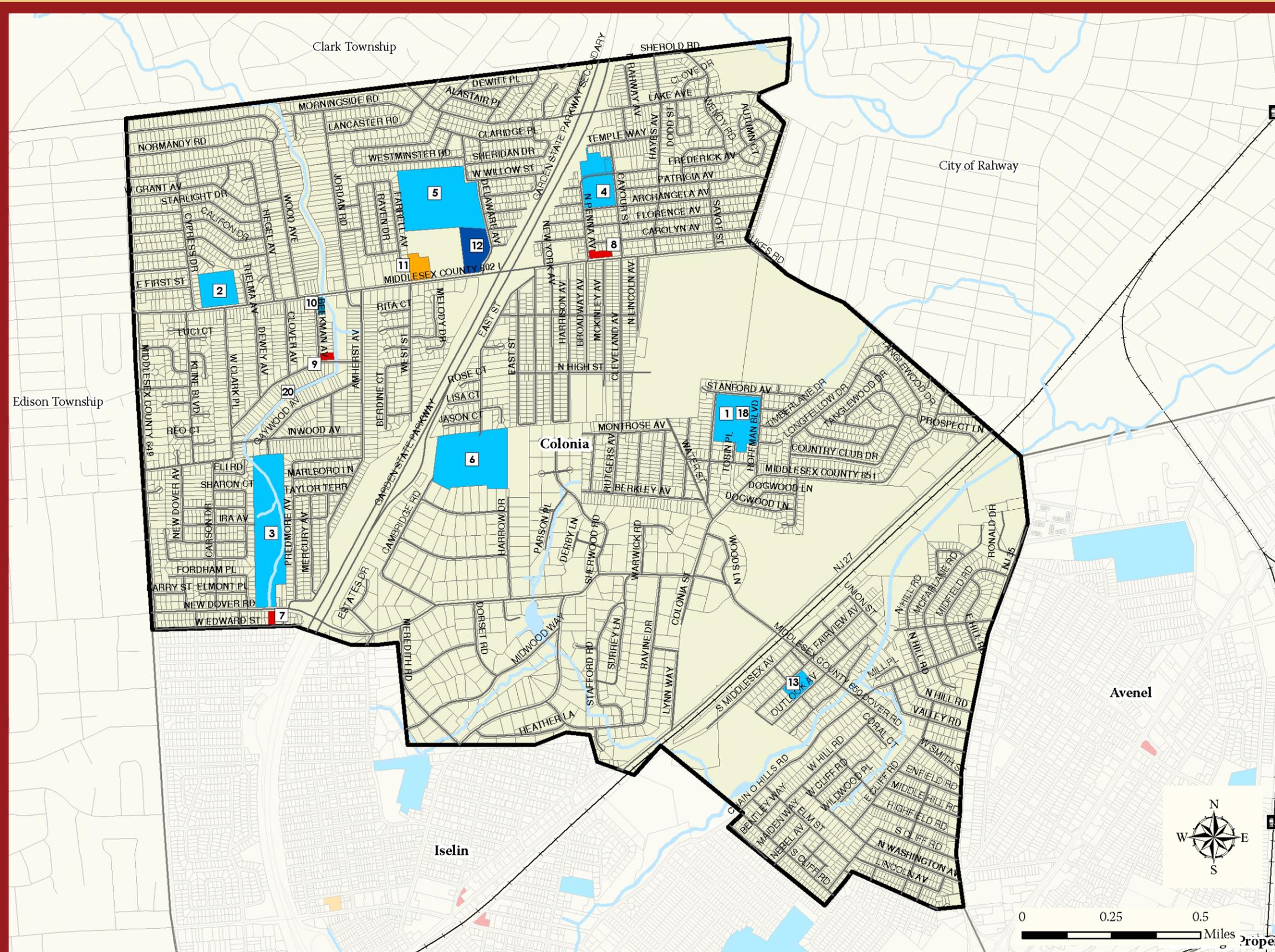
- School
- Library
- Municipal Building
- Fire Department
- Public Housing
- Other Gov't Facilities

**Community Facilities**

- 1** Avenel Street School #4/5
- 2** Woodbine Avenue School #23
- 3** Avenel Middle School
- 4** Avenel Fire Department (Dist 5)
- 5** Avenel-Colonia First Aid Squad
- 6** East Jersey State Prison
- 7** Department of Children and Families, Middlesex Campus
- 8** Maple Tree Manor Senior Housing

**Community Facilities - Avenel**





**Legend**

- School
- Library
- Municipal Building
- Fire Department
- Public Housing
- Other Gov't Facilities

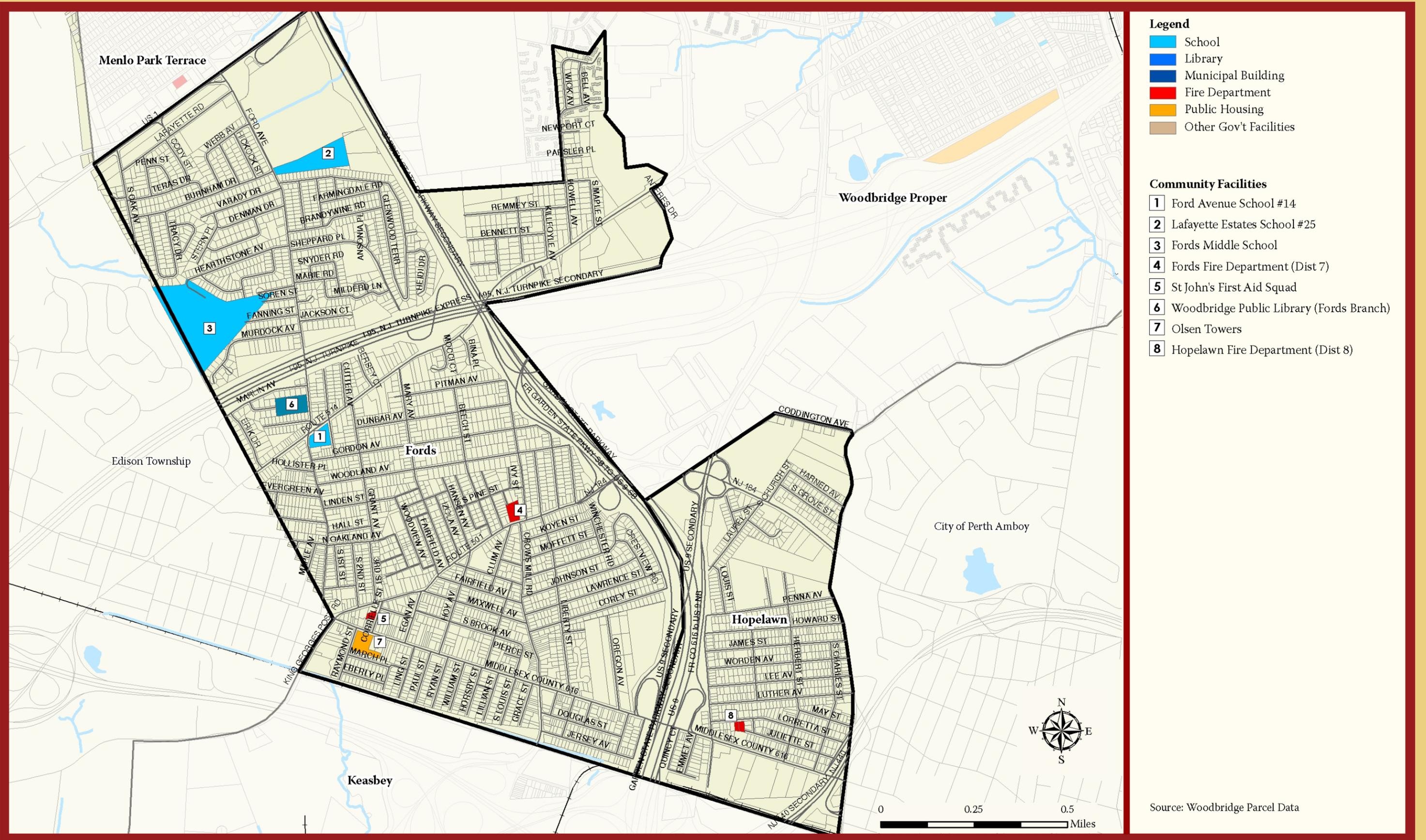
**Community Facilities**

- 1** Claremont Avenue School #20
- 2** Oak Ridge Heights School #21
- 3** Lynn Crest School #22
- 4** Pennsylvania Avenue School #27
- 5** Colonia Middle School
- 6** Colonia High School
- 7** Iselin Fire Department (Dist 11)
- 8** Colonia Fire Department (Dist 12)
- 9** Colonia First Aid Squad (Dist 12)
- 10** Woodbridge Public Library (Henry Inman Branch)
- 11** Greiner Towers
- 12** Evergreen Center
- 13** Outlook Avenue Old School #2/#16

**Community Facilities - Colonia**



Source: Woodbridge Parcel Data



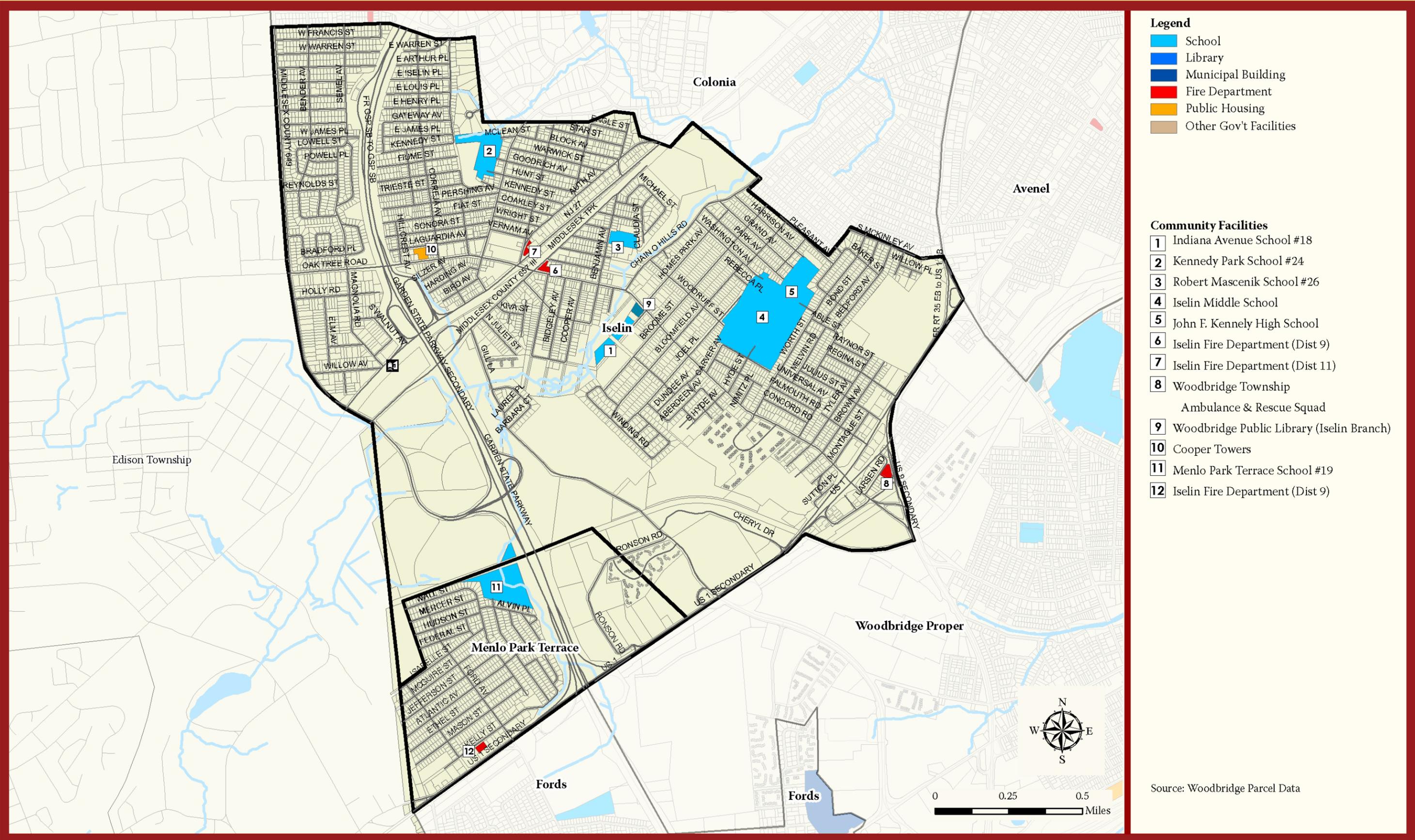
**Legend**

- School
- Library
- Municipal Building
- Fire Department
- Public Housing
- Other Gov't Facilities

**Community Facilities**

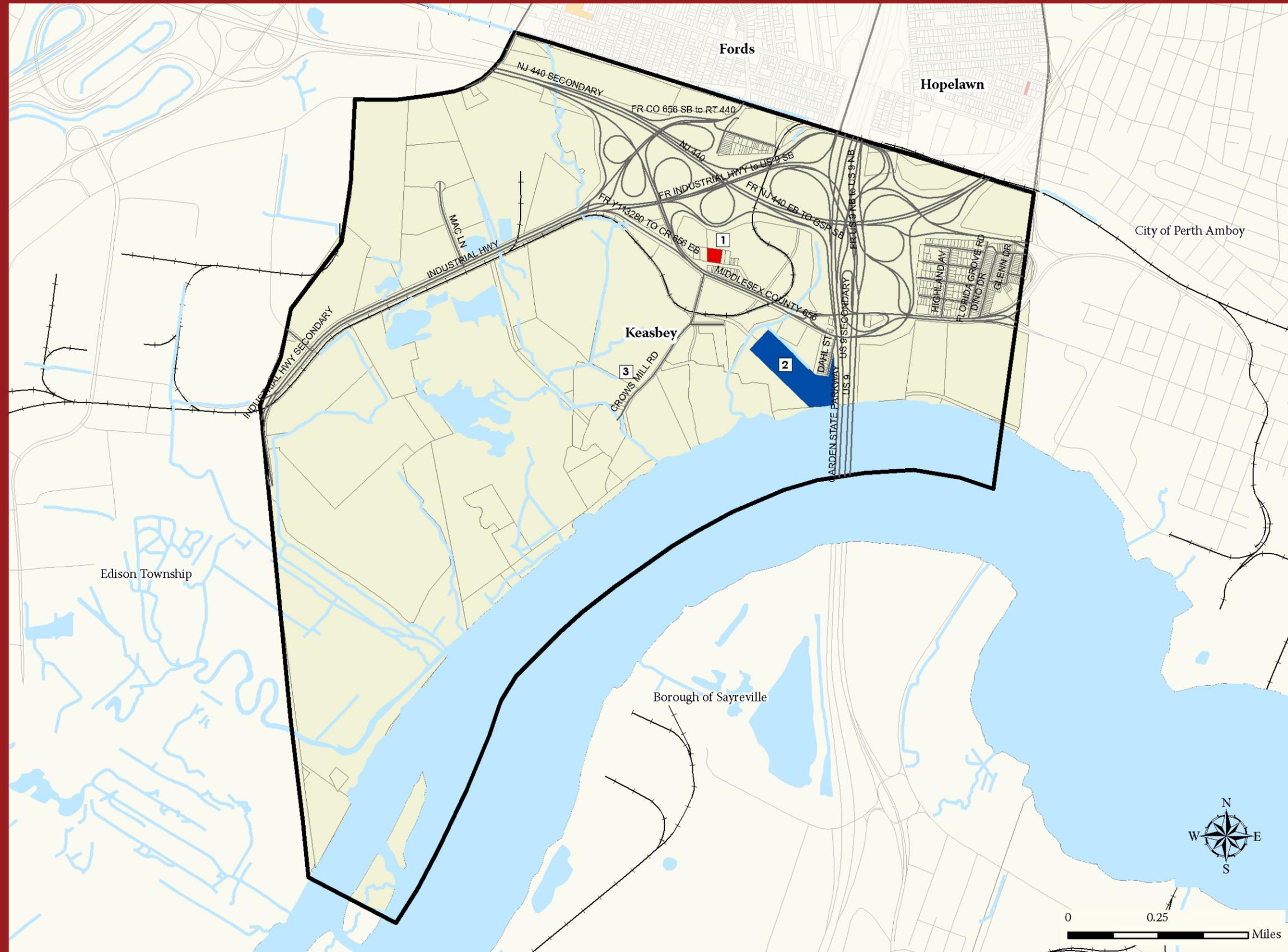
- 1 Ford Avenue School #14
- 2 Lafayette Estates School #25
- 3 Fords Middle School
- 4 Fords Fire Department (Dist 7)
- 5 St John's First Aid Squad
- 6 Woodbridge Public Library (Fords Branch)
- 7 Olsen Towers
- 8 Hopelawn Fire Department (Dist 8)

**Community Facilities - Fords and Hopelawn**



**Community Facilities - Iselin and Menlo Park Terrace**





**Legend**

- School
- Library
- Municipal Building
- Fire Department
- Public Housing
- Other Gov't Facilities

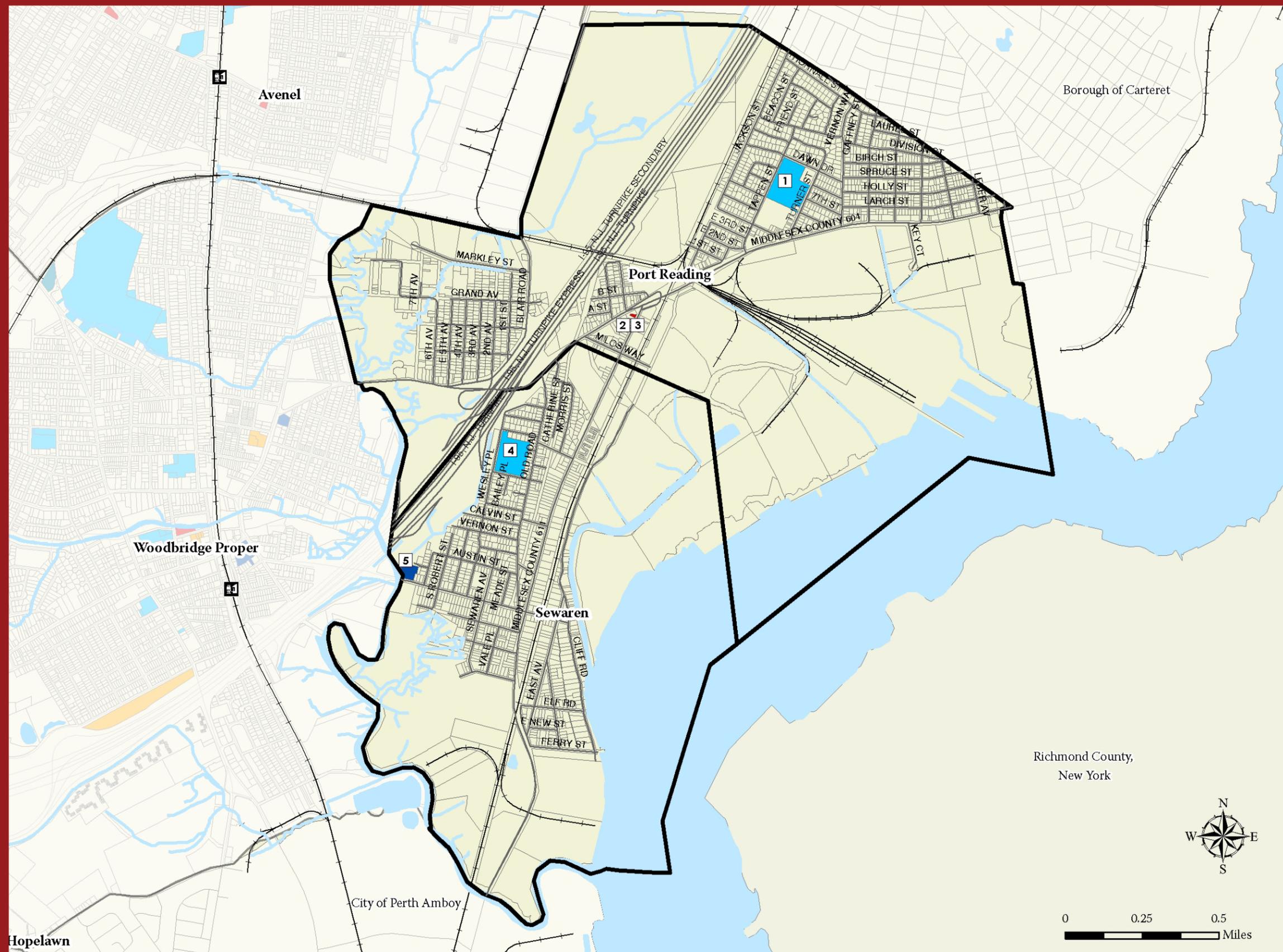
**Community Facilities**

- 1 Keasbey Fire Department (Dist 4)
- 2 Woodbridge Township Public Works Garage
- 3 Police Pistol Range

Source: Woodbridge Parcel Data

**Community Facilities - Keasbey**





**Legend**

- School
- Library
- Municipal Building
- Fire Department
- Public Housing
- Other Gov't Facilities

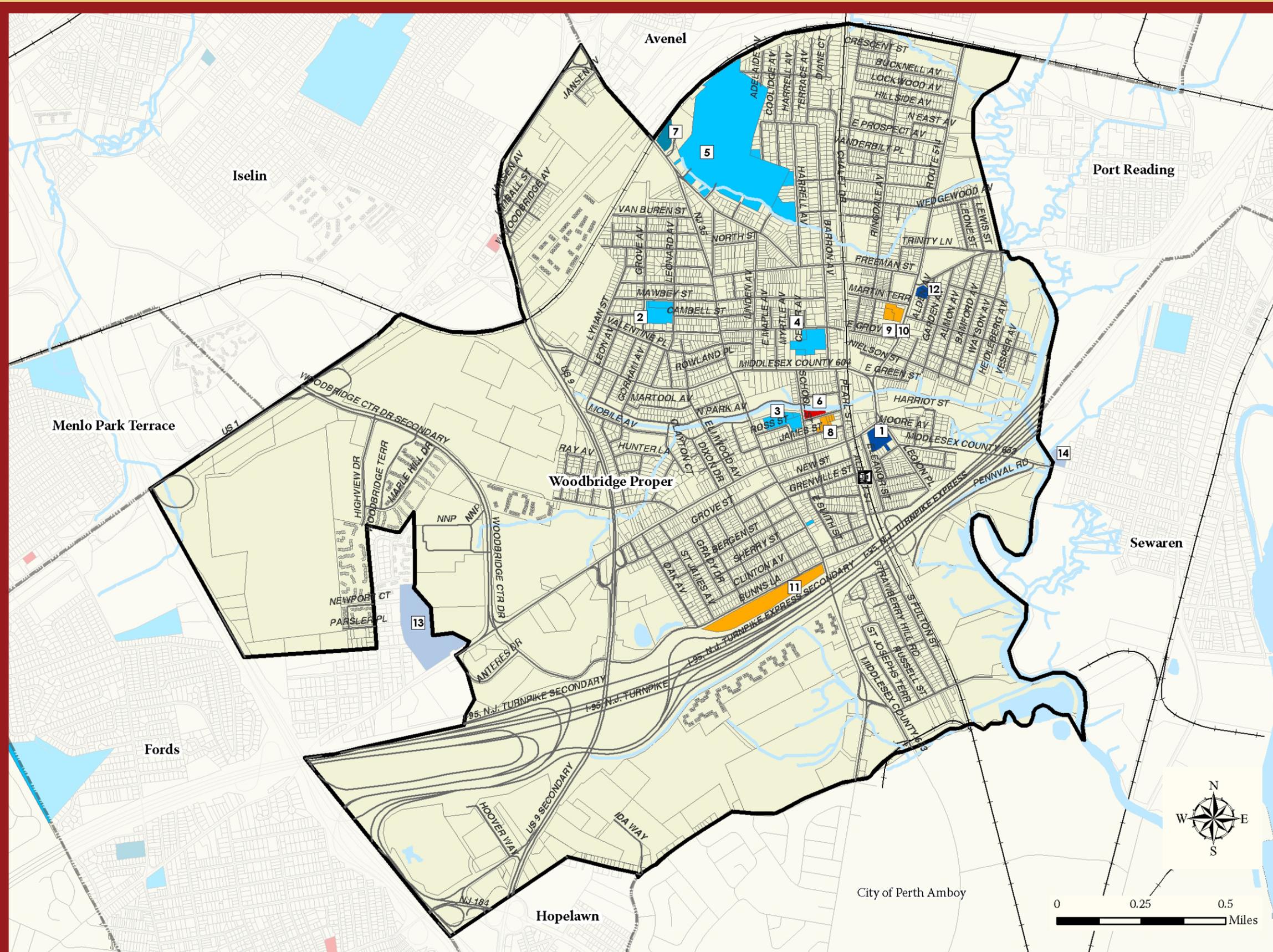
**Community Facilities**

- 1** Port Reading School #9
- 2** Port Reading Fire Department (Dist 2)
- 3** Port Reading First Aid Squad
- 4** Matthew Jago School #28
- 5** Woodbridge Animal Shelter & Pet Adoption Center

Source: Woodbridge Parcel Data

**Community Facilities - Port Reading and Sewaren**





**Legend**

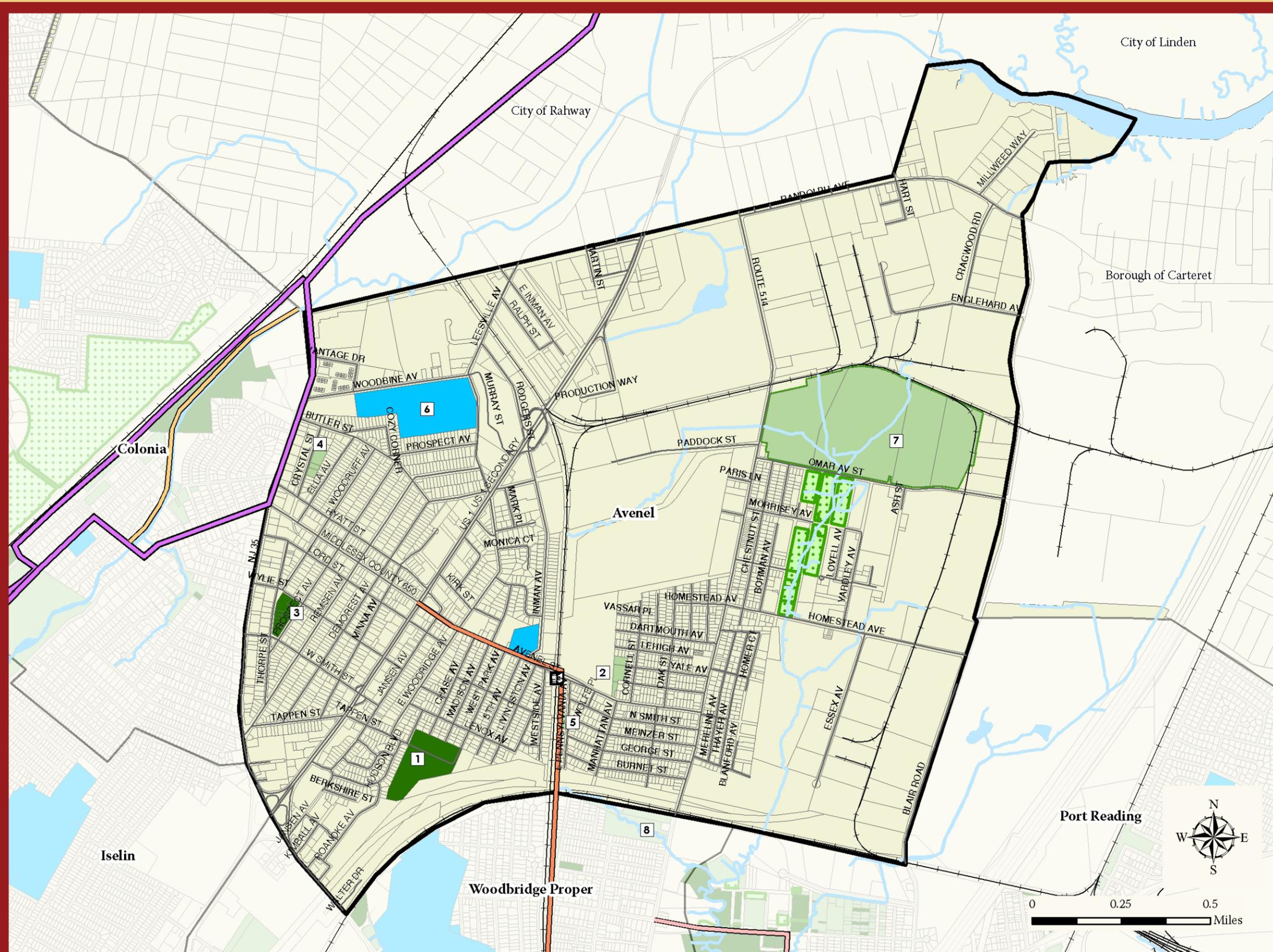
- School
- Library
- Municipal Building
- Fire Department
- Public Housing
- Other Gov't Facilities

**Community Facilities**

- 1** Municipal Complex
- 2** Mawbey Street School #1
- 3** Ross Street School #11
- 4** Woodbridge Middle School
- 5** Woodbridge High School
- 6** Woodbridge Fire Department (District 1)
- 7** Woodbridge Public Library (Main Branch)
- 8** Stern Towers
- 9** Adams Towers
- 10** Finn Towers
- 11** Woodbridge Garden Apartments
- 12** Barron Arts Center
- 13** Woodbridge Community Center
- 14** Woodbridge Animal Shelter & Pet Adoption Center

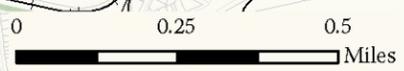
Source: Woodbridge Parcel Data

**Community Facilities - Woodbridge Proper**



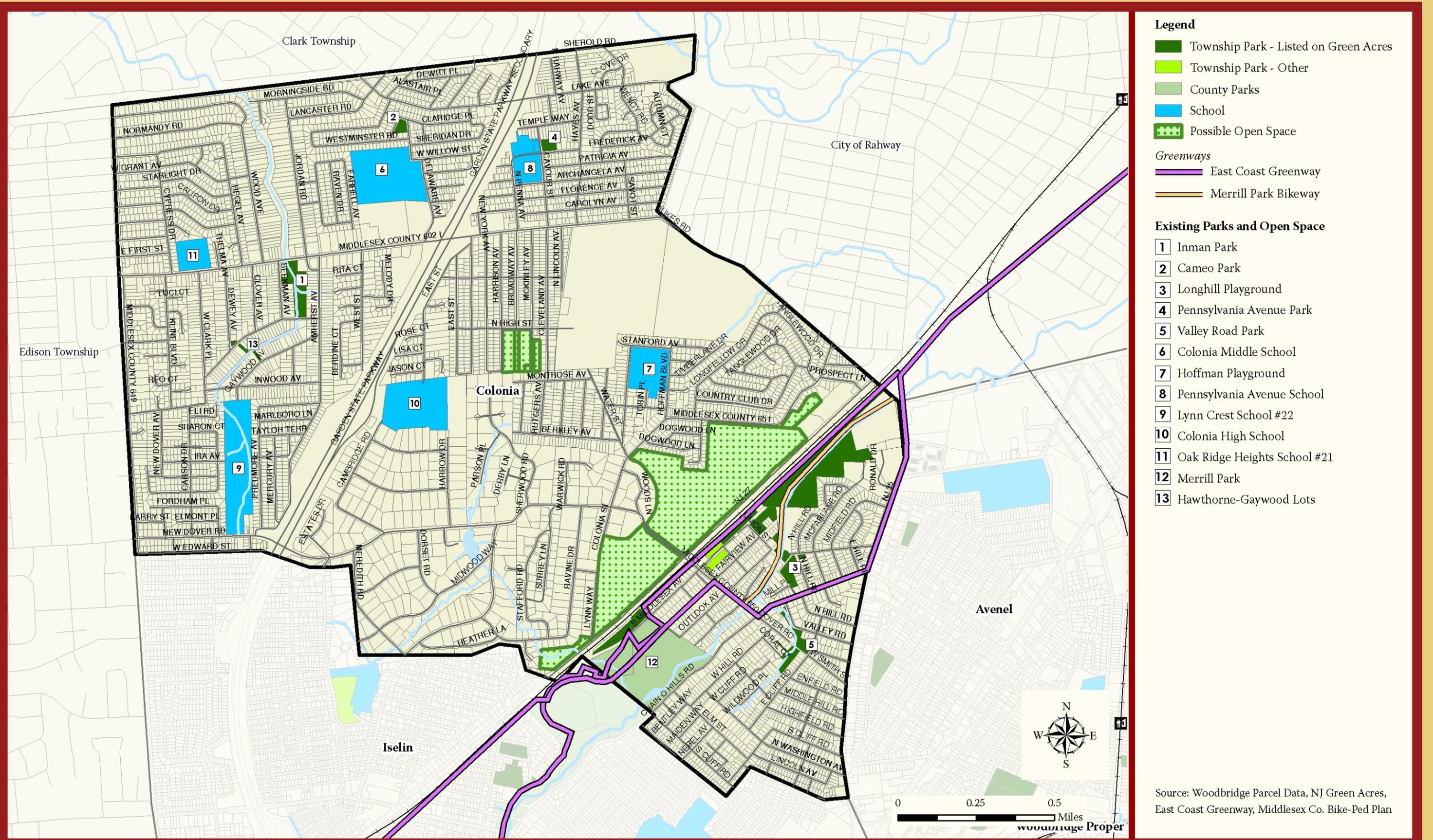
- Legend**
- Township Park - Listed on Green Acres
  - Township Park - Other
  - County Parks
  - School
  - Possible Open Space
- Greenways*
- East Coast Greenway
  - Avenel Street to Woodbridge Train Station

- Existing Parks and Open Space**
- 1 Mayor Frank G. Pelzman Memorial Park
  - 2 Fifth District Playground
  - 3 James F. Singer Park
  - 4 Crystal Park
  - 5 Pennsylvania Avenue Park
  - 6 Avenel Middle School
  - 7 Pin Oak Forest
  - 8 Woodbridge Skate Park



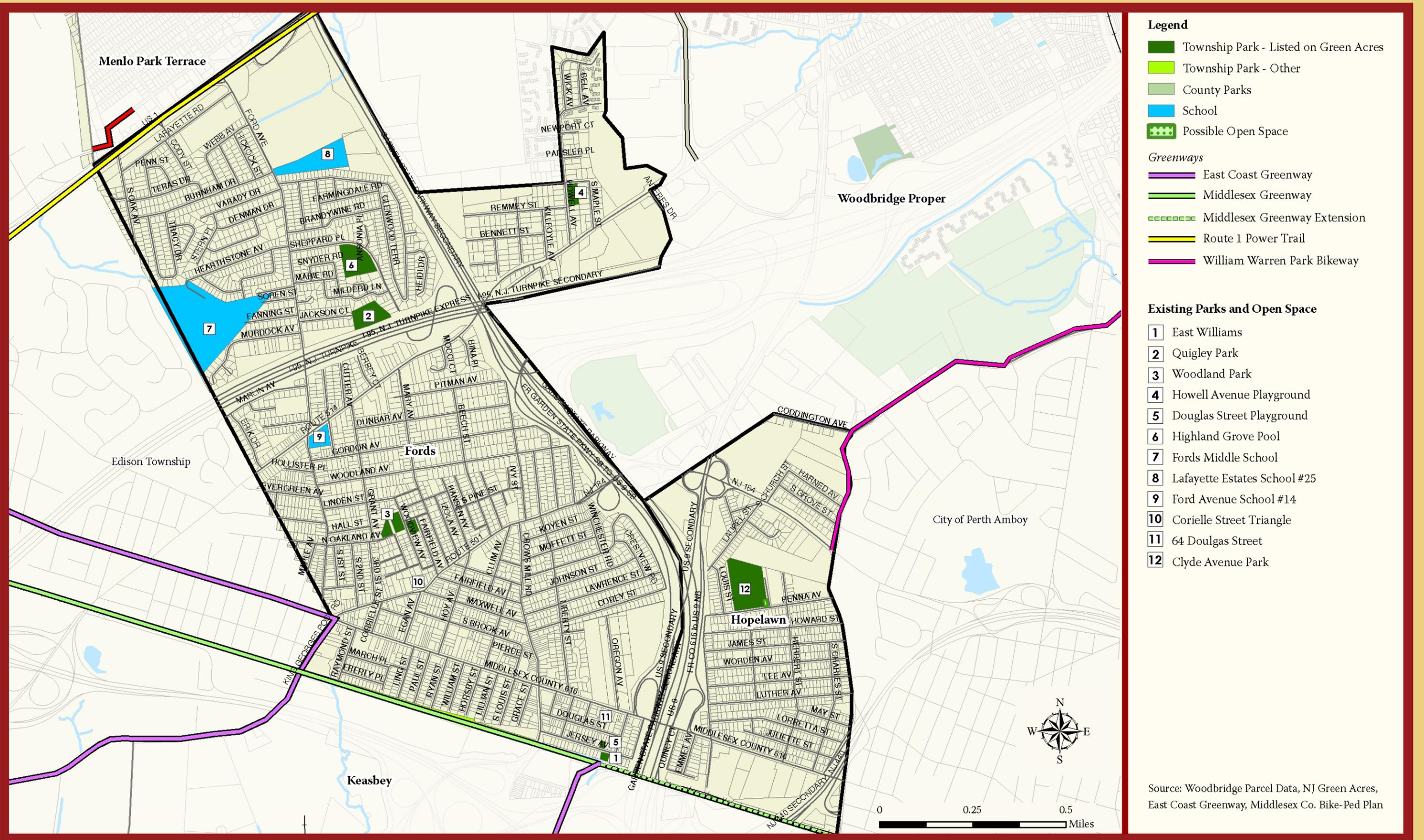
Source: Woodbridge Parcel Data, NJ Green Acres, East Coast Greenway, Middlesex Co. Bike-Ped Plan

**Parks, Recreation, Open Space, and Greenways - Avenel**



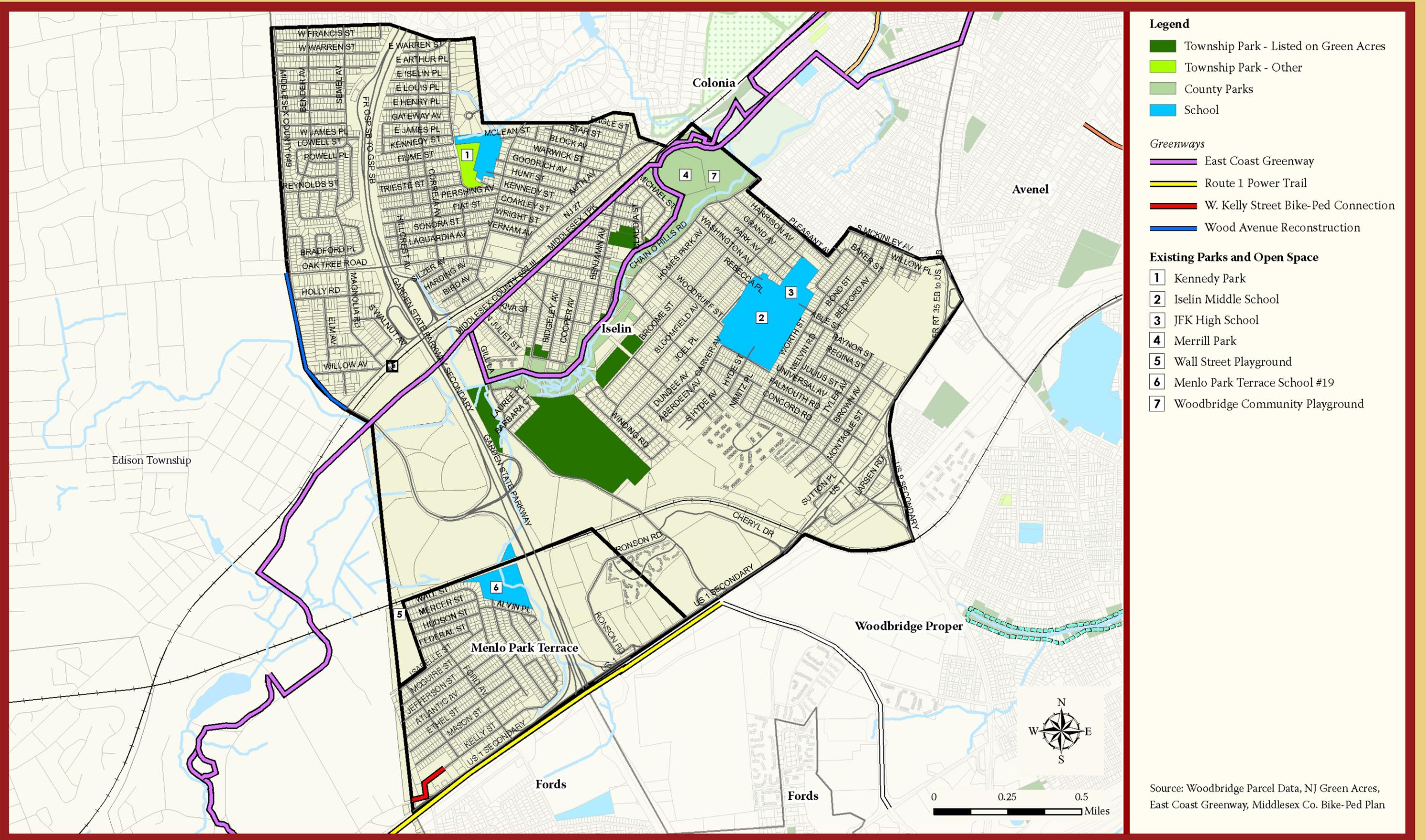
## Parks, Recreation, Open Space, and Greenways - Colonia





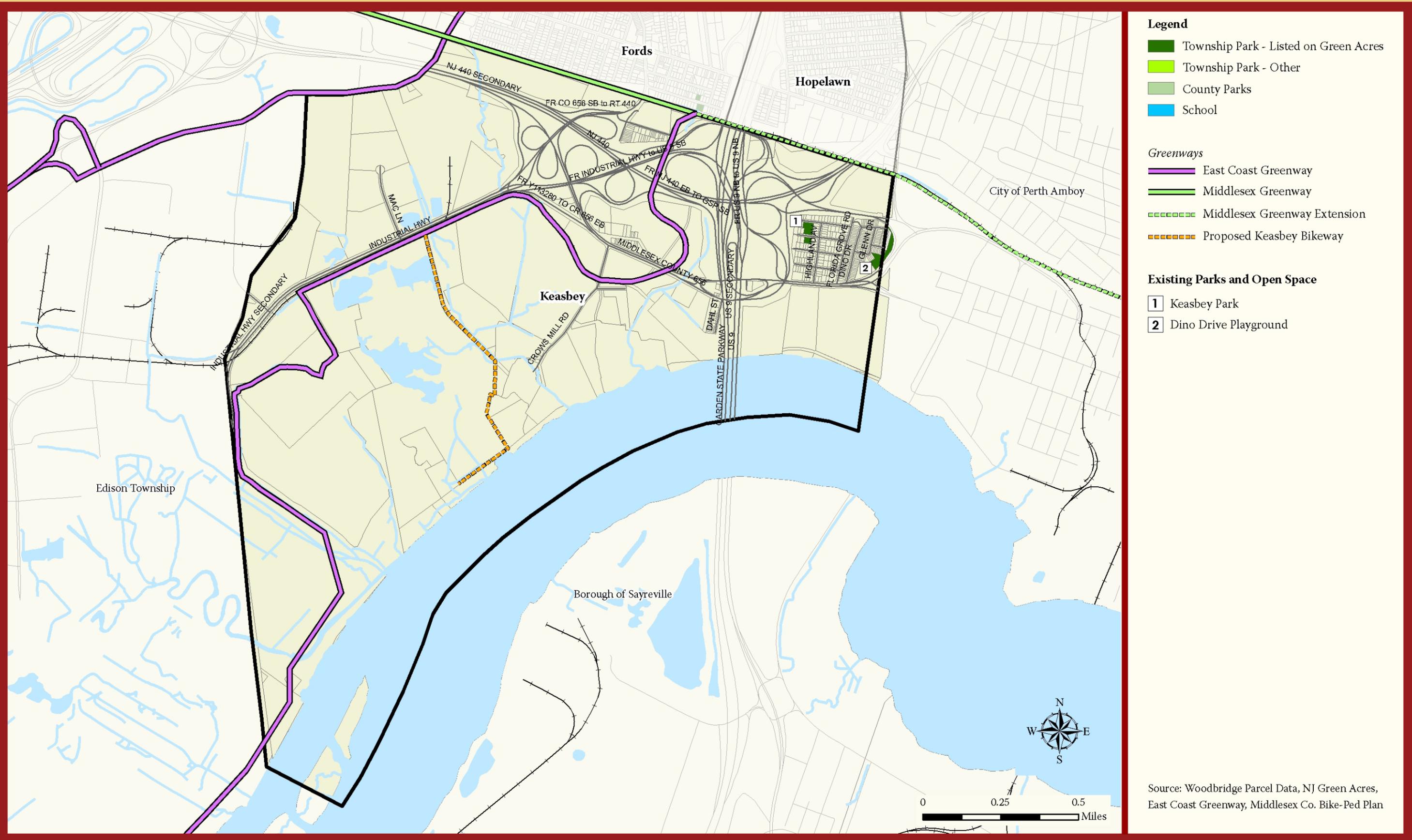
## Parks, Recreation, Open Space, and Greenways - Fords and Hopelawn





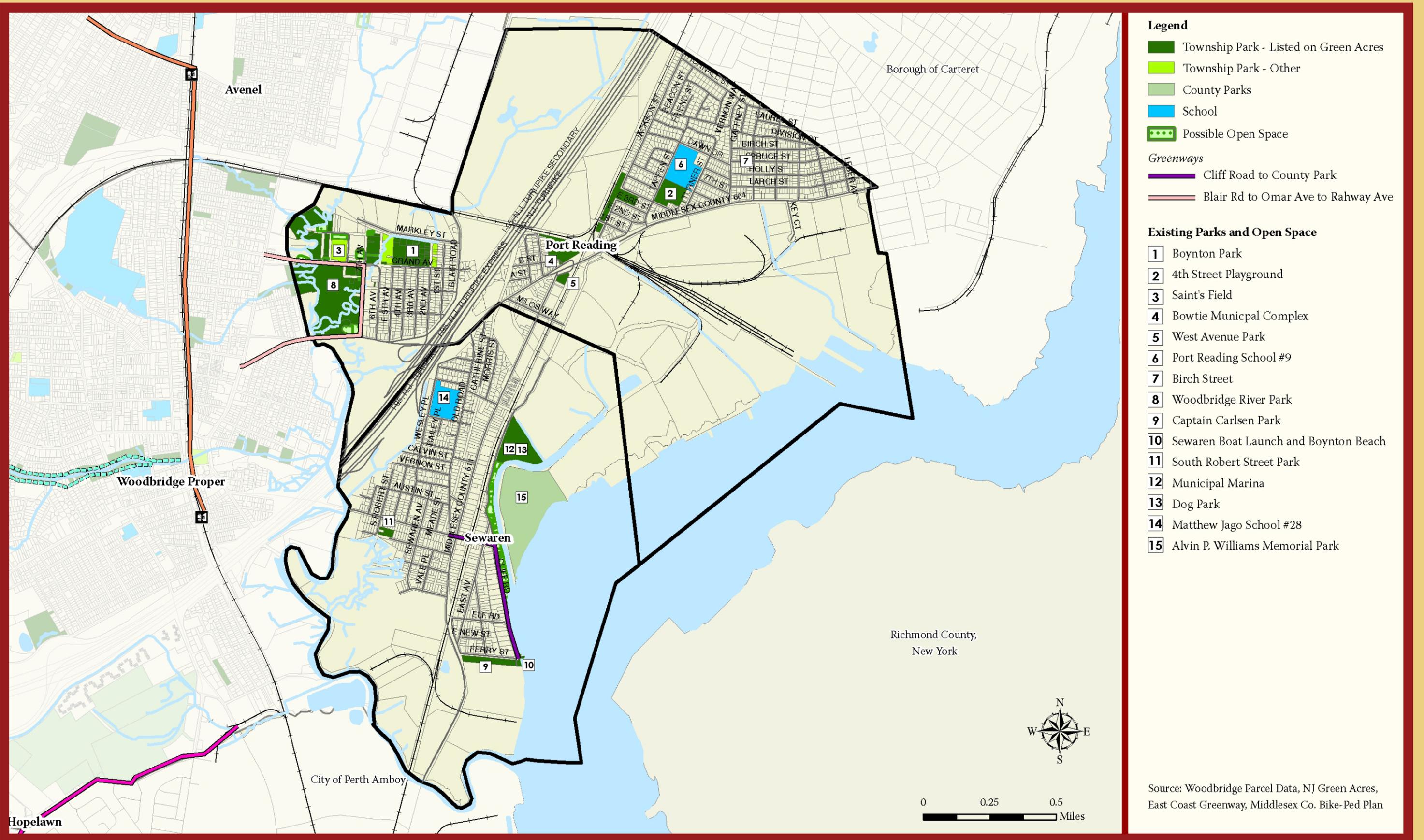
## Parks, Recreation, Open Space, and Greenways - Iselin and Menlo Park Terrace





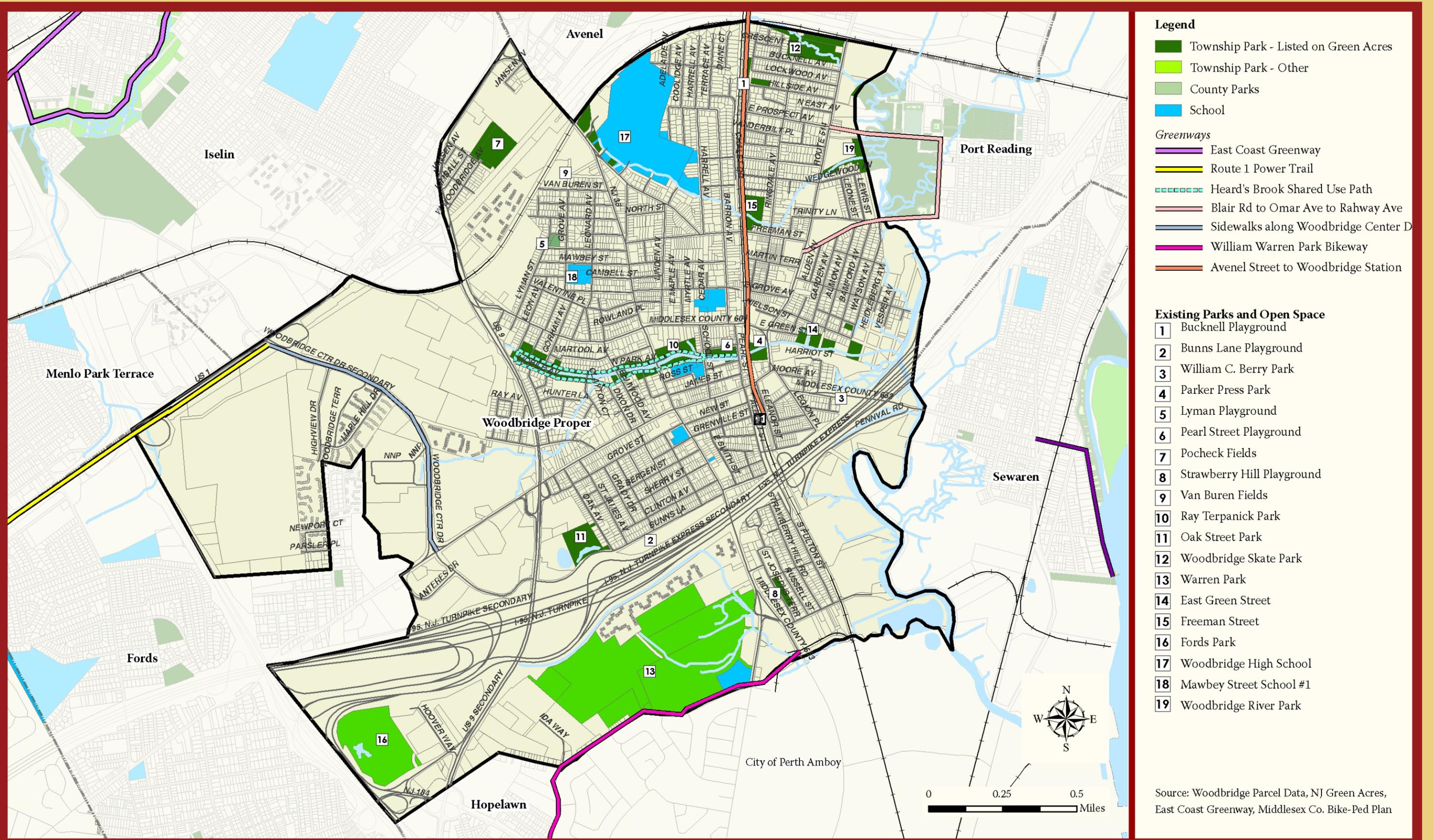
## Parks, Recreation, Open Space, and Greenways - Keasbey





## Parks, Recreation, Open Space, and Greenways - Port Reading and Sewaren





## Parks, Recreation, Open Space, and Greenways - Woodbridge Proper



A photograph of a park area with several leafless trees in the foreground and middle ground. In the background, there is a body of water and a building. A flagpole with an American flag stands in the center. The scene is overlaid with a semi-transparent red border.

# *Recycling and Sustainability*

LEASH AND  
CLEAN UP  
AFTER YOUR  
DOG



DOG WASTE LIME  
PENALTY ENFORCED  
VIOLATION FINE \$100.00  
ORDINANCE 800-47

NO  
SKATE BOARDING  
BICYCLE RIDING  
ROLLER BLADING  
ROLLER SKATING

## INTRODUCTION

As defined within the Municipal Land Use Law (MLUL), a recycling plan element must incorporate the State Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance. This plan element broadens the topic by including other sources of waste, specifically those associated with the use of energy that contribute to climate change. The climate in New Jersey is changing as a result of increases in atmospheric CO2 emissions. These emissions are largely produced from anthropogenic sources, such as the combustion of fossil fuels from automobile and truck traffic and the burning of fossil fuels to heat and power New Jersey's homes and businesses. The potential impacts of climate change will have economic and environmental impacts.

The issues surrounding the creation and use of energy and the associated climate change impacts have given rise to the concept called "sustainability". As defined by the New Jersey Sustainable State Institute, sustainability means *"...understanding the social, economic and environmental conditions necessary to sustain a high quality of life and ensuring that those conditions are preserved for us and for future generations."* The State of New Jersey has taken steps to address the issues surrounding sustainable development as it relates to reducing CO2 emissions. These steps include the adoption of the measures included in the Global Warming Response Act and the Draft Energy Master Plan by the State of New Jersey.

### **Solid Waste Disposal and Recycling**

The Woodbridge Township Department of Public Works, Division of Sanitation provides solid waste pickup to all residential, public and small commercial properties in the Township. The Division of Sanitation picks up local trash throughout the Township and then transports the waste to the Middlesex County Utility Authority landfill in East Brunswick. The Middlesex County Landfill is 315 acres in size and receives

720,000 tons of garbage each year. The Township recently finalized an agreement with the Borough of Carteret to incorporate Carteret's garbage collection service into Woodbridge Township's service. This agreement adds efficiency and brings revenue into the system.

The Middlesex County Solid Waste Management Plan currently governs Woodbridge Township. Currently, the Township produces approximately 50,000 tons of solid waste and 16,000 tons of recyclable material each year. In recent years, a high number of costly special pickups for bulk items have burdened the Township. In 1995, the Township implemented a fee to minimize these pickups, however demand continued to increase. In 2007, the Township opened a Convenience Center at the Public Works Complex to allow people to drop off bulk items free of charge. This effort has reduced special pickups by 50-60 percent. In 2007, the Mayor announced the retooling of the Public Works department. The result was the 2007 "Spring Clean Up" program which included the first-ever, permit-free Saturday and Sunday garage sale(s) in each of the Township's five wards followed by free curb-side bulk waste pick-up on the Wednesday after the garage sale.

Recyclable materials in the Township are collected once each week, totaling 16,000 tons per year. Based on material type, the Division of Sanitation disposes recyclable materials to a number of different processing facilities. The processing facilities include: glass, metal, plastic and paper to Zozzaro Bros.; yard waste to the Middlesex County Improvement Authority; tree stumps to J.H. Reid; brush to Linden DPW; concrete and asphalt to Bayshore Recycling; appliances and mixed metals to Coastal Recycling and Safe Disposal; paint and batteries to Clean Venture; tires to the Middlesex County Department of Solid Waste Management; motor oil and anti freeze to Key Environmental; and textiles to the Read Foundation.

### **Township Sustainability Efforts**

In an effort to respond to the growing need for sustainability and to create a more environmentally friendly Woodbridge Township, the

municipality engaged in a number of recent efforts to improve the sustainability of the Township's operations. The Township owns and operates a number of large municipal facilities that use a significant amount of electricity each year. In an effort to increase energy-efficiency and provide savings, the Township recently applied for and received more than \$2.4 million in rebate funding from the New Jersey Board of Utilities' Clean Energy Program. This funding will be used to install solar panels on six municipal buildings, including the Community Center, the Main Woodbridge Public Library and the Iselin branch, the Health Center, the Evergreen Center in Colonia and the Municipal Pump Station. The Township is Participating in an energy saving plan through Hess Corporation and receives an annual payment in exchange for agreeing to shut down power sources and get to backup sources at specified times.

Other efforts that the Township is undertaking to reduce its energy consumption include the purchase of 12 fuel-efficient hybrid vehicles; the installation of solar-powered lights on Inman Avenue; the installation of a solar-powered cross-walk lighting on Main Street; and the replacement of incandescent light bulbs with fluorescent light bulbs throughout the Township's municipal facilities.

In addition, the Township is working with private businesses to make the Township more sustainable. A major effort was a proposal for an Eco-Industrial Park or Eco-Park in the Keasbey 4 Redevelopment Area. Any need for additional energy would fit into the development. An Eco-Park is "An industrial system of planned materials and energy exchanges that seek to minimize materials use, and waste, building sustainable economic, ecological and social relationships." Additionally, Keasbey would serve as a resource recovery (RR) park which is a new development in recycling. In its broadest sense, a resource recovery park is the co-location of reuse, recycling, compost processing, manufacturing and retail businesses in a

central facility. A facility of this type allows the public to bring all their waste and recoverable materials to a single location at one time. This Plan is a part of a strategy to revitalize the entire Keasbey area extending from Industrial Highway south to the Raritan River, north to the Edison border, and east to the City of Perth Amboy.

Sustainability also includes protecting, preserving and restoring environmental resources. Beginning in 2006, the US Army Corps of Engineers restored 27 acres of tidal wetlands along Woodbridge Creek. Woodbridge Creek is an estuary of the Arthur Kill which connects Newark Bay and Raritan Bay. The Creek's wetlands are salt marshes with freshwater influence and a traditional diversity of vegetation. In recent years, an invasive form of reed (*phragmites australis*) infested the area and drastically reduced plant and animal diversity. The Woodbridge Creek Ecosystem Restoration Project removed an estimated 72,000 cubic yards of *phragmites*. The site was re-graded to recreate the native salt marsh that restored the preferred habitat for nesting birds and juvenile fisheries. The area was re-planted with approximately 378,000 marsh plants and native vegetation designed to aid the daily tidal flushing process.

#### **Leadership in Energy and Environmental Design (LEED)**

A nationwide movement has been taking place to construct buildings that are environmentally friendly. These buildings minimize the use of energy and produce some electricity on-site from renewable sources. This market-driven movement utilizes a rating system that ensures new buildings meet a minimum standard in order to be considered environmentally friendly. Currently, the most widely adopted "green" building rating system in the country is the Leadership in Energy and Environmental Design (LEED) Green Building Rating System®, as developed by the U.S. Green Building Council (USGBC).

According to the USGBC, LEED evaluates environmental performance from a whole building perspective over a building's life cycle and provides a definitive standard for what constitutes a "green building." It is based on accepted energy and environmental principles and strikes a balance between known established practices and emerging concepts. LEED is a performance-oriented system in which points are earned for satisfying criteria in the categories of sustainable development. These categories include water savings, energy efficiency, materials selection and indoor environmental quality. Different levels of green building certification are awarded by the USGBC based on the total points earned. Municipalities, businesses, non-profits and educational institutions around the State of New Jersey have been constructing "green buildings" by applying LEED standards. Woodbridge Township has begun to promote the construction of LEED certified buildings by including their construction in redevelopment plans throughout the Township.

#### **RECOMMENDATIONS**

- Continue efforts to centralize recycling facilities which will increase the efficiency of recycling operation in the Township.
- Continue to expand the materials accepted and recycled by the Township Department of Public Works, Division of Sanitation.
- Explore ways to make recycling more attractive and convenient to Township residents who currently underutilize or do not utilize the program.
- Continue and expand efforts to power municipal facilities using sustainable energy sources such as solar energy.

- Expand the use of alternative fuels for the municipal fleet and expand the number of high-efficiency, hybrid, or bio-diesel municipal vehicles.
- Establish and monitor carbon dioxide emissions for the Township by working with NJDEP and PSE&G to establish a base inventory of CO2 emissions for all Township buildings. Collaborate with the Motor Vehicle Commission to inventory Vehicle Miles Traveled (VMT) in order to establish a base line for the amount of driving by its residents. Calculating and monitoring carbon dioxide emissions can serve as a baseline to evaluate Township efforts in reducing such emissions in the future.
- Attract and develop "green collar jobs" in the Township. The development of clean energy and energy efficiency industries are growing and Woodbridge Township should encourage businesses to locate in the Township.
- Encourage the construction of green buildings by promoting the construction based on LEED standards.





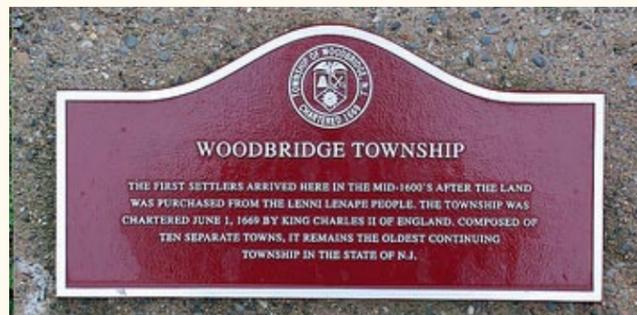


*Historic Preservation*

## HISTORIC PRESERVATION ELEMENT

### Introduction

Settled in the autumn of 1664 and granted a charter in 1669 by King Charles II of England, Woodbridge is the oldest township in New Jersey. Throughout its long history, Woodbridge has functioned as an economic and transportation center for the region and state. Woodbridge was home to the first permanent printing house in New Jersey. Known for its fine clay deposits, Woodbridge's M.D. Valentine Brick Company produced approximately 80,000,000 fire bricks annually at its peak to be used all over the world. As the State of New Jersey built a modern road system in the early 20<sup>th</sup> Century, Woodbridge became the heart of this network, with many major roads intersecting within the Township, including Routes 440, 27, 35, 1, 9, the Garden State Parkway and the New Jersey Turnpike. Recognizing the role of Woodbridge as the intersection between "shore-points" traffic and north-south traffic within the state, the first Safety Engineered Super Highway intersection (i.e. the "clover-leaf" interchange) in the United States was constructed at the intersection of Routes 1/9 and Route 35.



Historic preservation is the identification, evaluation, and protection of historic and archeological resources so that they continue to play a vibrant role in their communities. The primary method of identifying historic resources is a review of the National and State Register.

### Historic Resource

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. The quality of significance in American history, architecture, archeology, engineering and culture present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association determines eligibility for the National Register. The following three Township resources are listed on the National and State Register of Historic Places.

- The Barron Library was listed on the National Register of Historic Places and the New Jersey Register of Historic Places in 1977.
- Trinity Church was listed on the National and State registers in 2004.
- The First Presbyterian Church and Cemetery at 600 Rahway Avenue was added to the National Register of Historic Places and the New Jersey Register of Historic Places in 2007.

Beyond the resources identified on the National and State registers, the 1990 Master Plan identified seven additional resources for historic preservation. These resources were identified through the 1978 and 1985 Middlesex County surveys of historic resources. The following table lists the seven sites identified in the 1990 Master Plan.

1990 Master Plan/ Middlesex County Resource Listing
Aaron Dunn House
Jonathan Dunham House
Prall House
152 Main Street
First Congregational Church
Cone House
Dr. Jacques House



### Historic Preservation Commission

As per Section 36-5 of the Woodbridge Township Code, the Commission has the following five responsibilities:

1. Prepare a survey of historic sites of the Township pursuant to criteria identified in the survey report;
2. Make recommendations to the Planning Board on the historic preservation plan element of the Master Plan and on the implications for preservation of historic sites of any other master plan elements;
3. Advise the Planning Board on the inclusion of historic sites in the recommended capital improvement program;
4. Advise the Planning Board and the Board of Adjustment on applications for development;
5. Carry out such other advisory, educational and informational functions as will promote historic preservation in the Township.

The Planning and Zoning Board refer development applications on historic properties identified in the Historic Preservation Element of the Master Plan to the Historic Preservation Commission for advisory comment.

### Compatibility with Other Master Plan Elements

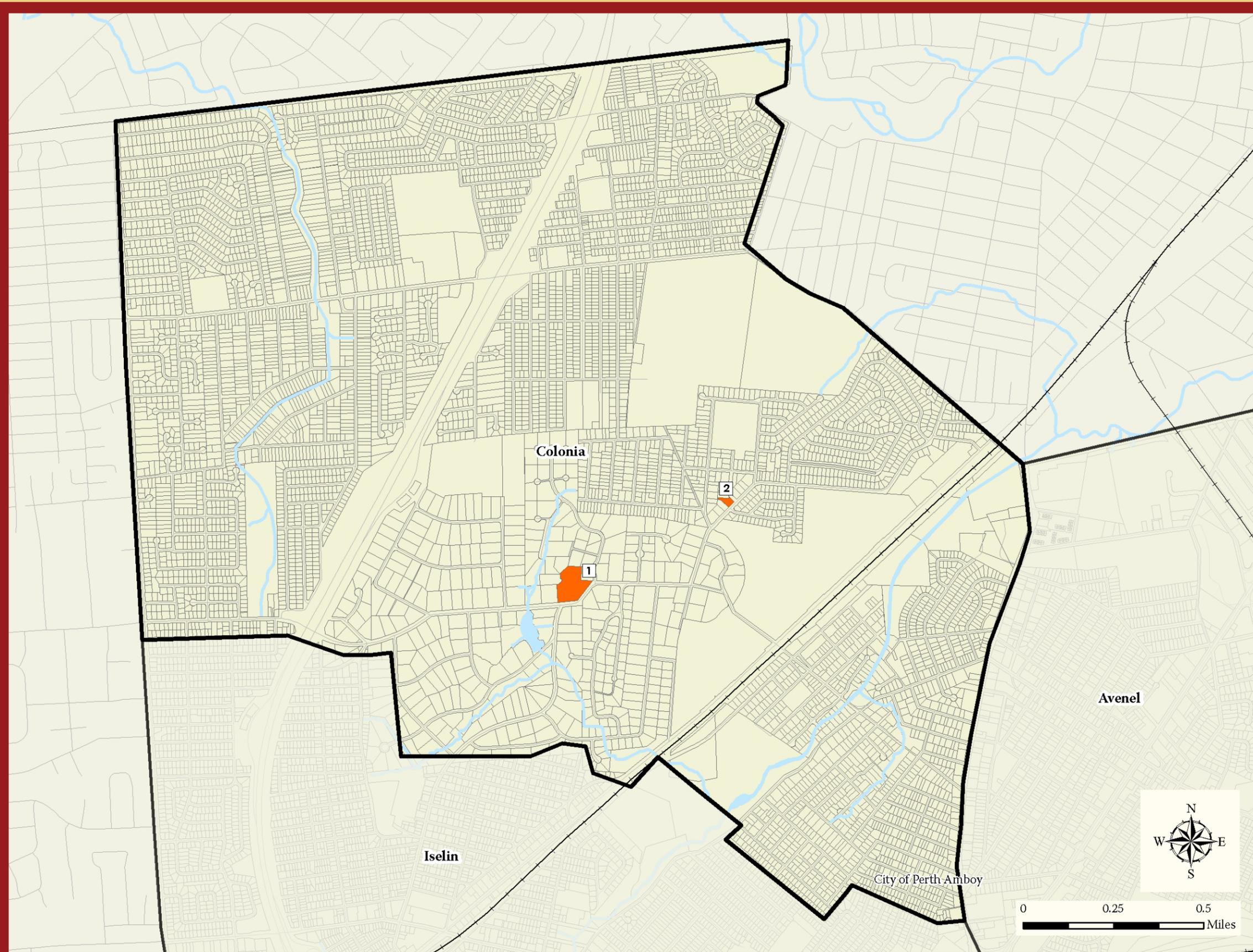
The Municipal Land Use Law requires specific findings concerning the impact of each component and element of the master plan on the preservation of historic sites and districts. The following sections identify each of the Master Plan elements and their impacts:

- **Land Use Element**- The basic goal of the Land Use Element is to preserve the integrity of established neighborhoods. The Element does not present any negative impacts on preservation efforts.



- **Community Facilities, Parks and Recreation Element**- This Element will foster historic preservation in the Township by improving Township circulation through greenway and sidewalk improvements that will connect historic resources.
- **Utility Service Element**- No proposals in the Utility Service Element are inconsistent or incompatible with the objective of preserving historic sites within the Township.
- **Recycling and Sustainability Element**- No proposals in the Recycling and Sustainability Element are inconsistent or incompatible with historic preservation.





**Legend**

- National and State Register
- Listed in 1990 Master Plan

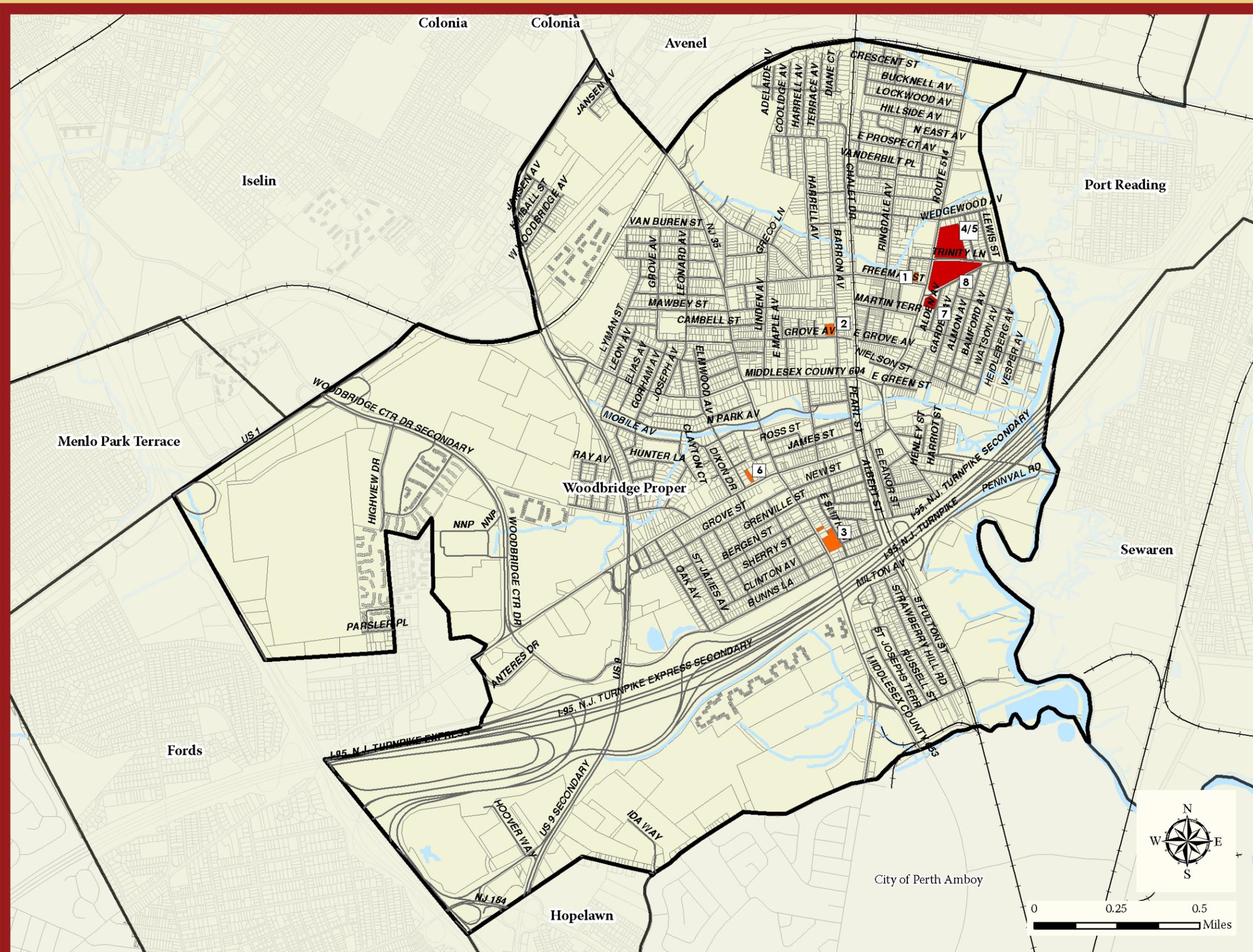
**Historic Sites**

- 1 Cone House
- 2 Dr. Jacques House

Source: Woodbridge Parcel Data, NJDEP

**Historic Properties - Colonia**





**Legend**

- National and State Register
- Listed in 1990 Master Plan

**Historic Sites**

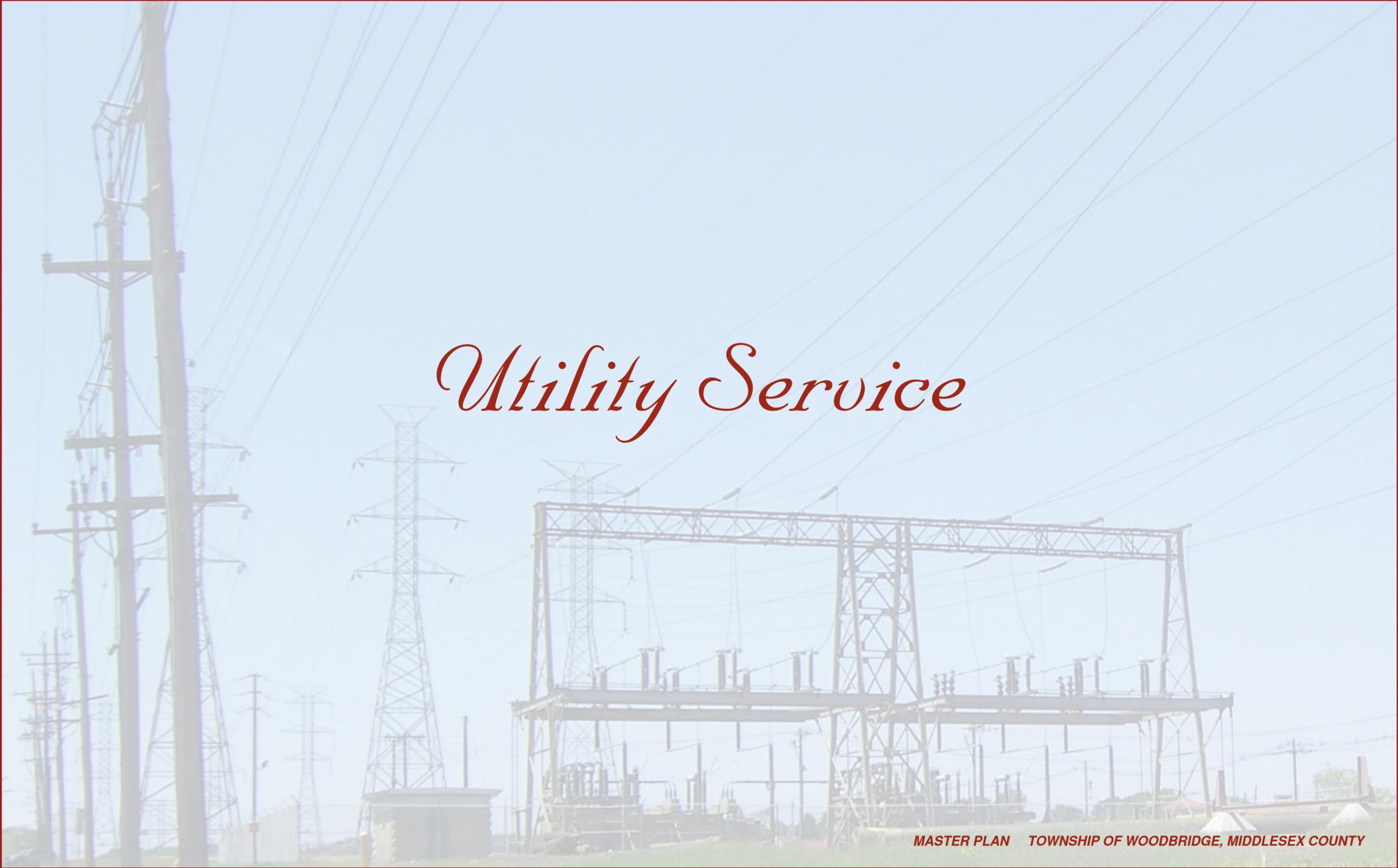
- 1 Aaron Dunn House
- 2 First Congregational Church
- 3 Prall House
- 4 Trinity Episcopal Church
- 5 Jonathan Dunham House
- 6 152 Main Street
- 7 Barron Library
- 8 First Presbyterian Church & Cemetery



Source: Woodbridge Parcel Data, NJDEP

**Historic Properties - Woodbridge Proper**





# *Utility Service*

## INTRODUCTION

As defined within the Municipal Land Use Law (MLUL), a utility service plan element analyzes the need for, and depicts the general location of water supply and distribution facilities, drainage and flood control facilities, sewage and waste treatment, solid waste disposal and provisions for other related utilities, including any storm water management plans. This element also considers utilities such as phone, cable television service and internet connectivity.

This element inventories and evaluates the current operational conditions of utilities with an aim to identify issues and recommendations for future improvements. The following utilities provide service to the Township:

- Potable water- Middlesex Water Company;
- Wastewater treatment- Rahway Valley Sewerage Authority and the Middlesex County Utility Authority;
- Natural gas- Elizabethtown Gas;
- Electric- PSE&G; and
- Information/communication utilities- assorted private companies.

In 2005, the Township adopted a Stormwater Management Plan which serves as the Stormwater Element of this Master Plan. This element complements the 2005 Stormwater Management Plan.



## UTILITY SYSTEM OVERVIEW

### Potable Water

Woodbridge Township's potable water supply is provided through Middlesex Water Company, with the exception of 397 residential units served by private wells. Middlesex Water Company provides its customers an average of 48 million gallons of water each day, utilizing both surface and groundwater supplies. The principal source of surface water for Middlesex Water Company is the Delaware and Raritan Canal, owned by the State of New Jersey and operated by the New Jersey Water Supply Authority. This supply is supplemented by water in the Round Valley and Spruce Run Reservoir systems. Groundwater sources (32 wells in South Plainfield, NJ and Edison, NJ) in the Brunswick Aquifer provide about 25 percent of Middlesex Water Company's water supply. Middlesex Water Company's primary treatment plant is located in Edison, NJ.

Currently the Middlesex Water Company is pursuing a major utility project known as the RENEW Program. The RENEW program focuses on cleaning and lining sections of aging water mains throughout the Middlesex Water Company service area. The Township competed with other municipalities to bring these improvements to Woodbridge. Having completed the program in other sections of the Township, focus areas now include Iselin and Colonia. In recent years, Middlesex Water Company has cleaned and relined waterlines throughout the Township. While much of the water system is more than 50 years old, the cleaning and relining will continue to provide the existing infrastructure needed for additional years of effective service.

### Wastewater Treatment

Sewerage collection in Woodbridge Township is provided by the Rahway Valley Sewerage Authority (RVSA) and the Middlesex County Utility Authority. The RVSA covers most of Union County as well as Colonia, Menlo Park Terrace and portions of Fords, Iselin, Avenel and Woodbridge. The Middlesex County Utility Authority Wastewater Division (MCUA) serves most of Middlesex County, including Keasbey, Port Reading, Sewaren, Hopelawn and portions of Fords, Iselin, Avenel and Woodbridge Proper. Woodbridge Township is covered by the Lower Raritan/Middlesex County Wastewater Management Plan, revised in January 2008 and the Draft Rahway Valley Sewerage Authority Wastewater Management Plan, updated February 2008.

By 2015, the MCUA will treat more than 124 million gallons of wastewater per day at the MCUA facility in Sayreville, of which 6.68 million gallons per day is generated by Woodbridge Township. It should also be noted that the MCUA treats wastewater from Carteret and Perth Amboy which flows to the MCUA treatment facility through Woodbridge Township. See the *Utilities- Wastewater* map for wastewater treatment coverage in the Township.

Woodbridge Township owns 20 sewage-pumping stations which are indicated on the *Utilities- Wastewater* map. During the past 15 years, the Township has made improvements to increase the efficiency of these stations. Improvements included rebuilding the Brookside Station in 2007 and the Oakwood Station in 2008. In addition, the Mills Lead Station is in the design phase for reconstruction while the Keasbey Station is in the design phase for removal. The proposed removal of the Keasbey Station will reduce the overall costs to the Township, by utilizing a less costly gravity approach in the area.

A problem that can occur with many wastewater treatment systems is infiltration and inflow into the system. Infiltration is water that enters the sewage collection system from the soil through foundation drains, defective pipes or joints and faulty connections (i.e., ground water). Inflow is water that enters the sewage collection system from sources such as roof leaders, basement/yard drains and cross connections with drainage lines (i.e., surface or rainwater).

To address illegal infiltration and inflow, the Township has developed an inspection program. Homes for sale are inspected to locate illegal connections, inflow and infiltration. Infrastructure costs can be reduced if infiltration and inflow are minimized through maintenance and replacement of infrastructure.



### **Gas and Electric**

Elizabethtown Gas is the natural gas provider in Woodbridge Township. Elizabethtown Gas, a subsidiary of AGL Resources, serves more than 260,000 residential, business and industrial natural gas customers in New Jersey. Elizabethtown Gas serves portions of Union, Middlesex, Sussex, Warren, Hunterdon, Morris and Mercer counties. Services include maintaining the gas pipeline infrastructure; responding to and repairing gas leaks; selling natural gas service to residential, commercial and industrial customers; providing customer service; billing customers for gas service; and offering online customer information about natural gas and gas-fueled products.

Public Service Electric and Gas (PSE&G) is the sole provider of electricity in Woodbridge. PSE&G currently serves nearly three quarters of New Jersey's population in a service area consisting of a 2,600-square mile diagonal corridor across the state from Bergen County to Gloucester County. PSE&G is New Jersey's largest provider of gas and electric service, servicing 1.7 million gas customers and 2.1 million electric customers in more than 300 urban, suburban, and rural communities, including New Jersey's six largest cities. PSE&G has taken a number of steps to make its utility provision more environmentally friendly. It has developed methods to reduce the amount of water needed to cool a number of electric plants by using grey water as opposed to fresh water whenever possible. In addition, PSE&G has proposed a wind farm off the South Jersey Coast which would produce 350 megawatts of clean electricity.

### **Information/Communication Utilities**

In Woodbridge Township, licensed franchised operators provide telephone, cable television and internet service. Tariffs and conditions of service are established and regulated by the State of New Jersey through the Board of Public Utilities. Within the Township, local landline telephone service is provided by NJ Bell, AT&T, Verizon and Comcast. The local cable television contract is with Comcast.

## **PUBLIC SAFETY & EMERGENCY COMMUNICATIONS**

Public safety, security and the provision of emergency services during times of crisis is the single-most important responsibility of the Woodbridge Township Municipal government. All appropriate provisions and emergency services must be in place to further the critical mission of public safety.

Following the September 11, 2001, terrorist attacks on America – the World Trade Center in New York City, the Pentagon in Washington D.C. and the failed attack on the White House that crashed in the farmlands of Western Pennsylvania - Woodbridge Township effectuated a proactive approach to planning, preparing an overall Emergency Services Plan that provides for the public safety and security of Township residents, workers and visitors.

As a result of federal and state emergency preparedness directives, the Township of Woodbridge, through the preparation of the Master Plan and related documents, has undertaken the implementation of a staged public safety plan that includes the replacement of the existing 35 year-old police and emergency services communications system. Comprehensive upgrades to the public safety radio communications system will greatly enhance the quality and coverage of radio communications in the Township of Woodbridge and will enhance the interoperability among the various agencies within and adjacent to the Township of Woodbridge.



In planning for centralized “trunking” and emergency communications, it must be noted that Woodbridge Township is the oldest original Township in the State of New Jersey and has long been at the center of state and national economic life. Woodbridge Township is the fifth largest municipality in the State of New Jersey – the Township includes the communities of Woodbridge Proper, Fords, Sewaren, Hopelawn, Iselin, Keasbey, Menlo Park Terrace, Colonia, Avenel and Port Reading. The Township covers approximately 27 square miles with a full-time population of approximately 95,000 residents and upwards of 200,000 residents and workers Monday through Friday.

Known as the “Crossroads of New Jersey,” Woodbridge Township stands at the epicenter of the New Jersey Turnpike, the Garden State Parkway, Interstate highways 440 and 287, Route 1, Route 9, Route 35 and Route 27. The Township is also the main northeast route for Amtrak and the high-speed Acela Express train, New Jersey Transit (home to Metropark, Woodbridge and the Avenel stations) and Conrail freight lines.

Woodbridge Township maintains 36 critical infrastructure areas as defined by the Department of Homeland Security, the New Jersey State Police and the Woodbridge Police Department. Areas of critical infrastructure include: six miles of waterfront that is home to the second busiest flammable liquid marine terminal in the New York metropolitan area, the Hess Refinery and World Headquarters, the East Jersey State Prison (with an overall population of approximately 2,200 inmates and staff), the PSE&G Generating station, four major pipeline companies that operate approximately 60 miles of pipeline, numerous national rail lines, and chemical and industrial production facilities located throughout the Township. Additionally, Woodbridge Township is home to

dozens of major hotels, corporate offices, and the Woodbridge Center Mall (which draws approx 30,000 people and 8,800 vehicles daily).

Public safety in the Township is primarily provided by the Woodbridge Police Department and a number of volunteer fire and first aid agencies. In addition to the requirement for communications and interoperability between the local public safety and emergency service agencies, effective communications is required with the New Jersey State Police, U.S. Coast Guard, railroad operators, and many other federal, state, county and local emergency management agencies. It is the goal of Woodbridge Township, through long-term planning, to implement a common Township-wide radio communications “trunking” system for all agencies and departments within the Township.

As part of the mandated overhaul of the Woodbridge Township communications system, the Township is exploring the concept of “shared services.” The “trunking” radio system is designed as a regional radio system, ensuring that surrounding communities will have adequate radio coverage. The communities of Perth Amboy, the Borough of Carteret, and other nearby municipalities have been approached and invited to participate in the “shared services” emergency communications systems in order to save taxpayer dollars and to offer the best service from a public safety standpoint.

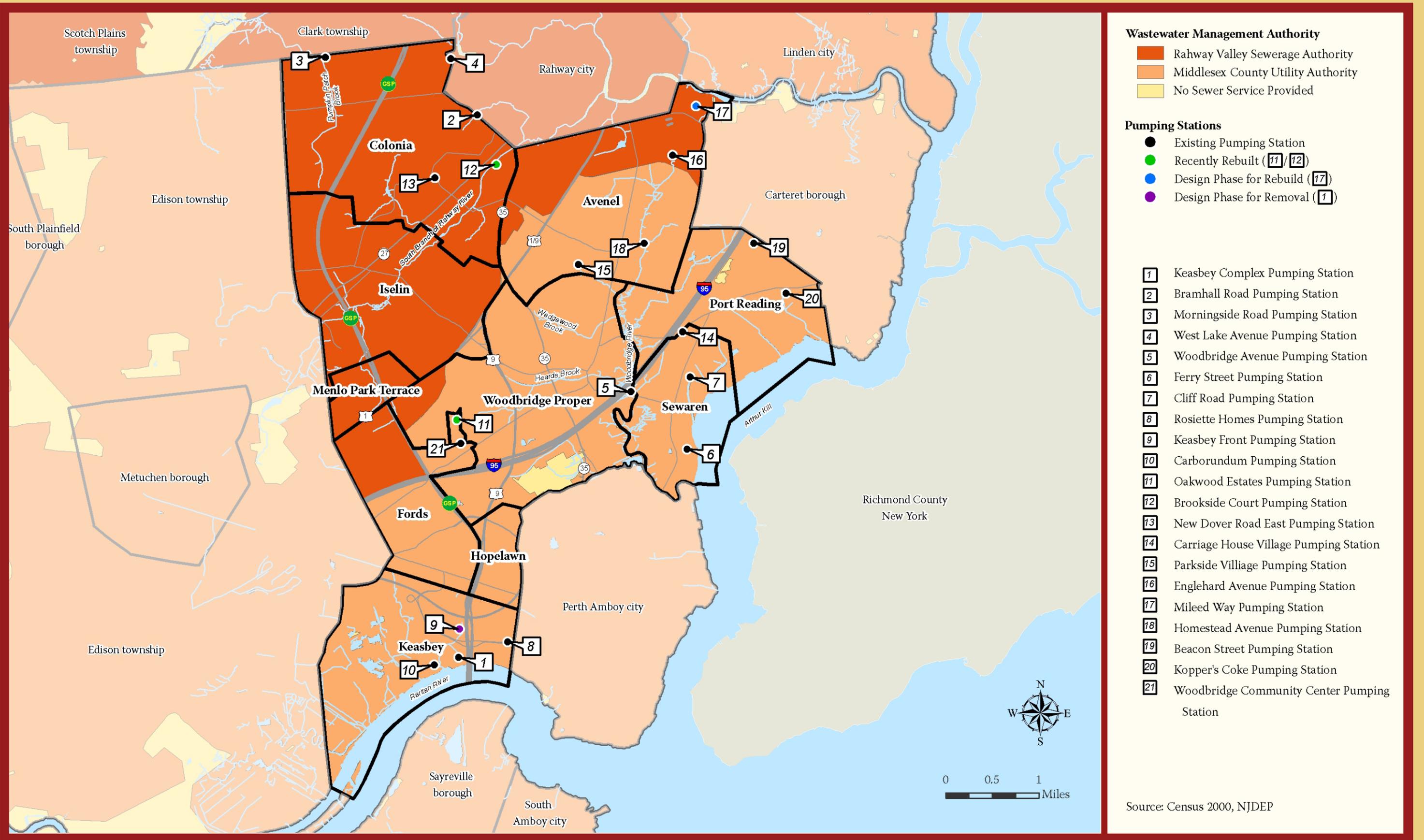
As part of the centralized “trunking” and updated communications system, the Township hired a consultant to design and develop specifications for the new Township-wide radio “trunking” system. The new system will allow interoperability between the Township’s public safety organizations, public service organizations, and the Board of Education, as well as allow interoperability with surrounding jurisdictions operating on UHF channels.

With long-term funding approved by the Municipal Council, the design and planning of the new radio system is well underway. To date, the Trunking Implementation Committee has completed radio

design and bid specification documents and will move, through the public bid process, to award contracts for the installation of the centralized public safety communications system. The goal is to have a completely updated and operational emergency communications system operational by 2012. The new regional radio system will allow all Woodbridge public safety, public service and board of education users, as well as users from neighboring communities to share a single system.

## RECOMMENDATIONS

- The Township should implement the recommendations of the 2005 Stormwater Management Plan as funding becomes available.
- The Township should continue to inventory wastewater and stormwater sewage infrastructure and, once established, maintain an up-to-date inventory.
- The Township should continue to plan for and implement new utility infrastructure to replace aging and obsolete systems as needed.
- The Township should continue to coordinate with all departments and utilities that provide utility services in Woodbridge Township to ensure that all infrastructure and utility service is maintained.







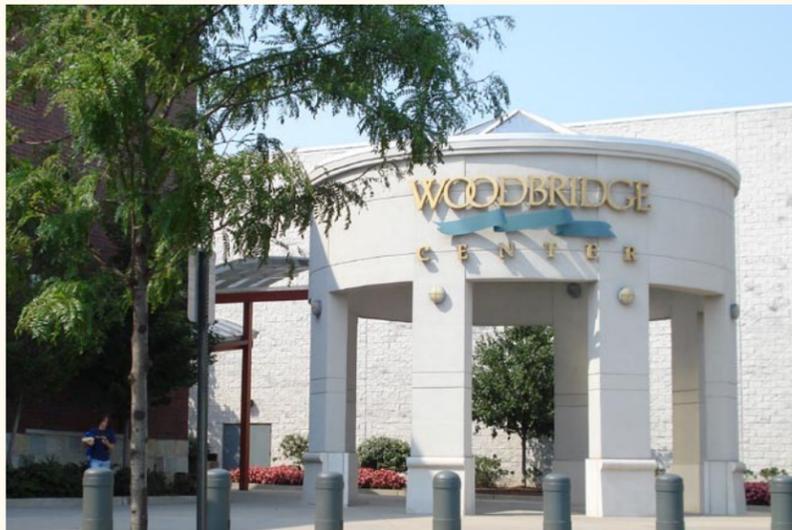
*Relationship to  
Other Plans*

## INTRODUCTION

The Municipal Land Use Law (MLUL) requires that municipalities look beyond their borders and evaluate the master plans in a regional context. Specifically, in NJSA 40:55D-28.d the MLUL requires the following:

“The master plan shall include a specific policy statement indicating the relationship of the proposed development of the municipality, as developed in the master plan to (1) the master plans of contiguous municipalities, (2) the master plan of the county in which the municipality is located, (3) the State Development and Redevelopment Plan adopted pursuant to the “State Planning Act,” sections 1 through 12 of P.L.1985, c.398 (C.52:18A-196 et seq.) and (4) the district solid waste management plan required pursuant to the provisions of the “Solid Waste Management Act,” P.L.1970, c.39 (C.13:1E-1 et seq.) of the county in which the municipality is located.”

This section considers the relationship of this Master Plan with those of the New Jersey State Development and Redevelopment Plan (SDRP), the numerous Middlesex County planning efforts, as well as the Master Plans of contiguous municipalities.



## RELATIONSHIP TO STATE PLANNING EFFORTS

### State Development and Redevelopment Plan

The Woodbridge Township Master Plan is congruous with and would effectuate the plans and policies of the New Jersey State Development and Redevelopment Plan (SDRP), adopted in 2001. The SDRP is a document that guides State-level development and redevelopment policy as well as local and regional planning efforts. The Plan’s revision process requires comparison of the planning policies among various government levels with the purpose of attaining compatibility among local, county and state plans. The Woodbridge Master Plan is consistent with the eight statewide goals in the SDRP and the dozens of policies in the SDRP which are intended to implement them. The goals are as follows:

- Revitalize the State's Cities and Towns;
- Conserve Natural Resources and Systems;
- Promote Economic Growth and Development;
- Protect the Environment;
- Provide Public Services at Reasonable Cost;
- Provide Housing at Reasonable Cost;
- Preserve Historic and Cultural Areas; and
- Ensure Integrated Planning Statewide.

The SDRP also includes a State Plan Policy Map which divides the state into regions, known as Planning Areas, and includes specific goals for each area. The Township of Woodbridge falls in the ‘Metropolitan Planning Area’ (PA1). This Planning Area includes a variety of communities that range from large urban centers, such as Newark, to nineteenth-century towns shaped by commuter rail, such as Englewood, as well as post-war suburbs, like Cherry Hill. As the name implies, the communities in this Planning Area often have strong ties to, or are influenced by, major metropolitan centers, such as the New York/Newark/Jersey City metropolitan region in the northeastern counties (roughly within the I-287 beltway). The State Plan recognizes

that all communities in this planning area are essentially fully developed; hence, much of the changes in land use will occur as redevelopment.

The State Plan planning objectives for the ‘Metropolitan Planning Area’ includes the following:

- Providing for much of the state's future redevelopment;
- Revitalizing cities and towns;
- Promoting growth in compact forms;
- Stabilizing older suburbs;
- Redesigning areas of sprawl; and
- Protecting the character of existing stable communities.

The Woodbridge Master Plan is consistent with these planning objectives, and is implementing them by initiating major redevelopment efforts throughout the Township. The Township is actively working to revitalize several downtown districts, including those in Avenel Colonia, Fords, Hopelawn, Iselin and Woodbridge Proper. Most recently, the Township opened a popular skateboarding park in the Rahway Avenue Park, created the Dog Park in Sewaren and added recreational activities such as horseshoes and bocce to local parks. Among other redevelopment efforts, the Township is also pursuing a comprehensive redevelopment of the sprawling Route 1 corridor by upgrading the entire area while protecting the character of adjacent neighborhoods.

The Township is a participant in the State Development and Redevelopment Plan Cross-Acceptance process. Cross Acceptance is a three-phase process, adopted by the State Planning Commission which includes a comparison phase, a



negotiation phase and a final phase. The purpose of the process is to act as a dialogue to prepare the SDRP in a manner that makes the plan consistent with county and municipal plans. Middlesex County municipalities submitted responses to the Preliminary Plan in June 2007. Woodbridge Township submitted the following recommended changes for the Final SDRP, addressing needs for two additional goals:

- Real and substantive initiatives to create affordable housing opportunities. As indicated in a Township survey, present costs of housing and land acquisition currently are an insurmountable barrier to affordable housing production.
- Substantive incentives to create improvements in mass transit/public transportation within the most densely populated areas in the State.

## RELATIONSHIP TO MIDDLESEX COUNTY

### PLANNING EFFORTS

#### **Middlesex County Open Space and Recreation Plan**

The 2003 Middlesex County Open Space and Recreation Plan details the County's open space and recreational facilities. The document updates the goals, objectives, and data of the County's 1995 Open Space Plan. The Plan also includes potential acquisition targets, recreational improvements, and linkage recommendations (Greenways). Proposed greenways within Woodbridge Township include the following:

- The Woodbridge Creek Greenway (extending from Arthur Kill to the Rahway River);
- The Middlesex Greenway (under construction);
- The Edison-Port Reading Greenway (using the existing and increasingly utilized railroad ROW);
- The South Branch of the Rahway River Greenway (utilizing both Roosevelt Park and Merrill Park);
- The Raritan River Greenway (along the river's waterfront); and
- The Arthur Kill Greenway (along the waterfront).

The Open Space and Recreation Plan also proposes numerous properties for acquisition as open space within the Township, including portions of the Woodbridge Creek headwaters, such as the Pin Oak Forest (which has been purchased), and the Rahway River, such as the wetlands near the Rahway/Woodbridge border. The Woodbridge Master Plan is consistent with the recommendations of the Middlesex County Open Space and Recreation Plan by incorporating plans for future greenways in the Township.

#### **Middlesex County Bicycle Pedestrian Plan**

The goals of the 2002 Middlesex County Bicycle and Pedestrian Plan are to establish a countywide bicycle and pedestrian network, awareness of the network and facilitate improvements to it.

The Plan outlines several proposed bicycle/pedestrian improvements within the Township of Woodbridge:

- Bike racks and lockers at the Woodbridge Station;
- The creation of the Middlesex Greenway;
- Improvements to the Metropark Station;
- An overpass at Wood Avenue and Route 27;
- Wood Avenue Reconstruction and Bikeway;
- Merrill Park Bikeway;
- The Route 1 Power Trail from Amboy Avenue in Edison to Woodbridge Center;
- Sidewalks along Woodbridge Center Drive from Route 1 to the Township Recreation Center;
- William Warren Park Bikeway connections;
- Improved sidewalks along Amboy Avenue;
- Bikeway along Blair Road to Omar Avenue and along Omar Avenue to Rahway Avenue; and
- Improved access along the New Jersey Coast Line between Woodbridge Station and Avenel Street.

These proposed improvements have been taken into account when developing the Woodbridge Master Plan. Moreover, the Woodbridge Master Plan has a goal to increase the walkability throughout the Township and is consistent with the goal of establishing new bicycle/pedestrian links throughout the Township, demonstrating this consistency through the many recently installed handicapped curb cuts.



### **Middlesex County Growth Management Strategy (GMS)**

Between 1990 and 1995, Middlesex County prepared a three-phase Growth Management Plan to address infrastructure needs, regional design systems and growth management strategies. The County was subdivided into four regions. Woodbridge Township is located in the northeast region, along with the Township of Edison, the Borough of Metuchen, the Borough of Carteret, the Township of Perth Amboy and the Borough of Highland Park.

Phase I of this Strategy found that large public and private investments would be required to maintain a significant level of service for projected growth in the County. The report estimates that the highest infrastructure costs facing the County are for maintaining and improving existing sewerage systems, parks and roads. The report determined that this investment could be significantly reduced for utility systems (water and sewer) if growth occurred in areas where utilities are already in place.

The Phase II Report for the County's Growth Management Strategy focused on alternative approaches to managing actual growth in Middlesex County. In order to analyze the approaches, five specific case studies were conducted in the report. None of these five areas were located in Woodbridge Township.

The last phase of Middlesex County's Growth Management Strategy was the Phase III Report which examined four additional case study areas, thereby analyzing nearly all of the potential growth areas in the County. In this Phase, additional techniques by which the County may assist and further coordinate with municipalities in planning and development review were also identified. The Township of

Woodbridge was included in three of the study areas: the Metropark Case Study Area (portions of Iselin, Menlo Park Terrace, Fords and Woodbridge); the Raritan Center Case Study Area (portions of Keasbey and Fords); and the Arthur Kill/Raritan Bay Case Study Area (portions of Keasbey, Fords, Hopelawn, Woodbridge, Sewaren and Port Reading).

The Arthur Kill/Raritan Bay Case Study in Phase III provides three primary recommendations:

- The Arthur Kill shoreline would benefit from the redevelopment of underutilized and abandoned heavy industrial sites as businesses, residential and recreation sites. Redevelopment planning also needs to address environmental concerns regarding past contamination of land, water and air quality along the shoreline.
- Improved road access is needed between redevelopment/development parcels and major highways in order to avoid burdening local roads while providing accessibility. This recommendation includes the proposed signalization project on Route 35 and improved connections between Route 9, Route 35 and the Garden State Parkway.
- Because several areas along the Raritan estuary, Raritan Bay and Arthur Kill are subject to tidal flooding, a shore protection master plan should be extended for this area.

The Raritan Center Case Study in Phase III provides four primary recommendations:

- Raritan Center should include residential development to allow employees to live closer to work. A riverfront park along the Raritan River would provide needed recreational opportunities and improve public access to the waterfront.

- Development of the southern area of Raritan Center is dependent on the completion of the Industrial Highway which has been stalled by the presence of wetlands. An integrated resource-planning project should be implemented for this area.
- The presence of three closed landfills along the Raritan River will constrain extension of a proposed riverfront park to the west until sites are remediated and/or properly closed. Efforts should be made to expedite landfill closure.
- Transit improvements should be investigated to make the Center accessible from New Brunswick, Perth Amboy and from the bayshore communities of Monmouth County. A transit link should be provided between Raritan Center, the NJ Transit Coast line (Perth Amboy) and the NJ Transit mainline (Metropark or Metuchen).

The Metropark Case Study in Phase III provides three primary recommendations:

- Transportation management measures should be implemented intensively for this area, since traffic congestion inhibits growth. The narrow rail underpasses limit access to Metropark and New Jersey Transit's parking expansion will place an even greater burden on local roads.
- The NJ Transit parking deck project includes the construction of space for retail facilities to serve commuter needs. Additional retail development to serve nearby office workers should also be evaluated.

- A storm water management plan should be developed for the entire South Branch of the Rahway River drainage area in order to determine the most effective storm water control measures, since growth in this study area is limited by increasingly scarce buildable land and the need for increased sewage capability in the Township.

The Woodbridge Master Plan has evaluated the areas recommended in the Middlesex County Growth Management Strategy for future growth in the Township and has determined that while the Arthur Kill shoreline is well-suited for recreational uses, the area is not well-suited for additional residential development. The Woodbridge Master Plan is generally consistent with the remaining recommendations by the Middlesex County Growth Management Strategy.

#### **Middlesex County Solid Waste Management Plan**

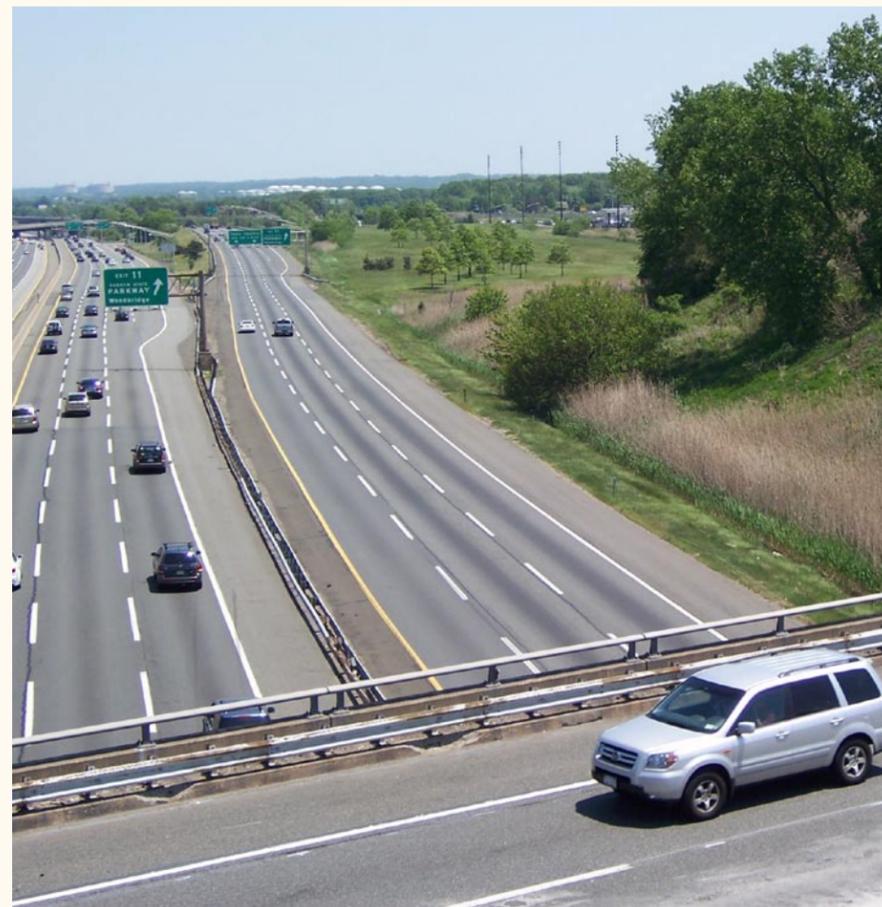
The Solid Waste Management Act designated every County in the State as a solid waste management district, and requires each district to prepare a Solid Waste Management Plan. The Middlesex County Planning Department is responsible for preparing the Middlesex County Solid Waste Management Plan. The County adopted a Solid Waste Management Plan in 2001. Woodbridge Township complies with the Solid Waste Management Plan.

#### **RELATIONSHIP TO ADJACENT MUNICIPALITIES**

Seven municipalities border the Township of Woodbridge. Of these seven municipalities, four (Perth Amboy, Edison, Carteret and Sayreville) are located in Middlesex County and three (Rahway, Clark and Linden) are located in Union County. The land use planning of these municipalities is discussed below. The *Regional Context* map depicts the actual locations and spatial relationships between these municipalities.

#### **Clark Township**

Located in Union County, Clark Township borders the northern portion of Colonia in northwestern Woodbridge Township. The Garden State Parkway forms an important link between the two municipalities. Lake Avenue is the only local roadway that connects Colonia and Clark directly. The portion of Clark Township that abuts the Colonia portion of Woodbridge is zoned wholly for residential use, with minimum lot sizes ranging from 7,500 square feet to 15,000 square feet. Comparatively, Woodbridge Township's border areas are zoned for 6,000 and 7,500 square foot residential lots. Although minimum lot sizes in Clark allow larger lots in select areas, zoning and land use policies in Woodbridge Township are consistent with the overall adjacent development patterns in Clark.



#### **Edison Township**

The Township of Edison abuts the entire western boundary of Woodbridge Township in Colonia, Iselin, Menlo Park Terrace, Fords and Keasbey. These areas align with Planning Districts 1, 2 and 5 identified in the 2003 Edison Municipal Master Plan. Colonia and Iselin are located adjacent to Edison Planning District 1, with the municipal boundary following the centerline of Wood Avenue. Primary roadway connectors between the two municipalities include Inman Avenue, New Dover Road and Oak Tree Road. Planning District 1 includes Edison's Residential (R-BB) Zone and commercial areas in the Office Service (O-S) Zone along Oak Tree Road. These land uses and zone classifications are consistent with land use patterns and policies in the adjacent areas of Woodbridge Township.

Iselin, Menlo Park Terrace and Fords are adjacent to Edison Planning District 2. Primary roadway connectors between the two municipalities include Oak Tree Road, Route 27, Thornall Road, Route 1, Amboy Avenue, Woodbridge Avenue and the Northeast Corridor Rail Line. The Middlesex Greenway will add yet another major link between the two municipalities. The sections adjacent to Edison Planning District 2 are developed with a range of land uses. Numerous residential and non-residential zones abut the adjacent areas of Woodbridge. Additionally, the Metropark office complex, a major state economic center, overlaps the two municipalities and is anchored by the Metropark train station in Iselin. Both Townships have zoned the areas adjacent to the train station to permit office development. The office development surrounding the train station has created NJ Transit's third busiest weekday station and one of New Jersey's premier office developments. The Township's zoning and land use policies in this area are consistent with adjacent areas of Edison Township.

Keasbey and Fords are adjacent to Edison Planning District 5. Primary roadway connectors between the two municipalities include Woodbridge Avenue, King Georges Post Road and Riverside Drive. Edison's zoning along the common municipal border includes the Light Industry (LI) and the Research/Office/Lab (ROL) districts and development within these districts reflects these zoning designations. Much of Edison's zoning and land development patterns echo those of Woodbridge Township, with the exception of areas south of Riverside Drive in Keasbey. These areas are situated within a designated redevelopment area which encourages industrial uses similar to a proposed eco-industrial park nearby. This redevelopment area is adjacent to undeveloped areas of Edison extending to the Raritan River that were formerly part of the Raritan Arsenal. Edison is pursuing plans to develop this area with a seaport village which would include residential and mixed commercial uses.

#### **Borough of Sayreville**

The Borough of Sayreville lies across Raritan Bay to the south of Woodbridge. There is no physical connection between the two communities, however the two municipalities are linked by the Garden State Parkway and Route 9. Most of the northern portion of Sayreville is located in a redevelopment area permitting a variety of non-residential uses.

#### **City of Perth Amboy**

Located along the southeastern perimeter of Woodbridge, Perth Amboy's border with the Township includes a number of important transportation and land use connections. Through Perth Amboy and the Outerbridge Crossing, Woodbridge is connected to Staten Island. In addition, Route 35 connects the Township to the New Jersey shore region. The North Jersey Coast Line trains serve both downtown Woodbridge and Perth Amboy.

Beyond these connections, the sections of Hopelawn, Sewaren and Keasbey are closely linked with Perth Amboy. Abutting the residential portion of Keasbey, Perth Amboy contains non-residential development, consistent with the development pattern of the Raritan floodplain area. Hopelawn is largely residential and complements Perth Amboy's zoning for residential and neighborhood commercial uses. The remainder of the Perth Amboy border is zoned for industrial uses consistent with the uses found in the southern half of Sewaren.

#### **Borough of Carteret**

The Borough of Carteret, located in Middlesex County, lies along the northeastern border of Woodbridge. The New Jersey Turnpike, Port Reading Avenue and the Industrial Highway all form major connections between the two municipalities. Zoning along the border is generally congruous with the residential areas of Port Reading abutting residentially zoned areas of Carteret, while the remainder of the border area is comprised of industrial and warehousing uses in both municipalities. In recent years, the connections between the municipalities have grown as the Woodbridge Public Library system works to integrate the Carteret Library as part of its network of branches. The Township recently finalized an agreement to incorporate Carteret's garbage collection service into Woodbridge Township. This agreement improves efficiency, adds revenue and continues a series of efforts to coordinate services between Woodbridge Township and Carteret.

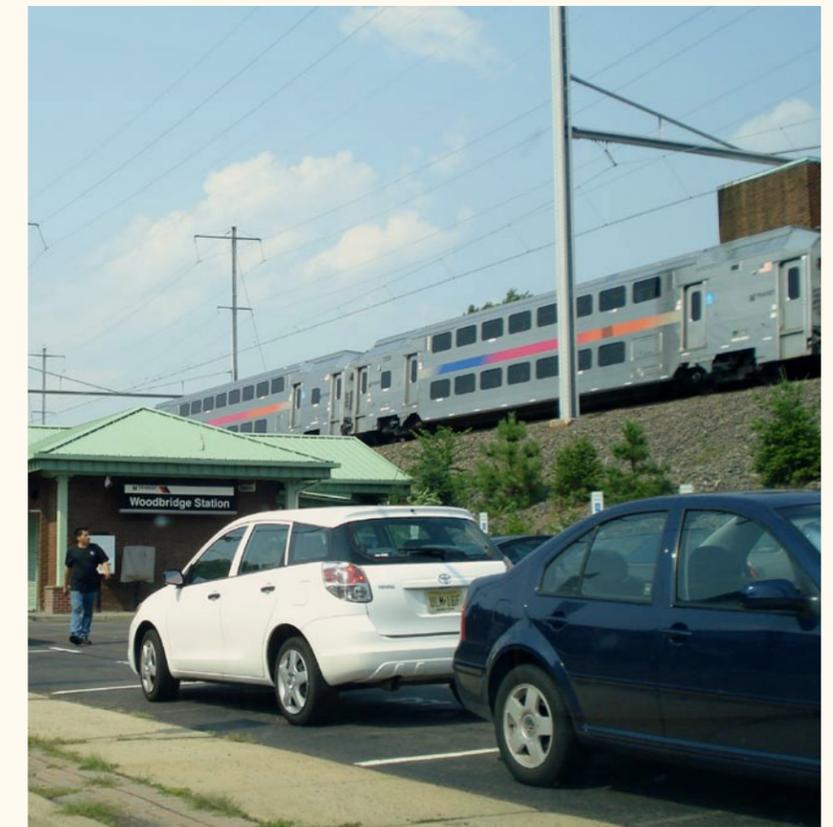
#### **City of Rahway**

Located to the north of Woodbridge Township in Union County, the City of Rahway borders the sections of Colonia and Avenel. The two municipalities are connected by Route 27, Route 35 and Route 1. Rahway is also the next local stop north from both Avenel on the North Jersey Coast Line and Metropark on the Northeast Corridor. The majority of the City's border with Colonia is zoned for residential development. Important existing and potential open space links between Colonia and Rahway exist due to the presence of the Rahway

River corridor and Milton Lake, both zoned for open space protection. East of Route 27, the majority of the border area is zoned for non-residential uses in Rahway, with most districts permitting industrial uses. The exception is a small residential neighborhood along Randolph Road in Rahway.

#### **City of Linden**

While most of the northern border of Woodbridge is shared with Rahway, Clark and Carteret, a very small part of the Township abuts the City of Linden. The northern tip of Avenel lies across the Rahway River from Linden. However, there are no physical connections between Linden and Woodbridge as no roads bridge the river in this area. The border area of Linden is zoned for light and heavy industrial uses.





*Appendix A*

## APPENDIX A: LAND USE

The following sections describe each of the zone designations within the Township.

### **Residential Zones**

Woodbridge has ten different residential zoning districts, offering a wide range of residential land uses, from low-density single-family development to multi-family development. A description of these ten zones follows:

#### ***R-40 Low Density Single-Family Zone***

The only area in Woodbridge zoned R-40 is in Colonia, bounded on the north by the Garden State Parkway and on the south by Route 27. The zone permits the construction of detached single-family housing. Golf courses are also permitted due to the presence of the Colonia Country Club within the R-40 zone. The minimum lot area for the zone is 40,000 square feet and the minimum gross floor area is 2,000 square feet. The maximum FAR is .55. The zone permits conditional uses including churches, religious uses and government buildings. All assembly uses are required to provide parking in accordance with the Township's recently passed ordinance.

#### ***R-15 Medium Density Single-Family Zone***

The purpose of the R-15 zone is to protect the character of existing large lot development, particularly along Cliff Road and West Avenue. The R-15 zone permits the construction of detached single-family houses on minimum 15,000 square foot lots. The R-15 zone has no minimum gross floor area or maximum floor area ratio. Only the area along West Avenue in Sewaren is zoned R-15. The zone permits conditional uses including churches, religious uses, government buildings and public utility installations. All assembly uses are required to provide parking in accordance with the Township's recently passed ordinance.

#### ***R-10 Medium Density Single-Family Zone***

The R-10 zone permits detached one-family homes on minimum 10,000 square foot lots, thereby protecting the character of existing areas with smaller lots while still providing medium-density housing. The minimum gross floor area permitted in the R-10 is 1,000 square feet and the maximum floor area ratio is .70. The R-10 zone also permits conditional uses including government buildings, religious uses and public utility installations. Areas zoned R-10 are scattered throughout Woodbridge, including concentrations in Iselin and Colonia along Route 27 and in Fords south of the Garden State Parkway and New Jersey Turnpike intersection. All assembly uses are required to provide parking in accordance with the Township's recently passed ordinance.

#### ***R-7.5 High Density Single-Family Zone***

The high-density single-family zone with the largest lot size is the R-7.5. The zone permits detached one-family dwellings on 7,500 square foot lots. Similar to the R-10 zone, the R-7.5 requires a minimum gross floor area of 1,000 square feet. Due to the smaller lot size, the zone permits a higher floor area ratio (.85). Portions of Colonia, Iselin, Fords, Avenel, Port Reading, Sewaren and Woodbridge Proper are zoned R-7.5. The zone permits conditional uses including churches, religious uses, government buildings and public utility installations. All assembly uses are required to provide parking in accordance with the Township's recently passed ordinance.

#### ***R-6 High-Density Single-Family Zone***

Present in every section of the Township, large portions of Iselin, Colonia, Woodbridge Proper, Menlo Park Terrace and Fords are zoned R-6. The zone permits detached single-family homes on 6,000 square foot lots. The zone permits conditional uses including churches, religious uses, government buildings and public utility installations. All assembly uses are required to provide parking in accordance with the Township's recently passed ordinance.

The Township has also created two variants of the R-6 zone. The R-6/2F permits detached two-family dwellings on 7,000 square foot lots. The R-6/2F is designed to preserve existing permitted two-family development adjacent to single-family zones. Areas zoned R-6/2F are generally in Keasbey, Woodbridge Proper and Avenel.

The second variant is the R-6/OC which permits mixed office/residential uses. The purpose of the zone is to provide opportunities to convert existing residences to offices where adequate parking and buffering is available and demolition of existing residential structures is unwanted. The R-6/OC zone requires that offices be located within a residential building constructed prior to December 31, 1989 and in which a residential apartment is contained. While the R-6/OC zone includes no minimum lot size requirement, the zone does require that no individual office floor exceed 4,000 square feet. Areas zoned R-6/OC are generally located in the Township's small scale commercial corridors, such as Main Street in Woodbridge Proper, Inman Avenue in Colonia and Avenel Street in Avenel.

#### ***R-5 High-Density Single-Family Zone***

Concentrated in Fords, Hopelawn, Keasbey and Woodbridge Proper, the R-5 zone permits one-family dwellings on 5,000 square foot lots. The R-5 zone requires a gross floor area of 900 square feet and a maximum floor area ratio of .85. The zone permits conditional uses including churches, religious uses, government buildings and public utility installations. All assembly uses are required to provide parking in accordance with the Township's recently passed ordinance.

#### ***R-4 High Density Single-Family Zone***

The R-4 zone is the most dense single-family development zone in Woodbridge Township, permitting single-family homes on 4,000 square foot lots. Only a small portion of the Township is zoned R-4. This area is located in Avenel and remains in place due to a court order. The zone permits conditional uses including churches, religious uses, government buildings and public utility installations. All assembly uses are required to provide parking in accordance with the Township's recently passed ordinance.

#### ***MF 2/A Multi-Family Zone***

Designed to accommodate two and one-half story residential structures containing no more than four residential units, the MF-2/A zone permits:

- Single-family attached and detached dwellings with no more than two dwelling units in one structure on 5,000 square foot lots.
- Two-family semi-attached and detached dwellings with no more than four units in one structure on 10,000 square foot lots.
- Multi-family dwelling units with no more than four units in one structure on 5,000 square foot lots.

The minimum lot size developed for two-family units may be reduced to only 5,000 square feet when accompanied with 5,000 square feet of space designated as common open space. All permitted uses in the zone are required to provide a minimum gross floor area of 900 square feet and a maximum FAR of .60. The zone permits conditional uses including churches, religious uses, government buildings, and public utility installations. All assembly uses are required to provide parking in accordance with the Township's recently passed ordinance.

#### ***MF- 2/B Multi-Family Zone***

Designed to accommodate two and one-half story residential structures containing no more than eight residential units, the MF-2/B zone permits:

- Single-family attached and detached dwellings with no more than eight dwelling units in one structure on 4,000 square foot lots.
- Two-family semi-attached and detached dwellings with no more than eight units in one structure on 8,000 square foot lots.
- Multi-family dwelling units with no more than eight units in one structure on 5,000 square foot lots.

The minimum lot size developed for single-family and two-family units may be reduced in half where half of the required lot size is designated as common open space. All permitted uses in the zone are required to provide a minimum gross floor area of 900 square feet and a maximum FAR of .60. The zone permits conditional uses including churches, religious uses, government buildings and public utility installations. All assembly uses are required to provide parking in accordance with the Township's recently passed ordinance.

#### ***MF- 2/C Multi-Family Zone***

Designed to accommodate two and one-half story residential structures containing no more than twenty-four residential units, the MF-2/C zone permits:

- Single-family attached and detached dwellings with no more than twenty-four dwelling in one structure on 4,000 square foot lots.
- Two-family semi-attached and detached dwellings with no more than twenty-four units in one structure on 8,000 square foot lots.
- Multi-family dwelling units with no more than twenty-four units in one structure, with a minimum lot size of 2,500 square feet per residential unit.

The minimum lot size developed for single-family and two-family units may be reduced in half where half of the required lot size is designated as common open space. All permitted uses in the zone are required to provide a minimum gross floor area of 900 square feet and a maximum FAR of .60. The zone permits conditional uses including churches, religious uses, government buildings and public utility installations. All assembly uses are required to provide parking in accordance with the Township's recently passed ordinance.

#### ***MF- 3/C Multi-Family Zone***

Designed to accommodate three and one-half story residential structures containing no more than twenty-four residential units, the MF-3/C zone permits:

- Single-family attached and detached dwellings with no more than twenty-four dwelling in one structure on 4,000 square foot lots.
- Two-family semi-attached and detached dwellings with no more than twenty-four units in one structure on 8,000 square foot lots.
- Multi-family dwelling units with no more than twenty-four units in one structure, with a minimum lot size of 2,500 square feet per residential unit.

The minimum lot size developed for single-family and two-family units may be reduced in half where half of the required lot size is designated as common open space. All permitted uses in the zone are required to provide a minimum gross floor area of 900 square feet and a maximum FAR of .60. The zone permits conditional uses including churches, religious uses, government buildings and public utility installations. All assembly uses are required to provide parking in accordance with the Township's recently passed ordinance.



#### ***MF- 4/C Multi-Family Zone***

All uses permitted in the MF3/C zone are permitted in the MF-4/C zone. The bulk requirements for permitted uses within the MF-4/C zone corresponds to the following requirements in other zones:

- Townhouse developments are controlled by the bulk standards of the MF2/B zone.
- Garden apartment developments are controlled by the bulk standards of the MF-2/C zone.
- Continental multiplex developments are controlled by the bulk standards of the MF-3/C zone.

#### ***SCR- Senior Citizen Multi-Family Zone***

The SCR zone comprises only a small area in Sewaren. Created to provide for multi-family senior citizen housing, the SCR zone is subject to a number of conditions, including the requirement that gross density does not exceed 22.5 units per acre. Additionally, bulk standards for the SCR zone are subject to the zoning standards currently in effect for the property when the SCR zone was initially adopted.

#### ***Commercial Zones***

Woodbridge has five commercial zones: B-1 Neighborhood Business, B-2 Central Business, B-3 Highway Business, B-4 Planned Commercial and OR Office-Research. These five zones meet the needs of the Township by dividing commercial nodes into the areas they serve. B-1 and B-2 zones serve neighborhoods while B-3 and B-4 zones serve a regional population. OR zones provide for the location of non-industrial employment centers, such as Metropark.

#### ***B-1 General Business***

The B-1 zone is designed to provide retail centers that will meet the daily shopping needs of residents. Areas zoned B-1 by the Township are generally smaller scale neighborhood-oriented commercial nodes, such as those along Inman Avenue in Colonia, King Georges Post Road in Fords and Avenel Street in Avenel. The B-1 zone allows for the construction of neighborhood commercial uses on minimum 5,000 square foot lots.

Permitted uses in the B-1 General Business zone include the following: Antique shops, apparel, appliance stores, artists' supply, bakery shops, banks, barber shops, beauty and cosmetic shops, bicycle shops, book/periodical/newspaper shops, business offices, candy shops, ice cream shops, jewelry stores, locksmiths, luncheonettes (non-drive-in), newsstands, post offices, real estate/insurance, record/CD/DVD shops, restaurants (non-drive-in), specialty food stores, stationery stores, tailors, taverns, television/radio electronic sales, service and travel agencies. The zone permits conditional uses including churches, religious uses, government buildings and public utility installations. All assembly uses are required to provide parking in accordance with the Township's recently passed ordinance.

#### ***B-2 Central Business***

The B-2 zone is designed to promote retail sales and service establishments that serve a larger population than the average neighborhood. While designed to serve a larger population than the B-1 commercial zone, the B-2 zone requires a smaller minimum lot size, 2,500 square feet. Areas zoned B-2 are to provide off-street parking in close proximity to the business district. Areas zoned B-2 include New Brunswick Avenue in Fords and portions of Main Street in Woodbridge Proper.

The B-2 Highway Commercial zone permits all uses permitted in the B-1 zone. Additional permitted uses in the B-2 zone include parking lots and garages, auto supply shops, employment agencies, package

liquor stores, theaters, skating rinks and telephone and telegraph offices. The zone permits conditional uses including churches, religious uses, government buildings and public utility installations. All assembly uses are required to provide parking in accordance with the Township's recently passed ordinance.

The B-2P Central Business/ Parking zone is a variant of the B-2 zone, established to provide for off-street parking on each parcel for a portion of Oak Tree Road in Iselin. All uses permitted in the B-2 are permitted in the B-2P. The minimum lot size for the B-2P is 4,000 square feet.

#### ***B-3 Highway Business***

The B-3 zone is designed to promote large-scale commercial development not possible in a traditional main street setting. Usually these large-scale commercial developments utilize common parking facilities and draw from a much larger geographic area. Portions of Woodbridge zoned B-3 include Amboy Avenue in Woodbridge Proper, Oak Tree Road and Route 27 in Iselin, Route 1 in Menlo Park Terrace and the Thomas Edison and Grover Cleveland Service areas along the New Jersey Turnpike. The minimum required gross floor area is 2,000 square feet. The minimum lot area for the B-3 zone is 20,000 square feet.

Permitted uses in the B-3 Highway Commercial zone include all B-1 and B-2 permitted uses, diners, grocery stores, supermarkets and medical clinics and offices. Conditional uses in the B-3 include car washes, automotive sales and services, landscaping and garden supply stores, mobile home sales, drive-in fast food establishments and amusement centers. All assembly uses are required to provide parking in accordance with the Township's recently passed ordinance.

### ***B-4 Regional Shopping Center***

The B-4 zone provides regional shopping facilities for multiple retail, commercial and office developments in close proximity to major highway corridors. The ordinance intended that development in the B-4 zone be in accordance with an overall plan designed to coordinate architectural features, landscaping, drainage, shared parking and controlled access points. The final B-4 development should be a self-contained shopping center. The B-4 zone requires a minimum lot size of 90 acres and a minimum gross floor area of 300,000 square feet. Woodbridge Center, near the intersection of Route 9 and Route 1 is, zoned B-4.

Permitted uses in the B-4 zone include art schools, banks, beauty shops, clothing stores and grocers. Conditional uses in the B-4 include dry-cleaning establishments, building materials, bus stops, nurseries, home improvements stores, theaters and hotels and motels. The B-4 zone also require the provision of facilities common to regional shopping centers including all weather enclosed malls, exhibition spaces, fountains and sculptures, plazas and restrooms.

### ***OR- Office-Research***

The purpose of the OR zone is to provide for the development of large non-industrial job centers within the Township. Areas zoned OR are generally located close to the Garden State Parkway. Permitted uses in the OR zone include office buildings for administrative, insurance, banking, and finance purposes, medical or scientific research laboratories, data processing centers and hotel/ conference centers. Conditional uses in the OR zone include public utility installations. The minimum lot size in the OR zone is 2 acres and the minimum gross floor area is 15,000 square feet.

### **Industrial Zones**

Woodbridge has two different industrial zones: M-1 Light Industrial and M-2 Heavy Industrial. Areas zoned for industrial uses in Woodbridge are generally located in the sections including Sewaren, Port Reading, Keasbey and Woodbridge Proper. A description of the Township's industrial zones follows.

#### ***M-1 Light Industrial***

The M-1 zone is designed to provide for the development of light industrial uses while ensuring compatibility with surrounding development. The M-1 zone allows for the construction of light manufacturing, fabrication and assembly of metal, paper and wood products, food industries, general office buildings and warehouses. Conditional uses in the M-1 zone include lumberyards, construction contractors, and automotive repair garages. The zone has a minimum lot area of 1 acre and a minimum gross floor area of 16,000 square feet. Areas zoned M-1 includes most of the industrial portions of Avenel and a portion of Keasbey.

A variant of the M-1 zone, the M-1/SR was created to provide for existing salvage and recycling operations within the Township. The zones also provide for the eventual conversion of these uses into other light industrial uses. The M-1/SR zone is located in Avenel northwest of Routes 1 and 9.

#### ***M-2 Heavy Industrial***

The purpose of the M-2 zone is to create a suitable area of the Township for traditional heavy manufacturing and industrial uses. Areas zoned M-2 are located along Arthur Kill and the Raritan River in the sections of Keasbey, Sewaren and Port Reading. The minimum lot area in the M-2 zone is 2 acres and the minimum gross floor area is 16,000 square feet. Permitted uses in the M-2 Heavy Industrial zone include the following: manufacturing, laboratories that do not include clinics, petroleum refining, wholesale oil storage, railroad freight yards and shops, chemical manufacturing, concrete plants and any industry that is not inconsistent with the permitted uses for the M-2 zone in terms of

purpose, function, character and effort. The M-2 zone permits lumberyards, construction contractors, adult entrainment uses, auto repair garages and truck terminals as conditional uses.

Prohibited uses in the M-2 Heavy Industrial Zone are: all non-industrial uses, such as but not limited to residential, institutional and commercial uses and services; all natural and synthetic gas production, transfer, processing, storage or distribution; billboards and painted exterior wall signs; junkyards, garbage dumps; tanks-- refining, processing, distribution, transmission and storage of any gasoline or crude oil; or the manufacture of bottled fuel gas or any of the principal products or by-products of the petrochemical industry; the storage of any substance which may be classified as flammable or combustible.

### **Other Zone Designations**

#### ***OSC Open Space Conservation***

The purpose of the OSC zone is to protect the character of existing and future open spaces within the Township. As such, the zone permits the creation of improved and unimproved open space. Improved open space includes recreation sites, walkways, pedestrian and bicycle paths, playgrounds and play fields, swimming pools and other community facilities. Unimproved open spaces include preserved natural lands, undisturbed wetlands, woodlands, wildlife preserves, bodies of water and other natural wooded areas. Only woodland trails, footpaths, jogging and other non-intrusive improvements are intended for unimproved open space. The OSC zone includes a minimum lot size of 10,000 square feet and a maximum lot coverage requirement of 20%.



***MW Marine Waterfront***

The MW zone provides the Township with the opportunity to utilize waterfront property with uses generally associated with maritime activities. Permitted uses in the MW zone include marinas, parking, restaurants, charter boats and marine sales and services. Detached one-family dwellings are permitted in connection with marinas on lots of at least 15,000 square feet. The minimum lot size for the MW zone is 5,000 square feet. The area zoned MW is located in Sewaren along Arthur Kill.





*Appendix B*

## APPENDIX B : PARKS AND RECREATION

The following is a description of the Township's recreation facilities grouped by neighborhood, including County owned parks, Township owned parks and School District facilities.

### **Avenel**

#### *Avenel Middle School*

Located in the northern portion of the Township, the 9-acre Avenel Middle School on Woodbine Avenue includes a number of recreational facilities including one softball field, one baseball field, one soccer field and open play space. Given the presence of a number of apartment complexes near the school, it serves an important role in balancing density with open space and recreation.

#### *Mayor Frank G. Plezman Memorial Park at Avenel*

Mayor Frank G. Plezman Memorial Park at Avenel is a 13-acre neighborhood park located along Tappen Street, in the southeastern portion of Avenel. Therefore, while the primary users of the park are residents of Avenel, its proximity to portions of Iselin, Woodbridge and Colonia make it a park with a regional service area. The park includes two basketball courts, three tennis courts, one picnic area with grills, restrooms, one gazebo and one playground.

#### *Crystal Park*

Located in the western portion of Avenel, Crystal Park is located along Crystal Avenue, adjacent to the Route 35 business district. The 2-acre playground includes a basketball court and playground.

#### *Fifth District Playground*

Located along Cornell Street, the 2-acre park acts as a buffer between the Avenel Arts Village and a residential area to the east. While the industrial site is undergoing redevelopment, the park will remain an integral part of connecting the neighborhoods to the east into the redevelopment site. The park includes one basketball court, one playground and open space.

#### *Pennsylvania Avenue Park- Avenel*

A half-acre park located along the NJ Transit North Jersey Coast Line, the Pennsylvania Avenue Park provides a buffer between the railroad tracks and residential areas east of the park. The park provides an open play area for a variety of activities.

#### *James F. Singer Park*

A 3-acre, triangularly shaped park located near the western edge of Avenel, James F. Singer Park forms a buffer between the Route 35 commercial strip and residential areas to the east. Park equipment includes one softball field, one basketball court and one playground.

### **Colonia**

#### *Cameo Park*

A 1-acre park with a playground, Cameo Park is located along Cameo Place in the neighborhood just north of the Colonia Middle School Park.

#### *Colonia High School*

Located south of Inman Avenue, adjacent to the Garden State Parkway, Colonia High School provides many high quality playing fields for community use, including a baseball field, three basketball courts, a football stadium and open space surrounding the school. The grounds of the school are approximately 16 acres in size.

#### *Colonia Middle School*

A 14-acre school located north of Inman Avenue along Delaware Avenue, the school grounds include a number of active recreational spaces, including three softball fields, two baseball fields, four soccer fields, one basketball court, one concessions building, one playground and one skateboard area. Combined with the adjacent Evergreen Center, the grounds also provide ample open space.

#### *Hoffman Playground*

Located on the grounds of Claremont School 20, the Hoffman Playground is a 11-acre park located along Hoffman Boulevard. The park includes one baseball field, one basketball court and a playground.

#### *Inman Park*

Located along Inman Avenue adjacent to the Colonia branch of the Woodbridge Public Library, the park is just west of the core of the Inman Avenue business district. The 5-acre park includes a basketball court, two tennis courts, a playground and a hockey rink.

#### *Longhill Playground*

A small park located along North Hill Road, the Longhill Playground is bordered by Merrill Park. Longhill Playground consists of a playground, but nearby uses in Merrill Park (see Merrill Park) includes a basketball court and a baseball field.

#### *Lynn Crest School 22*

Located along New Dover Road, the 5-acre grounds of School 22 include one baseball field, one basketball court and open space surrounding Pumpkin Patch Brook.

### ***Merrill Park***

Located in both Iselin and Colonia, Middlesex County's Merrill Park is the largest single park space in the Township, with 179 acres. The park includes a number of active recreation spaces including three baseball fields, two basketball courts, two softball fields, three playgrounds, three gazebos, one soccer field, one football field and one small zoo. The park also includes seven picnic areas and the Woodbridge Township Progressive Playground. The southern branch of the Rahway River winds through the park grounds. The park includes the area commonly known as Bradlees Fields, located behind the shopping center at Routes 35 and 27. This area is used by the Colonia Soccer club.

### ***Oak Ridge Heights School 21***

Located along the western end of Inman Avenue, School 21 includes one softball field, one baseball field, three basketball courts and one playground. The 7-acre school grounds also include open space.

### ***Pennsylvania Avenue Park- Colonia***

This 4-acre park is located north of Inman Avenue, adjacent to the Pennsylvania Avenue School. The park grounds include two lighted little league baseball fields, one playground, and one picnic area. The park also includes a forested open space across the street from the playfields.

### ***Pennsylvania Avenue School 27***

Located across the street from the Pennsylvania Avenue Park, School 27 is a 5-acre space that includes one baseball field and open space surrounding the school buildings.

### ***Valley Road Park***

Located along Valley Road in the southeastern part of Colonia, the 4-acre park is mostly comprised of a forested area along the banks of a creek that feeds into the southern branch of the Rahway River.

### ***Fords***

#### ***East Williams Park***

Three small properties located in the southeastern corner of Fords, the park includes one playground and some open play areas. The park has the potential to connect into the Middlesex County Greenway being constructed along the parks southern boundary.

#### ***Fords Avenue School 14***

Located at the intersection of Fords Avenue and Main Street, School 14 is situated on only 1 acre. The school offers one basketball court and one playground as recreation space.

#### ***Fords Middle School***

Located on the southwestern border of the Township, Fords Middle School includes one softball field and three soccer fields. The 23-acre school grounds also include forested open space.

#### ***Fords Park***

The smallest of the County parks in Woodbridge Township, with only 18 acres, Fords Park is located east of the bulk of the residential neighborhoods in Fords. The park is disconnected from these neighborhoods by both the New Jersey Turnpike and by the Garden State Parkway. Accessed by Hoover Way, Fords Park includes one lighted baseball field, two lighted little league fields, one pee wee field, one lighted football stadium, two lighted tennis courts, two lighted hockey rinks, two basketball courts, two playgrounds, one picnic area and one pond.

### ***Highland Grove Pool YMCA***

Located in Highland Terrace, the YMCA operates a swimming pool and day camp on the 4-acre park grounds. The Township operates a playground and additional undeveloped open space on the same parcel.

### ***Howell Avenue Playground***

Howell Avenue Playground is a 1-acre park located in the eastern portion of Fords, at the intersection of Howell Avenue and Muir Street. The park includes one basketball court and one playground. While surrounding land uses are mostly residential, the Howell Playground is the closest park to the Woodbridge Community Center.

### ***Lafayette Estates School 25***

Located along Fords Avenue, the property for School 25 is 6 acres in size. The recreation area at School 25 includes a softball field and a playground. The school grounds also contain a large amount of open space.

### ***Middlesex County Greenway***

One of Middlesex County's first major greenway efforts, the Middlesex County Greenway runs along the former Lehigh Valley rail right-of-way that forms the boundary between Keasbey and Fords. The Greenway will provide for walking and biking paths that will connect neighborhoods Fords and Hopelawn, with surrounding municipalities such as Metuchen, Edison and Perth Amboy.

### ***Quigley Park***

Bounded to the south by the New Jersey Turnpike and accessed at the end of the Jackson Court cul-de-sac, the 3-acre Quigley Park is an underutilized asset due to its poor and confusing roadway access. The park includes one softball field, one baseball field and one basketball court.



### ***Woodland Park***

Woodland Park is a 2-acre park located along Mary Avenue in the heart of Fords. The park is located in the midst of a number of residential neighborhoods and includes a baseball field, a basketball court and a playground.

### **Hopelawn**

#### ***Clyde Avenue Park***

Located along Clyde Avenue, the 7-acre park includes two baseball fields, one basketball court, two tennis courts, one soccer field and one playground. Clyde Park is the only park within Hopelawn, although Warren Park in Woodbridge along Florida Grove Road is located near the northwestern portion of the neighborhood.

### **Iselin**

#### ***Cooper Playground/ Merrill Park***

As noted previously, Merrill Park is located in both Iselin and Colonia. One portion of the Iselin part of Merrill Park is the playground area commonly known as Cooper Playground. The playground area is off Cooper Avenue, near the western end of Merrill Park. Cooper Playground includes three little league baseball fields (one of which is lighted), one basketball court and one playground.

#### ***Iselin Middle School***

Located along Hyde Avenue, the Iselin Middle School is located directly adjacent to John F Kennedy High School. The Middle School property is 19 acres and includes one baseball field, one basketball court, a playground, a soccer field and open space on the school grounds.

### ***John F. Kennedy High School***

Located directly adjacent to the Iselin Middle School is the 19-acre John F. Kennedy High School which includes two softball fields, a baseball field, a running track and a football stadium. While both the High School and Middle School parcels include some amount of undeveloped open space, much of the property is used for parking for the two schools.

#### ***Kennedy Park School 24***

Located on a mostly wooded property, Kennedy Park School 24 includes both an 8-acre parcel on which the school sits and a 5-acre Township-owned recreation area. The recreation area includes two tennis courts, a little league baseball field, a softball field, a basketball court, a walking path and a playground.

#### ***Woodbridge Community Playground***

In 1999, the Township completed the Woodbridge Community Playground adjacent to Merrill Park in Iselin. The Woodbridge Community Playground was built by thousands of volunteers who participated in fundraising efforts and construction.

### **Keasbey**

#### ***Dino Drive Playground***

Located along Dino Drive in the residential section of Keasbey, the 1-acre Dino Playground includes one basketball court and one playground.

#### ***Keasbey Park***

The Keasbey section includes the 1-acre Keasbey Park along Clinton Avenue. The park includes a basketball court, a tennis court and a playground.

### **Menlo Park Terrace**

#### ***Menlo Park Terrace School 19***

Directly adjacent to both Iselin and the Garden State Parkway, the 10-acre School 19 is the largest recreation area in Menlo Park Terrace. The school grounds include a baseball field, basketball court, soccer field, playground and wooded open space.

#### ***Wall Street Playground***

The Wall Street Playground is located along Wall Street in Menlo Park Terrace. The park includes one playground.

### **Port Reading**

#### ***Bowtie Municipal Complex***

The 6-acre complex is located at the intersection of Port Reading Avenue and West Avenue. The complex is bordered to the north by the Port Reading Railroad right-of-way. The complex includes one swimming pool operated by the YMCA, a soccer field for a youth league and a playground.

### **Boynton Park**

Located near a number of wetland-constrained parcels on the western edge of Port Reading, Boynton Park is an 12-acre municipal park. The park, located off Grand Avenue, includes two hockey rinks, two lighted softball fields, one bocci court, one basketball court, one playground area and one picnic area.

#### ***Fourth Street Playground***

Adjacent to Port Reading School 9, this 10-acre park includes one basketball court and one playground. Located off Tappen Street in the heart of a residential neighborhood, the park is east of the New Jersey Turnpike. While the bulk of the park is adjacent to School 9, some portions are located half a block to the west along Carteret Street.

### ***Port Reading School 9***

Located off Turner Avenue adjacent to the Fourth Street Playground, the 14-acre school property includes two softball fields and one playground.

### ***Saint's Field***

Located west of Boynton Park in Port Reading, Saint's Field is surrounded by wetlands-constrained properties. The 3-acre park includes one lighted football field, one concession building, restrooms and one playground.

### ***West Avenue Park***

A 1-acre park located across Port Reading Avenue from the Bowtie Complex, West Avenue Park includes basketball and tennis courts.

### **Sewaren**

#### ***Captain Carlsen Playground***

Located at the far southern end of the residential portion of Sewaren, the Captain Carlsen Playground provides a buffer between industrial uses further south and the residential areas to the north. The playground is 4 acres in size and includes three tennis courts, one hockey rink and one basketball court.

#### ***Dog Park***

Adjacent to the Municipal Marina, Sewaren is home to a dog park.

#### ***Glen Cove Park***

Glen Cove Park is part of the grounds of Matthew Jago School 28. The 7-acre school grounds include one baseball field, one basketball court and one playground. The school is located along Central Avenue.

### ***Municipal Marina***

Taking advantage of the nearby boat launch and the Arthur Kill, the Municipal Marina, with 17 slips, is located along Cliff Road in Sewaren.

### ***Sewaren Boat Launch and Boynton Beach***

The municipal boat launch onto Arthur Kill is located at the intersection of Cliff Road and Ferry Street. The launch area includes a boat ramp, picnic area, and river walk. Boynton Beach waterfront was a popular resort during the early 1900s and today, the Woodbridge Township's River Walk overlooks the municipally owned beach. The beach area is submerged during high tide, though the area remains a popular location for fishing.

### ***Alvin P Williams Memorial Park***

Developed by Middlesex County, the park is the newest County park in Woodbridge Township. The park is designed to take advantage of the stunning views and the water access along Arthur Kill. The Park is 39 acres in size.

### ***South Robert Street Park***

This park is located in the western section of Sewaren, along South Robert Street. Slightly less than one acre in size, the park includes a playground.

### **Woodbridge Proper**

#### ***William C. Berry Park***

A small triangular park located along Berry Street and adjacent to the New Jersey Turnpike, the 1-acre playground includes one basketball court and one playground.

### ***Bucknell Playground***

In the northern portion of the section along Lyon Avenue, 1-acre Bucknell Playground provides one basketball court and one playground.

### ***Bunns Lane Playground***

The 2-acre park is located adjacent to the Bunns Lane apartments and contains one basketball court, one playground and the open space on which the apartment complex sits.

### ***Lyman Playground***

Lyman Playground, along Lyman Avenue, contains one basketball court and one playground.

### ***Mawbey Street School 1***

Located in the middle of a residential neighborhood, this school sits on 2 acres and contains one playground and open space.

### ***Ray Terpanick Park***

At 25 acres, Ray Terpanick Park is the largest Township owned park in Woodbridge Proper. The park is strung along the banks of Heards Brook, cutting through the heart of the neighborhood, connecting Route 35 with the Woodbridge Train Station and the Municipal Complex. The park contains one playground.

### ***Oak Street Park***

Bounded to the south by the New Jersey Turnpike, Oak Street Park is located along Oak Avenue near Bunns Lane. The park contains one softball field, one baseball field and an area of open space. The park is 7 acres in size.

### ***Parker Press Park***

This 2-acre park along Rahway Avenue is located adjacent to the Woodbridge Train Station. The park also contains the historic Parker Press House and a picnic area.





#### ***Pearl Street Playground***

Pearl Street Playground is located due west of Parker Press Park, on the western side of the Woodbridge Train Station. The park includes two basketball courts, three tennis courts and one playground. Due to its proximity to both Parker Press Park and to Mobile Street Park, all three parks form a linear green space lining Heards Brook.

#### ***Woodbridge Skate Board Park***

This 11-acre park includes a number of active and passive recreation spaces. Much of the undeveloped portions of the park are forested. Developed portions include two basketball courts, three tennis courts and a skateboard park.

#### ***Pocheck Fields***

An 8-acre facility in the northwestern corner of Woodbridge Proper, Pocheck Fields contains two softball fields, one playground and green space.

#### ***Strawberry Hill Playground***

Located in a small residential neighborhood south of the New Jersey Turnpike, Strawberry Hill Playground is a 1-acre park that contains one basketball court and one playground.

#### ***Van Buren Fields***

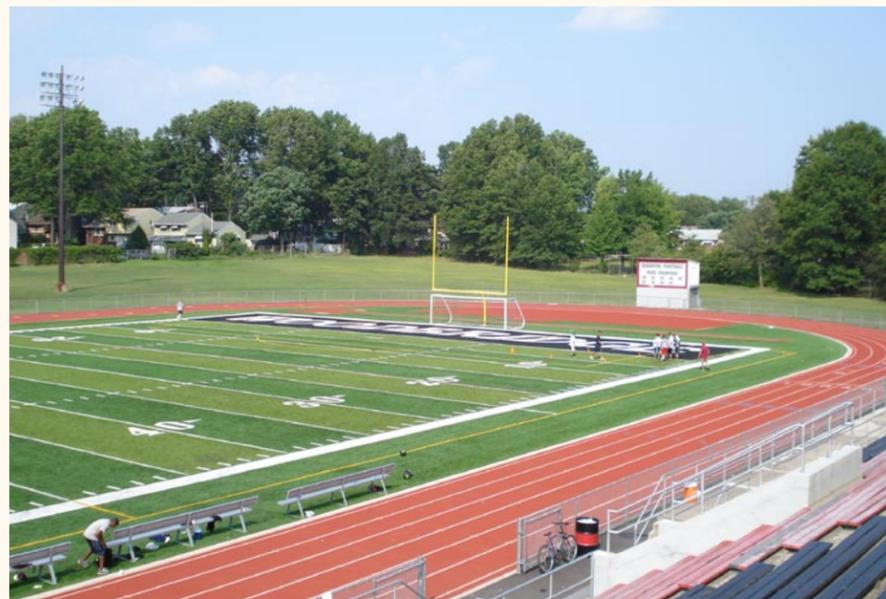
A 4-acre park located off of Van Buren Avenue near the Woodbridge High School, the park contains three little league baseball fields, a concessions building, restrooms and open space. One of the fields is lighted.

#### ***Warren Park***

Located along Florida Grove Road, this 126 acre County park includes one baseball field, four basketball courts, four lighted tennis courts, four softball fields of which two are lighted, two soccer fields, two playgrounds, one mini-theater, one bike/ walking path and two picnic areas.

#### ***Woodbridge High School***

Located off Samuel Lupo Plaza, the high school provides access to two baseball fields, two softball fields, five soccer fields, one track, three tennis courts, one lighted turf football stadium and one playground. The presence of the Municipal Health Center, Main Library, and the Woodbridge High School all adjacent to one another mark the area as a Township hub. The school and surrounding properties total 50 acres.



**Woodbridge Recreational Acreage\***

Facility Name	Town	Acreage	Facility Name	Town	Acreage
Township Parks					172
Mayor Frank G. Pelzman Memorial Park	Avenel	13	Boynton Park	Port Reading	12
Fifth District Playground	Avenel	2	4th Street Playground	Port Reading	10
James F. Singer Park	Avenel	3	Saint's Field	Port Reading	3
Crystal Park	Avenel	2	Bowtie Municipal Complex	Port Reading	6
Pennsylvania Avenue Park	Avenel	1	West Avenue Park	Port Reading	1
Inman Park	Colonia	5	Captain Carlsen Park	Sewaren	4
Cameo Park	Colonia	1	Sewaren Boat Launch and Boynton Beach	Sewaren	2
Longhill Playground	Colonia	1	South Robert Street Park	Sewaren	1
Pennsylvania Avenue Park	Colonia	4	Municipal Marina	Sewaren	4
Valley Road Park	Colonia	4	Bucknell Playground	Woodbridge	1
East Williams	Fords	1	Bunns Lane Playground	Woodbridge	2
Quigley Park	Fords	3	William C. Berry Park	Woodbridge	1
Woodland Park	Fords	2	Parker Press Park	Woodbridge	2
Howell Avenue Playground	Fords	1	Lyman Playground	Woodbridge	1
Douglas Street Playground	Fords	1	Pearl Street Playground	Woodbridge	3
Highland Terrace	Fords	4	Pocheck Fields	Woodbridge	8
Clyde Avenue Park	Hopelawn	7	Strawberry Hill Playground	Woodbridge	1
Kennedy Park	Iselin	5	Van Buren Fields	Woodbridge	4
Keasbey Park	Keasbey	1	Ray Terpanick Park	Woodbridge	25
Dino Drive Playground	Keasbey	1	Oak Street Park	Woodbridge	7
Wall Street Playground	Menlo Park Terrace	1	Rahway Avenue Park	Woodbridge	11

\* All acreages are approximate



**Woodbridge Recreational Acreage**

Facility Name	Town	Acreage	Facility Name	Town	Acreage
School District Recreation Space					218
Avenel Middle School	Avenel	9	Woodbridge High School	Woodbridge	49
Colonia Middle School	Colonia	14	Mawbey Street School 1	Woodbridge	2
Hoffman Playground	Colonia	11	County Parks		459
Pennsylvania Avenue School	Colonia	5	Pin Oak Forest	Avenel	97
Lynn Crest School 22	Colonia	5			
Colonia High School	Colonia	16	Merrill Park	Colonia/ Iselin	179
Oak Ridge Heights School 21	Colonia	7	Fords Park	Fords	18
Fords Middle School	Fords	23	Warren Park	Woodbridge	126
Lafayette Estates School 25	Fords	6	Alvin P. Williams Memorial Park	Sewaren	39
Ford Avenue School 14	Fords	1	Township Open Space		64
Iselin Middle School	Iselin	19	Corielle Street Triangle	Fords	1
JFK High School	Iselin	19	64 Douglas Street	Fords	1
Menlo Park Terrace School 19	Menlo Park Terrace	10	Hawthorne-Gaywood Lots	Colonia	1
Port Reading School 9	Port Reading	14	East Green Street	Woodbridge	5
Birch Street	Port Reading	1	Freeman Street	Woodbridge	5
Matthew Jago School 28	Sewaren	7	Woodbridge River Park	Port Reading	51

\* All acreages are approximate

## NEEDS ASSESSMENT

### Acreage

There exist a number of standards for measuring the appropriate amount of open space required by the Township. The table below uses the two different standards: the New Jersey Balanced Land Use Guidelines standard of 3 percent of the developed/developable land area, and the Green Acres standard of 8 acres per 1,000 persons. These standards should not be used rigidly as a measure of the adequacy of the Township's parks and open space inventory; they are meant as a guide. The chart below uses the current parkland acreage established in the Parks and Recreation Table and the 2006 Township population estimate produced by the US Census' American Community Survey.

#### Township of Woodbridge – Park and Open Space Need Comparison

Township of Woodbridge – Park and Open Space Need Comparison				
Category	Parks Area Standard	Recommended Area (Acres)	2008 Park and Open Space Area	Difference
N.J. Balanced Land Use Guidelines	3 % of developed/developable land area	452	695	+243
N.J. Green Acres	8 acres/1,000 population	775	695	-80

Source: New Jersey Open Space and Outdoor Recreation Plan Summary – 1994 to 1999; Open Space Guidelines, New York Department of Town Planning; Green Acres Program, New Jersey Department of Environmental Protection.

As shown above, the Township's inventory of developed parklands currently stands at approximately 695 acres when land from both County parks and open space and Township properties are included. Using the standards outlined above, one method notes a large surplus in parkland and open space for the Township, while the other notes a slight deficit. It is important to note that when Board of Education facilities are added into the above calculations, Township parkland would be above the recommended standards for both the New Jersey Balance Land Use and New Jersey Green Acres. This calculation highlights the critical role that Board of Education facilities play in the provision of recreation space in the Township.

It is important to note that not all parkland is the same, as some spaces offer active recreation while others offer passive recreation or natural resource protection. All three uses are often intermingled within the same park. Merrill County Park and Pennsylvania Avenue Park- Colonia are good examples of this mix, where both parks offer active play fields, open areas for passive recreation, and forested areas for resource protection. The Green Acres standard recognizes these different parkland uses and attempts to estimate municipal need for all spaces: active, passive, and resource projection. Therefore, the Green Acres standard generally results in higher estimates of need than the other measures which focus more on traditional parkland rather than parkland and open space.

Since a Master Plan is a long range document, it also makes sense to look ahead and estimate the future parkland need for Woodbridge using the NJTPA 2025 population projections. The chart below uses the same two Park and Open Space standards used as above combined with the NJTPA 2025 population estimates for the Township of Woodbridge.

#### Township of Woodbridge – Park and Open Space Need in 2025

Township of Woodbridge – Park and Open Space Need in 2025				
Category	Parks Area Standard	Recommended Area (Acres)	2008 Park and Open Space Area	Difference
N.J. Balanced Land Use Guidelines	3 % of developed/developable land area	452	695	+243
N.J. Green Acres	8 acres/1,000 people	907	695	-212

Source: New Jersey Open Space and Outdoor Recreation Plan Summary – 1994 to 1999; Open Space Guidelines, New York Department of Town Planning; Green Acres Program, New Jersey Department of Environmental Protection

The table above shows that taking into account the NJTPA expected population increase by 2025, the supply of parkland in Woodbridge will still be generally sufficient. With Board of Education acreage added into the above calculation, the New Jersey Balanced Land Use Guidelines shows a large surplus in parkland while the Green Acres standard shows a slight surplus.



**Facilities**

While the Park and Open Space standards do an excellent job estimating the total parkland need given a specified population or land area, none differentiates between active and passive recreational areas and the specific facility needs generated by a given population. One standard for determining the need for specific facilities is the National Recreation and Parks Association Standards for Recreation, Park and Open Space. These standards are based on the average facilities needed for a given population level. The chart below describes where the Township of Woodbridge stands according to the National Recreation and Parks Association (NRPA) Recreation, Park, and Open Space Standards and Guidelines. The chart below does not indicate that a community needs to have all of the different active recreation options, only that the Township should have the quantities of the facilities below if the Township demands them.

County park facilities with NRPA standards. It should be noted that the above chart does not take into account some indoor recreation facilities, such as the gyms in the many Board of Education properties and the indoor facilities available through the YMCA at the Woodbridge Community Center, or private recreation facilities such as Colonia Country Club. As the table shows, taking into account both Township and other facilities, Woodbridge is well covered by most sports facilities. The Township has surpluses of baseball, softball, basketball, football and soccer facilities. The table also shows deficiencies in tennis courts, volleyball courts, golf courses and pools. It is also important to note that the recommended number of golf courses is expressed in regulation 9-hole course increments. Therefore, if the NRPA standards estimate that the Township is in need of either four 9-hole courses or two 18-hole courses, though it is noted that the Township contains Colonia Country Club.

As noted previously, the amount of parkland within a section generally corresponds to the size of the section in terms of both land area and population. The largest sections, such as Woodbridge and Colonia generally have the largest amounts of park space. Park space in the following chart includes both County parks and Township properties. As the chart indicates, most sections fall below the estimate for the Green Acres standards, but above both of the other standard.

Woodbridge Facility Need - February 2008				
Use	NRPA Standard	NRPA Need	Township Facilities	Current Net
Basketball	0.2/1,000	19	48	29
Tennis	0.5/1,000	48	29	-19
Baseball	0.2/1,000	19	37	18
Softball	0.2/1000	19	27	8
Volleyball	0.2/1,000	19	7	-12
Football	0.05/1,000	5	6	1
Soccer	0.1/1,000	10	25	15
Golf	0.04/1,000	4	0	-4
Pool	0.05/1,000	5	3	-2

The table compares the total Township, Board of Education and



Park and Open Space Need Comparison by Town					
	Recommended Area (Acres)		2008 Park and Open Space Area	Difference	
	N.J. Balanced Land Use Guidelines	N.J. Green Acres		N.J. Balanced Land Use Guidelines	N.J. Green Acres
Avenel	54	140	118	64	-22
Colonia	63	142	105	42	-37
Fords	25	122	32	7	-90
Hopelawn	6	22	7	1	-15
Iselin	46	134	95	49	-39
Keasbey	37	20	2	-35	-18
Menlo Park Terrace	7	25	1	-6	-24
Port Reading	38	31	83	45	52
Sewaren	21	22	50	29	28
Woodbridge Proper	62	146	202	140	56

Source: New Jersey Open Space and Outdoor Recreation Plan Summary – 1994 to 1999; Open Space Guidelines, New York Department of Town Planning; Green Acres Program, New Jersey Department of Environmental Protection







# Appendix C

## WOODBIDGE TOWNSHIP SCHOOLS

Educational Facilities in Woodbridge Township – Public Schools		
School	Address	Town
<b>Elementary Schools</b>		
Mawbey Street School 1	275 Mawbey St	Woodbridge
Avenel Street School 4/5	230 Avenel St	Avenel
Port Reading School 9	77 Turner St	Port Reading
Ross Street School 11	110 Ross St	Woodbridge
Ford Avenue School 14	186 Ford Av	Fords
Indiana Avenue School 18	256 Indiana Av	Iselin
Menlo Park Terrace School 19	19 Maryknoll Rd	Menlo Park Terrace
Claremont Avenue School 20	90 Claremont Av	Colonia
Oak Ridge Heights School 21	720 Inman Av	Colonia
Lynn Crest School 22	98 Ira Av	Colonia
Woodbine Avenue School 23	89 Woodbine Av	Avenel
Kennedy Park School 24	150 Goodrich Av	Iselin
Lafayette Estates School 25	500 Ford Av	Fords
Robert Mascenik School 26	300 Benjamin Av	Iselin
Pennsylvania Avenue School 27	80 Pennsylvania Av	Colonia
Matthew Jago School 28	99 Central Av	Sewaren
<b>Middle Schools</b>		
Avenel Middle School	85 Woodbine Av	Avenel
Colonia Middle School	100 Delaware Av	Colonia
Fords Middle School	100 Fanning St	Fords
Iselin Middle School	900 Woodruff St	Iselin
Woodbridge Middle School	525 Barron Av	Woodbridge
<b>High Schools</b>		
Colonia High School	180 East St	Colonia
John F. Kennedy High School	200 Washington Av	Iselin
Woodbridge High School	Samuel Lupo Place	Woodbridge

Student Mobility Rates in Woodbridge Township			
School	Student Mobility Rate		
	2004-05	2005-06	2006-07
<b>Elementary Schools</b>	<b>19.93</b>	<b>19.56%</b>	<b>17.23%</b>
Mawbey Street School 1	6.70%	16.00%	16.80%
Avenel Street School 4/5	17.60%	13.40%	14.70%
Port Reading School 9	18.20%	20.70%	21.20%
Ross Street School 11	0.50%	19.80%	16.80%
Ford Avenue School 14	16.90%	27.60%	17.30%
Indiana Avenue School 18	15.00%	27.00%	20.00%
Menlo Park Terrace School 19	13.20%	23.30%	12.10%
Claremont Avenue School 20	11.10%	11.80%	11.30%
Oak Ridge Heights School 21	6.80%	3.20%	4.20%
Lynn Crest School 22	57.40%	24.60%	17.90%
Woodbine Avenue School 23	24.30%	28.80%	27.00%
Kennedy Park School 24	31.40%	28.40%	34.00%
Lafayette Estates School 25	56.10%	20.30%	26.10%
Robert Mascenik School 26	10.40%	14.50%	9.20%
Pennsylvania Avenue School 27	10.10%	11.30%	7.90%
Matthew Jago School 28	21.00%	18.40%	17.90%
<b>Middle Schools</b>	<b>10.81%</b>	<b>12.55%</b>	<b>9.62%</b>
Avenel Middle School	12.50%	12.70%	8.40%
Colonia Middle School	5.20%	7.50%	6.00%
Fords Middle School	13.00%	15.90%	11.60%
Iselin Middle School	9.80%	15.90%	9.60%
Woodbridge Middle School	14.70%	9.30%	13.50%
<b>High Schools</b>	<b>11.46%</b>	<b>11.30%</b>	<b>13.46%</b>
Colonia High School	10.60%	8.90%	4.60%
John F. Kennedy High School	12.40%	10.70%	22.30%
Woodbridge High School	11.60%	13.60%	15.30%
District Average	15.05%	15.21%	14.21%
State Average	12.3%	11.9%	11.8%

## MUNICIPAL FACILITIES

Woodbridge Township School Class Size (2006-2007)		
School	School	State
<b>Elementary Schools</b>	19.6	19.1
Mawbey Street School 1	19.8	19.1
Avenel Street School 4/5	22.2	19.1
Port Reading School 9	21.4	19.1
Ross Street School 11	21.3	19.1
Ford Avenue School 14	19.5	19.1
Indiana Avenue School 18	18.0	19.1
Menlo Park Terrace School 19	24.8	19.1
Claremont Avenue School 20	21.2	19.1
Oak Ridge Heights School 21	20.8	19.1
Lynn Crest School 22	17.0	19.1
Woodbine Avenue School 23	18.1	19.1
Kennedy Park School 24	19.1	19.1
Lafayette Estates School 25	19.8	19.1
Robert Mascenik School 26	18.9	19.1
Pennsylvania Avenue School 27	18.7	19.1
Matthew Jago School 28	13.3	19.1
<b>Middle Schools</b>	22.4	19.1
Avenel Middle School	19.3	19.1
Colonia Middle School	22.9	19.1
Fords Middle School	24.0	19.1
Iselin Middle School	24.2	19.1
Woodbridge Middle School	21.5	19.1
<b>High Schools</b>	25.4	19.1
Colonia High School	24.2	19.1
John F. Kennedy High School	26.2	19.1
Woodbridge High School	25.9	19.1
<b>District Average</b>	20.9	19.1

Departments and services that comprise the Woodbridge Township government:	
Administration and Finance	Recreation
Barron Arts Center	Planning and Development
Boards and Commissions	Police
Clerk's Office	Public Works and Parks
Health And Human Services	Woodbridge Channels TV-35/36
Municipal Court	

Municipal Facilities in Woodbridge Township	
Building	Town
Township Public Works Garage	Keasbey
Woodbridge Community Center	Woodbridge
Evergreen Center	Colonia
Municipal Complex	Woodbridge
Barron Arts Center	Woodbridge
George Frederick Plaza	Woodbridge

Public Library Locations in Woodbridge Township	
Branch	Location
Main Branch	1 George Frederick Plaza   Woodbridge
Fords Branch	211 Ford Av   Fords
Henry Inman Branch	607 Inman Av   Colonia
Iselin Branch	1081 Green St   Iselin
Available to residents of Woodbridge Township, located outside of Township	
Carteret Free Public Library	100 Cooke Av   Carteret, NJ

Public Housing Units in Woodbridge Township							
Name	Location	Units					Total
		0-bed	1-bed	2-bed	3-bed	4-bed	
Stern Towers	55 Brook St   Woodbridge	10	50	0	0	0	60
Olsen Towers	555 New Brunswick Av   Fords	25	50	0	0	0	75
Cooper Towers	1422 Oak Tree Rd   Iselin	25	50	0	0	0	75
Adams Towers	555 Rahway Av   Woodbridge	60	5	0	0	0	65
Finn Towers	19 Martin Terrace   Woodbridge	55	14	1	0	0	70
Greiner Towers	460 Inman Av   Colonia	18	51	1	0	0	70
Woodbridge Garden Apts*	1-19 Bunns Ln   Woodbridge	0	24	83	33	10	150

\*Woodbridge Garden Apts are family housing, all others senior housing



## FIRE AND FIRST AID

### **Woodbridge Fire Department (District 1)**

The Woodbridge Fire Department, located at 418 School Street, Woodbridge serves Woodbridge and Sewaren. District 1 includes Routes 1, 9, 35, the New Jersey Turnpike, rail facilities, oil, petroleum, and chemical manufacturing and storage facilities, several senior citizen facilities, five corporate high-rise buildings and the Woodbridge Center Mall. The Woodbridge Fire Department has nearly 60 volunteer and 30 career Firefighters, in addition to four Fire Prevention Personnel.

### **Port Reading Fire Department (District 2)**

The Port Reading Fire Department, located at 916 West Avenue, Port Reading, includes nearly 20 volunteer and 10 career Firefighters, and one Fire Prevention Officer. The Port Reading Fire Company, established in 1904, recently celebrated its centennial. District 2 shares a facility with the Port Reading First Aid Squad. In 2002, an addition was constructed to handle larger equipment. District 2 includes the New Jersey Turnpike, including the Thomas Edison and Grover Cleveland Service Areas, in addition to the Hess Oil Refinery, PSE&G Generating Station and other manufacturing and storage facilities.

### **Keasbey Fire Department (District 4)**

The Keasbey Fire Department, located at 420 Smith Street, is an all-volunteer department that works with the Hopelawn Fire Department (District 8), the Colonia Fire Department (District 12), and the Saint Johns First Aid Squad. District 4 includes sections of Route 9, I-287/440, and the Garden State Parkway, including the Raritan River crossing of Route 9 and the Garden State Parkway. The Keasbey Fire Department was established in 1908.

### **Avenel Fire Department (District 5)**

The Avenel Fire Department, located at 346 Avenel Street, serves Avenel and eastern portions of Colonia. District 5 is an all-volunteer force that was established in 1913. Avenel Fire operates three engines, one ladder truck and one utility truck. In addition, the Department has fire prevention staff which assists the volunteer Firefighters during daytime hours. District 5 includes major sections of Routes 1/9 and 35 in addition to major warehousing and manufacturing activities.

### **Fords Fire Department (District 7)**

The Fords Fire Department, located at 667 King Georges Road, Fords, is a volunteer department with a number of paid Firefighters and Fire Prevention Personnel. District 7 works with the Saint Johns First Aid Squad, and offers first aid and basic life support service during the daytime. District 7 includes sections of Route 1, I-287/440, the New Jersey Turnpike and the Garden State Parkway, in addition to several warehouses, production plants and two chemical manufacturing facilities. Fords Fire Department was established in 1911.

### **Hopelawn Fire Department (District 8)**

The Hopelawn Fire Department, located at 127 Loretta Street, has 25 volunteer Firefighters, 12 Fire Explorers and 3 Fire Prevention Personnel. District 8 works jointly with the Keasbey Fire Department (District 4) and the Hopelawn First Aid Squad to provide fire prevention services. The Hopelawn Fire Department was established in 1914 as the Hopelawn Engine Company. District 8 includes portions of Route 9, I-287/440, and the Garden State Parkway, in addition to a number of shopping centers. The district operates two engines and one light duty truck.

### **Iselin Fire Department (District 9)**

The Iselin District 9 Fire Department has two locations, one at 1222 Green Street, Iselin and the other at 100 West Kelly Street, Menlo Park Terrace. District 9 serves the eastern portion of Iselin, as well as Menlo

Park Terrace. The Iselin Fire Department is an all-volunteer force with 34 volunteers and 3 Fire Prevention Officers. District 9 includes major portions of Routes 1, 27, and the Garden State Parkway as well as the Metropark Rail Station.

### **Iselin Fire Department (District 11)**

The Iselin District # 11 Fire Department has two locations, one at 20 Auth Avenue, Iselin, and the other at 491 New Dover Road, Colonia. District 11 was established in 1924 to serve the area west of the rail line which often blocked Green Street, necessitating separate fire services. District 11 is an all-volunteer department.

### **Colonia Fire Department (District 12)**

The Colonia Fire Department (District 12) also known as the Colonia Volunteer Chemical Hook and Ladder Company is located at 250 Inman Avenue in Colonia. The Colonia Fire Department was established in 1942. District 12 is an all-volunteer department. It runs three engines, one strictly for heavy-duty rescue, one ladder truck, one utility vehicle, and one auxiliary ambulance. The Department joined with the Keasbey Fire Department (District 4) to establish a special rescue unit for heavy-duty and confined space/trench rescue.



Fire Departments with Woodbridge Township		
Department (District)	Location	Town
Woodbridge Fire Department (Dist 1)	418 School St	Woodbridge
Port Reading Fire Department (Dist 2)	916 West Av	Port Reading
Keasbey Fire Department (Dist 4)	420 Smith St	Keasbey
Avenel Fire Department (Dist 5)	346 Avenel St	Avenel
Fords Fire Department (Dist 7)	667 King Georges Rd	Fords
Hopelawn Fire Department (Dist 8)	127 Loretta St	Hopelawn
Iselin Fire Department (Dist 9)	1222 Green St	Iselin
Iselin Fire Department (Dist 11)	20 Auth Ave	Iselin
Colonia Fire Department (Dist 12)	250 Inman Av	Colonia

**Woodbridge Township Ambulance and Rescue Squad**

The Woodbridge Township Ambulance and Rescue Squad, located at 77 Queen Road, Iselin, is the largest first aid squad in Woodbridge Township as a result of its merger with other community squads. The Iselin and Hopelawn Squads merged with the Woodbridge Squad; as a result, the Squad now serves Woodbridge, Sewaren, Iselin, Menlo Park Terrace and Hopelawn. The Squad has nearly 20 paid members that staff the squad from 6:00am - 6:00pm and numerous volunteers that staff the squad over night. The Woodbridge Squad responds to nearly 4,000 calls per year, providing first aid, basic life support, and rescue. Woodbridge Township Ambulance and Rescue Squad was established in 1937 as The Woodbridge Township Emergency Squad.

**Port Reading First Aid Squad**

The Port Reading First Aid Squad, located at 916 West Avenue, Port Reading, is an all-volunteer staff serving Port Reading. The Squad, established in 1970, shares a facility with the Port Reading Fire Department. This facility received an upgrade in 2002 to allow the Squad to use larger, more modern equipment. The Squad operates three ambulances and one First Responder vehicle. The First Responder is active from 6:00am - 6:00 pm daily.

**Avenel-Colonia First Aid Squad**

The Avenel-Colonia First Aid Squad, located at 105 Avenel Street, serves Avenel and portions of Colonia. The Squad, established in 1945, has a paid crew that staffs the squad from 6:00am - 4:00pm. The Squad currently operates four ambulances, with plans to add an additional ambulance.

**St John's First Aid Squad**

St John's First Aid Squad, located at 17 Corrielle Street, Fords, is an all-volunteer staff that serves Fords and Keasbey. St John's is in collaboration with Linden EMS and receives coverage from Linden EMS during the daytime hours. St John's operates three ambulances and one rescue truck to provide first aid and basic life support services. St John's First Aid Squad was established in 1943.

**Colonia First Aid Squad**

The Colonia First Aid Squad, located at 4 Beekman Avenue, Colonia, is a division of the Colonia Fire Department (District 12) that serves Colonia and portions of Woodbridge. The Squad has a paid staff to run the squad from 6:00am - 6:00pm and an all-volunteer staff that runs the squad over night. The District 12 Fire Department has a unit to assist the First Aid Squad as needed. The Squad operates three ambulances, and provides first aid and basic life support services.



First Aid Squads within Woodbridge Township

Squad	Location	Coverage
Woodbridge Township Ambulance & Rescue Squad	77 Queen Rd   Iselin	Woodbridge Sewaren Iselin Menlo Park Terrace Hopelawn Woodbridge Perth Amboy
Port Reading First Aid Squad (with Dist 2 Fire)	916 West Av   Port Reading	Port Reading
St John's First Aid Squad	17 Corrielle St   Fords	Fords Keasbey
Avenel-Colonia First Aid Squad	105 Avenel St   Avenel	Avenel Colonia
Colonia First Aid Squad (with Dist 12 Fire)	4 Beekman Av   Colonia	Colonia

