

# **Master Plan Amendment**

**TO CHANGE THE LAND USE DESIGNATION OF A PORTION OF THE ROUTE 46  
CORRIDOR FROM INDUSTRIAL TO HIGHWAY COMMERCIAL DESIGNATION**

**Township of Wayne, New Jersey**

**March 23, 2015**

Prepared by:

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Final document adopted by the Township of Wayne Planning Board on March 23, 2015

The original copy of this report was signed and sealed in accordance with N.J.S.A.  
45:14A-1 *et seq.* and regulations pursuant to N.J.A.C. 13:41-1.3.

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Signature

Date

**ACKNOWLEDGEMENTS**

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**MASTER PLAN AMENDMENT – ROUTE 46 CORRIDOR  
TOWNSHIP OF WAYNE, NEW JERSEY**

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## 1.0 Introduction

The Township of Wayne adopted its last comprehensive master plan, including a land use element, in 1994. The Planning Board reviewed this document by reexamination in 2003 and 2010 and made adjustments to the land use element in response to changes occurring in the Township that required amending the land use map and zoning ordinance.

The subject area that is the focus of this Master Plan Land Use amendment report is a limited portion of the highway commercial corridor located along Route 46 East. This area is presently designated by the Township 2010 Master Plan for industrial development. The Township of Wayne Land Development Ordinance is consistent with this land use designation and has the area zoned as I, Industrial.

Given the highway commercial character of the Route 46 corridor, the industrial land use designation and associated zoning is not appropriate nor desirable for the type of development sought by the Township for the area. Consequently, this amendment seeks to amend the land use map to designate the subject area from Industrial to Highway Commercial use. It is further recommended that the subject area be subsequently rezoned by the Township Council from Industrial to Highway Commercial for the reasons as outlined in this report.

## 2.0 Background Information

### 2.1 Subject Area

The subject area extends from the south side of Route 46 at the intersection of Route 23 and 46, easterly along Route 46 terminating just west of Park Lane. The affected properties are identified as follows:

<b><u>Block</u></b>	<b><u>Lot</u></b>
103	31
103	35
103	36
103	37
103	38
103	39
206	1
207	1

Figure 1 details the subject area and its current land use designation.

## **2.2 General Land Use Characteristics**

The subject area is presently developed with uses normally associated with a highway commercial corridor. These uses include an Italian pastry shop and café (Palazzone), a motel (Kings Motel), health club (Bally's Fitness), a golf driving range (Willowbrook Golf Center), a new-car dealership (Wayne Ford), a motel and restaurant (Ramada Inn and Tilted Kilt) and music store (Robbie's Music). All these properties front along Route 46 but are zoned for industrial development.

## **2.3 Township Master Plan and Existing Zoning**

The 1994 Master Plan designated the subject area for highway commercial development. The zoning at the time however, did not reflect this designation but had the area zoned for I, Industrial development. The 2003 and 2010 Master Plan Reexamination reports did not pick up on this inconsistency consequently, no changes were recommended for the affected area. The 2010 Master Plan Reexamination report and ensuing comprehensive zoning ordinance amendment (Ordinance 53-2010) inadvertently maintained the industrial designation for the area.

This report proposes a plan amendment to correct the present land use designation to reflect the recommendations of the 1994 Master Plan so that the area can be appropriately zoned to Highway Commercial.

## **3.0 Proposed Land Use Amendment**

### **3.1 Recommendations**

It is recommended that the subject area, as specifically identified by this report in Figures 2 (aerial photo) and 3 (Proposed Land Use Designation Route 46 East Corridor), be changed from Industrial to Highway Commercial as originally intended by the 1994 Master Plan. The industrial classification is clearly inappropriate given the existing highway commercial character of the area. Existing development along Route 46 is consistent with the development that is generally associated with highways. This pattern needs to be reinforced by both the Township Master Plan and Land Use Development Ordinance.

Development of industrial uses in the Route 46 corridor, as the area is currently zoned, would introduce incompatible land uses that could be destructive to the corridor. Additionally, any proposed development or redevelopment of the area for highway commercial use would require a "use variance" application before the Board of Adjustment.

The unnecessary imposition of a “use variance” process acts to discourage redevelopment of the area by adding an additional layer of review and cost to the application process. Redevelopment of the area for highway commercial uses should be permitted “by right.” Consequently, both the land use designation and zoning for the area should be changed from Industrial to Highway Commercial use as a matter of good planning and for the promotion of economic development.