

## PLANNING AND ZONING

*"Property has its duties as well as its rights" — Syrus*

Three town boards are responsible for the general and specific changes which take place in the building development of Scotch Plains. They are the Planning Board, the Zoning Board of Adjustment, and the Appeals Board. The Planning Board accepts applications on subdivisions with the Township Council hearing appeals resulting from an approval by the Board; zoning appeals are heard by the Zoning Board of Adjustment. The Appeals Board approves materials to be used in buildings and interprets the state Uniform Construction Code. When necessary, final settlements of any decisions rendered by any of the aforementioned boards may be affected in a court of law.

### Master Plan

The character of land use in Scotch Plains is guided by the Master Plan. First developed in 1948, it had its most recent revision in 1976. The Master Plan is a compilation of mapped and written proposals for future development. Included are suggestions for the development of future public and semi-public facilities, such as school and recreational sites, low and high-density residential areas, professional offices, business and industrial areas.

South-side Scotch Plains is a low-density area which is mostly residential, while medium and high-density development characterizes North-side Scotch Plains. A low-density residential zone has one family per builder's acre (40,000 sq. ft.); a medium-density has one to three family dwellings per builder's acre; a high density area may have eight single family dwellings per builder's acre. According to the Master Plan, it was recommended that garden apartment units make up about 10% of one family homes in the township. At present, there are about 6500 single family residences in the township, and 1054 apartments and condominiums, either built or approved for development.



"The old . . . 1820 . . ."