



Township of Warren
Somerset County, New Jersey

OFFICIAL
MASTER PLAN SURVEY
MASTER PLAN REVIEW - 2024

THIS SURVEY IS AVAILABLE AT:
MasterPlanSurvey.com



Please direct questions to:
support@masterplansurvey.com

IF POSSIBLE, PLEASE FILL THIS SURVEY OUT ONLINE BY GOING TO
MasterPlanSurvey.com

November 25, 2024

TELL US ABOUT YOURSELF (THIS INFORMATION IS NOT REQUIRED BUT HELPS THE PLANNING BOARD UNDERSTAND SOME ASPECTS OF YOUR ANSWERS)

ADDRESS: _____

EMAIL: _____

PHONE: _____

Question 1: Vision for Warren Township

How do you envision Warren Township evolving over the next 10, 20, and 50 years?

Please include in your response how you would incorporate mandatory low and moderate Income housing requirements, support a thriving business sector, and provide recreational Opportunities for residents of all ages—youth, middle-aged, and seniors.

Question 2: Reduce, maintain or expand building zones in Warren Township.

Please indicate whether you support reducing, maintaining, or increasing the amount of land allocated to each of the listed zones.

| Zone | Minimize | Maintain | Expand |
|-----------------------------------|--------------------------|--------------------------|--------------------------|
| Commercial | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Light Industrial | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Shopping | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Garden Apartments | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Open Spaces | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Recreational Facilities | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Office/Research | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 1 ½ Acre per Home | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 Acre per Home | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ½ Acre per Home | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Strip Malls | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Small Stores with Apartments Over | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Question 3: Should Warren Township increase its Open Space Tax?

Should Warren Township raise its “Open Space Tax”, which is used to purchase, maintain and protect our undeveloped land, from 2 cents to 4 cents?

This would increase property taxes from \$2.00 per \$100 of home assessed value to \$2.02 per \$100, which means an average home in Warren would pay about \$80 more per year.

YES

NO

Question 4: Should Warren use eminent domain?

Eminent domain is a legal action that a township can employ to take property away from an owner for any reason. Would you be in favor of utilizing eminent domain to stop or restrict high density market rate housing?

YES

NO

Question 5: How much do you care about these issues in your community?

Please indicate your level of concern for each topic by selecting one of the following:

- **Very concerned**
- **Somewhat concerned**
- **Not at all concerned**

| Topic | Very Concerned | Somewhat Concerned | Not at All Concerned |
|-------------------------|--------------------------|--------------------------|--------------------------|
| Traffic | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| High-density housing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Shopping | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Developing open spaces | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Crime | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Recreational Facilities | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Youth opportunities | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Question 6: Should Warren expand our sport/recreation facilities?

Would you be favor of expanded youth facilities including, but not limited to, a recreational center even if it meant an increase in taxes?

YES

NO

Question 7: Noise and Light Pollution Survey

Noise and light pollution are defined by an increase in noise and/or light above ambient and reasonable conditions. There are several efforts to curb noise and light pollution. Would you support or not support the following measures?

NOTE: For the purposes of this question light and noise pollution is defined as light and sound emanating from the property at levels that could disrupt sleep, obscure the night sky, and substantially effect wildlife past property bounds."

| | 8pm | 9pm | 10pm | 11pm | Midnight |
|--------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Residential lights out at | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Commercial lights out at | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Restaurant lights out at | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Residential quiet requirement | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Commercial quiet requirement | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Restaurant quiet requirement | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Weekend Residential lights out/quiet | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Weekend Commercial lights out/quiet | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Question 8: What makes Warren special to you?

What makes Warren Township special to you and your family?

Question 8: What frustrates you about Warren?

Question 10: Future High-Density Housing Locations

The State of New Jersey requires Warren Township to build affordable housing, typically accompanied by high-density housing. Warren Township is forced to include market-rate housing due to builder lawsuits, which increases the quantity and density of new housing developments.

Since Warren is forced to allow these developments, where should new high-density housing developments be focused?

a. Along the Rt. 78 corridor?

YES

NO

b. In and around the middle of town (intersection of Mountain Blvd and Mt. Bethel)?

YES

NO

c. Spread through the township?

YES

NO

d. Along Mount Horeb, Mountainview, Mountain Ave, Mountain Blvd?

YES

NO

Question 11: Stormwater and water runoff

Is water runoff or storm water an issue for you? If so, describe the issue.

Question 12: Final Comments

Do you have any comments, cares or concerns about Warren Townships overall planning that were not covered in the previous questions.