

GENERAL REEXAMINATION OF THE MASTER PLAN

BOROUGH OF HELMETTA

Middlesex County, New Jersey

May 26, 2022

Adopted by the Borough Planning Board: May 25, 2022
(Resolution # 2022-01)

Prepared By:



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Sandra Bohinski, Secretary

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I. INTRODUCTION: STATUTORY REEXAMINATION OF MASTER PLAN

New Jersey's Municipal Land Use Law (MLUL), N.J.S.A. 40:55D-1 et seq., requires all municipalities to reexamine their master plans and development regulations at least every ten years for the purpose of determining continued viability and the need for amendments. The purpose of this requirement is for municipalities to have regular, periodic reviews of current information and changing conditions within the municipality in the interest of keeping long-range planning as up-to-date as possible.

In C.40:55D-89 of the MLUL, the following language is set forth:

The governing body shall, at least every ten years, provide for a general reexamination of its master plan and development regulations by the planning board which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the county planning board and the municipal clerk of each adjoining municipality...

The Borough of Helmetta Planning Board adopted a Master Plan Reexamination in July of 2008. That reexamination was based on the previous master plan reexamination that was adopted on May 18, 1993, which was based on the original Master Plan report from 1987.

The MLUL requires consideration of five areas of concern within the statutory reexamination report. Those areas are identified as A through E below along with response statements.

II. REEXAMINATION REPORT FINDINGS

a. *The major problems and objectives relating to land development in the municipality at the time of the last reexamination report.*

1. Major problems as identified in the 2008 Reexamination report.

- ⊕ The redevelopment area on Main Street (Helme Mill) will be revitalized and will be an aesthetically pleasing and appropriate development to the Borough and provide housing opportunities for the Borough's older residents.
- ⊕ Ensure that development does not conflict with environmental constraints and is adequately served by municipal or regional facilities.
- ⊕ Define locations and design requirements for new development or redevelopment that minimize conflicts between new development and nearby land uses, reduce traffic generation and minimize the costs of public services.
- ⊕ The Township is predominantly built out, and smaller lot sizes are not consistent with current development practices within the Borough.

2. Objectives as identified in the 2008 Reexamination report.

- ⊕ Our existing character and quality of life will be maintained and enhanced.
- ⊕ Our zoning ordinance will be revised to reflect actual development practices and to comply with the recommendations set forth in this Master Plan Reexamination.

- ⊕ Areas for open space acquisition and preservation will be identified and a walking trail around Helmetta Pond will be completed.
- ⊕ Control development intensities and population densities to be appropriate to the overall character of the Borough, our community services and facilities, and the natural constraints of the environment.
- ⊕ Ensure compliance by the designated redeveloper of the Helme Mill with regulations set forth by the Council on Affordable Housing.
- ⊕ Provide locations for passive or active open space that can benefit Borough residents of all age groups in future years.

b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.

The objectives and problems indicated in the 2008 Reexamination remain largely relevant. Since such time as the 2008 Reexamination, the Borough has continued efforts to address all relevant problems and objectives.

1. Major problems existing at the time of the 2008 Reexamination report.

- ⊕ Our redevelopment area on Main Street (Helme Mill) will be revitalized and will be an aesthetically pleasing and appropriate development to the Borough and provide housing opportunities for the Borough's older residents. The redevelopment area has been predominantly built out, except for redevelopment parcel number 5. The former Snuff Mill Redevelopment Parcel 5 located at 58 Main Street was previously developed as an animal shelter which has subsequently closed. The Borough Land Use Board has recently granted a use variance and change of use approval for the reuse of the facility as an electrical contractor's office and warehouse.
- ⊕ Ensure that development does not conflict with environmental constraints and is adequately served by municipal or regional facilities. This problem remains applicable. Along with the recreation improvements at Helmetta pond, the Helmetta Dam underwent improvements which will ensure the future integrity of the structure. Along with these necessary improvements, walking trails and a prefabricated foot bridge were installed in the area to establish the natural park setting that was desired in the Borough.
- ⊕ Define locations and design requirements for new development or redevelopment that minimize conflicts between new development and nearby land uses, reduce traffic generation and minimize the costs of public services. This problem remains applicable as the Borough seeks to minimize conflict between new development and existing uses.
- ⊕ The Township is predominantly built out, and smaller lot sizes are not consistent with current development practices within the Borough. This continues to be a problem in the Borough, as outdated zoning regulations continue to advance inconsistent development patterns.

2. Objectives from the 2008 Reexamination report.

- ⊕ Our existing character and quality of life will be maintained and enhanced. This goal is still applicable.
- ⊕ Our zoning ordinance will be revised to reflect actual development practices and to comply with the recommendations set forth in this Master Plan Reexamination. This goal remains applicable.

- ⊕ Areas for open space acquisition and preservation will be identified and a walking trail around Helmetta Pond will be completed. The walking trail around Helmetta Pond has been completed along with recreation improvements including a basketball court, tennis court, and pavilion. Open space acquisition and preservation remains an applicable goal.
 - ⊕ Control development intensities and population densities to be appropriate to the overall character of the Borough, our community services and facilities, and the natural constraints of the environment. A community center was constructed and conveyed to the Borough as a part of the Helme Mill Redevelopment Area. Overall, this goal remains applicable.
 - ⊕ Ensure compliance by the designated redeveloper of the Helme Mill with regulations set forth by the Council on Affordable Housing. This goal remains applicable, and as per the Settlement Agreement, Kaplan shall provide the required number of Affordable Housing Units provided that at least 150 units are constructed and that the number of affordable units shall not exceed 11.1% of the total number of rental units constructed, and that Kaplan's obligations shall expire upon the issuance of the Certificate of Completion for the Modified Project.
 - ⊕ Provide locations for passive or active open space that can benefit Borough residents of all age groups in future years. This goal remains applicable.
- c. ***The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.***

LOCAL CHANGES

The Borough of Helmetta is a small community located in the southern half of Middlesex County. Approximately one (1) square mile in size, Helmetta contains common borders with Monroe Township, Spotswood Borough, and East Brunswick Township.

As of the American Community Survey (ACS) from 2014-2018, there were 2,283 people, 887 households, and 615 families residing in Helmetta. The population density was 2,594.3 people per square mile. There were 986 housing units at an average density of 1,120.5 per square mile. The racial makeup of the Borough was 84.6% White, 5.1% African American, 0.3% Native American, 3.9% Asian, 0.0% Pacific Islander, 4.2% from other races, and 1.9% from two or more races. Hispanic or Latino of any race were 15.2% of the population.

There were 887 households out of which 23.4% had children under the age of 18 living with them, 51.6% were married couples living together, 12.4% had a female householder with no husband present, 5.3% had a male householder with no wife present, and 30.7% were non-families. 20.6% of all households were made up of individuals and 6.9% had an individual living alone who was 65 years of age or older. The average household size was 2.6 and the average family size was 3.0.

Separating the population into age cohorts provides the following breakdown of Helmetta residents: 18.5% under the age of 18, 6.4% from 18 to 24, 28.4% from 25 to 44, 34.1% from 45 to 64, and 12.5% who were 65 years of age or older. The median age was 43.1 years, representing an increase of 7.1 years since the 2000 Census. For every 100 females there were 93.8 males and for every 100 females age 18 and over, there were 81.6 males.

The median income for a household in the Borough was \$83,068, and the median income for a family was \$94,635. The per capita income for the Borough was \$91,840. 0% of families and 3.8% of the population were below the poverty line, including none of those under age 18 and 3.5% of those aged 65 or over.

In 2018, the Helmetta Police department was disbanded, and a shared services agreement was entered with the Township of Spotswood to provide police services to the Borough of Helmetta. Helmetta students already attend the Spotswood School District, which made this decision more appealing to residents.

Being predominantly built-out, development in Helmetta is the result of infill construction or redevelopment activity. The Borough seeks to maintain and enhance its existing character, by setting forth goals and recommendations that are consistent with this vision.

REGIONAL AND STATE CHANGES

1. Federal law requires that Metropolitan Planning Organizations update their long range plans every four years. The Borough of Helmetta is located within the jurisdiction of the North Jersey Transportation Authority, which released the Plan 2045 and related documents were approved in November 2017. The plan features NJTPA's long-range vision for maintaining the transportation system while making investments to improve mobility.
2. The Together North Jersey Plan, released in 2015, outlines a vision for a competitive, livable, efficient, and resilient region. The Borough of Helmetta is not specifically mentioned.
3. The 2001 *New Jersey State Development and Redevelopment Plan* (SDRP) designates The Borough of Helmetta as being predominantly located within Planning Area 1 (PA1), the Metropolitan Planning Area. This has changed since the 2008 Reexamination; at which time the Borough was entirely located within the PA1. The major thrust of the PA1 designation is to provide for much of the State's future redevelopment while also protecting the character of existing stable communities. A small portion of land in the southeastern corner of the Borough is designated as Planning Area 2 (PA2), the Suburban Planning Area, and a large section of the western side of the Borough encompassed by Jamesburg Park is designated as Planning Area 6 (PA6), which depicts parks and natural areas. While the State Planning Act requires that the State Planning Commission to adopt a State Development & Redevelopment Plan every three (3) years, the last adopted State Plan was in 2001. On November 14, 2011 a Draft Final Plan was approved, but after nearly a year of public meetings, on November 19th, 2012, the State Planning Commission voted to postpone its vote on adoption of the State Strategic Plan in order to allow for additional comments on the revised Plan and to consider whether and how to address issues related to rebuilding after Hurricane Sandy.
4. New storm water regulations were promulgated by the State and will be enforced by the New Jersey Department of Environmental Protection starting March 1, 2021. These regulations will impact how a community plans to address water quality issues and further supports implementation of "Green Infrastructure" as a means of meeting groundwater recharge standards and stormwater runoff quality standards.
5. On January 18, 2010, New Jersey enacted a law which allowed residents suffering from certain debilitating and life-threatening illnesses to use and possess medical marijuana with a doctor's recommendation. New Jersey is the 14th state to permit the use of marijuana for medical purposes.
6. On April 22, 2010, New Jersey enacted a law which exempted solar panels from impervious surface or impervious cover designations. It mandates that NJDEP shall not include solar panels in calculations of impervious surface or impervious cover or agricultural impervious cover and requires stormwater management plans and ordinances shall not be construed to prohibit solar panels to be constructed and installed on a site.

7. On May 5, 2011, New Jersey enacted a law prohibiting the application of the judicially created Time of Decision rule to "applications for development". Specifically, the Time of Application Law provides "those development regulations which are in effect on the date of submission of an application for development shall govern the review of that application for development and any decision made with regard to that application for development".
8. On August 7, 2013, New Jersey enacted a law implementing numerous changes to the Municipal Land Use Law with the stated purpose of "enabling municipalities the flexibility to offer alternatives to traditional development through the use of equitable and effective planning tools, including clustering, transferring development rights and lot size averaging in order to concentrate development in areas where growth can best be accommodated and maximized while preserving agricultural lands, open space and historic sites".
9. On July 9, 2021, New Jersey enacted a Statewide Municipal Electric Vehicle (EV) Ordinance. The law requires that Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready parking spaces be designated as a permitted accessory use in all zoning or use districts and establishes associated installation and parking requirements related to EVSE in New Jersey's 565 municipalities. The model statewide ordinance will enable EV adoption among residents who can't charge at home and will alleviate "range anxiety" by increasing the proximity of charging infrastructure and giving residents the confidence to drive electric. Future EV charging facilities and EV parking spaces and accessways shall be installed and maintained in conformance with applicable American Disabilities Act (ADA) accessibility standards for future users.

d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

The objectives and assumptions that formed the basis for the previous master plans were forward-thinking. Most have been achieved, those that were not achieved were more a result of changing conditions than lack of initiative from the Borough. The redevelopment activity of the Helme Mill Factory has presented the Borough with opportunities to improve its local economy and revitalize a significant part of the Town's history. Addressing the following general needs is paramount for improving and maintaining the quality of life in Helmetta: identify land for open space acquisition and continue code enforcement efforts.

To address these needs and to achieve the objectives of the master plan and this reexamination report, the Planning Board makes the following recommendations:

1. Considering that the Borough is nearly built out, it is not recommended that a new Master Plan be drafted. However, in 2008, N.J.S.A. 40:55D-28 (MLUL) was amended to provide for two new optional plan elements, the Educational Facilities Plan Element and the Green Buildings and Environmental Sustainability Plan Element. The purpose of the Green Buildings and Environmental Sustainability Plan Element is to promote the efficient use of natural resources, the use of renewable energy systems, and to consider the impact of buildings on the local, regional, and global environment. As such, the Borough should consider the adoption of a Green Buildings and Environmental Sustainability Plan Element that will provide policy and form a foundation for future regulations regarding renewable energy, passive solar design, sustainable practices and the construction of green buildings. Additionally, inclusion of this optional plan will permit the Borough to participate in the Sustainable Jersey1 certification program and obtain access to certain competitive grants.

2. Due to its built-out condition, the Borough should consider additional opportunities to create complete streets appropriate for all modes of transportation.
3. Create a database of all businesses located in the Borough. The database would help economic development efforts as well as assist in addressing code enforcement concerns.
4. Identify parcels for open space acquisition and preservation. Research the availability of funding assistance from New Jersey or Middlesex County.
5. Provide greater access to the Borough zoning map and land development regulations online. The current zoning map is difficult to read in the .pdf file format in which it exists, and it appears that land development regulations have not been updated since 2002.
6. Continue to seek funding from various sources to support the reconstruction and repaving of various roads within the Borough that are in need of repair, starting with Lake Avenue. Upon completion of the majority of the outstanding road reconstruction and repaving work, to move to a maintenance program to maintain the work on these roads.
7. Continue to seek funding for installation of curb and sidewalks and recreational paths throughout the Borough to improve pedestrian safety and enhance the character of the Borough as a walking community.
8. Perfect agreement with designated redeveloper (Kaplan) regarding additional police, fire and emergency medical services equipment, personnel and facilities needed as result of the redevelopment.
9. The Borough of Helmetta Municipal Building is currently working to upgrade their facilities to include ADA ramp improvements.
10. Complete the walking trail around Helmetta Pond.
11. Identify any other recreation needs in the Borough.
12. Development Regulation Recommendations
 - a. Rezone parcels within the existing R5 zone to R7SF.
 - b. Rezone Block 20, Lot 7 to R7SC.
 - c. Create a definition of a "deck" within the Borough Land Use Ordinance, noting that area of said decks will not be considered impervious cover for zoning purposes.
 - d. Review and revise the single and combined side yard setbacks for the R-7, R-10 and R-15 within the Borough Land Use Ordinance. The R-7 zone will be revised to 15 and 30 feet, the R-10 zone to 30 and 60 feet, and the R-15 zone to 30 and 60 feet.
 - e. Re-examine the Borough's Tree Protection, Forestry, and Shade Tree ordinances to determine if they meet current objectives.
 - f. In order to maintain the existing character and to preserve the high quality of development in the Borough, home-based automobile repair businesses should be prohibited. Develop regulations prohibiting home-based automobile repair businesses.

- g. Over the past few years, parking of personal business trucks or vans on residential property and along residential streets has increased. Often, there is more than one business truck or van parked and they tend to encroach on the right-of-way creating numerous safety concerns. Develop regulations to limit the number and size of personal business trucks or vans that can be parked on residential streets.
- h. Due to the Borough being almost completely built out, buffer requirements should be reevaluated to ensure that nuisances such as lighting or noise from commercial or industrial development do not negatively impact residential uses across property lines.
- i. Sign regulations should be examined for continued viability and updated as necessary. Regulations should reflect the Borough's desired aesthetic and the reality of applications being approved.
- j. In light of State legislation that permits the use of marijuana for medical purposes the Borough should explore ways to regulate and address the appropriateness of site location and design in a manner that promotes public health, safety, and welfare. Specific consideration should be given to appropriate locations within industrial parks.
- k. Revisions to parking regulations should be considered. Considerations include, but are not limited to, reducing required parking for certain uses, creating a maximum parking requirement, electric vehicle charging stations, alternative paving materials such as porous pavement, and shared parking between nearby uses.
- l. The Land Use regulations should be examined for any inconsistency with the New Jersey Residential Site Improvement Standards N.J.A.C. 5:21-1 et seq. and for instances where existing regulations are inconsistent with one another. It is also further recommended that inconsistent or inaccurate references to outside agencies or regulations be updated accordingly.
- m. Consideration should be given to adding and modifying some definitions within the Borough's ordinances for clarity to ensure a clear understanding for the public and code enforcement personnel.
- n. As a result of the Helmetta Pond, Manalapan Brook Tributary, and the Cedar Brook Tributary being prominent natural bodies of water surrounding the Borough, it is recommended that ordinances be strengthened to ensure minimal stormwater runoff from new development, and that existing development does not negatively impact these natural features throughout the future.
- o. Consider developing standards to regulate passive solar design, production and utilization of renewable energy and green building techniques.
- p. In light of new 5G wireless technology, the Borough should consider developing regulations to address issues associated with the deployment of wireless communication facilities.
- q. To minimize the potential for future high-density residential development within existing Residential zones, revised residential Borough Zoning Ordinances to require future lot sizes to be at least 70 feet by 100 feet in size.
- r. Consider creation of an overlay zone for existing R-10 zoned properties along Main Street in the northern portion of the Borough (between Holy Trinity Church and the "Helmetta Foods" retail center at the intersection with Old Forge Road). This overlay would allow for limited home-based light industrial and retail uses that are not reliant on off-street parking.

- s. The Borough should consider opportunities to conserve remaining undeveloped areas for potential future passive and/or recreational uses. Potential stakeholders including but not limited to Middlesex County and NJ Green Acres should be consulted to determine funding sources for future property acquisition and/or recreational development. One parcel that may be explored for future conservation/recreational use is the Maglia Property located at Helmetta Boulevard and Lake Avenue.
- e. *The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c.79 (C.40A:12A-1 et seq.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.*

To date, the Borough of Helmetta has one (1) redevelopment area (Helme Mill). A preliminary investigation was completed in 2002, and subsequently a redevelopment plan was created and approved to appropriately guide the development of the Helme Mill area. The Redevelopment Plan includes a Parcelization Plan which divides the entire area into five redevelopment parcels of varying size and character. The Borough has entered into a Redevelopers Agreement with the Kaplan Companies. Kaplan utilized the existing shell of the Snuff Mill Factory building to develop 200 luxury apartments, a 3,700 square foot resident lounge, a gym, a café, swimming pool, tennis court, and two basketball courts. In addition to the luxury apartments, Kaplan has also completed construction of 20 townhomes on the site. Parcel #5 was subsequently redeveloped as an Animal Shelter but has been approved by the Land Use Board and repurposed for use by an electrical contractor and ancillary warehouse related to the contractor's office use.

III. CONCLUSION

Being that the Borough is nearly built out, it is not recommended for the Borough to draft a new Master Plan at this time. Instead, the Borough should continue to advance Master Plan goals while providing for revisions as discussed in this reexamination. In order to conform to statutory requirements, until such time that a new Master Plan is completed, the Borough should continue to perform a new reexamination report every 10 years.

RESOLUTION
ADOPTION OF MASTER PLAN REEXAMINATION REPORT
HELMETTA PLANNING BOARD

WHEREAS, the Planning Board of the Borough of Helmetta is authorized pursuant to N.J.S.A. 40:55D-89 to conduct a general reexamination of its Master Plan; and

WHEREAS, the Planning Board of the Borough of Helmetta retained the services of Terence Vogt, PE, PP, CME, of Remington & Vernick Engineers, a Professional Planner, to prepare a reexamination report; and

WHEREAS, Mr. Vogt co-authored the report entitled "General Reexamination of the Master Plan Borough of Helmetta", dated May 6, 2022; and

WHEREAS, notice of a public hearing at which the Reexamination Report would be reviewed was sent to the New Jersey Office of Planning Advocacy, the Middlesex County Planning Board, the Monroe Township Clerk, the East Brunswick Township Clerk, and the Spotswood Borough Clerk; and

WHEREAS, a public hearing was conducted on May 11, 2022, at 7:30 p.m., in the Borough Hall; and

WHEREAS, at said meeting all those who desired to be heard were heard, and the testimony was recorded by the Planning Board of the Borough of Helmetta; and

WHEREAS, the testimony was carefully considered, and the following findings of fact were made:

FINDINGS OF FACT

1. Terence Vogt, PE, PP, CME co-authored the "General Reexamination of the Master Plan Borough of Helmetta" Report (the "Reexamination Report") dated May 6, 2022, " in conformance with N.J.S.A 40:55D-89;

2. The Planning Board reviewed the Reexamination Report and heard the findings, conclusions and recommendations of Mr. Vogt. The Reexamination Report includes a review of the last adopted Master Plan to determine whether the assumptions, policies, goals, and objectives and implementing documents remain applicable and/or desirable, considering changes which may have occurred over time.

3. The Reexamination Report includes a number of recommendations including but not limited to the rezoning of certain parcels; establish revised bulk standards; establish an overlay zone; and create recreation and open space areas.

4. Various Board members asked questions of Mr. Vogt; and confirmed that certain revisions that they requested had in fact been included in the final revised version of the Reexamination Report.

5. Several Board members expressed the hope that the Mayor and Council would swiftly consider the adoption of Ordinances implementing the recommendations in the Reexamination Report.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the Borough of Helmetta hereby adopts the "General Reexamination of the Master Plan Borough of Helmetta" Report dated May 6, 2022 prepared by Remington & Vernick Engineers.

BE IT FURTHER RESOLVED that copies of this Resolution shall be forwarded to the New Jersey Office of Planning Advocacy, the Middlesex County Planning Board, the Monroe Township Clerk, the East Brunswick Township Clerk and the Spostwood Borough Clerk.

BE IT FURTHER RESOLVED that copies of the Reexamination Report be forwarded to the Middlesex County Planning Board and the Office of Planning Advocacy, and to any Municipal Clerk of any adjoining municipality which requests a copy thereof.

BE IT FURTHER RESOLVED that the Planning Board hereby recommends that the Borough Council strongly consider adoption of amendments to the Zoning Ordinance in order to implement the recommendations contained in the Reexamination Report.

The above is a memorialization of a motion duly made and seconded on **May 11, 2022**, on the following vote:

ROLL CALL VOTE

Those in Favor:

Chairman William Kloos

Vice Chairman Joseph Sinagra

Mayor Christopher Slavicek

Mr. Roger Bohinski

Mr. James Marchione

Ms. Christine Reid

Mr. Paul Reed

Mr. David Tarantino

Mr. Peter Genecki

Opposed: None

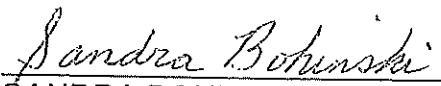
Abstained: None

The Borough will publish a Legal Notice in the Home News within twenty (20) days of the memorization of this written Resolution.

The undersigned, Secretary to the Borough of Helmetta Planning Board, hereby certifies that the above is a true copy of a Resolution memorialized by said Board on the 25th day of May, on the following vote:

THOSE IN FAVOR: Chairman William Kloos, Vice Chairman Joseph Sinagra, Mr. Roger Bohinski, Mr. James Marchione, Ms. Christine Reid, Mr. Paul Reed

Opposed: None



SANDRA BOHINSKI, Secretary
BOROUGH OF HELMETTA
PLANNING BOARD

GENERAL REEXAMINATION OF THE MASTER PLAN

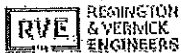
BOROUGH OF HELMETTA

Middlesex County, New Jersey

November 2, 2020

Adopted by the Borough Planning Board: _____, 2021
(Resolution # _____)

Prepared By:



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BOROUGH OF HELMETTA

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PLANNING BOARD

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In C.40:55D-89 of the MLUL, the following language is set forth:

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a. *The major problems and objectives relating to land development in the municipality at the time of the last reexamination report.*

1. Major problems as identified in the 2008 Reexamination report.

- ✦ The redevelopment area on Main Street (Helme Mill) will be revitalized and will be an aesthetically pleasing and appropriate development to the Borough and provide housing opportunities for the Borough's older residents.
- ✦ Ensure that development does not conflict with environmental constraints and is adequately served by municipal or regional facilities.
- ✦ Define locations and design requirements for new development or redevelopment that minimize conflicts between new development and nearby land uses, reduce traffic generation and minimize the costs of public services.
- ✦ The Township is predominantly built out, and smaller lot sizes are not consistent with current development practices within the Borough.

2. Objectives as identified in the 2008 Reexamination report.

- ✦ Our existing character and quality of life will be maintained and enhanced.
- ✦ Our zoning ordinance will be revised to reflect actual development practices and to comply with the recommendations set forth in this Master Plan Reexamination.

- ✦ Areas for open space acquisition and preservation will be identified and a walking trail around Helmetta Pond will be completed.
- ✦ Control development intensities and population densities to be appropriate to the overall character of the Borough, our community services and facilities, and the natural constraints of the environment.
- ✦ Ensure compliance by the designated redeveloper of the Helme Mill with regulations set forth by the Council on Affordable Housing.
- ✦ Provide locations for passive or active open space that can benefit Borough residents of all age groups in future years.

b. *The extent to which such problems and objectives have been reduced or have increased subsequent to such date.*

The objectives and problems indicated in the 2008 Reexamination remain largely relevant. Since such time as the 2008 Reexamination, the Borough has continued efforts to address all relevant problems and objectives.

1. Major problems existing at the time of the 2008 Reexamination report.

- ✦ Our redevelopment area on Main Street (Helme Mill) will be revitalized and will be an aesthetically pleasing and appropriate development to the Borough and provide housing opportunities for the Borough's older residents. The redevelopment area has been predominantly built out, except for redevelopment parcel number 5. The former Snuff Mill Redevelopment Parcel 5 located at 58 Main Street was previously developed as an animal shelter which has subsequently closed. The Borough Land Use Board has recently granted a use variance and change of use approval for the reuse of the facility as an electrical contractor's office and warehouse.
- ✦ Ensure that development does not conflict with environmental constraints and is adequately served by municipal or regional facilities. This problem remains applicable. Along with the recreation improvements at Helmetta pond, the Helmetta Dam underwent improvements which will ensure the future integrity of the structure. Along with these necessary improvements, walking trails and a prefabricated foot bridge were installed in the area to establish the natural park setting that was desired in the Borough.
- ✦ Define locations and design requirements for new development or redevelopment that minimize conflicts between new development and nearby land uses, reduce traffic generation and minimize the costs of public services. This problem remains applicable as the Borough seeks to minimize conflict between new development and existing uses.
- ✦ The Township is predominantly built out, and smaller lot sizes are not consistent with current development practices within the Borough. This continues to be a problem in the Borough, as outdated zoning regulations continue to advance inconsistent development patterns.

2. Objectives from the 2008 Reexamination report.

- ✦ Our existing character and quality of life will be maintained and enhanced. This goal is still applicable.
- ✦ Our zoning ordinance will be revised to reflect actual development practices and to comply with the recommendations set forth in this Master Plan Reexamination. This goal remains applicable.

- ✦ Areas for open space acquisition and preservation will be identified and a walking trail around Helmetta Pond will be completed. The walking trail around Helmetta Pond has been completed along with recreation improvements including a basketball court, tennis court, and pavilion. Open space acquisition and preservation remains an applicable goal.
- ✦ Control development intensities and population densities to be appropriate to the overall character of the Borough, our community services and facilities, and the natural constraints of the environment. A community center was constructed and conveyed to the Borough as a part of the Helme Mill Redevelopment Area. Overall, this goal remains applicable.
- ✦ Ensure compliance by the designated redeveloper of the Helme Mill with regulations set forth by the Council on Affordable Housing. This goal remains applicable, and as per the Settlement Agreement, Kaplan shall provide the required number of Affordable Housing Units provided that at least 150 units are constructed and that the number of affordable units shall not exceed 11.1% of the total number of rental units constructed, and that Kaplan's obligations shall expire upon the issuance of the Certificate of Completion for the Modified Project.
- ✦ Provide locations for passive or active open space that can benefit Borough residents of all age groups in future years. This goal remains applicable.

c. *The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised with particular regard to the density and distribution of population and land uses; housing conditions, circulation, conservation of natural resources, energy conservation, collection disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.*

LOCAL CHANGES

The Borough of Helmetta is a small community located in the southern half of Middlesex County. Approximately one (1) square mile in size, Helmetta contains common borders with Monroe Township, Spotswood Borough, and East Brunswick Township.

As of the American Community Survey (ACS) from 2014-2018, there were 2,283 people, 887 households, and 615 families residing in Helmetta. The population density was 2,594.3 people per square mile. There were 986 housing units at an average density of 1,120.5 per square mile. The racial makeup of the Borough was 84.6% White, 5.1% African American, 0.3% Native American, 3.9% Asian, 0.0% Pacific Islander, 4.2% from other races, and 1.9% from two or more races. Hispanic or Latino of any race were 15.2% of the population. There were 887 households out of which 23.4% had children under the age of 18 living with them, 51.6% were married couples living together, 12.4% had a female householder with no husband present, 5.3% had a male householder with no wife present, and 30.7% were non-families. 20.6% of all households were made up of individuals and 6.9% had an individual living alone who was 65 years of age or older. The average household size was 2.6 and the average family size was 3.0.

Separating the population into age cohorts provides the following breakdown of Helmetta residents: 18.5% under the age of 18, 6.4% from 18 to 24, 28.4% from 25 to 44, 34.1% from 45 to 64, and 12.5% who were 65 years of age or older. The median age was 43.1 years, representing an increase of 7.1 years since the 2000 Census. For every 100 females there were 93.8 males and for every 100 females age 18 and over, there were 81.6 males.

The median income for a household in the Borough was \$83,068, and the median income for a family was \$94,635. The per capita income for the Borough was \$91,840. 0% of families and 3.8% of the population were below the poverty line, including none of those under age 18 and 3.5% of those aged 65 or over.

In 2018, the Helmetta Police department was disbanded, and a shared services agreement was entered with the Township of Spotswood to provide police services to the Borough of Helmetta. Helmetta students already attend the Spotswood School District, which made this decision more appealing to residents.

Being predominantly built-out, development in Helmetta is the result of infill construction or redevelopment activity. The Borough seeks to maintain and enhance its existing character, by setting forth goals and recommendations that are consistent with this vision.

REGIONAL AND STATE CHANGES

1. Federal law requires that Metropolitan Planning Organizations update their long range plans every four years. The Borough of Helmetta is located within the jurisdiction of the North Jersey Transportation Authority, which released the Plan 2045 and related documents were approved in November 2017. The plan features NJTPA's long-range vision for maintaining the transportation system while making investments to improve mobility.
2. The Together North Jersey Plan, released in 2015, outlines a vision for a competitive, livable, efficient, and resilient region. The Borough of Helmetta is not specifically mentioned.
3. The 2001 *New Jersey State Development and Redevelopment Plan* (SDRP) designates The Borough of Helmetta as being predominantly located within Planning Area 1 (PA1), the Metropolitan Planning Area. This has changed since the 2008 Reexamination, at which time the Borough was entirely located within the PA1. The major thrust of the PA1 designation is to provide for much of the State's future redevelopment while also protecting the character of existing stable communities. A small portion of land in the southeastern corner of the Borough is designated as Planning Area 2 (PA2), the Suburban Planning Area, and a large section of the western side of the Borough encompassed by Jamesburg Park is designated as Planning Area 6 (PA6), which depicts parks and natural areas. While the State Planning Act requires that the State Planning Commission to adopt a State Development & Redevelopment Plan every three (3) years, the last adopted State Plan was in 2001. On November 14, 2011 a Draft Final Plan was approved, but after nearly a year of public meetings, on November 19th, 2012, the State Planning Commission voted to postpone its vote on adoption of the State Strategic Plan in order to allow for additional comments on the revised Plan and to consider whether and how to address issues related to rebuilding after Hurricane Sandy.
4. New storm water regulations were promulgated by the State and will be enforced by the New Jersey Department of Environmental Protection starting March 1, 2021. These regulations will impact how a community plans to address water quality issues and further supports implementation of "Green Infrastructure" as a means of meeting groundwater recharge standards and stormwater runoff quality standards.
5. On January 18, 2010, New Jersey enacted a law which allowed residents suffering from certain debilitating and life-threatening illnesses to use and possess medical marijuana with a doctor's recommendation. New Jersey is the 14th state to permit the use of marijuana for medical purposes.
6. On April 22, 2010, New Jersey enacted a law which exempted solar panels from impervious surface or impervious cover designations. It mandates that NJDEP shall not include solar panels in calculations of impervious surface or impervious cover or agricultural impervious cover and requires stormwater management plans and ordinances shall not be construed to prohibit solar panels to be constructed and installed on a site.
7. On May 5, 2011, New Jersey enacted a law prohibiting the application of the judicially created Time of Decision rule to "applications for development". Specifically, the Time of Application Law provides "those development regulations which are in effect on the date of submission of an application for development shall govern the review of that application for development and any decision made with regard to that application for development".

8. On August 7, 2013, New Jersey enacted a law implementing numerous changes to the Municipal Land Use Law with the stated purpose of "enabling municipalities the flexibility to offer alternatives to traditional development through the use of equitable and effective planning tools, including clustering, transferring development rights and lot size averaging in order to concentrate development in areas where growth can best be accommodated and maximized while preserving agricultural lands, open space and historic sites".

d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

The objectives and assumptions that formed the basis for the previous master plans were forward-thinking. Most have been achieved, those that were not achieved were more a result of changing conditions than lack of initiative from the Borough. The redevelopment activity of the Helme Mill Factory has presented the Borough with opportunities to improve its local economy and revitalize a significant part of the Town's history. Addressing the following general needs is paramount for improving and maintaining the quality of life in Helmetta: identify land for open space acquisition, and continue code enforcement efforts.

To address these needs and to achieve the objectives of the master plan and this reexamination report, the Planning Board makes the following recommendations:

1. Considering that the Borough is nearly built out, it is not recommended that a new Master Plan be drafted. However, in 2008, N.J.S.A. 40:55D-28 (MLUL) was amended to provide for two new optional plan elements, the Educational Facilities Plan Element and the Green Buildings and Environmental Sustainability Plan Element. While the Borough does not experience the severe flooding as many of its neighbors, the purpose of the Green Buildings and Environmental Sustainability Plan Element is to promote the efficient use of natural resources, the use of renewable energy systems, and to consider the impact of buildings on the local, regional, and global environment. As such, the Borough should consider the adoption of a Green Buildings and Environmental Sustainability Plan Element that will provide policy and form a foundation for future regulations regarding renewable energy, passive solar design, sustainable practices and the construction of green buildings. Additionally, inclusion of this optional plan will permit the Borough to participate in the Sustainable Jersey1 certification program and obtain access to certain competitive grants.
2. Due to its built-out condition, the Borough should consider additional opportunities to create complete streets appropriate for all modes of transportation.
3. Create a database of all businesses located in the Borough. The database would help economic development efforts as well as assist in addressing code enforcement concerns.
4. Identify parcels for open space acquisition and preservation. Research the availability of funding assistance from New Jersey or Middlesex County.
5. Provide greater access to the Borough zoning map and land development regulations online. The current zoning map is difficult to read in the .pdf file format in which it exists, and it appears that land development regulations have not been updated since 2002.
6. Continue to seek funding from various sources to support the reconstruction and repaving of various roads within the Borough that are in need of repair, starting with Lake Avenue. Upon completion of the majority of the outstanding road reconstruction and repaving work, to move to a maintenance program to maintain the work on these roads.

7. Continue to seek funding for installation of curb and sidewalks and recreational paths throughout the Borough to improve pedestrian safety and enhance the character of the Borough as a walking community.
8. Perfect agreement with designated redeveloper (Kaplan) regarding additional police, fire and emergency medical services equipment, personnel and facilities needed as result of the redevelopment.
9. The Borough of Helmetta Municipal Building is currently working to upgrade their facilities to include ADA ramp improvements.
10. Complete the walking trail around Helmetta Pond.
11. Identify any other recreation needs in the Borough.
12. Development Regulation Recommendations
 - a. Rezone parcels within the existing R5 zone to R7SF.
 - b. ~~Rezone Block 20, Lot 7 to R7SC.~~
 - c. Create a definition of a "deck" within the Borough Land Use Ordinance, noting that area of said decks will not be considered impervious cover for zoning purposes.
 - d. Review and revise the single and combined side yard setbacks for the R-7, R-10 and R-15 within the Borough Land Use Ordinance. The R-7 zone will be revised to 15 and 30 feet, the R-10 zone to 30 and 60 feet, and the R-15 zone to 30 and 60 feet.
 - e. Re-examine the Borough's Tree Protection, Forestry, and Shade Tree ordinances to determine if they meet current objectives.
 - f. In order to maintain the existing character and to preserve the high quality of development in the Borough, home-based automobile repair businesses should be prohibited. Develop regulations prohibiting home-based automobile repair businesses.
 - g. Over the past few years, parking of personal business trucks or vans on residential property and along residential streets has increased. Often, there is more than one business truck or van parked and they tend to encroach on the right-of-way creating numerous safety concerns. Develop regulations to limit the number and size of personal business trucks or vans that can be parked on residential streets.
 - h. Due to the Borough being almost completely built out, buffer requirements should be reevaluated to ensure that nuisances such as lighting or noise from commercial or industrial development do not negatively impact residential uses across property lines.
 - i. Sign regulations should be examined for continued viability and updated as necessary. Regulations should reflect the Borough's desired aesthetic and the reality of applications being approved.
 - j. In light of State legislation that permits the use of marijuana for medical purposes the Borough should explore ways to regulate and address the appropriateness of site location and design in a manner that promotes public health, safety, and welfare. Specific consideration should be given to appropriate locations within industrial parks.

Commented [AJ2]: Is this still a desire even though this lot is currently under litigation?

- k. Revisions to parking regulations should be considered. Considerations include, but are not limited to, reducing required parking for certain uses, creating a maximum parking requirement, electric vehicle charging stations, alternative paving materials such as porous pavement, and shared parking between nearby uses.
 - l. The Land Use regulations should be examined for any inconsistency with the New Jersey Residential Site Improvement Standards N.J.A.C. 5:21-1 et seq. and for instances where existing regulations are inconsistent with one another. It is also further recommended that inconsistent or inaccurate references to outside agencies or regulations be updated accordingly.
 - m. Consideration should be given to adding and modifying some definitions within the Borough's ordinances for clarity to ensure a clear understanding for the public and code enforcement personnel.
 - n. As a result of the Helmetta Pond, Manalapan Brook Tributary, and the Cedar Brook Tributary being prominent natural bodies of water surrounding the Borough, it is recommended that ordinances be strengthened to ensure minimal stormwater runoff from new development, and that existing development does not negatively impact these natural features throughout the future.
 - o. Consider developing standards to regulate passive solar design, production and utilization of renewable energy and green building techniques.
 - p. In light of new 5G wireless technology, the Borough should consider developing regulations to address issues associated with the deployment of wireless communication facilities.
- e. *The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992,c.79 (C.40A:12A-1 et seq.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.*

To date, the Borough of Helmetta has one (1) redevelopment area (Helme Mill). A preliminary investigation was completed in 2002, and subsequently a redevelopment plan was created and approved to appropriately guide the development of the Helme Mill area. The Redevelopment Plan includes a Parcelization Plan which divides the entire area into five redevelopment parcels of varying size and character. The Borough has entered into a Redevelopers Agreement with the Kaplan Companies. Kaplan has utilized the existing shell of the Snuff Mill Factory building to develop 200 luxury apartments, a 3,700 square foot resident lounge, a gym, a café, swimming pool, tennis court, and two basketball courts. In addition to the luxury apartments, Kaplan has also completed construction of 20 townhomes on the site. Of the five redevelopment parcels, only parcel #5 has not been redeveloped as of this re-examination report.

III. CONCLUSION

Being that the Borough is nearly built out, it is not recommended for the Borough to draft a new Master Plan at this time. Instead, the Borough should continue to advance Master Plan goals while providing for revisions as discussed in this reexamination. In order to conform to statutory requirements, until such time that a new Master Plan is completed, the Borough should continue to perform a new reexamination report every 10 years.

BOROUGH OF HELMETTA
MIDDLESEX COUNTY, NEW JERSEY

PERIODIC REEXAMINATION OF MASTER PLAN
Pursuant to N.J.S.A. 40:55D-89

July 2008

Borough of Helmetta
60 Main Street
Helmetta, NJ 08228

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**BOROUGH OF HELMETTA
MIDDLESEX COUNTY, NEW JERSEY**

**REEXAMINATION OF MASTER PLAN
JULY 2008**

**STATUTORY REEXAMINATION OF MASTER
PLAN**

New Jersey's Municipal Land Use Law (MLUL), N.J.S.A. 40:55D-1 et seq., requires all municipalities to reexamine their master plans at least every six years. The purpose of this requirement is for municipalities to have regular, periodic reviews of current information and changing conditions within the municipality in the interest of keeping long-range planning as up-to-date as possible.

In C.40:55D-89 of the MLUL, the following language is set forth:

The governing body shall, at least every six years, provide for a general reexamination of its master plan and development regulations by the planning board which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the county planning board and the municipal clerk of each adjoining municipality...

The Borough of Helmetta Planning Board adopted a Master Plan Reexamination on May 18, 1993. That reexamination was based on the previous master plan that was adopted on January 28, 1987. The 2000 master plan made no new land use recommendations.

The MLUL requires consideration of five areas of concern within the statutory reexamination report. Those areas are identified below along with response statements.

A. REVIEW OF PAST CONDITIONS

C.40:55D-89a of the MLUL provides that the reexamination report shall review:

The major problems and objectives relating to land development in the municipality at the time of the last reexamination report.

The following objectives were set forth in the 1987 Master Plan and 1993 General Reexamination:

Vacate paper streets within the Old Forge Road neighborhood with the intention of developing housing on these parcels.

With the anticipation of the donation to the Borough of the old municipal offices at Main Street and Maple Avenue reserve this land for a public recreation facility.

Provide physical facilities for water and sewer distribution in order to enable the development of the Holly Oak, Sutton Place, and Lakeview Common projects.

Ensure that the Planning Board recommends the necessary ordinance changes in order to comply with the anticipated adoption of statewide uniform standards for residential site plans and subdivisions.

Provide a tie-in of the first aid and emergency response services to a 911 system.

Ensure the construction and rehabilitation of affordable housing units for satisfaction of the Borough of Helmetta's Second Round COAH obligation.

Implement a modified T-intersection at Helmetta Boulevard and Maple Street.

Pursuant to a contract between the Borough and the Middlesex County Housing and Community Development Agency, ensure that the agency implements and administers a rehabilitation program for the Borough.

B. CHANGING CONDITIONS

C.40:55D-89b. provides that the following shall be stated in the reexamination report:

The extent to which such problems and objectives have been reduced or have increased subsequent to such date.

The majority of the objectives set forth in the previous Master Plan and General Reexamination have been achieved. The primary concern of the Borough is to implement initiatives to help maintain and enhance the existing quality of life for its residents. However, due to the pending redevelopment of the Helme Mill and the presence of lots which are sized small for current development standards, the Borough is prepared to set forth new goals and recommendations to ensure the character and way of life in the Borough is maintained.

Since the last Master Plan and Master Plan Reexamination the following conditions have changed:

- ⊕ A plan for the redevelopment of the Helme Mill has been approved. The redevelopment includes a significant amount of age restricted housing units which will generate an affordable housing (COAH) obligation.
- ⊕ The existing R5 zone allows for development on lots sized at least 10,000 sq ft. However, development in the R5 zone will be cramped and pose difficulty meeting buffer and setback requirements. A shift in zoning to a lower density standard is appropriate to maintain the character and way of life of the Borough.

C. CHANGING OBJECTIVES AND ASSUMPTIONS

C.40:55D-89c. provides that the reexamination report shall state:

The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy

conservation, collection disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.

CHANGES IN OBJECTIVES

The Borough of Helmetta is a small community located in the southern half of Middlesex County. Approximately one (1) square mile in size, Helmetta contains common borders with Monroe Township, Spotswood Borough, and East Brunswick Township.

As of the census of 2000, there were 1,825 people, 746 households, and 495 families residing in Helmetta. The population density was 2,153.6 people per square mile (829.0/km²). There were 769 housing units at an average density of 907.5/sq mi (349.3/km²). The racial makeup of the Borough was 93.15% White, 2.41% African American, 0.22% Native American, 2.41% Asian, 0.05% Pacific Islander, 0.88% from other races, and 0.88% from two or more races. Hispanic or Latino of any race were 5.32% of the population.

There were 746 households out of which 33.0% had children under the age of 18 living with them, 54.7% were married couples living together, 8.4% had a female householder with no husband present, and 33.6% were non-families. 25.6% of all households were made up of individuals and 5.1% had someone living alone who was 65 years of age or older. The average household size was 2.45 and the average family size was 3.01.

In the Borough the population was spread out with 22.1% under the age of 18, 6.5% from 18 to 24, 44.1% from 25 to 44, 21.2% from 45 to 64, and 6.2% who were 65 years of age or older. The median age was 36 years. For every 100 females there were 98.4 males. For every 100 females age 18 and over, there were 97.2 males.

The median income for a household in the Borough was \$60,125, and the median income for a family was \$64,659. Males had a median income of \$47,604 versus \$33,929 for females. The per capita income for the Borough was \$26,668. About 3.2% of families and 3.3% of the population were below the poverty

line, including 5.2% of those under age 18 and 1.8% of those aged 65 or over.

Being predominantly built-out, development in Helmetta is the result of infill construction or redevelopment activity. The Borough seeks to maintain and enhance its existing character, by setting forth goals and recommendations that are consistent with this vision.

Generally, the objectives provided in the previous Master Plan and General Reexamination (set forth in the previous section) have been achieved. Therefore, new goals with greater specificity are required to address the changing conditions (set forth in previous section) in the Borough. New and revised goals should be included in this Master Plan Reexamination to help progress towards more generalized goals be measured or evaluated for the next (2014) reexamination report.

CHANGES IN PLANNING ASSUMPTIONS

The following changes in assumptions are made for this 2008 Master Plan Reexamination report:

1. It is assumed because the Light Industrial (LI) Zone is encompassed in the Helme Mill redevelopment area; the LI Zone is no longer relevant and can be removed from the Borough Zoning Map.
2. Since smaller lots are not generally consistent with current development practices within the Borough, it can be assumed that the properties within the R5 zone should be rezoned to a zone that allows for larger lots, such as the R7 SF zone.
3. The redevelopment of the Helme Mill will generate an affordable housing (COAH) obligation for the municipality. It can be assumed that the designated redeveloper will be responsible for complying and meeting the generated COAH obligation.
4. In order to maintain the existing character of the Borough, open space acquisitions should be considered. Therefore, it can be assumed that the Borough will research possible grants or County assistance for open space acquisitions.

5. In order to maintain the existing character and to preserve the high quality of development in the Borough, home-based automobile repair businesses should be prohibited. Therefore, it can be assumed that the Borough will develop a plan to prohibit home-based auto repair businesses.
6. Over the past few years, parking of personal business trucks or vans on residential property and along residential streets has increased. Often, there is more than one business truck or van parked and they tend to encroach on the right-of-way creating numerous safety concerns. It is assumed that the Borough will develop regulations to limit the number and size of personal business trucks or vans that can be parked on residential streets.
7. Since 2000, there has been a substantial increase in the need for and the number of age-restricted housing units in the Borough. One age-restricted development is constructed and in operation and the other (the Helme Mill redevelopment site) is in the advanced planning stages. The developments are separated by Block 20, Lot 7, which is zoned R10. To better complement the surrounding uses and to offset traffic impacts on High Street, it can be anticipated that Block 20, Lot 7, will be rezoned to permit only age-restricted housing, with R7-SC standards.

Regional changes that impact Helmetta Borough and the planning assumptions and objectives include the following:

1. The 2001 *New Jersey State Development and Redevelopment Plan* (SDRP) designates The Borough of Helmetta as being wholly within Planning Area 1 (PA1), the Metropolitan Planning Area. The major thrust of the PA1 designation is to provide for much of the State's future redevelopment while also protecting the character of existing stable communities.
2. New storm water regulations were promulgated by the State and will be enforced by the New Jersey Department of Environmental Protection. These regulations will impact how a community plans to address water quality issues and implements storm water controls for improving water quality and reducing downstream flooding.

3. In the next few months it is anticipated that the New Jersey Council on Affordable Housing (COAH) will adopt new affordable housing obligations for all municipalities in the State. The Borough of Helmetta should submit its Third Round Plan to COAH for compliance.

D. SPECIFIC RECOMMENDATIONS

C.40:55D-89d. provides that the reexamination report shall state:

The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

The objectives and assumptions that formed the basis for the previous master plans were forward-thinking. Most have been achieved, those that were not achieved were more a result of changing conditions than lack of initiative from the Borough. The pending redevelopment activity of the Helme Mill will present the Borough with opportunities to improve its local economy and revitalize a significant part of the Town's history. Addressing the following general needs is paramount for improving and maintaining the quality of life in Helmetta: revise zoning to reflect current development practices; require the redeveloper of the Helme Mill to meet the generated COAH obligation; identify land for open space acquisition, and continue code enforcement efforts.

To address these needs and to achieve the objectives of the master plan and this reexamination report, the Planning Board makes the following recommendations:

Statement of Goals and Objectives

This Master Plan Reexamination report recommends that the objectives in the 1987 Master Plan and 1993 General Reexamination be replaced by the goals and objectives listed below:

Goals concisely describe a vision for the future in a way that every citizen can remember and communicate. Within ten to twenty years from now, we desire to ensure through the master plan that:

- ⊕ Our existing character and quality of life will maintained and enhanced; and
- ⊕ Our zoning ordinance will be revised to reflect actual development practices and to comply with the recommendations set forth in this Master Plan Reexamination; and
- ⊕ Areas for open space acquisition and preservation will be identified and a walking trail around Helmetta Pond will be completed; and
- ⊕ Our redevelopment area on Main Street (Helme Mill) will be revitalized and will be an aesthetically pleasing and appropriate development to the Borough, and provide housing opportunities for the Borough's older residents.,

Achieving the following objectives will help ensure that the master plan achieves the above goals:

1. Control development intensities and population densities to be appropriate to the overall character of the Borough, our community services and facilities, and the natural constraints of the environment.
2. Ensure that development does not conflict with environmental constraints and is adequately served by municipal or regional facilities.
3. Define locations and design requirements for new development or redevelopment that minimize conflicts between new development and nearby land uses, reduce traffic generation and minimize the costs of public services.
4. Ensure compliance by the designated redeveloper of the Helme Mill with regulations set forth by the Council on Affordable Housing.
5. Provide locations for passive or active open space that can benefit Borough residents of all age groups in future years.
6. Re-examine the Borough's Tree Protection, Forestry, and Shade Tree ordinances to determine if they meet current objectives.

Land Use Plan Element

1. Review boundaries of all proposed zoning districts.
2. Rezone parcels within the existing R5 zone to R7SF.
3. Rezone Block 20, Lot 7 to R7SC.
4. Eliminate the Light Industrial (LI) zone.
5. Eliminate the existing Multiplex Zone, since Regency Walk has been constructed within this area..
6. Develop regulations prohibiting home-based automobile repair businesses.
7. Ensure that the Borough has regulations in place for accessory uses and buildings, specifically; accessory buildings shall not be located in the front yard.
8. Review existing lighting ordinance to ensure that glares onto adjacent property are limited.
9. Create a definition of a "deck" within the Borough Land Use Ordinance, noting that area of said decks will not be considered impervious cover for zoning purposes.
10. Review and revise the single and combined yard setbacks for the R-6, R-7, R-10 and R-15 within the Borough Land Use Ordinance. The R-6 zone will be revised to 10 and 20 feet, the R-7 zone to 15 and 30 feet, the R-10 zone to 30 and 60 feet, and the R-15 zone to 30 and 60 feet.

Housing Plan Element

1. Upon adoption by COAH of revised third round rules, the Borough shall submit to COAH a Housing Plan for approval.

Circulation Plan Element

1. Develop regulations to control either the number or size of personal business trucks or vans parked on residential properties or on residential streets.
2. Continue to seek funding from various sources to support the reconstruction and repaving of various roads within the Borough that are in need of repair, starting with Lake Avenue. Upon completion of the majority of the outstanding road reconstruction and repaving work, to move to a maintenance program to maintain the work on these roads.
3. Continue to seek funding for installation of curb and sidewalks and recreational paths throughout the Borough to improve pedestrian safety and enhance the character of the Borough as a walking community.

Community Facilities Plan Element

1. Perfect agreement with designated redeveloper (Kaplan) regarding additional police, fire and emergency medical services equipment, personnel and facilities needed as result of the redevelopment.

Recreation Plan Element

1. Complete the walking trail around Helmetta Pond.
2. Identify any other recreation needs in the Borough.

Conservation Plan Element

1. Maintain the existing flood hazard/conservation zone.
2. Identify parcels for open space acquisition and preservation. Research the availability of funding assistance from New Jersey or Middlesex County.

Economic Plan Element

1. Create a database of all businesses located in the Borough. The database would help economic development efforts as well as assist in addressing code enforcement concerns.

Relationship of the Master Plan to Surrounding Communities

1. Update and map the relationships of the Borough of Helmetta Master Plan Reexamination to surrounding municipalities.
2. Update the relationship of the Master Plan Reexamination to the 2001 State Development and Redevelopment Plan and to the Middlesex County Cross-acceptance Report, including identifying opportunities for, and benefits of, Plan Endorsement by the New Jersey State Planning Commission.

E. REDEVELOPMENT PLANS

C.40:55D-89e. provides that the following shall be stated in the reexamination report with regard to redevelopment plans:

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

To date, the Borough of Helmetta has one (1) redevelopment area (Helme Mill). A preliminary investigation and a redevelopment plan have been completed. A redeveloper has been designated and the Borough has entered into a Redevelopers Agreement with the Kaplan Companies. Kaplan has obtained conditional Planning Board approvals for what has been designated as Parcels 1, 2, 3 and 4.

To ensure economic viability, this redevelopment area should include age-restricted housing. The COAH obligation generated by this redevelopment shall be met by the developer. [The Borough discourages a payment-in-lieu and prefers the redeveloper build the affordable age-restricted units onsite.]

BOROUGH OF HELMETTA
MIDDLESEX COUNTY, NEW JERSEY

PERIODIC REEXAMINATION OF MASTER PLAN
Pursuant to N.J.S.A. 40:55D-89

April 2008

Borough of Helmetta
60 Main Street
Helmetta, NJ 08228

BOROUGH OF HELMETTA

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This Master Plan Reexamination Report was prepared with assistance from Remington, Vernick & Vena Engineers.

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**BOROUGH OF HELMETTA
MIDDLESEX COUNTY, NEW JERSEY**

**REEXAMINATION OF MASTER PLAN
APRIL 2008**

STATUTORY REEXAMINATION OF MASTER PLAN

New Jersey's Municipal Land Use Law (MLUL), N.J.S.A. 40:55D-1 et seq., requires all municipalities to reexamine their master plans at least every six years. The purpose of this requirement is for municipalities to have regular, periodic reviews of current information and changing conditions within the municipality in the interest of keeping long-range planning as up-to-date as possible.

In C.40:55D-89 of the MLUL, the following language is set forth:

The governing body shall, at least every six years, provide for a general reexamination of its master plan and development regulations by the planning board which shall prepare and adopt by resolution a report on the findings of such reexamination, a copy of which report and resolution shall be sent to the county planning board and the municipal clerk of each adjoining municipality...

The Borough of Helmetta Planning Board adopted a Master Plan Reexamination on May 18, 1993. That reexamination was based on the previous master plan that was adopted on January 28, 1987. The 2000 master plan made no new land use recommendations.

The MLUL requires consideration of five areas of concern within the statutory reexamination report. Those areas are identified below along with response statements.

A. REVIEW OF PAST CONDITIONS

C.40:55D-89a of the MLUL provides that the reexamination report shall review:

The major problems and objectives relating to land development in the municipality at the time of the last reexamination report.

The following objectives were set forth in the 1987 Master Plan and 1993 General Reexamination:

Vacate paper streets within the Forge Road neighborhood with the intention of developing housing on these parcels.

With the anticipation of the donation to the Borough of the old municipal offices at Main Street and Maple Avenue reserve this land for a public recreation facility.

Provide physical facilities for water and sewer distribution in order to enable the development of the Holly Oak, Sutton Place, and Lakeview Common projects.

Ensure that the Planning Board recommends the necessary ordinance changes in order to comply with the anticipated adoption of statewide uniform standards for residential site plans and subdivisions.

Provide a tie-in of the first aid and emergency response services to a 911 system.

Ensure the construction and rehabilitation of affordable housing units for satisfaction of the Borough of Helmetta's Second Round COAH obligation.

Implement a modified T-intersection at Helmetta Boulevard and Maple Street.

Pursuant to a contact between the Borough and the Middlesex County Housing and Community Development Agency, ensure that the agency implements and administers a rehabilitation program for the Borough.

B. CHANGING CONDITIONS

C.40:55D-89b. provides that the following shall be stated in the reexamination report:

The extent to which such problems and objectives have been reduced or have increased subsequent to such date.

The majority of the objectives set forth in the previous Master Plan and General Reexamination have been achieved. The primary concern of the Borough is to implement initiatives to help maintain and enhance the existing quality of life for its residents. However, due to the pending redevelopment of the Helme Mill and the presence of lots which are sized small for current development standards, the Borough is prepared to set forth new goals and recommendations to ensure the character and way of life in the Borough is maintained.

Since the last Master Plan and Master Plan Reexamination the following conditions have changed:

- ⊕ A plan for the redevelopment of the Helme Mill has been approved. The redevelopment includes a significant amount of age restricted housing units which will generate an affordable housing (COAH) obligation.
- ⊕ The existing R5 zone allows for development on lots sized at least 10,000 sq ft or 12,000 sq ft. However, current development practices would cause development in the R5 zone to be cramped and lack appropriate buffers and setbacks.

C. CHANGING OBJECTIVES AND ASSUMPTIONS

C.40:55D-89c. provides that the reexamination report shall state:

The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection disposition and recycling of designated recyclable materials,

and changes in State, county and municipal policies and objectives.

CHANGES IN OBJECTIVES

The Borough of Helmetta is small community located in the southern half of Middlesex County. Approximately one (1) square mile in size, Helmetta contains common borders with Monroe Township, Spotswood Township, and East Brunswick Township.

As of the census of 2000, there were 1,825 people, 746 households, and 495 families residing in Helmetta. The population density was 2,153.6 people per square mile (829.0/km²). There were 769 housing units at an average density of 907.5/sq mi (349.3/km²). The racial makeup of the Borough was 93.15% White, 2.41% African American, 0.22% Native American, 2.41% Asian, 0.05% Pacific Islander, 0.88% from other races, and 0.88% from two or more races. Hispanic or Latino of any race were 5.32% of the population.

There were 746 households out of which 33.0% had children under the age of 18 living with them, 54.7% were married couples living together, 8.4% had a female householder with no husband present, and 33.6% were non-families. 25.6% of all households were made up of individuals and 5.1% had someone living alone who was 65 years of age or older. The average household size was 2.45 and the average family size was 3.01.

In the Borough the population was spread out with 22.1% under the age of 18, 6.5% from 18 to 24, 44.1% from 25 to 44, 21.2% from 45 to 64, and 6.2% who were 65 years of age or older. The median age was 36 years. For every 100 females there were 98.4 males. For every 100 females age 18 and over, there were 97.2 males.

The median income for a household in the Borough was \$60,125, and the median income for a family was \$64,659. Males had a median income of \$47,604 versus \$33,929 for females. The per capita income for the Borough was \$26,668. About 3.2% of families and 3.3% of the population were below the poverty line, including 5.2% of those under age 18 and 1.8% of those aged 65 or over.

Being predominantly built-out, development in Helmetta is the result of infill construction or redevelopment activity. The Borough seeks to maintain and enhance its existing character, by setting forth goal and recommendations that are consistent with this vision.

Generally, the objectives provided in the previous Master Plan and General Reexamination (set forth in the previous section) have been achieved. Therefore, new goals with greater specificity are required to address the changing conditions (set forth in previous section) in the Borough. New and revised goals should be included in this Master Plan Reexamination to help progress towards more generalized goals be measured or evaluated for the next (2014) reexamination report.

CHANGES IN PLANNING ASSUMPTIONS

The following changes in assumptions are made for this 2008 Master Plan Reexamination report:

1. It is assumed because the Light Industrial (LI) Zone is encompassed in the Helme Mill redevelopment area; the LI Zone is no longer relevant and can be removed from the Borough Zoning Map.
2. Since current development practices do not conform to smaller lots, it can be assumed that the properties within the R5 zone should be rezoned to a zone that allows for larger lots, such as the R7 SF zone.
3. The redevelopment of the Helme Mill will generate an affordable housing (COAH) obligation for the municipality. It can be assumed that the designated redeveloper will be responsible for complying and meeting the generated COAH obligation.
4. In order to maintain the existing character of the Borough, open space acquisitions should be considered, specifically the parcel neighboring the Everest property and Sawmill Brook. [INSERT SPECIFIC BLOCK AND LOT] Therefore, it can be assumed that the Borough will research possible grants or County assistance for open space acquisitions.

5. In order to maintain the existing character and to preserve the high quality of development in the Borough, home-based automobile repair businesses should be regulated. Therefore, it can be assumed that the Borough will develop a plan to either regulate or prohibit home-based auto repair businesses.
6. Over the past few years, parking of personal business trucks or vans on residential property and along residential streets has increased. Often, there is more than one business truck or van parked and they tend to encroach on the right-of-way creating numerous safety concerns. It is assumed that the Borough will develop regulations to limit the number or size of personal business trucks or vans that can be parked on residential streets.

Regional changes that impact Helmetta Borough and the planning assumptions and objectives include the following:

1. The 2001 *New Jersey State Development and Redevelopment Plan* (SDRP) designates The Borough of Helmetta as being wholly within Planning Area 1 (PA1), the Metropolitan Planning Area. The major thrust of the PA1 designation is to provide for much of the State's future redevelopment while also protecting the character of existing stable communities.
2. New storm water regulations were promulgated by the State and will be enforced by the New Jersey Department of Environmental Protection. These regulations will impact how a community plans to address water quality issues and implements storm water controls for improving water quality and reducing downstream flooding.
3. In the next few months it is anticipated that the New Jersey Council on Affordable Housing (COAH) will adopted new affordable housing obligations for all municipalities in the State. The Borough of Helmetta should submit its Third Round Plan to COAH for compliance.

D. SPECIFIC RECOMMENDATIONS

C.40:55D-89d. provides that the reexamination report shall state:

The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

The objectives and assumptions that formed the basis for the previous master plans were forward-thinking. Most have been achieved, those that were not achieved is a more a result of changing conditions than lack of initiative from the Borough. The pending redevelopment activity of the Helme Mill will present the Borough with opportunities to improve its local economy and revitalize a significant part of the Town's history. Addressing the following general needs is paramount for improving and maintaining the quality of life in Helmetta: revise zoning to reflect current development practices; require the redeveloper of the Helme Mill to meet the generated COAH obligation; identify land for open space acquisition, and continue code enforcement efforts.

To address these needs and to achieve the objectives of the master plan and this reexamination report, the Planning Board makes the following recommendations:

Statement of Goals and Objectives

This Master Plan Reexamination report recommends that the objectives in the 1987 Master Plan and 1993 General Reexamination be replaced by the goals and objectives listed below.

Goals concisely describe a vision for the future in a way that every citizen can remember and communicate. Within ten to twenty years from now, we desire to ensure through the master plan that:

- ⊕ *Our existing character and quality of life will maintained and enhanced; and*
- ⊕ *Our zoning ordinance will be revised to reflect actual development practices and to comply with the recommendations set forth in this Master Plan Reexamination; and*

- ⊕ *Areas for open space acquisition and preservation will be identified and a walking trail around Helmetta Pond will be completed; and*
- ⊕ *Our redevelopment area on Main Street (Helme Mill) will be revitalized and will be an aesthetically pleasing and appropriate development to the Borough, and provide housing opportunities for the Borough's older residents.,*

Achieving the following objectives will help ensure that the master plan achieves the above goals:

1. Control development intensities and population densities to be appropriate to the overall character of the Borough, our community services and facilities, and the natural constraints of the environment.
2. Ensure that development does not conflict with environmental constraints and is adequately served by municipal or regional facilities.
3. Define locations and design requirements for new development or redevelopment that minimize conflicts between new development and nearby land uses, reduce traffic generation and minimize the costs of public services.
4. Ensure compliance by the designated redeveloper of the Helme Mill with regulations set forth by the Council on Affordable Housing.
5. Provide locations for passive or active open space that can benefit Borough residents of all age groups in future years.

Land Use Plan Element

1. Review boundaries of all proposed zoning districts.
2. Rezone parcels within the existing R5 zone to R7SF.
3. Eliminate the Light Industrial (LI) zone.
4. Review the existing Multiplex Zone. The Borough may want to consider revising the zone to an age-restricted zone.

5. Develop regulations for home-based automobile repair businesses.

6. Ensure that the Borough has regulations in place for accessory uses, specifically, accessory buildings shall not be located in the front yard.

7. Review existing lighting ordinance to ensure that glares onto adjacent property are limited.

Housing Plan Element

1. Upon adoption by COAH of revised third round rules, the Borough shall submit to COAH a Housing Plan for approval.

Circulation Plan Element

1. Develop regulations to control either the number or size of personal business trucks or vans parked on residential properties or on residential streets.
2. Continue to seek funding from various sources to support the reconstruction and repaving of various roads within the Borough that are in need of repair, starting with Lake Avenue. Upon completion of the majority of the outstanding road reconstruction and repaving work, to move to a maintenance program to maintain the work on these roads.
3. Continue to seek funding for installation of curb and sidewalks and recreational paths throughout the Borough to improve pedestrian safety and enhance the character of the Borough as a walking community.

Community Facilities Plan Element

1. Discuss with designated redeveloper of the Helme Mill if additional police, fire and emergency medical services equipment, personnel and facilities will be needed as result of the redevelopment.

Recreation Plan Element

1. Complete the walking trail around Helmetta Pond.

2. Identify any other recreation needs in the Borough.

Conservation Plan Element

1. Maintain the existing flood hazard/conservation zone.
2. Identify parcels for open space acquisition and preservation. Research the availability of funding assistance from New Jersey or Middlesex County.

Economic Plan Element

1. Create a database of all businesses located in the Borough. The database would help economic development efforts as well as assist in addressing code enforcement concerns.

Relationship of the Master Plan to Surrounding Communities

1. Update and map the relationships of the Borough of Helmetta Master Plan Reexamination to surrounding municipalities.
2. Update the relationship of the Master Plan Reexamination to the 2001 State Development and Redevelopment Plan and to the Middlesex County Cross-acceptance Report, including identifying opportunities for, and benefits of, Plan Endorsement by the New Jersey State Planning Commission.

E. REDEVELOPMENT PLANS

C.40:55D-89e, provides that the following shall be stated in the reexamination report with regard to redevelopment plans:

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

To date, the Borough of Helmetta has one (1) redevelopment area (Helme Mill). A preliminary investigation and a redevelopment plan have been completed. A redeveloper has been designated and the Borough is in the process of negotiating a Redevelopers Agreement.

To ensure economic viability, this redevelopment area should include age-restricted housing. The COAH obligation generated by this redevelopment shall be met by the developer. **[The Borough discourages a payment-in-lieu and prefers the redeveloper build the affordable units onsite or somewhere else in the municipality]**

ZONING MAP

BOROUGH OF HELMSTADT

MIDDLESEX COUNTY, NEW JERSEY

Legend

- Municipal Boundaries
- Easement Lines
- Private Street
- Lot Lines
- Right of Way

Zoning

Zone

- FH-CON - FH Conservation
- REC-CON - Recreation/Conservation
- OC - Office Commercial
- R-5 - Single-Family Residential
- R-6 - Single-Family Residential
- R-7SC - Single-Family Senior Citizen Residential
- R-7SF - Single Family Residential
- R-10 - Single-Family Residential
- R-15 - Single-Family Residential
- R-B - Residential Business
- RM-C - Townhouse Residential & Condominium Residential
- RM-GF - Garden Flat Residential
- RM-T - Townhouse Residential



0 375 750 1,500
1 inch equals 300 feet

"This Map is Used for Representation Only,
Location Not Verified"

All positions are based on the following:
-NAD 1983 feet (horizontal datum)
-New Jersey State Plane Coordinate System



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PLANNING BOARD

BOROUGH OF HELMETTA

REPORT ON FINDINGS OF RE-EXAMINATION OF 1987 MASTER PLAN

REPORT ON FINDINGS OF RE-EXAMINATION OF MASTER PLAN

The Planning Board of the Borough of Helmetta does hereby submit its report on the findings of its recent re-examination of the 1987 Master Plan.

Section 89 of the Municipal Land Use Law, N.J.S.A. 40:55D-89, requires that the Planning Board undertake a general re-examination of the Master Plan and Development Regulations at least every six (6) years.

The Planning Board has conducted two (2) meetings at which the 1987 Master Plan was reviewed and the Board does hereby submit its findings and recommendations.

BACKGROUND:

There had been a Master Plan adopted for the Borough back in January of 1975. Thereafter, there was a complete review and re-examination of the Borough's planning and land development needs and prospects, and another Master Plan was adopted by resolution dated April 21, 1987. (The 1987 Master Plan.)

Subsequently, that Master Plan was revised or supplemented as follows:

1. By resolution dated February 21, 1989, the Board approved the "Housing Element and Fair Share Plan" prepared by Borough Planner, Thomas E. Sheehan, dated July 30, 1988;

2. By resolution dated May 15, 1990, the Board adopted the Water Storage Report of CME Associates, dated March, 1989, that amended the water utilities section of the Utilities Element of the 1987 Master Plan;

3. By resolution dated June 18, 1991, the Board adopted the 1991 Circulation Plan Update, dated 5/15/91, as an amendment to the Circulation Element of the 1987 Master Plan.

To implement the 1987 Master Plan, the governing body enacted an ordinance on March 21, 1990 known as the "1989 Land Development Ordinance" which constitutes the Borough's zoning ordinance and provides for procedures and standards for land use and development, including zoning, subdivision and site plan.

Under this ordinance, the Borough was zoned into four (4) types of single family residential districts; four (4) types of multi-family residential districts; a retail business zone; an office-commercial zone and a light industrial zone. Areas were also designated for wetlands and watershed protection.

After the adoption of the 1987 Master Plan, but before its implementation by adoption of the 1989 Land Development Ordinance, the Planning Board had granted four (4) development approvals which have great significance for the immediate past and future development and economic prospects of the Borough.

By resolution dated April 21, 1987, the Board granted preliminary and final site plan approval to the Heather Glen project which has resulted in the development and occupancy of 340 condominium garden flat dwelling units located on a 46 acre tract situated at the northeasterly extremity of the Borough. This site is now fully developed and occupied.

By resolution dated April 26, 1988, the Board granted a use variance, bulk variances, and site plan approval to the

Silvestri/Holly Manor project which proposed 70 dwelling units located on almost 15 acres in the central part of the Borough.

By resolution dated June 29, 1988, the Board approved the application of Helmetta Associates/Sutton Place to construct 142 dwelling units and a commercial shopping center on a 47.5 acre tract situated off the southwest corner intersection of Main Street and Old Forge Road.

By resolution dated January 17, 1989, the Board approved the application of Lakeview Commons for the construction of 30 townhouse dwelling units located on an 8 acre tract situated off the southwest corner of the intersection of Maple Street and Helmetta Boulevard.

The latter three developments have not commenced construction because of unavailability of sewer and water to their sites, and the Planning Board has granted extensions of these approvals through December 31, 1993. Development of these projects at this time would be in conformity to the use and bulk standards contemplated and required by the 1989 Land Development Ordinance.

As to existing land use, recreation and vacant land now accounts for approximately 46% or 293 acres of the Borough. Housing now occupies approximately 34% or 173 acres. Single family housing is provided in 322 detached units and 340 attached units and still constitutes approximately 90% of the residential category.

Vacant land constitutes approximately 119 acres or almost 23% of the Borough's land area.

According to the 1990 census, there were 522 housing units in the Borough and 143 units have been completed from 1990 to the present. There was demolition of three residential units, giving rise to a total of 662 housing units, which represents an approximate increase of 43% from 1980.

From 1986 to the present, there have been approximately 17 single family detached units constructed.

Of the 340 attached units constructed by Heather Glen, 324 units are located in 27 three story buildings and 16 units are in two buildings with two stories.

Heather Glen has also provided 13 low and moderate income dwelling units which are occupied at this time.

The Borough has recently signed a contract with the Middlesex Housing and Community Development Agency to implement and administer a housing rehabilitation program.

The 1993 COAH allocation for low and moderate income units and the Borough's fair share obligation for same is pending. The prior COAH allocation had been 29 units. Of these, 13 have been constructed by Heather Glen. 13 were to be built by Sutton Place. Lakeview Commons and Holly Manor had proposed in-kind contributions to be used for rehabilitation of existing substandard dwellings.

The water system is currently operated and maintained by the Borough and services approximately 643 houses and five (5) businesses. The water is purchased pursuant to contract from the Township of East Brunswick. There are 18 wells that are still used for potable water; diversion rights are still retained by the

Borough. There are approximately four (4) homes at the westerly end of Main Street which are served by the Monroe Township Municipal Utilities Authority.

As to sewer facilities, there are presently approximately 622 house and six (6) businesses served by the sewer system. There are currently approximately 43 active septic systems.

As to recreation, the five (5) acres of land on Forge Road owned by Helmetta Associates is no longer in use.

The Board has reviewed the recommended land use strategy as contained in the 1987 Master Plan. The Board makes the following comments regarding the proposed land use policies as stated in this section of the Master Plan:

1. North side of Main Street: 3.0 acres -

This is presently zoned for townhouse use and was the subject matter of the Lakeview Commons application, which was approved and is on extension waiting for sewer to be available to the site.

2. South side of Maple Avenue at intersection with Lake Avenue and Helmetta Boulevard: developable acres 14 -

This is presently zoned multiplex and was the subject matter of the Holly Manor application, which was approved and is on extension waiting for sewer to be available to the site.

3. Northeast corner of the Borough adjacent to the Spotswood Township/East Brunswick Township borders: developable acres 27.0 -

This is Heather Glen and is presently zoned

gardenplex/condo. This project is fully complete and occupied.

4. Southwest corner of Main Street and Forge Road:
developable acres 4.0 -

This is presently zoned commercial and was the subject of the Helmetta Associates/Sutton Place application, which was approved and is on extension waiting for sewer to be available to the site.

5. South end of Forge Road: developable acres 10.0 -

This is presently zoned residential and is the Sutton Place residential portion which was approved and is on extension waiting for sewer to be available to the site.

6. West end of Main Street: developable acres 1.0 -

This is vacant land and is presently zoned R-10.

7. West end of Ditch Bank Lane: developable acres 2.0 -

This was an old horse farm and has been sold to the County for expansion of Jamesburg Park.

8. North side of Lake Avenue, three separate areas:
developable acres 4.0 -

The Maglies property is presently zoned R-15; the Cotton property is presently zoned R-10. Lake Avenue in this area has been continued and Heatherwood Drive now separates the R-10 and the R-15 districts.

9. Main Street and Maple Avenue: developable acres 2.0 -

This is the old municipal office site. It is presently zoned office/commercial and the structures are vacant. Part of the land is owned by Sutton Place/Helmetta Associates and is proposed

to be donated to the Borough as a recreation facility.

10. Forge Road neighborhood, lots of various size -

This is presently zoned R-5. The Board would recommend vacation of the Borough owned paper streets in this area. This land could result in the creation of 4-5 residential lots for future development.

11. Old Forge neighborhood-recreation -

This is a portion of the 5200 square feet taken by the widening of North Shore Boulevard and is presently zoned R-5.

12. North Borghaus area: 2.0 acres -

This is presently zoned R-7.

13. Maple Street-north side of Helmetta Boulevard: 4.25 acres

-
This is presently zoned recreation-conservation and is approximately 75% wetlands.

14. Main Street and North 12th: 1.25 acres -

This is presently zoned office/commercial. The property is owned by JLV-Iadavia and an application for development is pending.

As to utilities, the improvements contemplated by the 1987 Master Plan to the potable water distribution system have been completed. The system has been installed and is hooked up with East Brunswick, which presently provides the Borough's water pursuant to a contract between the municipalities.

As to emergency services, paragraph 2 has been implemented in that the police department presently provides 24 hours, 7 day a

week patrol services.

With respect to first aid and fire emergency response services, the Borough intends to make some future tie-in to a 911 system.

As to rehabilitation of the existing housing stock, the Borough has executed a contract with the Middlesex County HCD and has enacted an implementing ordinance regarding affordable housing.

Thirteen (13) low and moderate income units have been built and are occupied in the Heather Glen development, which has also paid its contribution for rehabilitation of existing units. Other development compliance obligations are pending construction of the approved projects. The 1993 COAH fair share allocation is pending. The Borough has filed with COAH for the 1993-1999 period and the allocation assignment is pending.

With respect to the Circulation Plan, the Board notes that the Heather Glen project has resulted in the final realignment of Lake Avenue and the road into the Heather Glen project.

With respect to the intersection of Helmetta Boulevard and Maple Street, steps are being taken to implement a modified T intersection.

EXAMINATION AND FINDINGS:

The major problems and objectives relating to land development in the Borough at the time of the adoption of the 1987 Master Plan were primarily related to the recognition and acceptance of the four (4) projects noted above. Sewerage and water supply were also important areas of concern at that time.

Such problems and objectives have been reduced since the adoption of the 1987 Master Plan in that the 1989 Land Development Ordinance has created zoning districts and bulk regulations which contemplate the development of the four (4) projects mentioned above and there have been substantial improvements made with respect to the public water supply and expansion of the sanitary sewer lines throughout a major part of the Borough.

It is hoped that the provision of physical facilities for water and sewer distribution will allow construction and completion of the Holly Manor, Sutton Place and Lakeview Commons projects as originally contemplated and approved.

There have been no significant changes in the assumptions, policies and objectives forming the basis for the 1987 Master Plan.

With respect to the 1989 Land Development Ordinance which contains the Borough's practices and standards for development regulation, the Board takes note that a recently enacted statute would require uniform standards for site plan and subdivision of residential developments. The Planning Board will recommend the necessary ordinance changes when the statewide uniform standards have been announced. By and large, the Board has had no problem with the current zoning standards or bulk regulations.

CONCLUSION:

The Board would recommend no changes to the 1987 Master Plan or the Development Regulations as adopted in the 1989 Land Development Ordinance. It is satisfied that the underlying and

existing objectives, policies and standards are adequate to the Borough's needs and goals through 1999.

Considered and adopted by the Planning Board of the Borough of Helmetta at its regular meeting held on May 18, 1993.

BOROUGH OF HELMETTA

Middlesex County, New Jersey

1987 MASTER PLAN

ADOPTED MARCH 10, 1987

BY

HELMETTA PLANNING BOARD

Prepared By

SHEEHAN CONSULTING GROUP
415 Main Street, Suite A
South Amboy, New Jersey

January 28, 1987

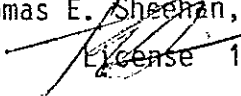
Thomas E. Sheehan, P.P., AICP

License 1689

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INTRODUCTION

GEOGRAPHIC LOCATION.

The Borough of Helmetta is located in south-central Middlesex County, New Jersey. It is adjacent to Monroe Township on the south and east, the Borough of Spotswood on the north and East Brunswick Township on the west. The New Jersey Turnpike passes the Borough 1½ miles to the west, and New Jersey Route 18 is located 3 miles north in East Brunswick. The Conrail rail line runs through the community in a northeast/southwest direction.

PREPARATION OF THE MASTER PLAN

This Master Plan is a comprehensive update and revision to the Borough of Helmetta's 1974 Master Plan. The plan was commissioned in 1985 by the Mayor and Council of Helmetta, and prepared in cooperation with an ad hoc master plan advisory committee.

The purpose of the Master Plan is to provide a guide for the land use and development of the Borough in accordance with the community's objectives in harmony with existing natural features.

LAND USE

The Borough of Helmetta consists of 515 acres of land excluding streets and roads. Land uses gathered from a field survey are mapped by use categories. The categories are shown on the Existing Land Use Map.

Helmetta's rural character and environmentally sensitive nature are evidenced by the two predominant land use categories, recreation and vacant land. Together these two categories account for 65 percent or 337 acres of the Borough. All but 5 acres of recreation land is included in the undeveloped Middlesex County Park, located in the northern part of the Borough. Large vacant tracts are located adjacent to the Manalapan Brook and in the northeast corner of the Borough. Small vacant parcels are scattered among residential land in the southeast portion of the Borough.

Housing occupies 25 percent or 129 acres of Helmetta's land. A mix of sizes, ages, and styles are present in the Borough providing a variety of housing opportunities. Densities also vary. Low to moderate density suburban development is found at the peripheries of the Borough. Higher density development is found in the central portion of the community. Single family housing accounts for 90 percent of the residential category. Single family units are distributed all over the Borough. Multi-family units are concentrated in the western portion of the Borough.

Industrial land uses are located in the central portion of the Borough between the Middlesex County Park and the Conrail tracks. The largest industrial tract is the former Helme Company building located at Main and Maple Streets.

The remaining 5 percent of Helmetta's land uses are commercial, public, quasi-public, or the Conrail railroad tracts and right-of-way. In addition to the railroad tracks these categories include the municipal building, firehouse, churches, and businesses. These use categories are scattered throughout the Borough. The Conrail Railroad tracks run east to west through the Borough, parallel to Main Street.

TABLE 1

BOROUGH OF HELMETTA

EXISTING LAND USE

LAND USE	ACRES	PERCENT
Residential	128.8	25.0
Commercial	2.7	0.5
Industrial	21.5	4.2
Public	2.8	0.5
Quasi-Public	8.0	1.6
Railroad/Right-of-Way	14.5	2.8
Recreation/Conservation	172.8	33.6
Vacant	163.8	31.8
Total	514.9	100.0

NATURAL CHARACTERISTICS

Helmetta is a 515 acre land mass, situated in the middle of the State of New Jersey. Just as with every other land mass, and every other municipality, there are unique natural characteristics of the earth which set Helmetta apart from any other location on earth. These natural characteristics include the soil composition, wetland areas, areas of stream flooding, hydrology, geology and topography.

From a physical planning perspective, this Master Plan shall review the potentialities, constraints and impacts that these physical characteristics have upon the future development of the Borough of Helmetta.

SOILS

Soils in the Borough of Helmetta are grouped into five soil series by the U.S. Department of Agriculture Soil Conservation Service. The Soil Series are mapped on Map 2. Soils are grouped based upon the composition and limitations the soils of the series pose to development. These limitations, as they pertain to Helmetta, are outlined in Table 2.

Each soil series found in Helmetta is composed of either sands, sandy loams, or organic alluvial soils, layers of clay or gravel underlie these soils in certain areas. None of the soils found in Helmetta are considered good for septic fields.

The soils in the Manahawkin and Atsion Series are poorly drained. They pose severe limitations for all residential and commercial development. Soils in the Manahawkin and Atsion Series are found in the Middlesex County Park and the vacant lands adjacent to the Manalapan and Sawmill Brooks.

Soils in the Evesboro Series are deep drained. They pose slight to moderate limitations for development of dwellings and roads. Soils in the series create moderate to severe limitations on development of small commercial buildings. Soils in the Evesboro Series are found in the central portion of Helmetta generally following the industrial land use and encompassing the area surrounded by Maple and Main Streets.

Soils in the Klej Series are deep, moderately and somewhat poorly drained soils. Soils in the series pose moderate limitations on development of dwellings without basements, small commercial buildings, and local roads. Some limitations are posed on development of dwelling units with basements by the Klej Series.

TABLE 2

SOIL LIMITATIONS FOR DEVELOPMENT

Series	Septic Fields	Dwelling W/O Basements	Dwellings W/ Basements	Small Commerical Buildings	Roads
Atison	3	3	3	3	3
Evesboro	3	2	2	3	2
Hammonton	3	2	3	2	3
Klej	3	2	3	2	2
Manahawkin	3	3	3	3	3

Limitations on Development

- 1 - Slight
- 2 - Moderate
- 3 - Severe

Soils in the Klej Series are found in the Forge Road residential area and the vacant lands immediately north and west of the area.

The final soil series found in Helmetta is the Hammonton Series. Soils in the Hammonton Series pose severe limitations on roads and on development of dwellings with basements. They create moderate limitations on development of dwellings without basements and also upon small commercial buildings.

WETLANDS- FLOOD LIMITS

Map 3, The Wetlands - Flood Limits Map, identifies Helmetta's wetlands along with the 100 year flood area and the floodway. Major portions of Helmetta are classified accordingly.

Wetlands in the Borough are identified by the U.S. Fish and Wildlife Service as those lands consisting of any soil type designated as poorly drained, alluvial, or floodplain and includes marshes, swamps, bogs, rivers, and stream banks subject to flooding. Wetlands also include areas where surface water provides a significant portion of the supporting substrata for a plant community. The Fish and Wildlife Service uses a hierachial system to identify wetlands. Wetlands in Helmetta are in the Palustrine System or wetlands associated with small freshwater ponds, marshes, swamps, and bogs.

Large portions of Helmetta are wetlands including all lands in the Middlesex County Park. Additionally the vacant tracts adjacent to the Manalapan and Sawmill Brooks, including land just south of Main Street, have been identified as wetlands. Wetlands are also found on much of the vacant tract in the north-east portion of the Borough adjacent to the Spotswood and East Brunswick Township borders.

The 100 year flood area as mapped by the Federal Emergency Management Agency (FEMA), delineates the extent of flood waters that could be expected to occur once every 100 years in Helmetta. The 100 year flood area is a combination of the floodway, or areas where the deepest and fastest flood waters are concentrated, and the flood hazard area; the outer areas subject to slower flows and shallow inundation during periods of flood. The 100 year flood area is based on a statistical evaluation of rainfall and stream flow records. The occurrence of a 100 year flood does not preclude another flood of similar magnitude occurring again the next year or even the same year.

Much of Helmetta is subject to flooding due to low elevations and flat slopes. The 100 year flood area of the Borough generally is overlapped by wetlands, covering the Middlesex County Park and the vacant lands adjacent to the Manalapan and Sawmill Brooks. The 100 year flood area is also found west of Maple Street including lands to the Sawmill Brook.

The natural shrub and lowland forest vegetation associated with the undeveloped wetlands and 100 year flood area in Helmetta provide habitat for wildlife. The vegetation can also act to filter out non-point source pollutants before they enter surrounding bodies of water.

A Flood Insurance Study of Helmetta completed by FEMA in 1983 indicated limited flood damage to residential property in 1948 and 1975. Although the 100 year flood area is an attractive site for development due to flat terrain and proximity to water, unregulated development in it will result in significant danger to property and life. Additionally sprawled development in Helmetta may expand the 100 year flood area due to increased impervious surfaces and loss of wetland vegetation. This eliminates valuable groundwater recharge sites.

GEOLOGY/HYDROLOGIC SOIL GROUPS

The Borough of Helmetta lies within the inner coastal plain physiographic province. It is underlain by unconsolidated Cretaceous sediments of the Cape May and Pensauken formations and Quaternary sediments of the Old Bridge Sand. The Cape May and Pensauken formations are locally important aquifer serving as a source of potable water for Helmetta along with many communities to the east and south in Middlesex County and into Monmouth County.

Natural recharge of an aquifer functions best when it is overlain by a porous soil so that precipitation passes down to the aquifer. Hydrologic soil groups identified in Helmetta have variable recharge potential, serving in various capacities as aquifer recharge areas to the Old Bridge Sand.

Hydrologic soil groups associated with the Cape May formation are made up of fine-grained to medium-grained quartz sand along with fine gravel. This provides high permeability. Other important recharge areas in Helmetta are aquifer outcrop locations where the Old Bridge Sand is exposed at the earth's surface. Hydrologic soil groups associated with the Pensauken Formation are made up of clayey sand and gravel. These provide low permeability and are not as important for aquifer recharge.

The aquifer outcrops and other high permeability areas exist in the Middlesex County Park and along the Manalapan Creek.

Other sensitive high permeability areas are found on the vacant lands north of the railroad tracks in the northeast section as well as in the southwest end of the Borough. Soil cover in high permeability areas of Helmetta provides good to excellent recharge for the underlying geologic zones. Areas not as important for aquifer recharge due to soil cover which provides poor to fair recharge, include the central portion of the Borough extending into the Old Forge residential corner and also the Borgaus Road and Baker Drive neighborhood.

It is important to insure the protection and maintenance of recharge to the Old Bridge Sand aquifer as demand for water continues to increase. The development of the land decreases groundwater recharge by increasing the amount of pavement and other impermeable surfaces. Land development also increases the possibility of pollution of the groundwater system. The risk of groundwater pollution, from leaks of untreated wastes from sewer systems or household septic systems and use of fertilizer and pesticides, increases with development in recharge areas.

Through its land use control powers, the Borough of Helmetta is directly responsible for protection of recharge areas within its borders. Protection is best achieved through adoption of development controls with the goal of protection of important recharge areas. The controls should encourage clustered development and clean industry in recharge areas rather than intensive land uses. An open space zone should be considered to offer protection to the largest portions of the critical recharge areas which exist in the Borough.

TOPOGRAPHIC SLOPE

Topographic slope refers to the height of land surfaces above sea level. Through use of a U.S. Geological Survey Map, which maps contour intervals of 20 feet, it is found elevations in the Borough of Helmetta range between 20 feet and 70 feet above sea level. Elevations greater than 50 feet above sea level are found in the central portion of Helmetta.

Slope is defined as the vertical change in elevation over a horizontal distance, and is usually expressed as a percentage. It is an important determinant for land use. Slopes less than 10 per cent are suitable for most uses, though drainage problems may exist where the slope is less than 2 percent. Slope values between 10 percent and 15 percent impose some limitations on development, requiring grading or special design. Slopes exceeding 15 percent impose significant constraints on development.

Slopes greater than 15 percent in Helmetta have been mapped with the soils (Map 2). The map indicates that steep slopes are not common in the Borough though found in a few isolated areas south of Main Street. Generally steep slopes coincide with areas restricted from development by other natural features including poor soils, wetlands, or 100 year flood area designation.

HOUSING STOCK

The 1980 Census of Population and Housing recorded 322 housing units in the Borough of Helmetta. Twenty residential units have been completed from 1980 through the present. There has been no demolition of residential units from 1980 through the present. The total number of residential units in the Borough is 342, an increase of 6 percent from 1980. Two units are presently under construction.

Single family detached is the most common type of residential unit found in the Borough with the majority of units owner occupied. Presently 323 or 94 percent of the units are single family detached. The majority of units, 275 or 81 percent are owner occupied.

A range of housing ages are found in the Borough, although the housing stock can be classified as old. Presently, 139 or 41 percent of the units are over 40 years old, being built before 1940. Another 172, or 50 percent of the units, were completed from 1940 to 1970. The remaining 31 units or 9 percent were built from 1970 to the present.

Through the use of Surrogates Of Housing Quality published by the Rutgers University Center for Urban Policy Research (CUPR), it is possible to determine the number of dwelling units, in Helmetta that are deteriorated. The CUPR method employs census variables to define a deteriorated unit.

The surrogates of housing quality, which represent the full array of variables in the 1980 Census to describe housing quality are; year built: built prior to 1940 and built after 1940; persons per room: more than 1.01 persons per room; plumbing: lack of exclusive plumbing; kitchen: lack of complete kitchen; heating: lack of central heating or use of room heaters without flues; and, elevator; lack of elevator in a structure over four stories. Dwelling units built prior to 1940 are classified deteriorated by CUPR if they failed any of the other tests of adequacy. Dwelling units built after 1940 are classified deteriorated if they failed any two of the tests of adequacy.

In 1980, 19 units of Helmetta's housing stock failed the tests of adequacy. This includes ten units with more than 1.01 persons per room, six units lacking exclusive plumbing, and three units lacking a complete kitchen.

CUPR finds that, including age as a problem, deteriorated dwelling units in the general housing stock have 2.2 deficiencies per unit. CUPR also finds an average of 25 percent of existing deteriorated units fail only one test of adequacy. Applying the average of 2.2 deficiencies per unit to the Borough's housing stock that failed a test of adequacy yields a low estimate of nine deteriorated units in Helmetta's housing stock. Applying the average of 25 percent of existing deteriorated units failing only one test of adequacy yields five units with one deficiency and seven units with two deficiencies for a total of 12 deteriorated units. These two estimates respectively represent three and four percent of the total Helmetta housing stock. For comparison, in 1986 the New Jersey Council on Affordable Housing found 2.5 percent of the dwelling units in the region in which Helmetta is located were deficient. This region included all of Hunterdon, Middlesex, Somerset, and Warren Counties. The council also concluded four percent of New Jersey's dwelling units were deteriorated.

On June 2, 1986, the New Jersey Council on Affordable Housing published in the New Jersey Register The Estimate Of Low And Moderate Income Housing Need For the July 1, 1987 Present Need, and 1987 to July 1, 1993 Prospective Need. These estimates and accompanying guidelines were published for all 567 municipalities in the State of New Jersey. The Fair Share Allocation for the Borough of Helmetta has been determined by the council to be twenty-nine low and moderate income housing units.

POPULATION

Both the 1970 and the 1980 Census of Population and Housing recorded 955 residents in Helmetta. Persons per household decreased from 3.25 in 1970 to 3.05 in 1980. The Middlesex County Planning Board projects that the Helmetta population will increase 3 percent from 1980 to 981 residents by 1990. Household size is projected to decrease to 2.97 persons per household by 1990.

Although the Borough's total population remained stable from 1970 to 1980, the composition changed. In 1970 the population was more evenly distributed among the age groups.

From 1970 to 1980 the population aged. In 1970 the under 15 years population accounted for 31 percent of the Borough's population. By 1980 this age group decreased to 25 percent of the total Borough population. There was also a drop in over 45 years population from 1970 to 1980. In 1970 the over 45 years population included 31 percent of the total population. By 1980 this age group decreased to 26 percent of the Borough's total population. The net result was a concentration of Helmetta's population in the 15-34 years group. In 1970 the 15 to 34 years group included 27 percent of the population. By 1980 this age group increased 42 percent to include 38 percent of the Borough's total population, or 363 of the total residents.

Population trends found in Helmetta, which also occur at the state and national levels, include the general aging of the baby boom population, and smaller household size. Helmetta similarly reflects state and national trends in an increase of the 20 to 24 years population. This is a result of the later household formation away from the family and community by the 20 to 24 years age group.

The rise of the 25 to 34 years population and the drop of the over 45 years population from 1970 to 1980 is an indication of the Borough's housing stock quality and price. The price range for a single family unit averages \$80,000 to \$100,000 in Helmetta compared to \$128,000 for Middlesex County. The comparatively lower price attracts younger newly formed households which would not be able to afford housing in other communities in the County. As the Borough's population reaches its peak earning years of 35 and above, it demands higher quality and larger units. These households leave Helmetta to satisfy their demand.

It is important to be watchful of trends in the Borough's age composition. Knowledge of the Borough age composition provides decision makers with information regarding service demands. By verifying stability or change of the population and its age, decision makers in Helmetta will be able to efficiently provide services to meet the population's demands on a more specific basis, tailoring limited tax dollars to specific needs rather than random and generalized needs.

TABLE 3

BOROUGH OF HELMETTA
POPULATION BY AGE

	1970	Percent	1980	Percent	Percent Change 1970-1980
Under 5 years	90	9.4	83	8.7	- 0.7
5-9 years	117	12.3	72	7.5	- 4.8
10-14 years	92	9.6	83	8.7	- 0.9
15-19 years	62	6.5	84	8.8	+ 2.3
20-24 years	63	6.6	101	10.6	+ 4.0
25-34 years	128	13.4	173	18.1	+ 4.7
35-44 years	103	10.8	108	11.3	+ 0.5
45-54 years	98	10.3	86	9.0	- 1.3
55-64 years	89	9.3	68	7.1	- 2.2
65-74 years	71	7.4	62	6.5	- 0.9
75 years & older	42	4.4	35	3.7	- 0.7
Total	955	100.0	955	100.0	0
Median Age	28.2		27.7		- 1.8
Persons Per Household	3.25		3.05		

COMMUNITY FACILITIES / SERVICES

WATER

The Borough owned water supply system serves 300 households and businesses in the community. The system is operated and maintained by the successors to the Helme Company. The water system serves all areas of Helmetta from John Place east. The extent of the water distribution system is shown on the Existing Utilities Map #4.

Water is drawn from two wells each with a capacity of 100 gallons per minute or 288,000 gallons per day (GPD). Average daily potable water consumption ranges between 70,000 to 120,000 GPD, depending on the time of year.

The Helmetta water distribution system consists of 8 inch water mains. There is a 50,000 gallon elevated storage tank located on the Helme Company property.

Those portions of the Borough not served by public water receive water from individual private wells.

SANITARY SEWERAGE DISPOSAL

The Borough owned sanitary sewerage disposal system serves 100 households and businesses in the community. Areas serviced by the system are in the central portion of the Borough from Maple Street west. The system is operated and maintained by the Monroe Township Utilities Authority (MUA). The extent of the sanitary waste disposal system is shown on the Existing Utilities Map. Wastes are transferred to Monroe via a trunk line from the treatment plant at the Helme Company. The M.U.A. serves as a pumping and transfer agent for Helmetta. Wastes from Helmetta are transferred by the M.U.A. to the Middlesex County Utility Authority, which provides secondary treatment.

Flows from Helmetta average 25,000 GPD. The Middlesex County Treatment Plant has a capacity of 120.0 million GPD with the ability to expand to 300.0 million GPD. Average daily flows to the plant are 90.0 million GPD.

Those portions of Helmetta not served by sanitary sewers have septic disposal systems. This form of sanitary waste disposal creates dangerous conditions to water supply due to soil and hydrologic conditions in the Borough, including its location in relation to the Old Bridge Sands aquifer.

RECREATION

There are no Borough owned parks in Helmetta. There are plans however for development of a tot lot on Borough land behind the municipal office building.

Five acres of land on Forge Road, owned by the Helme Company, is used for recreational purposes by Borough residents. A baseball field is the only active use on the site. This site has adequate area for development of a wide range of recreation activities to serve the needs of the Borough.

Located within Helmetta is 163 acres of the undeveloped Jamesburg Park. The park is owned and administered by Middlesex County. At present there are no short or long range plans for development of active uses in the Jamesburg Park.

The Borough offers no recreational programming for Helmetta residents.

SCHOOLS

Helmetta is an educational sending district. All students in the community attend Spotswood Public Schools, East Brunswick Vo-Tech, or private schools. The Borough provides bus transportation. It is expected this system will continue over the short and long term.

Helmetta students may use Spotswood Public Library. Other Borough residents may use neighboring community libraries on a fee basis.

POLICE

The Helmetta Police Department, located on Main Street in the municipal office building, provides 24 hour police protection for the Borough. The force is made up of three full time officers including the chief. There are also nine part-time officers, four are active and work on a scheduled basis. The remaining five are trained though not functioning on a scheduled basis. The police department has two patrol cars, one serves as back-up. The department uses the Spotswood Police Department to dispatch calls for service.

FIRST AID

Twenty-four hour first aid service is provided for Helmetta by the Jamesburg First Aid Squad. The Spotswood First Aid Squad serves as their back-up. Helmetta is within a 2 mile service radius from both squads.

FIRE PROTECTION

Fire protection in Helmetta is provided by a volunteer fire company located on Main Street. The companies rolling stock includes a 1980 1,000 gallon pumper, a 1958 750 gallon pumper, a 1971 utility truck, a 1964 brush truck, and a 1940 brush truck. There are no plans for purchase of additional rolling stock.

Presently the Helmetta Fire Company has 23 active members. In 1985 the company responded to 48 calls for service.

HISTORIC SITES

Based upon research conducted by the Middlesex County Cultural and Heritage Commission, published in 1985, the Borough of Helmetta is a significant historic location. The center of the Borough of Helmetta was named to the National Historic Sites Register as a district in 1980. The rows of workers' housing, once uniform in appearance, are being altered by new owners to express individual preferences. While this phenomenon is understandable and inevitable its continuation will dilute the significance for which the district was nominated. The snuff factory industrial buildings continued to be maintained in an exemplary fashion. Before the district sustains more changes, it should be visually documented to professional standards, using photography and site-plan mapping.

Additionally, both the Camden and Amboy Railroad line and the Helme Snuff Mill are both on the existing list of National Historic Register properties.

J

HELMETTA
RECOMMENDED LAND USE STRATEGY

Goal: A land use strategy which fosters orderly and balanced growth.

The land use strategy will address:

- 1a. The need for new and varied housing opportunities, and
- 1b. The need for a commercial center, and non-residential land uses to create a balanced land usage within the Borough.
2. The need to respect existing physical constraints including land use patterns and natural features.
3. The concern to balance the competing needs of tax base expansion with minimal impact for cost to schools.
4. The concern to provide community amenities integrated into the overall land use plan.

Proposed Land Use Policies:

1. North side of Maple Street: Developable acres - 3.0±

Recommended: Townhouse

Rationale: Upon extension of the sanitary sewer line, this site will be able to physically support densities higher than single family residential. Additionally, a moderate density townhouse land use policy with sound design controls will produce fewer driveway cuts into Maple Avenue and encourage compatibility with the surrounding parkland than is possible with sprawled single family development. Alternative recommendations such as high density garden apartments at this location would be intrusive on the surrounding single family neighborhood and parkland. Access to the site from Main Street is direct. Design controls must be enforced to accomplish sufficient transition between the site and nearby single family residences. Development of townhouses in Helmetta offers an alternate housing choice.

2. South side of Maple Avenue at intersection with Lake Avenue and Helmetta Boulevard - Developable Acres 14.0±

Recommended: Single family infill, encourage higher net density on the site through clustering.

Rationale: With the proposed extension of the sanitary sewer line to the site, this location will be able to physically support a higher net density than is found in the immediate neighborhood. Allowing a higher net density on the site while maintaining a gross density compatible with surrounding lots will maximize the buildable area of the site, while minimizing construction of streets through sensitive Hamonton Soils areas which are not suitable for streets due to frost action. Clustering simultaneously encourages development of useable open space. Due to site shape, single family land uses contiguous to the site could not be sufficiently protected from higher gross densities which would result from alternative land use choices such as a townhouse or garden apartment development policy. Single family residence is the most reasonable land use at this particular location.

3. Northeast corner of the Borough adjacent to the Spotswood Township and East Brunswick Township borders - Developable Acres - 27.0±

Recommended: Garden Flats Residential Development

Rationale: The relatively large size of this site encourages a planned concept. A review of alternate land use policies for this site finds low density residential development compatible with the Borough's land use patterns with least impact traffic on Lake Avenue. Single family development of this large site would increase the cost for schools unless exclusionary expensive units are developed at a very low density.

Additionally, low density single family development of the site would encourage sprawl over unsuitable soils and adversely affect the aquifer outcrop, the wetlands and the flood hazard areas.

Alternatively, a moderate density townhouse development policy could be implemented at this site to discourage sprawled development. This townhouse concept would create a fiscal burden by schools cost generated at this scale. Higher density owner occupied garden flats, clustered on suitable portions of the site east of the Baker Drive neighborhood offers varied housing opportunities within the Borough. Additionally, development of owner occupied garden flats are fiscally advantageous, due to lower demand on the school system by smaller units. Owner occupancy encourages pride of ownership.

Finally, a planned concept garden flats policy encourages design solutions to preserve the sensitive natural features of the site, to provide a suitable transition with the neighboring single family residential neighborhood, and to insulate the development from the adverse intrusions and nuisance of the adjoining railroad tracks.

Introduction of garden flats architecture to Helmetta will change the character of the Borough. Population will double upon the buildout of garden flat units on the largest buildable site in Helmetta. The demand for municipal services, other than for schools will increase. However, implementation of a garden flat unit land use policy at this location, as opposed to a low or moderate density land use policy, will satisfy more of the Borough's land use objectives and outweigh the negative impacts associated with the garden flat unit policy.

4. Southwest corner of Main Street and Forge Road- Developable Acres- 4.0±
Recommended: Commercial Convenience

Rationale: The purpose of this land use policy at this site is to provide Helmetta with a neighborhood convenience center in an accessible location. Ideally the center would consist of a supermarket, a drugstore, and other convenience services. Although the Borough's total population cannot presently support the need for a convenience center, the possibility exists for significant population growth in Helmetta. Therefore, an increased community demand for convenience services must be a planning consideration.

Additionally, the location of this site at a major through intersection allows the convenience center to service the increasing population and market traveling between areas north, west and south of Helmetta in Monroe Township and Jamesburg. The shape of the site buildable area encourages a planned unit concept and discourages the miscellaneous aggregation of stores cluttering the intersection frontage. Design controls must be enforced to provide a suitable transition between this site and the residential area to the north and the parkland to the south.

5. South End of Forge Road - Developable Acres 10.0±

Recommended: Townhouses

Rationale: Upon extension of the sanitary sewer trunk line to the site, this site will be able to physically support moderate densities. A high density garden apartment development policy would be too intense for this limited land area next to the existing park site. Single family infill development will adversely affect traffic with many additional access curb cuts into Forge Road. A moderate density townhouse policy encourages development as a unit with only limited additional access curb cuts into Forge Road. This land use policy allows for a design solution which integrates the site with the neighboring parkland. Design controls must be enforced to provide a suitable transition between the site and the residential neighborhood to the east.

Because this is an isolated midsize site situated between environmentally sensitive lands to the west and established single family housing to the east, this parcel may be considered as a sound location for an adult townhouse community. Future deliberation by municipal policy setters may result in a reasonable age restricted community concept at this location to minimize municipal fiscal impact while simultaneously recognizing the close proximity to future convenience commercial development on the adjacent northerly lands situated at the intersection of Main Street and Old Forge Road.

6. West End of Main Street - Developable Acres - 1.0±

Recommended: Single and two family residential infill

Rationale: This limited land area is surrounded on all sides by residential development. Additionally, infill of this site will not require extension of roads through the site, where soil conditions limit road development. A two family alternative land use policy on sites with good access allows opportunities for varied housing without appreciable impacts upon neighboring units or school costs.

7. West End of Ditch Bank Lane - Developable Acres - 2.0±

Recommended: Single family residential infill, encourage higher net density on the site through clustering.

Rationale: The development policy for this site must be cognizant of the following site concerns: limited access, the surrounding natural features, the neighboring residential land uses and county parkland, and constraints to development of roads imposed by the soils.

Introduction of higher or moderate density development policies at this specific site would aggravate the natural features found in this area of the Borough. Development of this site at a low gross density but higher net density will minimize impacts to roads and natural features.

Therefore, a cluster policy is recommended to maximize the available area of the site and allow for transitions between the site and the county parkland.

8. North Side of Lake Avenue- Three Separate Areas- Developable Acres-4.0±
Recommended: Single and two family residential infill

Rationale: These limited land areas fronting Lake Avenue are neighbored by single family residential along Lake Avenue and low intensity residential land useage to the north. The pattern of development established along Lake Avenue by the existing residential development should be maintained. Infill of these sites does not require extension of roads through the site, where soils limit road development. A two family land use alternative policy on sites where access is good allows opportunities for varied housing without appreciable impacts upon neighboring units or school costs.

9. Main Street at Maple Avenue - Developable Acres - 2.0±

Recommended: Professional Office-Municipal Services/Wholesale Activities

Rationale: This site location next to the fire house and across from the railroad tracks makes it unsuitable for residential development as there are no opportunities to provide sufficient transition between uses. Although the Borough's population does not support the need for development of a professional office sector, the possibility exists for significant future growth in Helmetta and Monroe Township to the south. Growth in these communities will increase demand for conveniently located professional services. Alternatively, this site could accomodate additional Borough service space including Borough office space or a public safety building where fire and police services could be housed. The site location away from residential development combined with direct access along Main Street also make it suited for consideration for wholesale business if an adequately sized parcel could be accumulated to insure adequate parking, buffering etc.

10. Forge Road Neighborhood- Lots of various size
Recommended: Single family residential infill
Rationale: A lot density residential infill policy in this area will maintain the residential character of the neighborhood. Alternatively, limited development of two family units on suitable sites would provide opportunities for varied housing without appreciable impacts upon neighboring units or school costs.
11. Old Forge Neighborhood- Recreation
Recommended: Tot lot playground development on triangular vacant lot at intersection of Park Place and North Shore Boulevard.
Rationale: The Old Forge Road ballfields are situated on non borough owned private lands. This existing recreation facility can be lost to the Borough at anytime. The neighborhood immediately adversely impacted is the adjacent Old Forge neighborhood. A small triangular 5,200sq.ft. vacant site is available and well located for recreation development in this area.

12. North Borghaus Area- 2.0± Acres

Recommended: Single family development

Rationale: A low density single family development on the vacant portion of lands situated between the existing homes fronting on the north side of Borghaus Road and the northwest segment of lands proposed for a garden flats community will create a reasonable physical land use transition between the existing single family residents and future multi family development. A recommended 7,500sf minimum lot size at this location will accomplish compatability with existing adjacent residential usage. Design controls must be enforced to adequately screen and buffer rear yard transition situations between dissimilar uses.

13. Maple Street-North side near Helmetta Blvd.- 4.25± Acres

Recommended: Recreational Development

Rationale: The only recreation facility presently available in Helmetta is a 4.1 acre ballfield and picnic area located along the west side of Old Forge Road and situated upon private property. This recreation area may be lost to the Borough at any time and planning for its replacement must be considered. A vacant 4.25± acre site on the north side of Maple Street near the intersection with Helmetta Blvd. provides a potential long term relocation site for the recreation needs of the Borough. This site must be closely examined as to environmental sensitivity issues to determine its development limitations. This location between the County Green Acres lands to the north and existing and proposed single family development to the south encourage land use planning consideration for recreational usage to meet the growth needs for recreation implicit in the overall land use recommendations of this Master Plan.

14. Main Street and No. 12th. Street- 1.25± Acres

Recommended: Neighborhood Convenience Commercial

Rationale: This recommendation at this site promotes three planning objectives; elimination of a blighting influence; accomplishment of a balance of land uses necessary for future Borough growth; and, continuation of established land use patterns.

Presently this site is occupied by existing commercial uses, deteriorated residential structures and open storage of construction materials and construction equipment without adequate screening or buffering. The proposed development of this site for a well designed neighborhood commercial usage enforced through sound design controls would eliminate the deleterious impacts of the present use.

The anticipated growth of the Borough may result in a tripling of the size of the Borough population and dwelling units. Adequate neighborhood commercial facilities must be simultaneously planned to provide for the needs of present and future population.

Since this site is an existing commercial usage, well located on Main Street at the easterly entrance to the Borough, it is a reasonable planning recommendation to continue this site in its present land use pattern and provide for a soundly designed commercial usage integrating adequate off-street parking, landscaping and buffering with attractive and functional architecture.

LAND USE PLAN SUMMARY

The land use scheme created in Helmetta by ten suggested land use plan segments balances the various goals. Implementation of this overall strategy introduces new and varied housing opportunities for a changing population while remaining aware of development patterns. High density residential uses are concentrated in accessible peripheral areas of the Borough while single family infill is proposed for existing low density residential neighborhoods. The strategy resulting from the proposed policies is mindful of future consumer service needs and provides for growth of the local business community in accessible and visible locations.

The proposed land use policies consider impact upon the need for school services and the limited fiscal resources of the Borough to pay school costs. The new residential development resulting from implementation of this proposed land use strategy recognize the need for compatibility among the various land uses while simultaneously respecting the sensitive natural features found throughout the land mass of the Borough of Helmetta.

CIRCULATION PLAN

The roadway system of the Borough of Helmetta consists of one principal artery, Main Street, which runs in an east west direction connecting Jamesburg Spotswood. There are four collector roadways within the Borough which are tributary to the Main Street artery. These collector roadways include Old Forge Road, Lake Avenue, Helmetta Boulevard and Maple Street.

The Helmetta Circulation Plan shall focus upon three principal areas of land use planning concern:

- A. Improved Intersection Geometry;
- B. Future Roadway Right-Of-Way Width Recommendations;
- C. Future Railroad Crossing Locations.
- A. Intersection Geometry Improvements

The intersection of Old Forge Road and Main Street presently has a 60 degree angle of intersection. Based upon future development anticipated beyond the boundaries of Helmetta in Monroe Township, as well as need to improve the safety of the intersection, the overall intersection of Main Street and Old Forge Road requires a detailed analysis from a physical engineering and traffic engineering perspective. From a land use planning perspective, it is recommended that the intersection of Main Street and Old Forge Road be redesigned to accomplish a 90 degree intersection, with the southerly leg of the intersection on the Old Forge Road approach being held at 90 degrees for a minimum of 100 feet approaching the intersection. Transition between the 90 degree approach and the existing Old Forge Road alignment should be accomplished between the intersection of Avenue A and the realigned 90 degree intersection.

A realigned 90 degree intersection at Old Forge Road and Main Street shall result in improved sight distance for turning movements from the Old Forge Road intersection approach leg.

Presently the intersection of the north-south leg of Lake Avenue and the east-west leg of Lake Avenue results in a tight sweeping curve to accomplish a 70 degree turning angle. The circulation master plan recommends a redesign of this intersection geometry to accomplish a 90 degree intersection with three approach legs.

The south leg of the approach intersection shall maintain the existing approach alignment. The west leg of the intersection is recommended to be redesigned at 90 degrees to the north-south Lake Avenue alignment and the 90 degree approach to be held for a minimum of 100 to 150 feet of the intersection, and thereafter a transition to the existing Lake Avenue configuration be accomplished using a minimum 300 foot center line radius. A new northerly approach to this intersection is recommended to be planned for at this time in anticipation of future development to the north and east of this intersection. This northerly approach leg should be anticipated to provided a minimum 50 foot right-of-way as well as being in a straight alignment with the southerly approach leg of Lake Avenue.

At present, the intersection of Helmetta Boulevard and Maple Street creates a "Y" intersection. A "Y" intersection alignment has inherent turning movement and sight distance deficiencies. The future planning of land use development and vehicle circulation within the Borough of Helmetta must anticipate the future development of vacant lands in the vicinity of the intersection of Helmetta Boulevard and Maple Street which will generate increased traffic volumes using this intersection. Therefore it is recommended that the Helmetta Boulevard Maple Street intersection be realigned to accomplish a 90 degree "T" intersection. The west intersection approach leg of Maple Street is recommended to be redesigned at a 60 foot right-of-way width. The northerly intersection approach leg (Helmetta Boulevard) is recommended to be extended approximately 100 feet south to its present point of intersection and aligned at 90 degrees with Maple Street westerly approach leg. The Helmetta Boulevard approach is recommended to provide a 60 foot right-of-way width. The easterly intersection approach leg (Lake Avenue) is recommended for future planning to accomplish a 90 degree intersection with Helmetta Boulevard as well as a straight alignment with the relocated westerly approach of Maple Street. The easterly approach is recommended to have a future right-of-way width of 50 feet.

B. Future Roadway Right-Of-Way With Recommendations

In coordination with the right-of-way master plan of Middlesex County Planning Board, the long term Main Street Helmetta right-of-way planning calls for a 66 foot future right-of-way width, together with a 46 feet wide future pavement width. This county right-of-way master plan recommendation anticipates

the development of Main Street into an arterial connecting the Jamesburg area with the Spotswood area.

Within the Borough of Helmetta there are five roadways which serve as collector routes. It is critical to long range land use planning to have a circulation plan which identifies a desirable future right-of-way width for major municipal roadways so that at the time of future land use development proposals, a specific guideline is adopted and in place to guide the Planning Board and or Board of Adjustment and a determination of major roadway width requirements which can then be translated into development design requirements. Therefore a circulation plan which designates specific right-of-ways with recommendations can then be used to require future dedication of land involved with development applications to accomplish the recommended right-of-way width at specific locations.

Based upon their function as collector routes for existing and future residential development areas, the following list of right-of-way width recommendations is provided:

1. Helmetta Boulevard: 60 feet right-of-way width together with a 40 feet pavement width.
2. Maple Street: 60 feet right-of-way width together with a 40 feet pavement width.
3. Old Forge Road: 60 feet right-of-way width served by a 40 feet pavement width.
4. Lake Avenue: 50 feet right-of-way width, providing for a 36 feet wide pavement width.
5. High Street: 50 feet right-of-way width, providing for 36 feet wide pavement width.

C. Future Railroad Crossings

The Borough of Helmetta is bisected by the Camden and Amboy Railroad, commonly known as Conrail, into those lands south of the railroad tracks and those lands north of the railroad tracks. Presently there are four at grade crossings of the Conrail tracks at Lake Avenue, Maple Street, Brookside Place, and Willow Street. These existing at grade crossings presently provide marginally acceptable levels of north south vehicular circulation.

The circulation plan for the Borough of Helmetta has an obligation to anticipate future development of the north side of the Conrail tracks and to provide for future roadway improvements to maximize access to and from future development north of the tracks. Therefore, the anticipated development of multi-family residential development in areas north of the railroad tracks necessitate the planned consideration for additional railroad crossings to serve this future residential development. The circulation plan of this master plan identifies an additional at-grade railroad crossing for the easterly end of the Borough situated approximately 150 feet east of the existing intersection of Main Street and North 12th Street. The proposed additional at-grade railroad crossing is recommended to be so situated as to remain outside of any environmentally sensitive wetland or flood land area and to be so located as to optimally integrate with the overall roadway design of any future residential development north of the existing railroad and east of Lake Avenue. the timing of the development of this future at-grade railroad crossing should be coordinated with the analysis of development impacts upon existing at grade crossings, principally the Lake Avenue crossing.

Therefore, the Helmetta Circulation Plan is designed to provide future recommendations to rectify three existing circulation deficiencies:

1. Realignment of intersection geometry problems at three existing locations;
2. Provide increased right-of-way width recommendations for use in future development proposals;
3. Provide additional railroad crossings to improve circulation to the north section of the Borough.

COMMUNITY FACILITIES/SERVICES PLAN

RECREATION

The provision of recreational services is a function and responsibility of local government. With the loss of privately owned parkland on Old Forge Road to more intense land use, Helmetta will be without any recreation or parkland. There is the need for planning future sites in the Borough for public parkland. In considering other sites, Helmetta must implement a park policy:

- Matching anticipated residential growth;
- Recognizing the need for recreational activity to provide growth and development of Borough residents; and
- Establishing parkland siting criteria.

Recreation planning must provide for both existing and future need. The existing site on Old Forge Road now serving as the Borough's parkland is 4.5 acres. Based upon National Recreation and Park Association (NRPA) population standards, Helmetta's 1980 population of 955 requires a playground type park of 2,500 square feet to 1 acre. Additionally, NRPA standards recommend a minimum 5 acre neighborhood park when the population reaches 2,000 persons. Parkland policy should consider a plan for securing of public parkland prior to actual need. Finally, public parkland should be located for user convenience. Land acquired for public parkland should be perpetually dedicated for such use.

Four specific recreation proposals are recommended to provide for future recreational needs in Helmetta.

First, a large, 4 to 5 acre parcel usable for recreation facilities is recommended along the north side of Maple Street, just west of Helmetta Boulevard. Subsequent to analysis of the environmental sensitivities of this site, this relatively flat site situated on a main Borough roadway provides an adequately sized and shaped site for the relocation of ballfield facilities soon to be lost at the present privately owned Forge Road site.

Second, an existing Borough owned parcel of land situated at the intersection of Park Place and North Shore Boulevard is suitable for a tot lot playground facility. This 5,200 square foot triangular vacant lot is well located for providing convenient toddler/parent recreation for this established Old Forge neighborhood.

Third, there is adequate space behind the municipal building and parking lot for the creation of active outdoor recreation facilities such as basketball courts, tennis courts, etc. This location possesses the benefits of an existing off-street parking supply as well as continuous 24 hour security by the adjacent Police Headquarters within the municipal building.

Fourth, a requirement for the provision of active recreation facilities is urged to be made a development policy for all multi-family development applications before the Borough Planning Board. Through enforcement of this policy, all new residential development applications of a large scale will be mandated to provide neighborhood recreation facilities for the residential neighborhoods proposed to be built without creating a financial burden upon the Borough for such recreation construction.

UTILITIES

Physical expansion of municipal utility systems is coordinated through the office of the Borough Engineer at the direction of the governing body.

Future development of the Borough sanitary sewer system has been planned to accomplish the twofold objective of eliminating existing health hazards, and, providing increased capacity to accommodate future growth and development within the Borough. Recently, a U.S.E.P.A. sanitary sewer system grant has been awarded to the Borough to provide for a collection system for Baker Drive, Borghaus Road and portions of Main Street. Additionally, transmission trunklines are proposed within Lake Avenue, Main Street and Forge Road. All collected flows are to be transmitted to a meter chamber on Forge Road, thence to the Monroe Township Municipal Sewerage Authority system for ultimate transmission to the Middlesex County Sewerage Authority for treatment.

Future planning for improvements to the potable water distribution system in Helmetta include study of a possible interconnection to the East Brunswick system to accomplish an increased water supply source. A second area of planning focuses upon the study of cost-efficient methods to accomplish connection to the Borough water system of those dwellings in the western end of the Borough not presently served by the system.

SCHOOLS

Helmetta presently is a sending school district. Because of the very small present and future student population size, it is recommended that all present sending commitments remain in place. Subsequent to the habitation of any significant future residential development, a detail school facilities fiscal impact analysis should be commissioned by the Borough to serve as the basis for any future reassessment of Helmetta educational system needs.

EMERGENCY SERVICES

Development of presently vacant Helmetta land areas into residential and non-residential land uses shall exact increased response demands upon police, fire, and first aid services.

Residential development completion should be anticipated to immediately necessitate expansion of the police department to accomplish 24 hour, seven day per week patrol services as well as increases in headquarters support facilities.

Demand for first aid and fire emergency response services should be anticipated to increase at a slow though continuous rate. Present apparatus and mutual aid arrangements, as well as the always critical concern for volunteer staffing, are assessed as adequate to serve the Borough through the development growth stage. Reassessment of all emergency services will be necessary in the early 1990's subsequent to the completion of any significant increase in the residential composition of the Borough.

HOUSING PLAN

The recommendations of the Helmetta Land Use Plan generate impacts upon the future housing stock of Helmetta. The development of vacant lands for residential development, if implemented as proposed in the Land Use Plan, will ultimately result in an increase in the Borough housing supply from the present 300 units to an ultimate development buildout of 850 to 900 units.

The goals of the Housing Plan address four areas:

1. Diversification of the types of housing provided within the Helmetta housing stock;
2. Compatability of future housing in relationship to established neighborhood densities and architectural style;
3. Creation of a viable rehabilitation program to correct the estimated twenty existing difficient units;
4. Compliance with the N.J. Council on Affordable Housing mandate to provide at least 29 units of Affordable Housing within the Borough by July 1, 1993.

DIVERSIFICATION

The Master Plan proposals create several new types of housing style alternatives not presently available within the Borough. In addition to the existing single family housing now existing, recommendations for garden flats and townhouses are specifically suggested to add new alternatives to the overall residential character of the Borough.

COMPATABILITY

Great care has been taken to insuring compatability of adjacent residential land use types in all proposals of the Land Use Plan. As a result, housing type recommendations reflect concerns for complimentary interfacing of similar residential densities, transitioning and screening between residential proposals of differing densities, and, compatible infilling of established neighborhoods.

REHABILITATION

Study of the existing housing stock determined a need for a Housing Rehabilitation Program to provide assistance to the 5% of the Borough housing supply estimated to be of deficient housing quality. The Housing Plan recommends two methodologies to fund the necessary housing rehabilitation activities.

Persistent annual submission of applications for a share of the Middlesex County Housing and Community Development financing, available through county administered grants from the U.S. Department of Housing and Urban Development, will ultimately result in the successful securing of County financial assistance. Such funding then provides the financial means to accomplish code inspection, physical rehabilitation of code violations, code compliance inspection and certification, as well as the administrative support services necessary to accomplish a housing rehabilitation program.

An Affordable Housing Rehabilitation Contribution requirement is a second funding methodology which Borough policy creators are urged to adopt to finance the operation of a Housing Rehabilitation Improvement Program. Specifically, a fee schedule, requiring a \$1,000 per new dwelling unit contribution, would be required for each dwelling unit proposed in a major subdivision or major site plan residential development application proposing ten (10) units or more. This contribution on fair market rate housing development units within the Borough would be deposited into an Affordable Housing Rehabilitation Trust Fund for use for a Housing Rehabilitation Improvement Program. This concept provides the Borough with a continuing funding methodology to insure operation of a rehabilitated housing program.

AFFORDABLE HOUSING

On June 2, 1986, the New Jersey Council on Affordable Housing (N.J.C.O.A.H.) published in the New Jersey Register The Estimate Of Low And Moderate Income Housing Need For the January 1, 1987 Present Need, and 1987 to July 1, 1993 Prospective Need. These estimates and accompanying guidelines were published for all 567 municipalities in the State of New Jersey. The Fair Share Allocation for the Borough of Helmetta has been determined by the council to be twenty-nine (29) low and moderate income housing units.

Compliance with the N.J. C.O.A.H. allocation may be achieved through either or both of two methodologies:

Rehabilitation of existing units, and/or new construction.

Any rehabilitation work accomplished on an existing owner or renter occupied dwelling may qualify for credit towards the COAH obligation if it meets all of the following generalized criteria:

1. Existence of significant code violations certified by inspection;
2. Minimum \$7,000 to \$8,000 rehabilitation cost;
3. Removal of significant code violations certified by inspection;
4. Impacement of affordability controls as approved by N.J. C.O.A.H. for subsequent occupancy of rehabilitated units (6 year lien for owner occupied unit; 10 year lien for renter occupied unit).

A second method to accomplish compliance with the N.J. C.O.A.H. allocation of 29 low and moderate income units is via construction of said units utilizing a Federal and/or state funding program sponsored by the municipality or by a non-profit sponsor.

IMPLEMENTATION

The Master Plan is intended to be a guide to the community concerning land use and development in a manner which protects the public health, safety and general welfare. However, until additional measures are undertaken to implement the Master Plan, it is not compulsory and will have little effect. Implementation of the plan is achieved by several means, including zoning, site plan and subdivision ordinance revision, capital improvement planning and financing measures.

The Municipal Land Use Law (N.J.S.A. 40.:D-62a) requires that the zoning ordinance "...shall either be substantially consistent with the land use plan element and the housing plan element of the master plan or designed to effectuate such plan elements...". Revision and adoption of the existing zoning ordinance will be the principal tool in effectuating the Master Plan. Revision of the site plan and subdivision ordinance to be consistent with the zoning ordinance revisions will also be required.

A capital improvement program provides a time frame and estimated costs for municipal capital improvement projects. As such, the preparation and adoption of a capital improvement program is an important means of implementing the Master Plan recommendations. The program includes classification of projects by degree of need, recommendation of time sequence for implementation, analysis of displacement due to implementation and an analysis of costs and revenues associated with capital improvements.

An important part of the capital improvements program is the analysis of funding sources for the proposed capital improvements. This master plan recommends the application by the Borough for all appropriate Federal and State grants in implementing the plan's objectives. This pursuit of government funding should be a continuing process.

COMPATABILITY WITH SURROUNDING MASTER PLANS

The northern and northwestern borders of the Borough of Helmetta lie adjacent to the Township of East Brunswick. This land along the common border has been designated for Recreation/Conservation use by the East Brunswick Master Plan which is compatible with Helmetta's Master Plan recommendation for the northwest part of the borough, i.e. to be used for Recreation/Conservation. This large tract straddling the municipal line is part of the undeveloped Middlesex County Park. Similarly, the northern border of Helmetta has been designated for single family residential and garden flat condominiums along with a small area that has been deemed flood hazard/conservation. This is compatible with the East Brunswick Master Plan recreation/conservation recommendation, and will allow easy access to the recreation/conservation area by Helmetta residents.

The Manalapan Brook runs along the southern border of Helmetta. Located on the opposite side of the river as well as to the southwest border of Helmetta Borough is Monroe Township. The majority of land along both sides of Manalapan Brook has been specified as Flood Hazard/Conservation area by the Master Plan recommendation of Helmetta Borough and by the zoning map of Monroe Township. (At the time of this Helmetta Master Plan preparation, the Monroe Township Master Plan update was incomplete.) The area in Monroe Township located between Main Street and the Conrail Railroad tracks has been designated for office/commercial usage. This usage recommendation will necessitate sound land use transition policy to protect the adjacent single family residential area recommended in the Helmetta Master Plan.

The single family zone in Monroe Township which is located to the northwest of the Conrail tracks is generally compatible with the adjacent two family residential use recommended on the Helmetta Master Plan.

The upper most land area of Monroe Township which abuts Helmetta's northwestern border has been designated as Flood Hazard/Recreation by the Monroe Township zoning map. This is generally compatible with the adjacent recreation/conservation use recommended in Helmetta. The area along the Helmetta-Monroe Township border located southwest of the Helmetta Post Office is compatible since this area has been designated for single family residential usage by both the Helmetta Master Plan as well as Monroe Township.

At the southern end of Forge Road in Helmetta, land has been designated for townhouse development and multi-family use. Adjacent lands have been designated as Flood Hazard/Conservation by Monroe Township.

The Borough of Spotswood is located on the eastern border of Helmetta Borough. The Spotswood Master Plan indicates an existing mobile home park area that abuts with a flood hazard/conservation area Helmetta Master Plan recommendation. This is generally compatible, since the flood hazard/conservation area will act as a buffer between the proposed garden flat condominiums that are indicated on the Helmetta Master Plan and the existing mobile home park in Spotswood. The Spotswood Master Plan shows that there is a single family residential area and two small public use areas which are also adjacent to the proposed garden flat residential recommendation in Helmetta. These areas are compatible high density residential areas.

At the most southeastern sector of the Helmetta border, the Spotswood Master Plan recommends a light industrial use area. This is partially compatible with the Helmetta Master Plan, which recommends an adjoining commercial/office usage. However, a Helmetta Flood Hazard/Conservation usage adjacent to the Spotswood light industrial proposal shall require significant transitional protection policies to protect the conservation areas.

Similarly, the small single family residential use area that is indicated on the Helmetta Master Plan which abuts a Spotswood Light Industrial Master Plan recommendation shall necessitate significant transition and buffer policy controls to insure protection of this established Helmetta residential neighborhood.

