

# DUNELLEN MASTER PLAN



## REEXAMINATION REPORT & CLIMATE RESILIENCE PLAN

MAYOR AND COUNCIL – MAY 1, 2023

PLANNING BOARD – MAY 22, 2023



## OUR TEAM:

1. Francis Reiner, LLA, PP, Director of Planning



2. Daniel Hauben, PP, AICP, LEED Green Associate,  
Senior Project Planner



## WHO ARE WE:

- Borough Planner – Redevelopment, Pop-up park, Public surveys, Board reviews
- Preparing Dunellen’s Master Plan Reexamination Report; and
- Climate Resilience Plan
- Redevelopment / Special / Municipal / Planning Board Planner for communities around northern and central New Jersey
- Master Plans / Reexamination, Redevelopment Projects, Other services (fiscal impact analysis, community energy plans), Planning / Zoning Board

# WHAT IS A MASTER PLAN :

## POLICY SETTING DOCUMENT

1. Planning Board driven process;
2. Establishes Borough's goals and objectives for a 10 year period;
3. Basis for policy, investments, and ordinance changes;
4. Validity of zoning;
5. Last adopted in 2011;

## REQUIRED COMPONENTS IN 2011 MP:

1. **Statement of Goals and Objectives:**
2. **Land Use Plan Element:** (Examines current patterns, set basis for future)
3. **Housing Plan:** Addresses housing need (mainly affordable housing) (2016)

## DISCRETIONARY COMPONENTS IN 2011 MP:

1. Historic Preservation, Economic Development, Circulation, Recycling, Utilities, Open Space, Community Facilities, Urban Design



### BOROUGH OF DUNELLEN MASTER PLAN 2011

#### SECTION I GOALS & OBJECTIVES

The Borough of Dunellen, approximately 1 square mile in area, is situated within central New Jersey in the northwest portion of Middlesex County, adjoining both Union and Somerset Counties. The Borough is served primarily by State Route 28 (an east-west corridor) and County Route 529 (a north-south roadway). Access to these aforementioned major arterials can be attained from Interstate 287 and State Route 22. The Borough is adjacent to Piscataway Township and Middlesex Borough in the County of Middlesex - Plainfield City in the County of Union - and the Township of Green Brook in Somerset County. The Borough is also accessible by the New Jersey Transit rail service on the Raritan Valley line providing service to New York City. The Dunellen train station is located at the center of town in the active downtown area. The Borough is also serviced by four NJ Transit bus routes.



#### MASTER PLAN REQUIREMENTS

A Master Plan provides a blue print for a municipality that depicts its current land uses, and guides decision making for physical and economic growth in a community. The Municipal Land Use Law (MLUL) (N.J.S.A. 40:55D et. seq.), requires municipalities to re-examine their master plans every six years to reflect the current conditions and visions of the community. The Borough of Dunellen prepared a comprehensive Master Plan in 1979 and three re-examination reports in 1992, 1998, and

# WHAT IS A MASTER PLAN REEXAMINATION:

## Periodic update of Master Plan (N.J.S.A 40:55D-89):

1. Required at least every 10 years

## Six mandatory components:

1. Problems & objectives in last reexamination or Master Plan;
2. Extent to which they have changed;
3. Significant changes in assumptions, policies, objectives;
4. Recommended changes to master plan or development regulations;
5. Recommendations regarding redevelopment plans; and
6. Recommendations concerning development of electric vehicle infrastructure.

## DMR's Process / Input:

1. Review existing documents
2. Conversations/ Meetings with the Borough
3. Public outreach events / surveys

## Effects of the Plan:

1. Creates basis for zoning and other development regulations / changes for next 10 years;
2. Sets goals and objectives for the next 10 years; and
3. Creates a vision;



## Borough of Dunellen

### 2023 Re-examination Report of the Master Plan

BOROUGH OF DUNELLEN,

MIDDLESEX COUNTY, NEW JERSEY

May, 2023

Prepared by:

DMR Architects

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Hasbrouck Heights, NJ 07604

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Date



# PUBLIC OUTREACH:

## Master Plan Reexam/NJ Transit/NJTPA

- A 35 question Survey was administered from Aug. 14 to Sept. 21
- 265 respondents including 247 residents
- Questions coordinated with NJ Transit Friendly Planning and NJTPA Complete Streets
- Downtown, traffic, taxes, flooding a priority

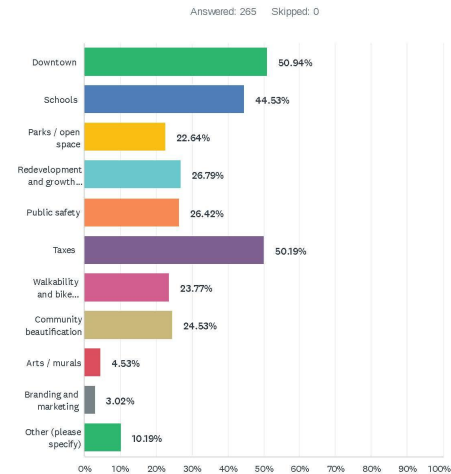
## Cannabis Survey

- Administered July 18 to August 18, 2022
- 282 Respondents were recorded, 88% of which were residents of the Borough
- Generally in favor with preference for retail over growing/manufacture

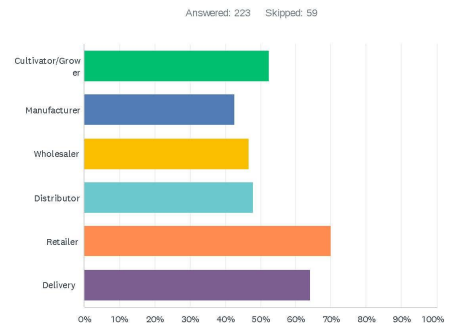
## September 14, 2022 Public Outreach Meeting

- Attended by 33 residents, business owners, workers;
- Opportunity for public to exchange ideas with DMR, Borough, NJTPA, NJ Transit

Q15 What are the top three priorities the Master Plan Re-examination should focus on improving? (Select up to 3) (A Master Plan Reexamination sets goals and recommendations for the Borough over the next 10 years)



Q10 Which of these recreational cannabis businesses would you support operating in Dunellen? If you answered no in question 7, please answer what you would feel most comfortable with. (Select all that apply)



# RECOMMENDATIONS (SECTION 4):

## ECONOMY AND DOWNTOWN REDEVELOPMENT

- Downtown open-space;
- Downtown improvement district;
- Parking and uses;
- Consider cannabis related uses;

## COMMUNITY CHARACTER

- Protect buildings with historic value;
- Regulate 5G infrastructure;

## PUBLIC COSTS

- Share services;
- Energy efficiency, generation;

## ENVIRONMENT

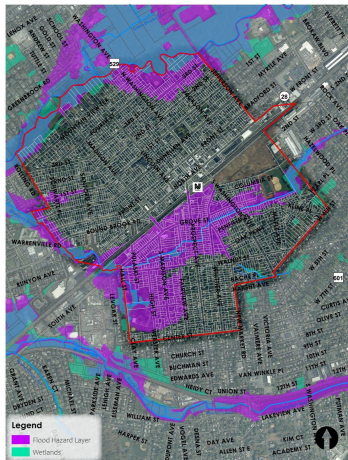
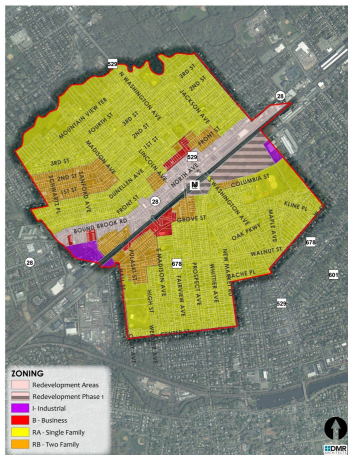
- Encourage green building practices;
- Increase open-space;
- Flood-conscious zoning and engineering;
- Tree protection, native planting standards;

## CIRCULATION

- Prioritize multi-modal transportation;

## HOUSING

- Increase supply in downtown;
- Explore senior housing options;
- Comply with Fair Share obligation;



# **CLIMATE RESILIENCE PLAN RECOMMENDATIONS**

# CLIMATE RESILIENCY PLAN:

## Climate Resiliency and Master Plan Relationship:

1. Prepared concurrently with Re-Examination

## Required Components of a Climate Resiliency Plan:

1. Analysis of current and future threats
2. Build-Out Analysis
3. Identify crucial facilities/evacuation infrastructure
4. Analyze potential impacts of natural disasters on Master Plan components
5. Improved Design Standards
6. Policy statement of consistency
7. Use most recent data from NJDEP

## Vulnerabilities Within the Borough:

1. Increased chance of floods
2. Increased chance of higher volumes of precipitation
3. Power Outages

## Combatting the Impacts:

1. Climate conscious design standards



## BOROUGH OF DUNELLEN CLIMATE RESILIENCY PLAN

PREPARED BY DMR ARCHITECTS  
MAY 2023

# RESILIENCE PLAN

CLIMATE IMPACT									
ASSET NAME	ASSET CATEGORY	INCREASED TEMP	SEA LEVEL RISE	PRECIPITATION	OCEAN ACIDIFICATION	DROUGHT/WATER SUPPLY	DESCRIPTION OF IMPACTS	ADAPTIVE CAPACITY (HIGH, MEDIUM, LOW)	VULNERABILITY (HIGH, MEDIUM, LOW)
Green Brook	Natural Feature	5	0	5	0	3	Increased chance of flooding, precipitation, impacting natural features	medium	13
Bonygiff Brook	Natural Feature	5	0	5	0	3	Increased chance of flooding, precipitation, impacting natural features	medium	13
Municipal Hall	Cultural Asset	3	0	3	0	3	Increased chance of flooding, precipitation, impacting government operations	medium	9
Schools	Cultural Asset	3	0	3	0	3	Increased chance of flooding, precipitation, impacting education facilities	medium	9
Senior Center	Cultural Asset	3	0	3	0	3	Increased chance of flooding, precipitation, impacting older population	medium	9
North Avenue	Critical Infrastructure	3	0	3	0	3	Increased chance of flooding, precipitation, impacting transportation network	medium	9
Dunellen Population	Cultural Asset	3	0	3	0	3	Increased chance of flooding, precipitation, impacting all population	medium	9
Police Station	Cultural Asset	3	0	3	0	3	Increased chance of flooding, precipitation, impacting safety and response resources	medium	9
Fire Station	Cultural Asset	3	0	3	0	3	Increased chance of flooding, precipitation, impacting safety and response resources	medium	9
OBM Management Center	Cultural Asset	3	0	3	0	3	Increased chance of flooding, precipitation, impacting safety and response resources	medium	9
Washington Park	Natural Feature	3	0	3	0	3	Increased chance of flooding, precipitation, impacting natural features	medium	9
Gavornik Park	Natural Feature	3	0	3	0	3	Increased chance of flooding, precipitation, impacting natural features	medium	9
Columbia Park	Natural Feature	3	0	3	0	3	Increased chance of flooding, precipitation, impacting natural features	medium	9
McCoy Park	Natural Feature	3	0	3	0	3	Increased chance of flooding, precipitation, impacting natural features	medium	9
Marecroft Park	Natural Feature	3	0	3	0	3	Increased chance of flooding, precipitation, impacting natural features	medium	9
Raritan Valley Train Line	Critical Infrastructure	3	0	3	0	0	Increased chance of flooding, precipitation, impacting transportation network	medium	6
NJ Transit Bus Line	Critical Infrastructure	3	0	3	0	0	Increased chance of flooding, precipitation, impacting transportation network	medium	6
Train Station	Critical Infrastructure	3	0	3	0	0	Increased chance of flooding, precipitation, impacting transportation network	medium	6
Leadership of Dunellen	Cultural Asset	0	0	0	0	0	Leadership to provide insight and protective measures to decrease the impact of natural climate change		0

# QUESTIONS / COMMENTS