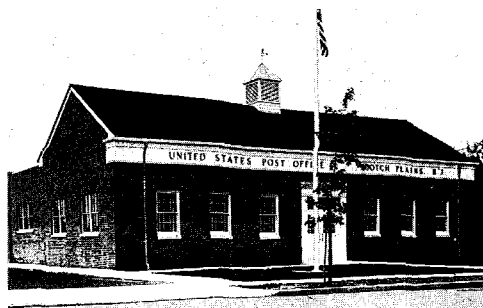


Planning and Zoning

Scotch Plains was among the first communities in the state to formulate and adopt a Master Plan. It has served as a model for countless other communities in New Jersey. During the years of rapid growth strict adherence to this Master Plan has been responsible for the orderly and attractive development of the town.

The Planning Board is concerned not only with the careful control of subdivision lay outs to prevent the obnoxious grid pattern of streets but also with the promotion of picturesque buildings, especially in the commercial and industrial areas, to maintain a Colonial type of architecture in keeping with our early tradition.



The new Post Office building is a fine example of this aesthetic planning. (on the left)

Scotch Plains is basically a community of families, families who like green lawn and shade trees and space between houses. Acre zoning, designated as class "A residential" make up more than 35 per cent of the town.

Our town now has three areas set aside for selected light industry, one in the vicinity of the Shady Rest Country Club, approximately 130 acres along the Lehigh Valley Railroad and one narrow strip between the Central Railroad of New Jersey tracks and south Avenue.

Present commercial areas of the town are centered near the Municipal Building along Park Avenue and East Second Street and in the stretch along Route 22. The amount of land set aside for commercial development is approximately 50 acres.

So far, garden apartments have not been permitted in the township. However, our development has reached the point where our consultants are recommending a limited amount of one-bedroom apartment buildings to meet the needs of the young and older citizens. They suggest that properly controlled garden apartments would have a stabilizing effect on our tax load.

STREETS, ROADS AND SEWERS

The Township has a total of 72.8 miles of street of which all but 4.2 miles are paved. Approximately 10 miles are county maintained roads.

We have today 46 miles of sanitary sewers and three pumping stations. Storm drainage is a major problem as the community develops. Federal funds have been obtained for engineering in the southern part of the township.

A crew of ten men are charged with the maintenance of the roads and sewers. They receive outside assistance for snow removal.