

# Land Use Plan Element

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## Borough of High Bridge

Hunterdon County, New Jersey

Adopted: May 20, 2013

Prepared by:

Darlene A. Green, PP, AICP



The original of this document was signed and sealed in accordance with N.J.S.A. 45:14A-12.

## **Acknowledgements**

The Land Use Plan Element project would not have been possible without the financial support of the New Jersey Highlands Council, the support of Mayor Mark Desire and the ongoing assistance of Borough Administrator, Douglas Walker.

We would also like to thank those representatives who participated from the following organizations and committees:

- Borough Council
- Planning Board
- Economic Development Committee

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## INTRODUCTION

The Borough of High Bridge's most recent Land Use Plan Element was completed in 1985. Since then there have been many changes to the physical and regulatory landscape of High Bridge. The following sections detail the substantial changes that have occurred over the past 27 years within the Borough.

### PHYSICAL CHANGES

In 1985, the Borough had approximately 3,660 residents and had just experienced significant population and housing growth from 1970 to 1980, when the number of residents increased 31.8%. This was the largest decade increase since 1930 in the Borough. In 1985, the physical landscape was quite different than it is today. There were a number of large, privately-owned tracts of land that could develop with even more housing, such as the 43 acres on the Pfauth property south of Cregar Road, the 93 acres on the Uhlig Farm (now the High Bridge Hills Golf Course as shown in the picture to the right), the 53 acre Cassella tract west of Nassau Road and the 65 acre Springside Farm located in the southeast corner of the Borough.



It is for these reasons that the 1985 Land Use Element discusses development pressures, preserving land, clustering provisions and environmental constraints. Therefore, after two decades of strong growth and over 250 acres of property that could be developed with additional housing, the Borough began

acquiring land through the Green Acres Program. In 1996, the Borough acquired the Uhlig Farm, and with adjacent land in Clinton Township, it became the High Bridge Hills Golf Club.<sup>1</sup> In 1997, the Borough acquired the large 53 acre Cassella tract west of Nassau Road.<sup>2</sup> In that same year, High Bridge purchased a portion of the Springside Farm tract, with the remainder acquired in 2002. Finally, in 2006, the Borough purchased the 43 acre Pfauth tract.<sup>3</sup>

Today, in 2012, development pressure has been eliminated as the overwhelming majority of properties within the Borough are either developed or preserved. The aforementioned 1985 issues are no longer problems as the Borough aggressively acquired and preserved key properties within the municipality, which were historically significant or environmentally constrained.

### REGULATORY CHANGES

In 2004, the Highlands Water Protection and Planning Act was passed, which designated specific boundaries for the Highlands Region. The Highlands Council was immediately created and required to develop a Regional Master Plan (RMP). The RMP was adopted on July 17, 2008 and sets forth the goals, policies and objectives necessary to implement the Highlands Act. The Highlands RMP divides the 88 municipalities within the Highlands Region into two categories – Preservation and Planning Area. Land



within the Preservation Area is mandated to conform to the Highlands RMP, while land within the Planning Area is given the option to conform. High Bridge is located within the Planning Area portion of the Highlands Region where conformance is optional.

To enable municipalities to understand the potential impacts of the Highlands RMP, especially those where conformance is optional, the Highlands provided Initial Assessment Study grant funding. The grant money allowed municipalities to study the impacts to their master plan and zoning ordinance. High Bridge approved its Initial Assessment Study on November 12, 2009.

The Highlands also provided grant funding to complete seven “modules”, which aided municipalities in understanding the full potential impact of opting-into the Highlands RMP. These modules included a Build-Out Study, Housing Element and Fair Share Plan, draft Environmental Resource Inventory, draft Highlands Master Plan, draft Highlands Land Use Ordinances and a Self-Assessment Report. From 2009 to 2010, the Borough completed the “modules”.

On May 27, 2010, the Borough petitioned the Highlands for Plan Conformance via Resolution #2010-103 for the entire municipality, which lies within the Planning Area. Then, on January 20, 2011, the Highlands Council approved the Borough’s Petition for Plan Conformance via Resolution #2011-2. After the Borough received Plan Conformance it began adopting the “modules”, which essentially brought the Borough’s planning and zoning documents into conformance with the Highlands RMP. On May 26, 2011, the Borough adopted the 2011 Highlands Planning Area Master Plan Element. Subsequently, the Borough adopted the full set of Highlands Land Use Ordinances on June 23, 2011, via Ordinance #2011-18. These ordinances apply in conjunction with the Borough’s existing land development ordinances. In the event of a conflicting or less restrictive alternate provision, the provisions of the Highlands Land Use Ordinance supersede the Borough’s ordinance. Last, but not least, the Borough amended its Zoning Map to add the Highlands zones to the existing Borough’s zones.

## GRANT

In March of 2012, the Borough of High Bridge was awarded a \$14,153 grant from the New Jersey Highlands Council to prepare a Land Use Plan Element. The Municipal Land Use Law (MLUL) requires a Land Use Plan Element to take into account its relationship with other master plan elements and to natural conditions, such as topography and woodlands. The MLUL also requires that a Land Use Plan Element show the existing and proposed location and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, recreational and other purposes. Also required is a statement on the relationship to the existing and any proposed zone plan and zoning ordinance. Finally, a discussion of population density and development intensity recommended for the municipality should be included.

This document is divided into 12 chapters. Chapter 1 outlines new goals and objectives to guide the Land Use Plan Element, as the 1985 goals are no longer applicable. Chapter 2 reviews the Borough’s existing zoning, in light of the newly adopted Highlands zones. Chapter 3 analyzes the land use patterns within High Bridge, while Chapter 4 reviews existing natural conditions that limit development. Chapter 5 provides demographic information on population and housing. Chapter 6 conducts a zoning

ordinance evaluation to determine if any standards deter or limit economic development within the Borough. Chapter 7 reviews the results of the GIS analysis of lot size conformity with existing bulk standards. Chapter 8 contains Borough data. An area in need of rehabilitation review is covered in Chapter 9. Chapter 10 makes zoning recommendations, while Chapter 11 discusses future land use. Finally, Chapter 12 examines the relationship between this Land Use Plan Element and the Borough's other planning elements.

## CHAPTER 1: GOALS & OBJECTIVES

The following goals and objectives serve to guide land use and development within the Borough of High Bridge:

Goal: Achieve a desirable balance of residential, open space, recreational, cultural and non-residential uses.

Objective: Pursue opportunities to achieve a greater balance of non-residential to residential land use in appropriate areas of the Borough.

Objective: Promote adequacy and variety of shopping for local residents by providing for small town scale non-residential development along CR-513 west of the downtown.

Objective: Preserve and encourage improvement of the downtown area.

Goal: Provide for a range of housing densities and housing types to meet the varied income and age level needs.

Objective: Maximize advantages afforded by utility infrastructure and train service in locating higher density residential areas.

Objective: Maintain lower density residential development in areas without water and sewer service.

Objective: Identify opportunities and appropriate locations to provide for lower cost and non-family (households without children) housing.

Goal: Continue to maintain the character of the Borough's existing residential areas.

Objective: Ensure that development standards reflect on-the-ground conditions within the Borough's neighborhoods.

## CHAPTER 2: EXISTING ZONING

Currently, the Borough of High Bridge has eight municipal zoning districts and five Highlands zoning districts that regulate land use. There are four municipal residential zones, which include the R-1 Zone that has a minimum lot size of 105,000 square feet, the R-2 Zone that has a minimum lot size of 65,000 square feet, the R-3 Zone that has a minimum lot size of 15,000 square feet and the R-4 Zone that has a 7,500 square foot minimum lot size requirement.

The four municipal non-residential zones include the DB (Downtown Business), C (Commercial), ROM (Research/Office/Manufacturing) and G (Permanently Preserved Open Space) Zone.

The five Highlands zoning districts include Protection, Wildlife Management, Lake Community, Existing Community Environmentally-Constrained and Existing Community.

The Zoning Map on the following page shows the locations of the aforementioned districts.

### BOROUGH ZONING

The majority of the Borough's zoning has been in place for a long time. Some of the most "recent" changes have been the rezoning of the CR-513 corridor, southwest of the downtown in 2000, which changed the area from the B-2 and B-4 Zone to the C Zone that exists today. The modification encouraged a transition to all commercial usage. Also in 2000, the I-2 Zone was changed to the ROM Zone, which exists today.

The table below shows a portion of the Borough's bulk requirements for seven of the Borough's eight zones (there are no bulk standards for the G Zone). As the table shows, the standards are clear, concise and very similar for the residential zones.

High Bridge Bulk Standards					
Zone	Min. Acreage	Min. Frontage Width	Max. Lot Coverage	Max. # Stories	Max. Height
R-1	2.41	50'	15%	2.5	35'
R-2	1.49	50'	15%	2.5	35'
R-3	0.34	50'	25%	2.5	35'
R-4	0.17	50'	35%	2.5	35'
DB	0.12	50'	85%	3	40'
C	0.92	140'	70%	3	30'
ROM	1.6	175'	70%	-	40'

The sections on the following pages describe the purpose of each of the municipal zones, uses permitted and general location of the zone within the Borough.

**ZONING CLASSIFICATION**

- R-1 LOW DENSITY RESIDENTIAL
- R-2 MODERATE DENSITY RESIDENTIAL
- R-3 MEDIUM DENSITY RESIDENTIAL
- R-4 HIGH DENSITY RESIDENTIAL
- DB DOWNTOWN BUSINESS
- C COMMERCIAL
- ROM RESEARCH/OFFICE/MANUFACTURING
- G PERMANENTLY DEDICATED OPEN SPACE

**REGIONAL MASTER PLAN OVERLAY  
ZONE DESIGNATION**

- PROTECTION
- EXISTING COMMUNITY

**SUB-ZONE**

- EXISTING COMMUNITY ENVIRONMENTALLY CONSTRAINED
- LAKE COMMUNITY
- WILDLIFE MANAGEMENT



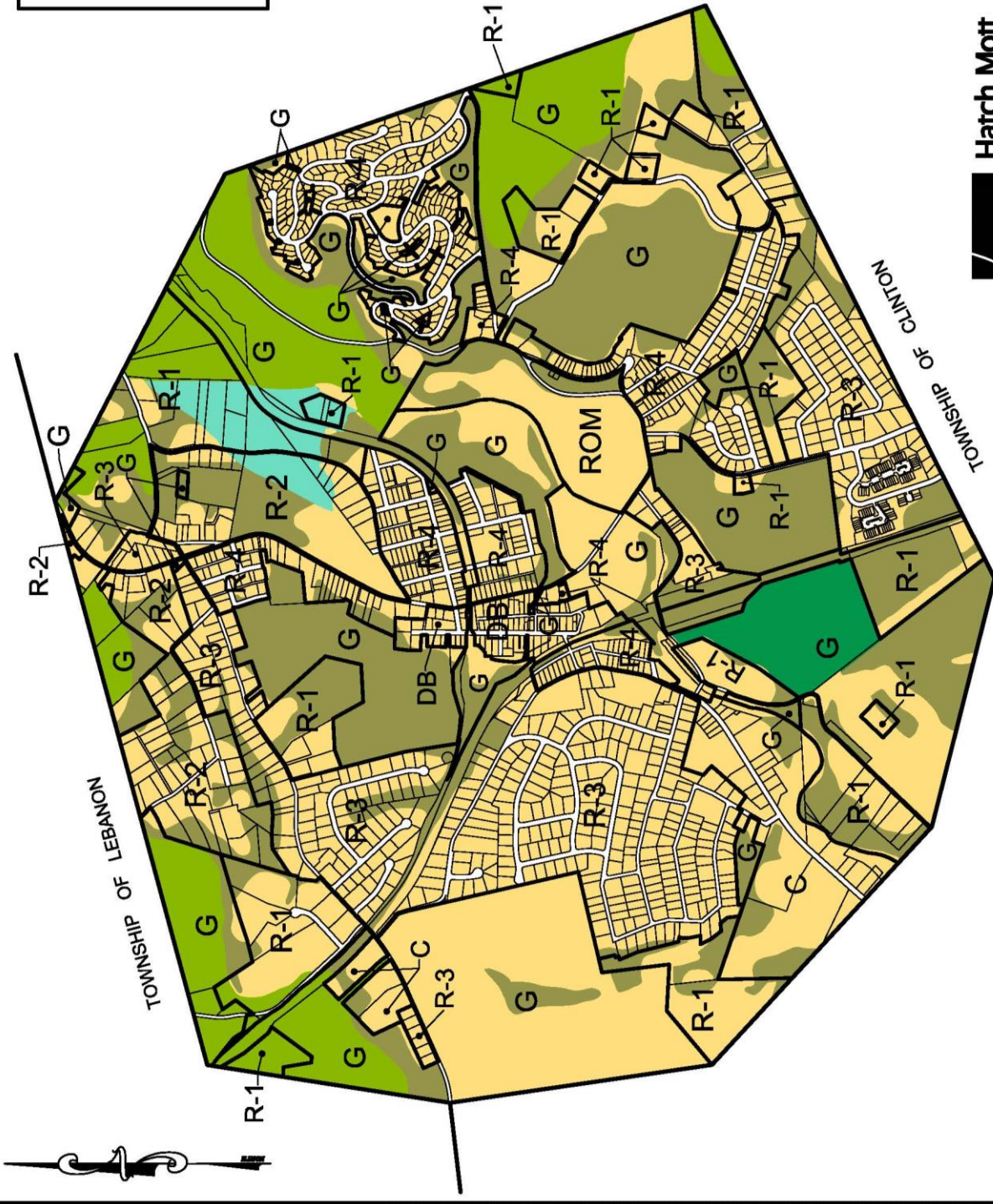
**GRAPHIC SCALE**  
SCALE: 1"= 1000'

**ZONING MAP**

HIGH BRIDGE BOROUGH  
HUNTERDON COUNTY, NEW JERSEY  
SEPTEMBER 2012 SCALE: 1"= 1000'  
ROBERT S. O'BRIEN, PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 41972 - MUNICIPAL ENGINEER



Certificate No. 24GA28075000





### *R-1 Zone: Low Density Residential*

The purpose of the R-1 Zone is to provide for low density, single-family housing, farm uses and quasi-public and public uses. This zone requires the largest residential minimum lot size of 2.4 acres. Principally permitted uses in the R-1 Zone include farm and agricultural activities, single-family detached homes, parks and playgrounds, public buildings, outdoor recreation and community residences. The R-1 Zone can be found along Jericho Road, Old Jericho Road (example to top right), Hickory Circle and east of Mine Road.



### *R-2 Zone: Moderate Density Residential*

The purpose of the R-2 Zone is to provide for moderate density single-family residential development, farm uses and quasi-public and public uses. This zone requires a minimum lot size of 1.5 acres. Principally permitted uses in the R-2 Zone include farm and agricultural activities, single-family detached homes, parks and playgrounds, public buildings and community residences.

There are two R-2 Zones within High Bridge. The first is located along Fine Road (example to center right) in the northern half of the Borough and the second is bound by CR-513, Mine Road and Cokesbury Road.



### *R-3 Zone: Medium Density Residential*

The purpose of the R-3 Zone is to provide for medium density single-family residential development and public uses. Permitted principal uses include single-family detached dwellings (example to the bottom right on Patton Street), parks and playgrounds, public buildings and community residences. Townhomes and two-family dwellings are conditionally permitted in this zone. Single-



family lots in this zone are required to have a minimum lot size of 15,000 square feet.

The R-3 Zone can be found throughout the Borough. Along Cregar Road, the Jenny Jump Knolls development (example to top right), along Arch Street and on MacArthur and Patton Street are homes within the R-3 Zone.

#### *R-4 Zone: High Density Residential*

The purpose of the R-4 Zone is to provide high density single-family residential development and quasi-public and public uses. This zone permits single-family detached dwellings, parks and playgrounds, public buildings and community residences. Multi-family and two-family dwellings are conditionally permitted; see the photo to the center right, which is along East Main Street.

The R-4 Zone encompasses some of the Borough's oldest housing stock and reflects the development pattern of the 19<sup>th</sup> and early 20<sup>th</sup> centuries. Lots in this zone can be as small as 7,500 square feet. Five distinct areas of the Borough fall into this zone. First is the residential neighborhood immediately east of the downtown along Church, Academy, Seal (see bottom right example) and Thomas Street. The second area is west of the downtown along Union and Hart Street. Third is the area around Cregar Avenue. The entire Solitude Village development is within the R-4 Zone. Lastly is the area along Tisco Avenue, Highlands Avenue and East Main Street.

#### *DB Zone: Downtown Business*

The purpose of the DB Zone is to provide retail services in the central business district. The intent is to provide for small-scale retail uses and mixed uses buildings. The DB Zone permits a number of principal uses including shops, restaurants, taverns, museums, child-care





centers, parks, municipal buildings and bed and breakfast lodgings. Lots in the DB Zone can be as small as 5,000 square feet.

### *C Zone: Commercial*

The purpose of the C Zone is to provide an area for commercial businesses that are complementary to the downtown retail establishments. Principal permitted uses in this zone include manufacturing, assembly and fabricating operations, offices, banks, commercial greenhouses, municipal buildings and child-care centers.

There are two C Zones within the Borough. The first is along CR-513 between the municipal boundary with Clinton Township and Arch Street (see photo to top right). The second is on the north side of Cregar Road, across from the High Bridge Hill Golf Course (see picture to center right). The C Zone requires a minimum lot size of 0.92 acres, reflecting a more suburban development typology.

### *ROM Zone: Research/Office/Manufacturing*

The purpose of the ROM Zone is to provide for types of non-residential uses not permitted in the DB or C Zone. The ROM Zone permits manufacturing, fabrication, food industries, laboratories, warehousing, offices and child-care centers as principal uses. A minimum lot size of 1.6 acres is required.

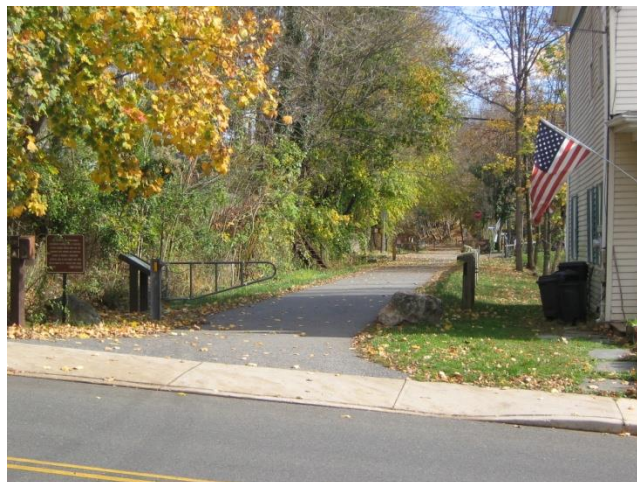
One ROM Zone exists within the Borough, which is bound by Washington Avenue, Tisco Avenue and River Road. The picture to the bottom right shows a view of the ROM Zone from East Main Street.

### *G Zone: Permanently Dedicated Open Space*

The purpose of the G Zone is to provide areas within the Borough that are owned by State, County or Municipal agencies that are free of



residential or non-residential development and subject to permanent restrictions against development. This zone provides green areas, recreation and public buildings. The G Zone permits parks and playgrounds, municipal buildings, public buildings and recreational facilities. As shown on the zoning map, this zone is found throughout the municipality and composes roughly 35% of the Borough's land area. Examples include the length of the Columbia Trail (shown to top right) and the High Bridge Hills Golf Club (shown to center right).



## HIGHLANDS ZONING

In 2011, the Borough adopted the Highlands Land Use Ordinance and accompanying zoning map. The Highlands ordinances and zones work in conjunction and supplement the Borough's ordinances and zoning. The Highlands ordinances focus more on regulating development where natural resources exist and less on uses. In fact, it defers to the Borough's underlying permitted uses in most circumstances.



However, there are three areas within the Highlands that land use is regulated. Article 5 of the Highlands Planning Area Land Use Ordinance for the Borough of High Bridge (adopted June 2011 via Ordinance #2011-18) concerns permitted and prohibited uses within the Highlands Planning Area. Section §5.2.3 outlines the prohibited uses. Within the Prime Ground Water Recharge Area (PGWRA) uses determined to be a Major Potential Containment Source are prohibited. PGWRAs are scattered throughout the Borough and include portions of Voorhees State Park, Springside Farm, Nassau Tract and the High Bridge Elementary School.

Within the Wellhead Protection Area, Tier 1, uses determined to be a Minor or Major Potential Containment Source are prohibited. Tier 1 covers a very small portion of High Bridge and encompasses roughly a dozen properties on the Borough's southwestern corner. Lastly, within the Wellhead Protection Area, Tier 2, uses determined to be a Major Potential Containment Source are prohibited. Tier 2 encompasses a portion of the High Bridge Hills Golf Course, the length of Lake Avenue and Ridge Road as well as CR-513 to the Exact Level & Tool property. The map on page 15 illustrates the areas

within the Borough that are PGWRAs and those that are Tier 1 and 2 Wellhead Protection Areas. Uses determined to be major potential contaminant sources include the following:

- Automotive service center (repair and maintenance).
- Dry cleaning processing facility.
- Industrial facility with a toxicity number of 2 or greater, including:
  - Commercial printing.
  - Dry cleaning and laundry services.
  - Car washes.
  - Nurseries, garden centers and farm supply stores.
  - Plumbing, heating and air-conditioning contractors.

For the full list of major potential contaminant sources that are prohibited within the PGWRA and Wellhead Protection Area, Tiers 1 and 2, see Appendix B and D of the Borough of High Bridge Highlands Planning Area Land Use Ordinance.

Uses determined to be minor potential contaminant sources include:

- Sewage treatment facility.
- Waste oil collection, storage and recycling facility.
- Agricultural chemical bulk storage and mixing or loading facility including crop dusting facilities.
- Above-ground storage of hazardous substance or waste in quantities of less than 2,000 gallons.
- Livestock operation containing eight or more animal units.

For the full list of minor potential contaminant sources that are prohibited within the Wellhead Protection Area, Tier 1, see Appendix C of the Borough of High Bridge Highlands Planning Area Land Use Ordinance.

It should be noted that the Highlands Land Use Ordinance permits eight exclusions and 15 exemptions. If a development application meets one of the exclusions or exemptions, it only has to follow the Borough's ordinances and zone standards. For example, any improvement to a single-family dwelling that existed prior to August 10, 2004, including an addition, driveway, porch, etc. is exempt from the Highlands ordinances.

Accompanying the Highlands Land Use Ordinance was a set of zones, which work in conjunction with the Borough's existing zones. There are a total of five Highlands zones that apply to High Bridge. Each zone is described below:

### *Protection*

The Protection Zone contains the highest quality natural resource lands of the Highlands Region. Development activities are extremely limited within this zone. Any development will be subject to stringent limitations on water use, degradation of water quality and impacts to environmental resources.<sup>4</sup> Land in the Protection Zone does not have existing water or sewer service and typically contains multiple environmental constraints.



The Protection Zone in High Bridge is located along the Borough's northern and eastern edge. This zone encompasses portions of Voorhees State Park, Lake Solitude and Springside Farm. The Protection Zone covers 174 acres or 12.1% of the Borough. Less than a dozen privately owned properties are within this zone.

### *Wildlife Management*

The Wildlife Management Zone is a sub-zone of the Protection Zone and consists of lands administered by the New Jersey Department of Environmental Protection's (NJDEP) Division of Fish and Wildlife. These areas are part of a network of properties for conservation, management and where appropriate, restoration of fish, wildlife and plant resources and their habitats.<sup>5</sup>

This Wildlife Management Zone applies to only one property within the Borough, which is owned by NJDEP and located south of the ball fields on Arch Street. The Wildlife Management Zone is the second smallest Highlands zone in the Borough, with only 30 acres.

### *Lake Community*

The Lake Community Zone is a sub-zone of the Existing Community Zone that lies within 1,000 feet of lakes of ten acres or more in size. The purpose of the zone is to protect and enhance water quality. This zone incorporates unique regulatory requirements to prevent degradation of water quality, harm to lake ecosystems and watershed pollution.<sup>6</sup>

The Lake Community Zone encompasses 28 acres of High Bridge, just northwest of Lake Solitude. Less than two dozen properties are in the Lake Community Zone, the majority of which front on Mine Road.

### *Existing Community Environmentally-Constrained*

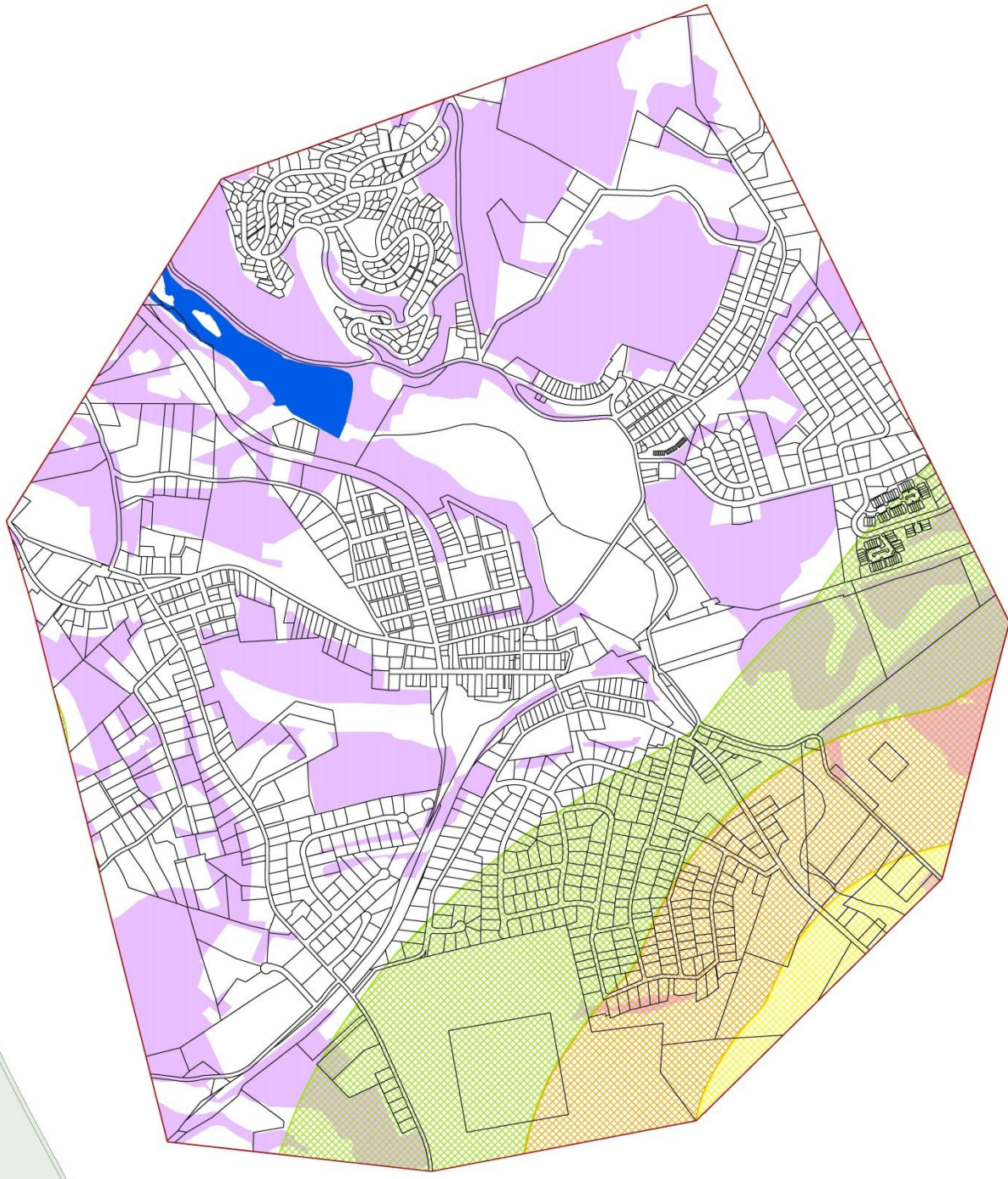
The Existing Community Zone—Environmentally Constrained Zone is a sub-zone of the Existing Community Zone. It consists of critical habitat, steep slopes and forested lands, which the Highlands wants to protect from further fragmentation. Therefore, the Highlands limits development in this zone and restricts water use, degradation of water quality and impacts to environmental features.<sup>7</sup>

Within High Bridge, the Existing Community Environmentally-Constrained Zone comprises 453 acres or 31.5% of the Borough. This includes the majority of the Pfauth property and the Catanzareti property, Borough-owned land south of Nassau Road, the northern portion of the High Bridge Elementary School property and most of the Komline property.

### *Existing Community*

The Existing Community Zone consists of areas of development where water and sewer service exist. These areas have limited environmental constraints due to the existing development patterns. Where sufficient water and sewer capacity exists, the Highlands encourages infill and redevelopment within the Existing Community Zone.


Approximately 52.3% or 752 acres of the Borough lies within the Existing Community Zone, which recognizes the developed nature of the municipality. This includes the downtown area, developed residential neighborhoods, the CR-513 corridor, the golf course and Custom Alloy Corporation.



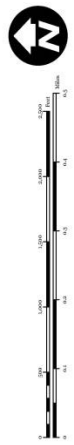
**Legend**

- Municipal Boundary
- Parcel Boundaries
- Lotus Greater Than 10 Acres
- Prime Ground Water Recharge Areas
- Wellhead Protection Areas
  - Other 1/2 Year
  - Other 1/5 Year
  - Other 1/10 Year

**Locator Maps**



**BOROUGH OF  
HIGH BRIDGE  
HUNTERDON COUNTY, N.J.**  
MAP PREPARED BY THE NEW JERSEY  
HIGHLANDS COUNCIL - AUGUST 22, 2011

## CHAPTER 3: EXISTING LAND USE

High Bridge is characterized by a compact downtown area, which is surrounded by residential neighborhoods. The edges of the municipality are defined by larger lots that are either preserved, farmland or residential in use. Throughout the Borough are sizeable pieces of preserved land held by State, County or Municipal entities.

The Borough of High Bridge is almost completely built out. Few vacant and developable properties remain within the Borough. This means, over time, redevelopment will occur to reuse parcels or oversized lots that are currently under-utilized.

The table below shows land use and total value according to tax classification. There are a total of 1,572 tax parcels within the Borough, which have a total value (land and building) of \$411,331,855. Residential uses constitute 85.5% of parcels within the Borough, but only 953 acres. Meanwhile, public properties compose only a mere 4.4% of all parcels, but 35% of the Borough's total acreage.<sup>8</sup>

2011 Existing Land Use and Value		
Classification	Number of Parcels	Total Value
Vacant	79	\$2,000,900
Residential	1,344	\$353,349,600
Farm (Regular)	3	\$1,084,200
Farm (Qualified)	8	\$14,200
Commercial	29	\$11,947,800
Industrial	7	\$7,338,600
Apartment	1	\$509,600
Railroad	11	\$0
Public Utility	1	\$1,009,055
School	3	\$6,181,500
Public Property	69	\$23,413,900
Charitable	11	\$4,206,700
Miscellaneous	6	\$275,800
<b>Total</b>	<b>1,572</b>	<b>\$411,331,855</b>

Source: Fax from Borough Tax Assessor on July 30, 2012.

It should be noted that many of the buildings in the downtown are mixed-use buildings with commercial or office on the first floor and apartments above. However, this does not show up in the tax data, as buildings are only classified according to their primary use.

While the table above is useful, it does not show the spatial distribution of land use within the Borough. The map on page 18 shows the spatial distribution of land use within the Borough of High Bridge. With this map, it is easy to see the residential subdivisions within the municipality's borders and the large amount of publically-owned land.



## RESIDENTIAL

As of 2011, there were 1,344 residential properties within the Borough of High Bridge as shown in the table on page 18. Residential land use comprises 85.5% of the municipality's parcels. These residences are located in the R-1, R-2, R-3, R-4, DB and C Zone.

The 2000 Census (latest information source) reveals that 76.7% of residences within the Borough are single-family detached. Approximately 9.9% of the housing stock is a townhome or duplex. Just less than 3% of the Borough's housing stock was composed of buildings with three or four units in them (40 units) according to the 2000 Census. Furthermore, it should be noted that a substantial portion of the Borough's housing stock was constructed prior to 1939.<sup>9</sup>

### *R-1 Zone*

Within the R-1 Zone large single-family detached homes can be found on sizeable lots due to the minimum lot size requirements (see picture to the right of a home on Hickory Court). Some residential lots, especially in the northern half of the Borough sit on lots of five or more acres. Most of the homes in this zone are located along the Borough's perimeter.



### *R-2 Zone*

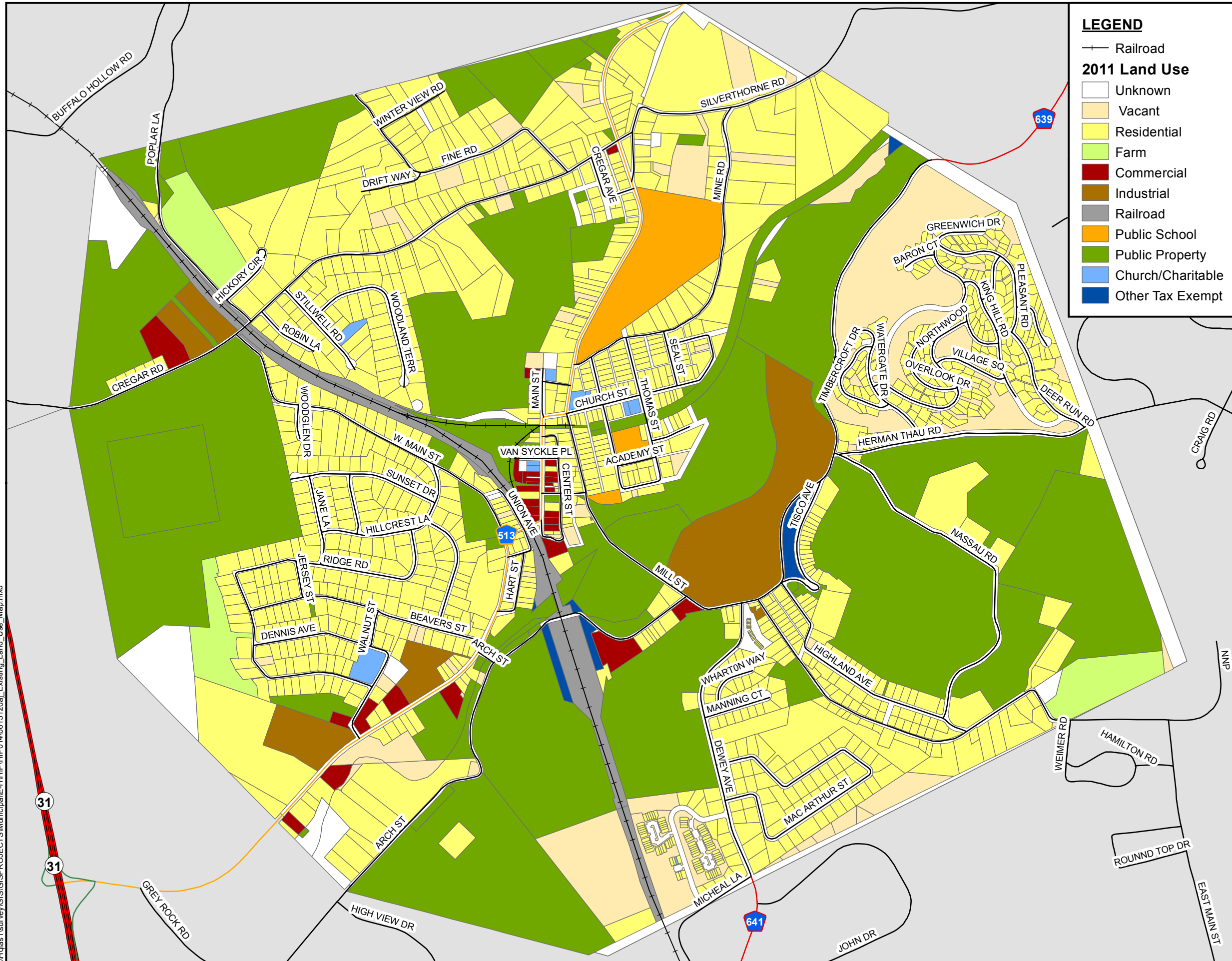
Single-family detached dwellings are the most predominant housing typology in the R-2 Zone. The majority of these homes are located on lots that are 1.5 acres or larger in size. The homes in this zone are located either north of Cregar Road or east of CR-513.

### *R-3 Zone: Medium Density Residential*

The majority of homes in the R-3 Zone were built between 1950 and 1980. The entire West High Bridge Heights neighborhood, centered on Beavers Street, is within the R-3 Zone. This development was constructed between 1950 and 1970 and contains ranches and bungalows (see photo to the bottom right of Ridge Road). The Jenny Jump Knolls neighborhood is immediately north of the West High Bridge Heights neighborhood and centers on Hillcrest Lane and Sunset Drive. It is located in the R-3 Zone; this neighborhood reflects the typical 1970's subdivision with single-family detached



\\Hqdas1survey\GIS\PROJECTS\Municipal\Borough of High Bridge\2011 Existing Land Use Map.mxd



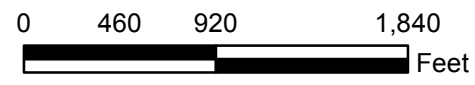
**LEGEND**

- Railroad
- 2011 Land Use**
- Unknown
- Vacant
- Residential
- Farm
- Commercial
- Industrial
- Railroad
- Public School
- Public Property
- Church/Charitable
- Other Tax Exempt

# 2011 EXISTING LAND USE

## BOROUGH OF HIGH BRIDGE

HUNTERDON COUNTY  
NEW JERSEY



1 inch = 920 feet

DIGITAL SPATIAL DATA SOURCES:

- HUNTERDON COUNTY GEOGRAPHIC INFORMATION SYSTEM
- NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS, OFFICE OF SMART GROWTH
- NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF GEOGRAPHIC INFORMATION
- UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICES
- NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY, OFFICE OF GIS



October 2012



PAGE

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colonial and split-level homes on lots of approximately 15,000 square feet.

The residential development along Stillwell Road and Woodland Terrance (just south of Cregar Road) is another R-3 Zone subdivision with a mixture of ranches and colonials.

The Borough's only townhome development is located within the R-3 Zone. The Hilltop development, which is located off of Berrywood Lane was constructed in approximately 1984 and contains 80 townhomes (see picture to the top right). The townhomes face common parking areas and back up to common open space held by the community's homeowner association.

#### *R-4 Zone: High Density Residential*

There are five R-4 Zones within High Bridge, which include some of High Bridge's oldest housing stock. The residential neighborhood east of Main Street, which includes Thomas Street, Taylor Street, Seal Street, New Street and Church Street, is in the R-4 Zone. Many of the homes in this section of the Borough are on parcels that are only 50 feet wide. This neighborhood features alleys, which reflects the 1800's historical residential development pattern.

Solitude Village, a planned residential development, is also located in the R-4 Zone. Built in the 1970's along the Borough's eastern edge, this community is built into the hillside with winding roads and numerous pocket parks (see picture to center right).

The Colonial Court development (see picture to the bottom right) is the only condominium development within the R-4 Zone and the Borough. Built in the 1980's, it comprises some of the Borough's newest housing stock.



### *DB Zone: Downtown Business*

The DB Zone contains the large majority of the Borough's apartment rental stock along Main Street. These units are above the stores and offices on the ground floor. According to the data from the Borough's Tax Assessor, there are roughly 35 apartments within the DB Zone. The picture to the top right illustrates an example of a mixed-use building. This structure contains a total of nine apartments above three commercial establishments.



### *C Zone: Commercial*

Residential uses are not a permitted use within the C Zone. There are no residential uses in the C Zone along Cregar; however, there are approximately a dozen homes in the C Zone along the CR-513 corridor. The picture to the center right shows one of the pre-existing grandfathered homes along the south side of CR-513 in the C Zone.



## **AGRICULTURAL**

In 2011, the Borough of High Bridge contained eight farmland assessed parcels. These lots total roughly 50 acres and are all located in the R-1 Zone, except for one property, which is situated in the C Zone. Agricultural activities are permitted uses in both the R-1 and R-2 Zone, but are not permitted in the C Zone. The picture to the bottom right shows an agriculture use in the R-1 Zone.



## **NON-RESIDENTIAL**

As of 2011, there were 36 non-residential (commercially or industrially classified by the tax assessor) properties within the Borough of High Bridge. Non-residential land uses comprise only 2.3% of the municipality's parcels. These types of uses are classified as either commercial uses or industrial uses. A total of seven properties within High Bridge are classified by the tax



assessor as industrial, while 29 are classified as commercial. These non-residential uses are scattered throughout the Borough in three zones – the DB, C and ROM Zone.

#### *DB Zone: Downtown Business*

The majority of the Borough's commercial properties are located within the DB Zone, which stretches along Main Street and Center Street. Restaurants, such as Circa and Casa Maya are within the DB Zone. There is also a laundromat, funeral home, salon, tailor, liquor store and architect's office (shown in the top right picture) within the DB Zone.



#### *C Zone: Commercial*

There are two C Zones within the Borough. The first is along CR-513 between the municipal boundary with Clinton Township and Arch Street. The second is on the north side of Cregar Road, across from the High Bridge Hill Golf Course. Uses within this zone fall into the commercial and industrial tax classification.

Along Cregar Road there is Country Club Self Storage, Norseal and Enviroclean. Along CR-513 there is the vacant Exact Level & Tool property, which is classified as industrial. Roselle Savings Bank (center right picture), Gronsky's (bottom right photograph), Peking Wok and Sunoco gas station are some of the existing commercial uses along the CR-513 corridor.



#### *ROM Zone: Research/Office/Manufacturing*

The ROM Zone includes a total of four properties, one of which is industrial. This industrial property is roughly 35 acres and encompasses the historical Union Forge complex, which is now occupied by the Custom Alloy Corporation as shown in the top right picture on page 25.



## VACANT

There were a total of 79 privately-owned vacant properties within High Bridge in 2011. These properties are scattered throughout the municipality and are located in all eight of the municipal zoning districts. Many of these lots are vacant due to environmental constraints, such as steep slopes and wetlands, which prevent development. A number of parcels within the Solitude Village and Hilltop development are classified as vacant according to the tax code because they are the common ground owned by the development's Home Owners Association.



## PUBLIC, SCHOOL, CHURCH & ETC.

A total of 101 parcels within High Bridge are classified as public, school, church, charitable, railroad or miscellaneous. Public properties alone compose 4.4% of all parcels, but 35% of the Borough's total acreage.<sup>10</sup> As the Open Space Map on the following page illustrates State, County and Municipal entities own sizeable tracts within the Borough.



There are three public school properties, which include the High Bridge Elementary School on CR-513, the High Bridge Middle School on Taylor Street and the Board of Education's offices at the corner of Taylor and Prospect Street.

The Borough has a number of church and charitable (tax exempt) entities. There are four churches within the municipality, which include St. Joseph's Catholic on Main Street, High Bridge United Methodist on Church Street, Masonic Lodge on Dennis Street and the Dutch Reformed Church at the corner of Church Street and CR-513.







## CHAPTER 4: EXISTING NATURAL CONDITIONS

On March 24, 2011, the Planning Board reviewed and approved the Highlands Environmental Resource Inventory (ERI). This document supplements the Borough's 1985 Natural Resource Inventory. The Highlands ERI covers the topics of watersheds, forest resources, open waters, steep slopes, wellhead protection, septic system yield and infrastructure. Natural resources that limit development in High Bridge include steep slopes, woodlands and open waters and their associated buffers.

There are less than 50 vacant, privately-owned properties in High Bridge. Many of these parcels are undersized. Other properties are limited by environmental constraints and/or access issues. It is for these reasons that many of these properties have never been developed.

The following sections summarize steep slopes, woodlands and open waters and how they limit development. For a full discussion of environmental features within the Borough, the 2011 Highlands ERI should be referred to.

### STEEP SLOPES

The Highlands Council defines lands with slopes of 20% or greater and lands within riparian areas with slopes of 10% or greater as severely constrained slopes. All non-riparian lands having a slope of 15% to 20%, which are forested, are considered moderately constrained slopes. High Bridge contains 58 acres of moderately constrained slopes and 590 acres of severely constrained slopes as shown on the map on page 26.<sup>11</sup> Severely constrained slopes are located in Voorhees State Park, between Solitude Lake and Solitude Village, along the railroad line and on the Pfauth property. The picture to the right shows the steep slopes within Solitude Village – homes were actually hoisted into place with a crane during the 1970's construction.



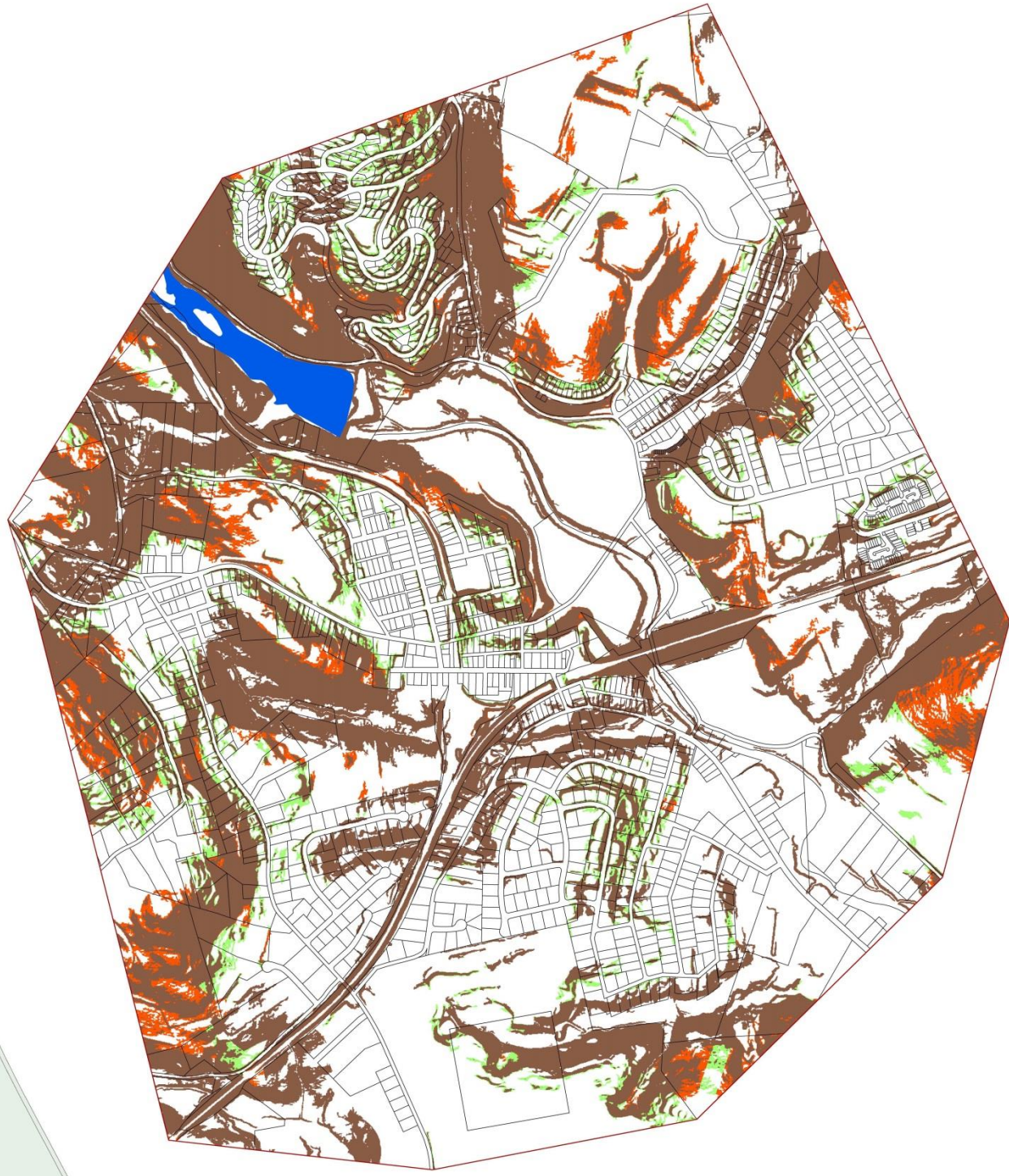
The Highlands Council prohibits the disturbance of severely constrained and moderately constrained slopes, except in connection with a linear development.

It should be noted that many of the vacant properties that are residentially zoned have not been developed due to steep slopes. For example, there are lots along Beavers Street and Cregar Road that cannot be developed due to steep slopes.

### WOODLANDS

The Highlands Council has mapped forest areas and forest resource areas. Forest resource areas are defined as high ecological value forests with minimal fragmentation. As shown on the map on page 27 High Bridge has 880 acres of forest resource areas and 661 acres of total forest.<sup>12</sup>





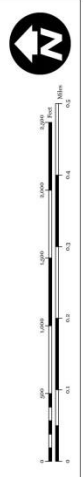
**Legend**

- Municipal Boundary
- Taxed Boundaries
- Lakes Greater Than 10 Acres
- Steep Slope Protection Area
- Severely Constrained
- Moderately Constrained
- Constrained/Limited Constrained

**Locator Maps**

**BOROUGH OF  
HIGH BRIDGE**  
HUNTERDON COUNTY, N.J.

MAP PREPARED BY THE NEW JERSEY  
HIGHLANDS COUNCIL, AUGUST 21, 2011

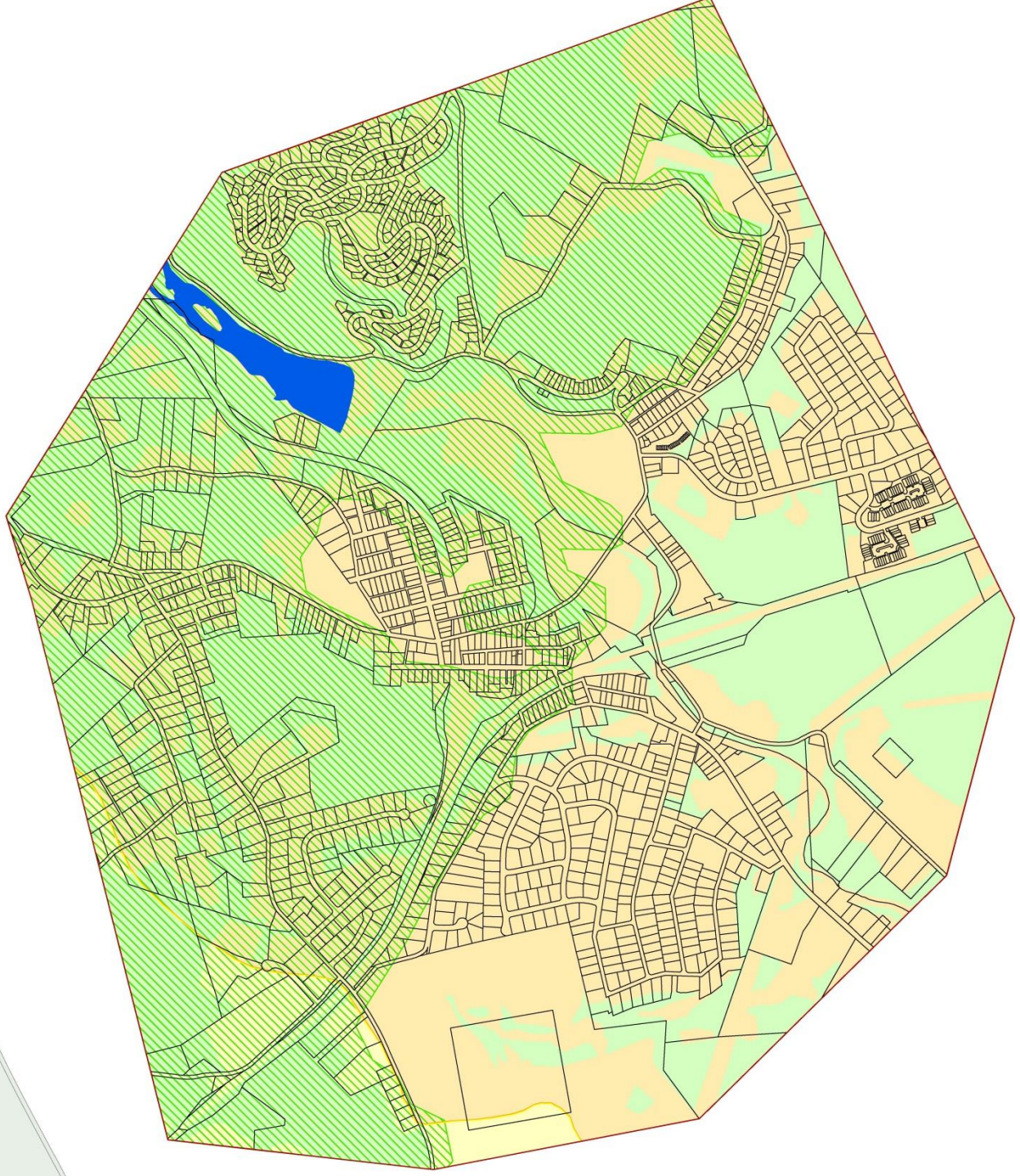




**Borough of High Bridge  
Highlands Planning Area**

Forest Resource Area  
Total Forest Area  
Forest Subwatershed Integrity Areas

**BOROUGH OF HIGH BRIDGE, HUNTERDON COUNTY, NJ**



**Legend**

- Municipal Boundary
- Parcel Boundaries
- Forest Resource Area
- Forest Resource Area
- Lakes Greater Than 10 Acres
- Total Forest Area
- Forest Integrity
- By HUC4 Subwatershed
- Moderate
- High

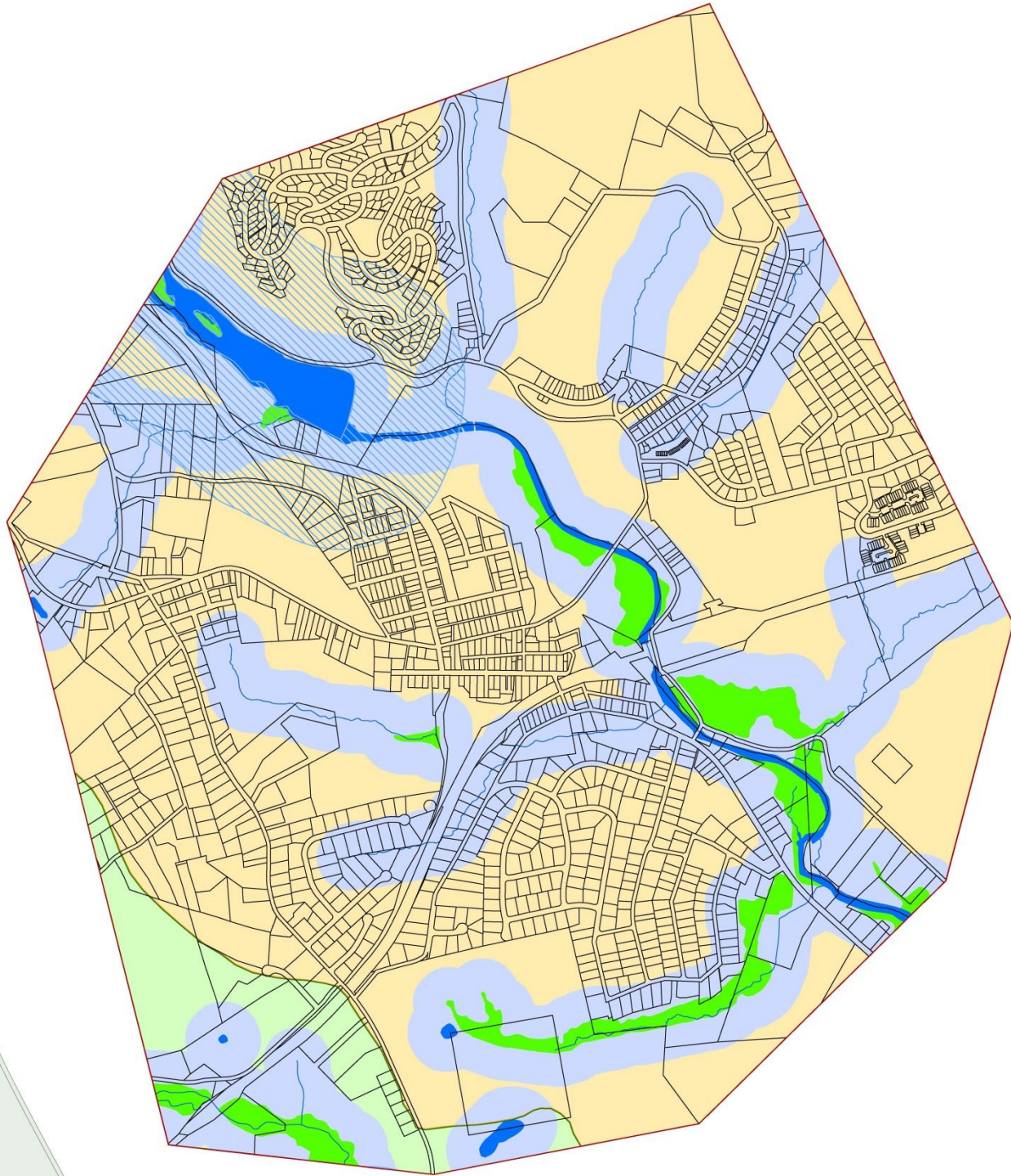
**Locator Maps**

**BOROUGH OF  
HIGH BRIDGE**  
HUNTERDON COUNTY, N.J.

MAP PREPARED BY THE NEW JERSEY  
HIGHLANDS COUNCIL, AUGUST 22, 2011







**Legend**

- Municipal Boundary
- Parcel Boundaries
- Lake Management Areas
- Lakes & Ponds
- Streams
- Wetlands
- Highlands Open Water Buffers (500ft)
- Watershed Values by HUC14 Subwatershed
- Moderate
- High

**Locator Maps**

BOROUGH OF  
**HIGH BRIDGE**  
 HUNTERDON COUNTY, N.J.

MAP PREPARED BY THE NEW JERSEY  
 HIGHLANDS COUNCIL, AUGUST 22, 2011

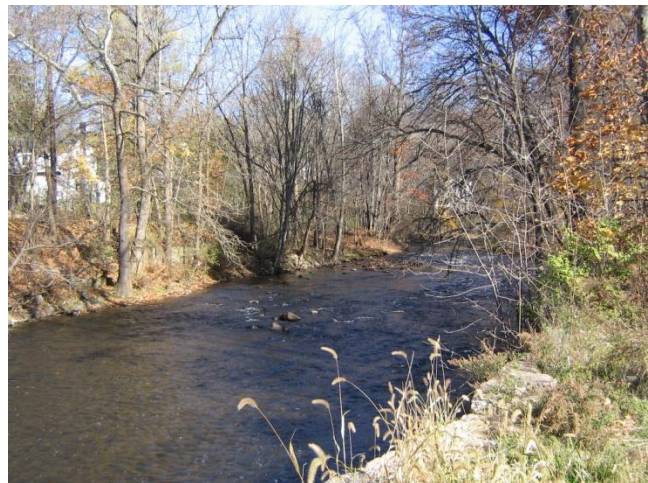


Clear cutting is prohibited by both High Bridge's ordinances and the Highlands Land Use Ordinance. Privately-owned vacant properties within either of these resource areas that propose to cut down trees would have to submit a forest impact report, a deforestation impact report or a forest mitigation plan depending on the development proposal, which would restrict tree cutting.

### **HIGHLANDS OPEN WATERS & ASSOCIATED BUFFERS**

Highlands open waters are defined as all streams, wetlands, lakes and ponds. The Highlands Land Use Ordinance requires a 300 foot buffer from the edge of all Highlands open waters. As shown on the map on page 28, this impacts privately-owned vacant properties along the South Branch of the Raritan (shown in the picture to the center right) and its associated tributaries within the Borough as well as properties surrounding Lake Solitude (shown in the bottom right photo).

The Borough contains 627 acres (roughly 40%) of open water protection areas and 672 acres of buffer areas.<sup>13</sup> Disturbance of any portion of a Highlands Open Waters buffer is prohibited except for linear development when there is no feasible alternative for the linear development outside of the open waters and their associated buffer area.



## CHAPTER 5: DEMOGRAPHICS

The Borough of High Bridge is approximately 2.4 square miles and, as of the 2010 Census, consisted of 3,648 persons in 1,418 housing units. This translates to 1,520 persons per square mile or 2.54 persons per acre. However, if the 591 acres of open space is removed from the equation, there are 4.31 persons per acre within the Borough. This chapter details the demographic data for population and housing within the Borough of High Bridge. Where 2010 Census data is available, it is included in the report.

### HISTORIC TRENDS

As the Historic Population Growth table below shows, High Bridge's population has increased and decreased over the past 80 years. In 1930, there were only 1,860 residents within the municipality. However, from 1960 to 1970 and 1970 to 1980 the Borough saw the largest gains in population with a 21.3% and 31.8% increase, respectively. Since the 1990 Census, High Bridge has been steadily losing residents; in fact, over the past 20 years the Borough has lost 238 people.

Historic Population Growth			
Year	Population	Population Change	Percentage Change
1930	1,860	-	-
1940	1,781	-79	-4.2%
1950	1,854	73	4.1%
1960	2,148	294	15.9%
1970	2,606	458	21.3%
1980	3,435	829	31.8%
1990	3,886	451	13.1%
2000	3,776	-110	-2.8%
2010	3,648	-128	-3.4%

Source:

<http://lwd.dol.state.nj.us/labor/lpa/census/1990/poptrd6.htm>

### POPULATION

As of the 2010 Census, High Bridge's population was 3,648 persons, which represented a net decrease of 128 persons since the 2000 Census (3,776 persons). Approximately 19.4% of the Borough's population is school-age children (ages 5 to 17). Just over 8% of the Borough's population is age 65 or older. The largest age cohort is the 45 to 54 age range with 19.5% of the Borough's population. The median age of a Borough resident is 39.9 according to the 2010 Census. The table on the following page shows the breakout of age cohorts and the percentage of the total Borough population they comprise.

2010 Population by Age		
Age Range	Number	Percentage
Age 0 - 4	251	6.9%
Age 5 - 9	235	6.4%
Age 10 - 14	257	7.0%
Age 15 - 19	214	5.9%
Age 20 - 24	178	4.9%
Age 25 - 34	423	11.6%
Age 35 - 44	599	16.4%
Age 45 - 54	710	19.5%
Age 55 - 64	467	12.8%
Age 65 - 74	217	5.95
Age 75 and over	97	2.7%
<b>Total</b>	<b>3,648</b>	<b>100.0%</b>

High Bridge had 1,418 households in 2010 according to the Census. The average household size in High Bridge is 2.57 persons. The average family size is only 3.06 persons. Examining households by household size, the data shows that 33.5% of households within the Borough are 2-persons households. The second highest household size is a 1-person household with 22.9% or 325 households.

It should be noted that 35.3% or 501 households within High Bridge have one or more children under age 18 in the home. Conversely, 64.7% or 917 households in the Borough have no children under age 18 living in the home. These statistics reveal an interesting trend that is occurring State-wide, where young adults are delaying child birth or choosing not to have children at all. This, combined with the large Baby Boomer generation, who are now empty nesters, means that an increasing number of households do not contain any children.

2010 Households by Household Size		
Household	Number	Percentage
1-person	325	22.9%
2-person	475	33.5%
3-person	264	18.6%
4-person	236	16.6%
5-person	84	5.9%
6-person	22	1.6%
7 or more person	12	0.8%
<b>Total</b>	<b>1,418</b>	<b>100.0%</b>

The tenure of a household is another important characteristic when evaluating land use. According to the 2010 Census, a total of 1,187 units (83.7%) were owner-occupied, while 231 units (16.3%) were renter-occupied. The table on the following page shows household size by tenure within High Bridge for owner-occupied units. More than 34% of owner-occupied homes have only two occupants. In fact,



more than half (55.2%) of the owner-occupied housing stock in High Bridge has two or less occupants. This translates to 655 housing units within the Borough.

2010 Tenure by Household Size: Owner-Occupied Housing		
Household Size	Number	Percentage
1-person	246	20.7%
2-person	409	34.5%
3-person	219	18.4%
4-person	209	17.6%
5-person	77	6.5%
6-person	19	1.6%
7 or more person	8	0.7%
<b>Total</b>	<b>1,187</b>	<b>100.0%</b>

The table below illustrates household size by tenure within the Borough for renter-occupied units in 2010. The largest category is one-person with 34.2% of the renter-occupied units. Similar to the owner-occupied units, more than half (62.8%) of the renter-occupied housing stock in High Bridge has two or less occupants.

2010 Tenure by Household Size: Renter-Occupied Housing		
Household Size	Number	Percentage
1-person	79	34.2%
2-person	66	28.6%
3-person	45	19.5%
4-person	27	11.7%
5-person	7	3.0%
6-person	3	1.3%
7 or more person	4	1.7%
<b>Total</b>	<b>231</b>	<b>100.0%</b>

## HOUSING

There are 1,418 occupied homes within High Bridge according to the 2010 Census. Of this total, 83.7% of homes are owner occupied and 16.3% are renter occupied. There are a total of 63 vacant homes according to the 2010 Census, which means the Borough has a total of 1,481 homes within its boundaries.

2010 Housing Occupancy Status		
Occupancy	Number	Percentage
Occupied housing units	1,418	95.7%
Vacant housing units	63	4.3%
<b>Total</b>	<b>1,481</b>	<b>100.0%</b>

Of those properties that were vacant in 2010, 20.6% or 13 were for sale, 3.2% or two were for seasonal or occasional use. A total of 18 housing units or 28.6% were for rent. The table below shows the various vacancy classifications.

2010 Housing Vacancy Status		
Status	Number	Percentage
For rent	18	28.6%
Rented, not occupied	0	0.0%
For sale only	13	20.6%
Sold, not occupied	1	1.6%
For seasonal or occasional use	2	3.2%
For migratory workers	0	0.0%
Other vacant	29	46.0%
<b>Total</b>	<b>63</b>	<b>100.0%</b>

The 2010 Census provides an interesting comparison of housing tenure, which presents the number of units, population in those units and the average household size. As shown in the table below, 3,113 of High Bridge's residents live in an owner-occupied unit. Owner-occupied units have an average household size of 2.62 persons, while renter-occupied units have an average household size of only 2.32 persons.

2010 Occupied Housing Tenure		
	Number	Percentage
Owner-occupied housing units	1,187	83.7%
Population in owner-occupied units	3,113	( X )
Average household size	2.62	( X )
Renter-occupied housing units	231	16.3%
Population in renter-occupied units	535	( X )
Average household size	2.32	( X )
<b>Total</b>	<b>1,418</b>	<b>100.0</b>

## FUTURE PROJECTIONS

The North Jersey Transportation Planning Authority (NJTPA) makes population, household and employment projections for municipalities within its jurisdiction. Projecting into the future, NJTPA

projects High Bridge to grow by 152 persons between 2010 and 2030 and to have a total population of 3,800 by 2030. Based on the fluctuating historical population trends within the Borough this projection is not improbable. Furthermore, High Bridge's peak population in 1990 was 3,886 persons, 86 more residents than projected in the year 2030. Therefore, past history has shown that the Borough can accommodate 4.59 people per acre (based on net acreage) without issue. Therefore, the Borough can accommodate the NJTPA projections if they are realized.

NJTPA Population Projections			
Year	Population	Population Change	Percentage Change
2015	3,790	-	-
2020	3,790	0	0.0%
2025	3,800	10	0.3%
2030	3,800	0	0.0%

Source:

[http://www.njtpa.org/DataMap/Demog/Forecast/documents/MCDprojectionspresentation\\_final.pdf](http://www.njtpa.org/DataMap/Demog/Forecast/documents/MCDprojectionspresentation_final.pdf)

A total of 1,418 occupied households were reported in the 2010 Census. NJTPA estimates that this number will grow to 1,430 households in 2015 and then to 1,440 households in 2025. No additional households are estimated between 2025 and 2030. This would translate to an additional 22 households between now and the year 2025.

It should be noted that the Borough contains a total of 1,481 housing units presently, so these projected households would not necessarily require new housing to be constructed within the Borough. New households could simply move into existing, vacant structures. Therefore, the Borough can easily accommodate the NJTPA projected household growth, if it is realized.

NJTPA Household Projections			
Year	Households	Household Change	Percentage Change
2015	1,430	-	-
2020	1,430	0	0.0%
2025	1,440	10	0.7%
2030	1,440	0	0.0%

Source:

[http://www.njtpa.org/DataMap/Demog/Forecast/documents/MCDprojectionspresentation\\_final.pdf](http://www.njtpa.org/DataMap/Demog/Forecast/documents/MCDprojectionspresentation_final.pdf)



## CHAPTER 6: ZONING ORDINANCE EVALUATION

The Borough of High Bridge is almost built-out. Future development is likely to be in the form of redevelopment of existing commercial and industrial properties as well as infill of under-utilized parcels. Future economic development will likely be focused within the DB, C and ROM districts, which are the existing non-residential zones. Therefore, the remainder of this section evaluates the existing zoning, permitted uses, bulk and development standards of the Borough of High Bridge.

### GENERAL ISSUES

The Borough's code book does not currently address solar or wind as a permitted use. The Planning Board should consider permitting roof-top solar installations as an accessory use within all of the zones. Finally, when the Borough adopted the Highlands Land Use Ordinances in 2011 it had the option to adopt historic preservation ordinances for certain historic properties within the municipality. Due to time constraints, the Borough decided to hold off on the creation of the historic preservation ordinances. These ordinances are still a priority; therefore the Borough should seek funding from the Highlands Council to complete this task.

Additionally, the Planning Board recommends studying the Exact Level & Tool property, Block 24, Lot 16, as a potential area in need of redevelopment. The property is contaminated and according to the New Jersey Department of Environmental Protection's website, remediation began in August of 1986. The remedial level is categorized as "D: Multi-phased remedial action – multiple source/release to multi-media including groundwater".<sup>14</sup> Remediation is ongoing at the site. Test pits have been installed across Main Street at the Jericho Road ball fields to determine the extent of the pollution. No results have been determined at the writing of this report. A Feasibility Study was completed in 2010, which analyzed how much development could be accommodated at the site due to utility constraints, environmental conditions, etc. The Feasibility Study noted that until the remediation process is finished, the redevelopment of the Exact Level & Tool site will not be able to occur. Therefore, it is the Planning Board's recommendation that an area in need of redevelopment study only take place after the full extent and type of contamination is discovered.

### RESIDENTIAL ZONES

There are no issues with the permitted principal uses within the R-1, R-2, R-3 and R-4 Zone. However, there were some concerns with regard to two of the conditional uses (home occupations and bed and breakfasts) permitted within these residential zones, which was noted in the 2011 Sustainable Economic Development Plan Element. A further analysis of these two conditional uses was completed and after additional dialogue with the Borough, it was determined that the conditional uses should remain as is. Therefore, no changes are recommended with regard to home occupations and bed and breakfasts as conditional uses. Finally, it should be noted that residential bulk standards will be reviewed under Chapter 7 – GIS Zoning Review.

## DB ZONE

The DB Zone is located along Main Street from the train station to Main Street's terminus just north of Liberty Street. The DB Zone extends eastward to Mill Street.

The DB Zone permits the following principal uses:

- Merchant shops and point-of-sale establishments
- Restaurants and taverns
- Museums, art galleries and libraries
- Child-care centers
- Parks, playgrounds, municipal buildings
- Upper floor residential units, limited at two per building
- Bed and breakfast lodging

However, the DB Zone does not permit offices, personal services or mixed-use buildings outside of apartments above one of the aforementioned uses. Additionally, the ordinance limits the number of apartments to only two per building. This is very restrictive, especially for the larger buildings within the downtown area and those structures with three stories. Furthermore, there are at least five buildings within the DB Zone that already have more than two apartments in one building.

The Planning Board should consider permitting office uses within the DB Zone. This would create a daytime population that could potentially frequent the Borough's restaurants and patronize the shops. The Board should also consider adding personal services to the list of permitted uses and expanding the list of permitted uses to allow for greater use options within the downtown. Additionally, buildings within the downtown should be permitted as-of-right to have a mixture of uses – whether it is retail on the ground floor and apartments above or a restaurant on the ground floor and an office above. Dozens of existing mixed-use buildings can be found in the downtown; therefore, it should be permitted. However, apartments should not be permitted on the ground floor façade that faces Main Street within the DB Zone. The Board should conduct a thorough review and refine the permitted uses within the DB Zone.

Note that the special regulations section of the DB Zone ordinance states that “no goods or materials shall be stored or displayed out-of-doors, except as provided in Section 301.O”. However, when one refers to Section 301.O. it discusses conditions with regard to agricultural activities. The Planning Board should consider crafting language to amend the code to address the conditions for goods or materials displayed outside.

Section 306 of the Land Use and Development Ordinance outlines the requirements for off-street parking. Section 306.B.7. currently states “Notwithstanding the provisions of this Section, all properties containing structures in the DB Zone that pre-exist the adoption of this Ordinance shall be exempt from minimum parking requirements in order to permit redevelopment of the downtown business area”. The statement is unclear if the lot or the building has to pre-date the Ordinance. Furthermore, the code book is constantly being updated and therefore, the date on the cover is changing. The Planning Board

and Borough Council should consider clarifying this statement and also requiring some percentage of the required parking to be built on site. For example, if a parcel had a parking requirement of 15 spaces, only 20% of those spaces would have to be built on site. This would result in only three spaces being constructed instead of the mandated 15 parking spaces.

Another issue that was discussed during the preparation of this report was design guidelines for exterior facades within the DB Zone. Many structures within the DB Zone are quite old and already are or will be in need of exterior and interior repairs. Already, one structure on Main Street has received approval (in 2012) to be completely demolished and redeveloped. Therefore, the Planning Board has discussed the possibility of creating façade design guidelines to guide new development and major façade renovations. The Board wants to ensure that new development or exterior renovations respect the scale and character of the Borough. High Bridge can then make these guidelines as specific or generic as they prefer.

The DB Zone's bulk standards are quite generous. The minimum lot size is 5,000 square feet with a 50 foot frontage width required. There is no minimum front yard requirement and side yards are only required where the DB Zone abuts the R-4 Zone. Maximum lot coverage is 85% and the maximum height is three stories and 40 feet. The maximum Floor to Area Ratio (FAR) is 50% or 0.5.

However, it should be noted that the maximum height of three stories and 40 feet will only produce three story buildings with flat roofs or very shallow pitched roofs, which is not characteristic of the downtown area (see photographic examples on this page). The





majority of buildings have a pitched roof. This would force land owners, who want to construct a three story building, to top it with a flat roof. The Board should consider amending the height requirement to address this issue.

Finally, the FAR limitation of 50% (0.5) permits a 5,000 square foot lot to have only 2,500 square feet of building floor space. Therefore, a three story building would only be able to have a footprint of 833 square feet. For example, a 50 by 100 foot lot could have a 50 foot wide building under the bulk standards that is three stories tall, but applying the FAR would only allow a total of 2,500 square feet. Dividing that by three would produce 833 square feet per floor, producing a 50 foot wide building that is only 16.5 feet deep.

The Planning Board should consider eliminating the FAR requirement within the DB Zone.

## **C ZONE**

The C Zone permits the following principal uses:

- Manufacturing, repair, processing, producing, service, assembly or fabricating operations
- Offices
- Banks or other financial institutions
- Horticulture operations limited to commercial greenhouses
- Parks, playgrounds, municipal buildings
- Child-care centers

Permitted conditional uses include:

- Farm stands and farmer's market
- Clubs, lodges and fraternal organizations
- Service stations
- Automobile dealerships
- Schools
- Public utility uses
- Wireless telecommunications equipment and facilities

The bulk standards in the C Zone require a minimum lot size of 40,000 square feet with a minimum frontage width of 140 feet. A maximum of 70% lot coverage is permitted. Building height may be a maximum of three stories and 30 feet. The maximum FAR is 35%.

Analyzing the bulk standards, one can easily see that if a property owner wants to build a three story building, it will not be able to have a pitched roof unless the third story is constructed under a mansard roof. The Planning Board should consider changing the height requirement from 30 feet to a higher number to permit pitched roofs within the C Zone. Additionally, the Borough should consider eliminating the FAR for this zone, as the maximum lot coverage and yard setbacks control ultimate building size.

The principal permitted use list is quite limited for the C Zone, especially for the section of the zone that is bisected by CR-513, which has high traffic volumes that could support retail and service uses. Furthermore, two eateries already exist on the portion of CR-513 west of the downtown, which are presently non-conforming uses. Over the years many Master Plan Reexamination Reports have noted that the C Zone on CR-513 west of the downtown has not attracted any new non-residential uses. One of the reasons is likely the limited permitted uses. The Planning Board should consider permitting uses such as health clubs, exercise facilities, studios (art, dance, music, etc.), restaurants, medical services, offices, personal services, etc. Additionally, the Board should consider permitting mixed-use structures and apartments on upper floors, especially affordable units to help address any future affordable housing requirement the Borough may have.

## **ROM ZONE**

There is one ROM Zone within High Bridge, located along Washington Avenue and was formerly known as the Union Forge/ Taylor Iron Works site. The ROM Zone permits the following principal uses:

- Manufacturing of light machinery
- Fabrication of metal products including foundry
- Food and associated industries
- Laboratories
- Warehousing of goods and materials
- Office complexes
- Child-care centers

Permitted conditional uses:

- Planned industrial parks
- Public utility uses
- Wireless telecommunications equipment and facilities

There are no known issues with the permitted uses or development standards within the ROM Zone.

## CHAPTER 7: GIS ZONING REVIEW

To ensure that the majority of existing development within a given zone matches that zone's bulk standards a Geographic Information Systems (GIS) zoning review was conducted. The analysis assists in determining if there are any neighborhoods that need to be rezoned as they do not match, for example, the minimum lot size requirement. This allows the Borough to understand if on-the-ground conditions match the bulk requirements and if they don't, the study provides the municipality with information to make informed decisions (regarding rezoning or bulk amendments).

Seven of the Borough's eight zones were evaluated. As the G Zone has no bulk standards, it was not reviewed. Many of the zones have multiple locations; therefore, a sampling of at least five lots was taken from each zone location. The map on page 42 shows all of the lots that were analyzed. Lot size, frontage, front yard setback, side yard setback, rear yard setback and lot coverage were evaluated.

It should be noted that GIS arials and lot lines can be misaligned by as much as five feet; therefore, it is possible that a property, which has a front yard setback of 47 feet where 50 feet is required, could actually be compliant with the requirement. For that reason, the analysis assumes where differences of five feet or less occur the measurement is actually in conformance. Despite this minor issue, GIS is still an excellent analysis tool to understand on-the-ground conditions.

The following sections summarize the GIS zoning review findings.

### R-1 ZONE

There are roughly 75 lots within the R-1 Zone. A total of 47% or 35 lots were analyzed. The table on page 48 shows the findings for each lot examined. Cells highlighted in red were non-conforming to the bulk standard and cells highlighted in pink are within the five foot margin of error. Only red cells were counted as non-conforming to the underlying bulk requirement.

Of the 35 lots surveyed, 22 or 62.9% did not meet the minimum lot size of 2.41 acres. This included all five properties analyzed south of the intersection of Nassau Road and East Main Street and four out of the five lots examined on Jericho Road. The average lot size of the parcels examined was 2.34 acres and the median was 1.73 acres.

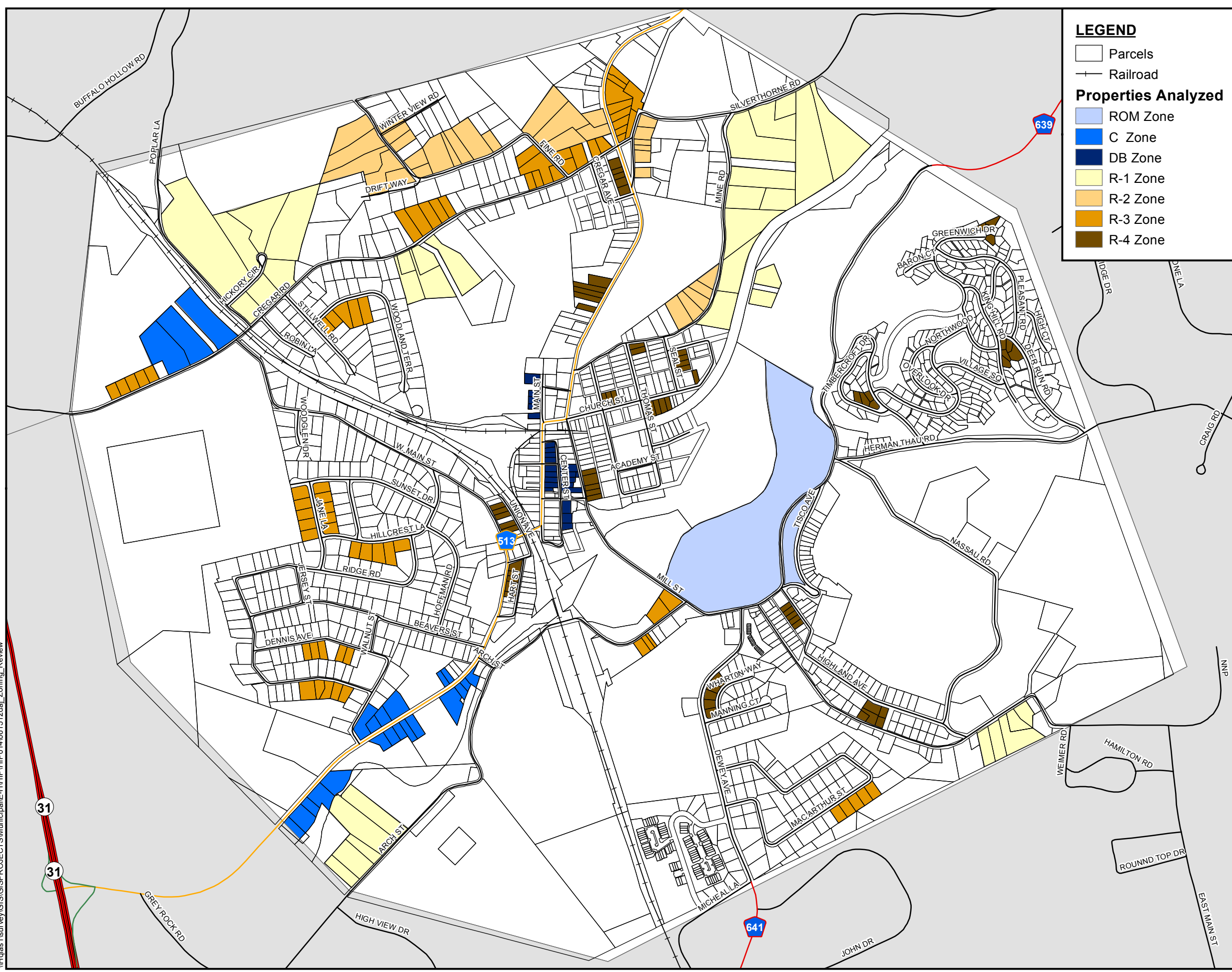
A total of two parcels did not meet the minimum lot frontage requirement of 60 feet. For the front yard setback requisite, a total of 15 or 42.9% of parcels did not meet the requirement. The average front yard setback was 137 feet, while the median was 71 feet. A total of 13 side yards were deficient. The average side yard setback was 60 feet. Only two rear yard setbacks were non-conforming. Finally, three lots exceeded the maximum lot coverage. Surprisingly, the average lot coverage was 8%, almost half of the permitted 15%.



R-1 Zone GIS Analysis													
Block	Lot	Lot Size (Acres)	Conf.*	Lot Frontage	Conf.	Setback						Lot Coverage	Conf.
						Front Yard	Conf.	Side Yard	Conf.	Rear Yard	Conf.		
2	4.06	2.70	Y	266	Y	248	Y	64	Y	45	Y	10.0%	Y
2	4.05	3.62	Y	50	Y	430	Y	97	Y	21	N	4.0%	Y
2	4.03	1.80	N	139	Y	99	Y	75	Y	122	Y	6.0%	Y
2	4.02	1.44	N	222	Y	66	Y	24	N	166	Y	8.0%	Y
2	4.01	1.64	N	206	Y	110	Y	20	N	113	Y	12.0%	Y
2	4	12.50	Y	368	Y	406	Y	95	Y	273	Y	7.0%	Y
2	4.04	4.97	Y	57	Y	339	Y	60	Y	332	Y	5.0%	Y
4	12.01	2.42	Y	270	Y	74	Y	51	Y	133	Y	5.0%	Y
4	12	4.37	Y	446	Y	0	N	89	Y	589	Y	3.0%	Y
4	13	0.94	N	236	Y	0	N	0	N	139	Y	5.0%	Y
4	10	2.87	Y	193	Y	0	N	28	N	584	Y	3.0%	Y
4	9	0.87	N	231	Y	0	N	39	N	309	Y	3.0%	Y
4	8	1.45	N	124	Y	18	N	64	Y	161	Y	3.0%	Y
4	14	6.26	Y	100	Y	683	Y	88	Y	276	Y	5.0%	Y
4	14.01	4.24	Y	50	Y	597	Y	83	Y	251	Y	5.0%	Y
4	7	3.23	Y	512	Y	52	N	86	Y	90	Y	4.0%	Y
4	5	1.89	N	389	Y	0	N	67	Y	224	Y	2.0%	Y
4	6	1.73	N	259	Y	78	Y	175	Y	88	Y	6.0%	Y
4.07	5	1.00	N	126	Y	14	N	19	N	198	Y	10.0%	Y
4.07	2	0.76	N	150	Y	94	Y	32	N	117	Y	7.0%	Y
19	16	0.71	N	132	Y	29	N	48	N	120	Y	9.9%	Y
19	17	1.00	N	75	Y	139	Y	29	N	110	Y	15.0%	Y
19	18	1.22	N	21	N	37	N	46	N	202	Y	9.8%	Y
19	17.01	1.84	N	25	N	119	Y	94	Y	104	Y	8.2%	Y
19	19.01	2.41	Y	122	Y	337	Y	53	Y	240	Y	10.8%	Y
33	64.01	0.94	N	124	Y	167	Y	42	N	125	Y	22.3%	N
33	65	0.94	N	124	Y	10	N	41	N	293	Y	9.6%	Y
33	65	1.58	N	90	Y	325	Y	191	Y	0	N	11.4%	Y
33	66	0.65	N	81	Y	37	N	20	N	118	Y	13.8%	Y
33	66.01	0.71	N	161	Y	24	N	12	N	72	Y	22.6%	N
30.01	8	2.42	Y	109	Y	16	N	46	N	296	Y	2.1%	Y
30.01	9	3.42	Y	200	Y	71	Y	84	Y	243	Y	3.5%	Y
30.01	10	0.80	N	113	Y	39	N	66	Y	287	Y	8.8%	Y
30.01	11.01	1.78	N	200	Y	98	Y	85	Y	563	Y	1.7%	Y
30.01	11	0.95	N	113	Y	55	N	10	N	604	Y	24.2%	N
Total Non-Conforming Lots			22		2		15		13		2		3

\*Stands for "Conforming", Y = Yes, N = No; all numbers are in feet

\\Hqdas1survey\GIS\PROJECTS\Municipal\Borough of High Bridge\GIS\Zoning\_Review



**LEGEND**

Parcels  
Railroad

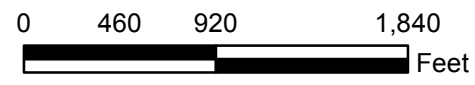
**Properties Analyzed**

- ROM Zone
- C Zone
- DB Zone
- R-1 Zone
- R-2 Zone
- R-3 Zone
- R-4 Zone

# GIS ZONING REVIEW

## BOROUGH OF HIGH BRIDGE

HUNTERDON COUNTY  
NEW JERSEY



1 inch = 920 feet

DIGITAL SPATIAL DATA SOURCES:

- HUNTERDON COUNTY GEOGRAPHIC INFORMATION SYSTEM
- NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS, OFFICE OF SMART GROWTH
- NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF GEOGRAPHIC INFORMATION
- UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICES
- NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY, OFFICE OF GIS



August 2012

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## **R-2 ZONE**

There are approximately 70 lots within the R-2 Zone. A total of 30 lots (43%) were analyzed within this zone. Of this total, 22 or 73% were non-conforming with the minimum lot size of 1.49 acres. All ten of the properties examined north of Mine Road and east of Silverthorne Road failed to meet the minimum lot size requirement. The average for the 30 lots examined was only 1.01 acres, while the median was only 0.75 acres – half of the requirement.

All properties examined met the minimum lot frontage. A total of 10 properties did not meet the minimum front yard setback. As for the side yard setback, a total of 17 or 56.7% failed to meet the 30 foot side yard setback. The average setback was 25 feet, while the median was only 19 feet. One property failed to meet the rear yard setback. Finally, a total of 12 lots were non-conforming with the maximum lot coverage, which is 15%. Lot coverage averaged 14% for the properties examined.

R-2 Zone GIS Analysis													
Block	Lot	Lot Size (Acres)	Conf.*	Lot Frontage	Conf.	Setback						Lot Coverage	Conf.
						Front Yard	Conf.	Side Yard	Conf.	Rear Yard	Conf.		
2.01	15	0.70	N	111	Y	133	Y	23	N	25	N	19%	N
2.01	12	0.75	N	95	Y	87	Y	14	N	100	Y	23%	N
2.01	13	0.63	N	100	Y	112	Y	34	Y	86	Y	5%	Y
2.01	11	0.96	N	118	Y	70	Y	14	N	130	Y	27%	N
2.01	16	0.41	N	108	Y	80	Y	6	N	45	Y	22%	N
15	1	0.40	N	123	Y	23	N	7	N	32	Y	25%	N
15	26	0.75	N	100	Y	119	Y	14	N	23	N	1%	Y
15	27	0.43	N	100	Y	12	N	26	N	93	Y	9%	Y
15	23	0.41	N	118	Y	69	Y	34	Y	54	Y	12%	Y
15	21	0.35	N	100	Y	16	N	32	Y	81	Y	17%	N
15	13	0.49	N	100	Y	41	N	0	N	137	Y	18%	N
15	14.01	0.57	N	138	Y	44	N	25	N	186	Y	14%	Y
15	14	0.63	N	136	Y	27	N	17	N	232	Y	19%	N
15	12	0.54	N	259	Y	30	N	0	N	67	Y	32%	N
15	15	0.97	N	145	Y	19	N	60	Y	238	Y	12%	Y
2	8	2.00	Y	138	Y	17	N	9	N	257	Y	3.0%	Y
2	8.01	2.36	Y	206	Y	76	Y	27	N	406	Y	5.0%	Y
2	7.01	2.10	Y	52	Y	210	Y	53	Y	406	Y	14.0%	Y
2	7	1.62	Y	227	Y	69	Y	70	Y	48	Y	5.0%	Y
2	18	0.90	N	220	Y	68	Y	12	N	106	Y	6.0%	Y
2.01	29	1.62	Y	217	Y	30	N	84	Y	258	Y	6.0%	Y
2.01	29.01	0.46	N	79	Y	75	Y	13	N	218	Y	20.0%	N
2.01	28	0.90	N	125	Y	65	Y	26	N	252	Y	11.0%	Y
2.01	27	1.80	Y	199	Y	57	Y	17	N	318	Y	6.0%	Y
2.01	26	0.48	N	100	Y	145	Y	14	N	25	N	29.0%	N

R-2 Zone GIS Analysis, continued													
Block	Lot	Lot Size (Acres)	Conf.*	Lot Frontage	Conf.	Setback						Lot Coverage	Conf.
						Front Yard	Conf.	Side Yard	Conf.	Rear Yard	Conf.		
2.01	61	2.04	Y	131	Y	109	Y	53	Y	334	Y	5.0%	Y
2.01	61.01	2.08	Y	109	Y	52	Y	19	N	92	Y	15.0%	Y
2.01	61.02	1.44	N	112	Y	173	Y	37	Y	113	Y	17.0%	N
2.01	55	0.80	N	100	Y	27	N	11	N	198	Y	10.0%	Y
2.01	53	0.60	N	150	Y	30	N	19	N	56	Y	15.0%	Y
Total Non-Conforming Lots			22		0		10		17		1		12

\*Stands for "Conforming", Y = Yes, N = No; all numbers are in feet

## R-3 ZONE

There are roughly 475 single-family detached parcels within the R-3 Zone. Of that total, 70 or 15% were analyzed. Of this, 18 lots did not meet the minimum lot size of 0.34 acres. The average lot size for the parcels examined was 0.40 acres, while the median was 0.36 acres.

Two properties failed to meet the minimum frontage requirement of 50 feet. A total of 11 properties were non-conforming with the front yard setback of 35 feet. Front yard setbacks averaged 43.9 feet with a median of 37 feet.

As for the side yard setback requirement, 21 or 30% of the lots examined failed to meet the 20 foot requirement. The average side yard setback was 23.5 feet, while the median was 21 feet. All but one lot was conforming to the rear yard setback. Finally, a total of 11 lots exceeded the maximum lot coverage permitted. Average lot coverage was 15%, while the median was 15%. This is well below the permitted 25%.

R-3 Zone GIS Analysis													
Block	Lot	Lot Size (Acres)	Conf.*	Lot Frontage	Conf.	Setback						Lot Coverage	Conf.
						Front Yard	Conf.	Side Yard	Conf.	Rear Yard	Conf.		
1	1.02	0.34	Y	100	Y	44	Y	8	N	77	Y	18.0%	Y
1	1.03	0.34	Y	100	Y	40	Y	20	Y	76	Y	18.0%	Y
1	1.04	0.34	Y	100	Y	38	Y	14	N	70	Y	16.0%	Y
1	1.05	0.34	Y	100	Y	37	Y	14	N	65	Y	32.0%	N
1	1.06	0.34	Y	100	Y	38	Y	12	N	63	Y	32.0%	N
2	24	1.21	Y	99	Y	179	Y	77	Y	77	Y	10.0%	Y
2	24.06	0.57	Y	101	Y	83	Y	22	Y	119	Y	9.0%	Y



R-3 Zone GIS Analysis, continued													
Block	Lot	Lot Size (Acres)	Conf.*	Lot Frontage	Conf.	Setback						Lot Coverage	Conf.
						Front Yard	Conf.	Side Yard	Conf.	Rear Yard	Conf.		
2	62	0.30	N	115	Y	65	Y	14	N	41	Y	6.0%	Y
2	63	0.27	N	75	Y	31	N	23	Y	83	Y	4.0%	Y
2	64	0.27	N	75	Y	35	Y	15	N	79	Y	7.0%	Y
2	71	0.40	Y	78	Y	37	Y	20	Y	129	Y	13.0%	Y
2	72	0.50	Y	84	Y	50	Y	20	Y	128	Y	10.0%	Y
2	75	0.781	Y	125	Y	92	Y	26	Y	171	Y	9.0%	Y
2	76	0.80	Y	98	Y	42	Y	0	N	251	Y	11.0%	Y
2	73	0.60	Y	100	Y	72	Y	28	Y	171	Y	8.0%	Y
2.01	58.01	0.36	Y	125	Y	27	N	14	N	69	Y	7.0%	Y
2.01	58.02	0.40	Y	100	Y	35	Y	12	N	94	Y	5.0%	Y
2.01	59	0.61	Y	126	Y	39	Y	28	Y	112	Y	13.0%	Y
2.01	60	0.36	Y	94	Y	53	Y	9	N	28	Y	8.0%	Y
2.01	60.01	0.40	Y	109	Y	53	Y	19	N	92	Y	6.0%	Y
3	8	0.27	N	75	Y	69	Y	20	Y	55	Y	11.0%	Y
3	7	0.19	N	75	Y	69	Y	20	Y	55	Y	16.0%	Y
3	6	0.10	N	71	Y	50	Y	8	N	41	Y	20.0%	Y
3	10	0.46	Y	99	Y	24	N	13	N	162	Y	14.0%	Y
3	9	0.35	Y	75	Y	67	Y	12	N	87	Y	17.0%	Y
3	11	0.77	Y	255	Y	12	N	0	N	132	Y	4.0%	Y
3	12	0.23	N	50	Y	21	N	0	N	146	Y	4.0%	Y
3	13.01	0.24	N	50	Y	24	N	12	N	150	Y	6.0%	Y
3	4	0.69	Y	45	N	96	Y	26	Y	44	Y	7.0%	Y
3	5	0.56	Y	85	Y	5	N	73	Y	7	N	5.0%	Y
19	10.23	0.38	Y	111	Y	30	N	47	Y	49	Y	18.6%	Y
19	10.22	0.34	Y	100	Y	35	Y	22	Y	71	Y	20.3%	Y
19	10.21	0.58	Y	163	Y	32	N	31	Y	182	Y	17.2%	Y
19	10.20	0.60	Y	100	Y	35	Y	21	Y	185	Y	11.7%	Y
19	10.19	0.58	Y	100	Y	38	Y	25	Y	188	Y	17.2%	Y
20	47	0.57	Y	140	Y	34	N	55	Y	89	Y	15.8%	N
20	48	0.34	Y	105	Y	27	N	18	N	44	Y	26.5%	N
20	48.01	0.34	Y	97	Y	34	N	21	Y	106	Y	17.6%	N
20	49	0.33	N	90	Y	34	N	30	Y	103	Y	18.2%	Y
20	50.01	0.35	Y	111	Y	31	N	23	Y	86	Y	17.1%	Y
20.02	1	0.35	Y	132	Y	41	Y	42	Y	40	Y	25.7%	N
20.02	2	0.44	Y	100	Y	39	Y	27	Y	132	Y	20.5%	Y
20.02	3	0.37	Y	100	Y	37	Y	18	N	107	Y	16.2%	Y
20.02	4	0.34	Y	100	Y	38	Y	27	Y	84	Y	26.5%	N
20.02	5	0.37	Y	100	Y	37	Y	11	N	85	Y	16.2%	Y

R-3 Zone GIS Analysis, continued													
Block	Lot	Lot Size (Acres)	Conf.*	Lot Frontage	Conf.	Setback						Lot Coverage	Conf.
						Front Yard	Conf.	Side Yard	Conf.	Rear Yard	Conf.		
20.03	26	0.38	Y	101	Y	35	Y	34	Y	73	Y	9.0%	Y
20.03	27	0.37	Y	100	Y	34	N	27	Y	76	Y	7.0%	Y
20.03	28	0.37	Y	100	Y	32	N	37	Y	88	Y	7.0%	Y
20.03	29	0.37	Y	100	Y	35	Y	29	Y	69	Y	8.0%	Y
20.03	30	0.37	Y	100	Y	34	N	24	Y	84	Y	9.0%	Y
20.04	1	0.32	N	75	Y	79	Y	66	Y	127	Y	8.0%	Y
20.04	2	0.36	Y	100	Y	76	Y	42	Y	165	Y	6.0%	Y
20.04	3	0.36	Y	100	Y	77	Y	53	Y	148	Y	8.0%	Y
20.04	4	0.36	Y	100	Y	74	Y	29	Y	156	Y	12.0%	Y
20.04	5	0.30	N	87	Y	75	Y	38	Y	181	Y	7.0%	Y
23	6	0.27	N	75	Y	32	N	14	N	84	Y	21.9%	Y
23	7	0.29	N	75	Y	25	N	14	N	100	Y	19.7%	Y
23	8	0.30	N	75	Y	36	Y	15	N	109	Y	21.0%	Y
23	10	0.29	N	75	Y	30	N	16	N	95	Y	19.3%	Y
23	12	0.28	N	75	Y	34	N	18	N	84	Y	20.7%	Y
33	15	0.34	Y	100	Y	44	Y	24	Y	60	Y	29.4%	N
33	16	0.34	Y	100	Y	44	Y	24	Y	61	Y	23.5%	Y
33	17	0.34	Y	100	Y	35	Y	27	Y	64	Y	20.6%	Y
33	18	0.34	Y	100	Y	38	Y	30	Y	69	Y	26.5%	N
33	19	0.35	Y	102	Y	38	Y	19	N	66	Y	28.6%	N
31	3	0.36	Y	90	Y	50	Y	14	N	79	Y	22.2%	Y
31	4	0.18	N	59	Y	16	N	7	N	101	Y	16.7%	Y
31	5	0.11	N	27	N	11	N	0	N	89	Y	27.3%	N
29.03	3	0.38	Y	148	Y	34	N	23	Y	83	Y	13.2%	Y
29.03	2	0.80	Y	193	Y	9	N	25	Y	117	Y	11.3%	Y
Total Non-Conforming Lots			18		2		11		21		1		11

\*Stands for "Conforming", Y = Yes, N = No; all numbers are in feet

## R-4 ZONE

There are over 500 parcels within the R-4 Zone. GIS analysis was conducted on 70 of these lots. Exactly 34 or 48.6% of lots studied were non-conforming with the minimum lot size of 0.17 acres. Lots averaged 0.19 acres, while the median lot size was 0.17 acres. All but two of the 15 lots analyzed in the Solitude Village development failed to meet the minimum lot size.

A total of seven lots did not contain sufficient frontage, while nine lots (12.9%) failed to meet the front yard setback requirement of 15 feet. The average front yard setback was 18.5 feet, while the median was only 14.5 feet.

Just over 61% (43 properties) of the lots studied were non-conforming to the side yard setback, which is required to be 15 feet. The average side yard setback was ten feet and the median was eight feet. Only six lots failed to meet the rear yard setback requirements. Five of the six lots were located in Solitude Village; this is due to the odd shaped lots within the development. Finally, six lots exceeded the maximum lot coverage. Surprisingly, the average lot coverage was 23%, well within the allotted 35%.

R-4 Zone GIS Analysis													
Block	Lot	Lot Size (Acres)	Conf.*	Lot Frontage	Conf.	Setback						Lot Coverage	Conf.
						Front Yard	Conf.	Side Yard	Conf.	Rear Yard	Conf.		
4.02	1	0.15	N	50	Y	11	N	0	N	81	Y	27.3%	Y
4.02	2	0.17	Y	50	Y	12	N	6	N	92	Y	24.1%	Y
4.02	3	0.17	Y	50	Y	10	N	8	N	86	Y	22.9%	Y
4.02	4	0.20	Y	63	Y	11	N	14	N	81	Y	22.5%	Y
4.02	5	0.14	N	46	N	13	N	8	N	67	Y	25.0%	Y
4.06	18	0.17	Y	50	Y	19	Y	13	N	88	Y	17.6%	Y
4.06	19	0.17	Y	50	Y	20	Y	4	N	86	Y	23.5%	Y
4.06	20	0.17	Y	50	Y	21	Y	0	N	95	Y	17.6%	Y
4.06	21	0.34	Y	100	Y	19	Y	0	N	91	Y	20.6%	Y
4.06	22	0.17	Y	50	Y	10	N	14	N	82	Y	23.5%	Y
12	11	0.16	N	50	Y	18	Y	0	N	67	Y	25.0%	Y
12	12	0.16	N	50	Y	18	Y	0	N	77	Y	19.0%	Y
12	13	0.16	N	50	Y	6	N	0	N	80	Y	25.0%	Y
13	17	0.17	Y	50	Y	12	N	12	N	98	Y	18.0%	Y
13	18	0.25	Y	79	Y	0	N	0	N	87	Y	12.0%	Y
14	4	0.15	N	53	Y	19	Y	0	N	58	Y	25.3%	Y
14	7	0.17	Y	50	Y	14	N	7	N	92	Y	15.9%	Y
14	8	0.17	Y	50	Y	9	N	15	Y	76	Y	21.8%	Y
14	9	0.17	Y	50	Y	12	N	15	Y	82	Y	12.4%	Y
14	10	0.17	Y	50	Y	9	N	14	N	73	Y	22.9%	Y
17	2	0.26	Y	100	Y	13	N	0	N	31	Y	24.2%	Y
17	3	0.13	N	50	Y	13	N	0	N	52	Y	31.5%	Y
17	4	0.13	N	50	Y	10	N	0	N	44	Y	50.0%	N
17	5	0.19	Y	75	Y	13	N	21	Y	51	Y	35.8%	N
17	6	0.19	Y	75	Y	14	N	16	Y	59	Y	41.1%	N
19	47	0.51	Y	104	Y	20	Y	0	N	132	Y	9.8%	Y
19	48	0.35	Y	52	Y	22	Y	4	N	256	Y	11.4%	Y
19	49	0.34	Y	52	Y	21	Y	6	N	223	Y	11.8%	Y
19	50	0.30	Y	52	Y	20	Y	8	N	196	Y	13.3%	Y
19	52	0.23	Y	52	Y	23	Y	0	N	119	Y	17.4%	Y



R-4 Zone GIS Analysis, continued													
Block	Lot	Lot Size (Acres)	Conf.*	Lot Frontage	Conf.	Setback						Lot Coverage	Conf.
						Front Yard	Conf.	Side Yard	Conf.	Rear Yard	Conf.		
26	2	0.14	N	50	Y	11	N	7	N	105	Y	15.7%	Y
26	3	0.18	Y	50	Y	11	N	0	N	83	Y	13.3%	Y
26	4	0.16	N	50	Y	12	N	8	N	99	Y	19.4%	Y
26	6	0.16	N	50	Y	13	N	14	N	107	Y	16.3%	Y
26	7	0.18	Y	50	Y	12	N	12	N	111	Y	11.7%	Y
28	1	0.20	Y	50	Y	0	N	14	N	83	Y	15.0%	Y
28	2	0.13	N	50	Y	55	Y	0	N	19	N	38.5%	N
28	3	0.11	N	50	Y	57	Y	0	N	24	N	27.3%	Y
28	4	0.26	Y	100	Y	65	Y	37	Y	26	Y	15.4%	Y
28	5	0.13	N	50	Y	50	Y	0	N	27	Y	15.4%	Y
33	36.28	0.24	Y	68	Y	22	Y	0	N	61	Y	20.8%	Y
33	36.29	0.23	Y	68	Y	24	Y	0	N	48	Y	21.7%	Y
33	36.3	0.23	Y	68	Y	23	Y	4	N	31	Y	26.1%	Y
33	36.31	0.20	Y	68	Y	23	Y	6	N	42	Y	30.0%	Y
33	36.32	0.22	Y	82	Y	24	Y	26	Y	30	Y	27.3%	Y
35	7	0.31	N	145	Y	8	N	34	Y	40	Y	16.0%	Y
35	9	0.17	Y	75	Y	15	Y	8	N	50	Y	29.4%	Y
35	10	0.13	N	75	Y	29	Y	16	Y	40	Y	30.8%	Y
35	11	0.32	Y	101	Y	6	N	0	N	67	Y	15.6%	Y
35	12	0.21	Y	97	Y	4	N	0	N	34	Y	33.3%	Y
36	3	0.13	N	50	Y	25	Y	8	N	62	Y	22.3%	Y
36	4	0.13	N	50	Y	28	Y	8	N	62	Y	23.1%	Y
36	5	0.13	N	49	N	25	Y	8	N	39	Y	19.2%	Y
36	6	0.13	N	49	N	26	Y	6	N	39	Y	23.1%	Y
36	7	0.13	N	49	N	26	Y	7	N	35	Y	29.2%	Y
39.01	105	0.12	N	102	Y	12	N	8	N	20	N	33.3%	Y
39.01	106	0.16	N	83	Y	19	Y	19	Y	25	Y	25.0%	Y
39.01	107	0.17	Y	63	Y	29	Y	25	Y	37	Y	17.6%	Y
39.01	108	0.13	N	73	Y	14	N	26	Y	27	Y	23.1%	Y
39.01	109	0.11	N	96	Y	14	N	22	Y	6	N	27.3%	Y
39.11	803	0.31	Y	174	Y	11	N	55	Y	64	Y	16.1%	Y
39.11	802	0.15	N	78	Y	42	Y	3	N	24	N	33.3%	Y
39.11	801	0.13	N	78	Y	11	N	32	Y	6	N	30.8%	Y
39.11	828	0.13	N	50	Y	19	Y	6	N	51	Y	30.8%	Y
39.11	827	0.15	N	110	Y	16	Y	14	N	39	Y	20.0%	Y

R-4 Zone GIS Analysis, continued													
Block	Lot	Lot Size (Acres)	Conf.*	Lot Frontage	Conf.	Setback						Lot Coverage	Conf.
						Front Yard	Conf.	Side Yard	Conf.	Rear Yard	Conf.		
39.02	448	0.13	N	121	Y	13	N	32	Y	10	N	30.8%	Y
39.02	449	0.11	N	48	N	12	N	13	N	2	N	36.4%	N
39.02	450	0.11	N	28	N	24	Y	12	N	9	N	36.4%	N
39.02	451	0.16	N	-	N	9	N	5	N	22	N	18.8%	Y
39.02	455	0.15	N	35	N	28	Y	13	N	30	Y	26.7%	Y
Total Non-Conforming Lots			34		7		9		43		6		6

\*Stands for "Conforming", Y = Yes, N = No; all numbers are in feet

## DB ZONE

There are approximately 70 properties within the DB Zone. A total of 22 parcels or 31% were examined using GIS to determine if they were conforming to the underlying bulk requirements. Four of those lots studied failed to meet the minimum lot size as each were only 0.11 acres where 0.12 is required. Lot sizes averaged 0.16 acres, while the median parcel size was 0.15 acres.

Four lots or 18% were non-conforming with the frontage. All of the lots that were analyzed were compliant with the front and side yard setback. One lot failed to meet the rear yard setback requirement of 15 feet. Finally, all of the lots were conforming to the lot coverage; in fact, they were well within the 85% requirement. The average lot coverage was 33%, while the median was only 30%. All of the properties that were studied can be found in the table on page 56.

DB Zone GIS Analysis													
Block	Lot	Lot Size (Acres)	Conf.*	Lot Frontage	Conf.	Setback						Lot Coverage	Conf.
						Front Yard	Conf.	Side Yard	Conf.	Rear Yard	Conf.		
7	11	0.27	Y	74	Y	12	Y	0	Y	110	Y	17.0%	Y
7	12	0.19	Y	55	Y	7	Y	0	Y	97	Y	12.6%	Y
7	15	0.15	Y	58	Y	19	Y	0	Y	87	Y	21.3%	Y
7	17	0.11	N	55	Y	23	Y	0	Y	146	Y	36.4%	Y
7	16	0.11	N	40	N	21	Y	0	Y	59	Y	27.3%	Y
8	1	0.17	Y	60	Y	9	Y	0	Y	28	Y	29.4%	Y
8	2	0.15	Y	50	Y	0	Y	0	Y	70	Y	33.3%	Y
8	3	0.15	Y	50	Y	9	Y	0	Y	8	N	59.3%	Y
8	4	0.15	Y	50	Y	0	Y	0	Y	20	Y	33.3%	Y
8	5	0.07	N	37	N	0	Y	0	Y	43	Y	20.0%	Y
9	1	0.11	N	50	Y	5	Y	0	Y	45	Y	27.3%	Y
9	2	0.17	Y	42	N	0	Y	0	Y	46	Y	23.5%	Y
9	3	0.11	N	41	N	0	Y	0	Y	37	Y	54.5%	Y
9	4	0.17	Y	50	Y	2	Y	0	Y	46	Y	58.8%	Y
19	67	0.34	Y	100	Y	20	Y	14	Y	51	Y	33.2%	Y
19	69	0.17	Y	66	Y	9	Y	0	Y	52	Y	19.4%	Y
19	70	0.17	Y	66	Y	14	Y	0	Y	52	Y	40.0%	Y
19	71	0.13	Y	50	Y	11	Y	0	Y	61	Y	21.5%	Y
19	72	0.13	Y	50	Y	14	y	0	Y	60	Y	68.5%	Y
29.02	5	0.22	Y	79	Y	0	Y	23	Y	12	N	50.0%	Y
29.02	9	0.19	Y	93	Y	15	Y	31	Y	44	Y	31.6%	Y
29.02	10	0.15	Y	68	Y	0	Y	16	Y	71	Y	6.7%	Y
Total Non-Conforming Lots			4		4		0		0		1		0

\*Stands for "Conforming", Y = Yes, N = No; all numbers are in feet

## C ZONE

Approximately 35 properties are encompassed by the C Zone within the Borough of High Bridge. A total of 23 lots or 66% of the total were analyzed. Of this, 16 or 70% were undersized. Eleven of 14 lots examined south of CR-513 were non-conforming and five of the six lots on the north side of CR-513 were undersized. The average lot size is 1.30 acres, while the median lot size is 0.42 – less than half of the required 0.92 acres. However, if the three lots along Cregar Road are removed, the average lot size decreases to 0.68 acres. The non-conforming nature of many of the lots in the C Zone along CR-513 has been an ongoing issue for the Borough, so it is no surprise how many fail to meet not only the minimum lot size, but the following bulk requirements.



Eleven of the lots did not meet the 140 foot lot frontage requirement. In fact, the average was 221 feet and the median was only 120 feet. This is skewed by the three lots along Cregar Road. Removing those three lots, the average lot frontage decreases to 172 feet, while the median drops to 107 feet.

Sixteen of the 23 lots (70%) failed to meet the front yard setback. The average front yard setback (exclusive of the three Cregar Road lots) was only 32 feet – eight feet short of the required 40 feet. Additionally, 14 of the lots (61%) analyzed were non-conforming with the side yard setback of 30 feet. The average side yard setback was 32.9 feet, while the median setback was 16 feet.

All but two lots were conforming to the rear yard setback. Both lots only have a 20 foot rear yard setback, instead of the required 30 feet. Finally, one lot exceeded to maximum lot coverage. The average lot coverage was only 48% and the median was 24%; both of these numbers are well within the permitted 70%.

C Zone GIS Analysis													
Block	Lot	Lot Size (Acres)	Conf.*	Lot Frontage	Conf.	Setback						Lot Coverage	Conf.
						Front Yard	Conf.	Side Yard	Conf.	Rear Yard	Conf.		
1	1.09	3.10	Y	240	Y	82	Y	42	Y	87	Y	60.3%	Y
1	1.08	3.00	Y	261	Y	62	Y	53	Y	414	Y	22.0%	Y
1	1.07	3.20	Y	223	Y	81	Y	32	Y	426	Y	24.1%	Y
30	2	0.51	N	100	N	24	N	13	N	108	Y	74.5%	N
30	3	0.80	N	160	Y	19	N	16	N	110	Y	28.8%	Y
30	4	0.39	N	90	N	18	N	31	Y	111	Y	21.8%	Y
30	5	0.97	Y	232	Y	19	N	57	Y	143	Y	11.8%	Y
30	5.01	0.99	Y	333	Y	12	N	70	Y	143	Y	28.3%	Y
30	7	0.40	N	165	Y	28	N	0	N	101	Y	15.0%	Y
30	8	0.34	N	100	N	19	N	0	N	119	Y	14.7%	Y
30	9	0.26	N	75	N	20	N	0	N	84	Y	34.6%	Y
30	10	0.34	N	65	N	19	N	0	N	140	Y	23.5%	Y
30	11	0.44	N	85	N	87	Y	7	N	102	Y	18.2%	Y
30	13	1.00	Y	173	Y	21	N	0	N	20	N	49.0%	Y
30	15	0.30	N	68	N	26	N	0	N	58	Y	23.3%	Y
30	16	0.17	N	68	N	20	N	11	N	20	N	29.4%	Y
30	17	0.34	N	206	Y	28	N	6	N	62	Y	20.6%	Y
24	14	0.17	N	55	N	27	N	22	N	89	Y	32.4%	Y
24	15	0.17	N	55	N	32	N	8	N	88	Y	23.5%	Y
24	17	0.97	Y	207	Y	51	Y	35	Y	89	Y	58.8%	Y
24	18	0.42	N	114	N	36	N	35	Y	81	Y	28.6%	Y
24	19	0.40	N	120	N	28	N	17	N	47	Y	20.0%	Y
24	20	0.88	N	122	N	43	Y	39	Y	55	Y	50.0%	Y
Total Non-Conforming Lots			16		11		16		14		2		1

\*Stands for "Conforming", Y = Yes, N = No; all numbers are in feet

## ROM ZONE

There are only four properties within the ROM Zone. Three of the four lots do not contain structures and therefore the yards cannot be analyzed. However, two of the vacant lots are severely undersized – 0.05 and 0.06 acres where 1.60 acres is required. Furthermore, they do not meet the minimum lot frontage. The only developed lot within the ROM Zone (owned by the Custom Alloy Corporation) meets all the bulk standards. See the table on page 59 for details.

ROM Zone GIS Analysis													
Block	Lot	Lot Size (Acres)	Conf.*	Lot Frontage	Conf.	Setback						Lot Coverage	Conf.
						Front Yard	Conf.	Side Yard	Conf.	Rear Yard	Conf.		
4.08	1	34.8	Y	564	Y	237	Y	43	Y	108	Y	38.2%	Y
38	1	2.31	Y	986	Y	-	-	-	-	-	-	-	-
38	2	0.06	N	51	N	-	-	-	-	-	-	-	-
38	3	0.05	N	45	N	-	-	-	-	-	-	-	-
Total Non- Conforming Lots			2		2		0		0		0		0

\*Stands for "Conforming", Y = Yes, N = No; all numbers are in feet

## **CHAPTER 8: BOROUGH DATA**

### **ZONING BOARD & PLANNING BOARD YEAR-END REPORTS**

Year-end reports from the Zoning and Planning Board were reviewed to determine if there were a pattern of variance requests. Reports from 2007 through 2011 were requested and examined. As the Borough is almost built-out, very few applications are reviewed by either board. In 2007, a total of four applications were heard, two in 2009, two in 2010 and none in 2011.

There is only one application of interest, which was a use variance application in 2007 to permit two uses on the same lot – residential and commercial (neither of which are permitted) within the C Zone. The application was approved.

### **INTERVIEWS**

Interviews via email were conducted with the Borough Engineer, Robert O'Brien, and Borough Zoning Officer, John Barczyk. Both were asked if they had come across any ordinance or bulk standard issues and/or conflicts or zone boundary line issues in the course of their work. Mr. O'Brien indicated that he has not noticed any issues with zone boundaries or ordinance standards to date in 2012.<sup>15</sup> Mr. Barczyk indicated that he had not come across any issues either.<sup>16</sup>



## CHAPTER 9: AREA IN NEED OF REHABILITATION ANALYSIS

Goal #3 of the 2011 Sustainable Economic Development Plan Element is to enhance the appearance of the downtown area and the CR-513 corridor. Three strategies were listed to address this goal. One of the strategies was a façade grant program to utilize money to assist property owners in the exterior revitalization of their buildings. A method of funding this type of program would be through tax abatement, where the Borough would grant an abatement of taxes on the improvements made to the building for a period of five years. However, to implement this strategy, the Borough would first need to go through the process of designating the downtown area as an area in need of rehabilitation, which would then allow for the granting of five year tax abatements. Under this scenario the Borough does not lose any tax money, as the improvements create new tax money and no taxpayer dollars are spent.

An area may be designated in need of rehabilitation by the municipal governing body if it is determined that the area exhibits one of the following conditions:

1. A significant portion of the structures in the area are deteriorated or substandard; there is a continuing pattern of vacancy, abandonment, or underutilization of properties in the area, and a “persistent arrearage” of property-tax payments, or
2. More than half of the housing stock in the delineated area is at least 50 years old, or a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance

Additionally, the governing body must determine that a program of rehabilitation, as defined in the Local Redevelopment and Housing Law, may be expected to prevent further deterioration and promote the overall development of the community. A rehabilitation area designation may cover a portion or the entirety of a municipality.<sup>1</sup>

### STUDY AREA

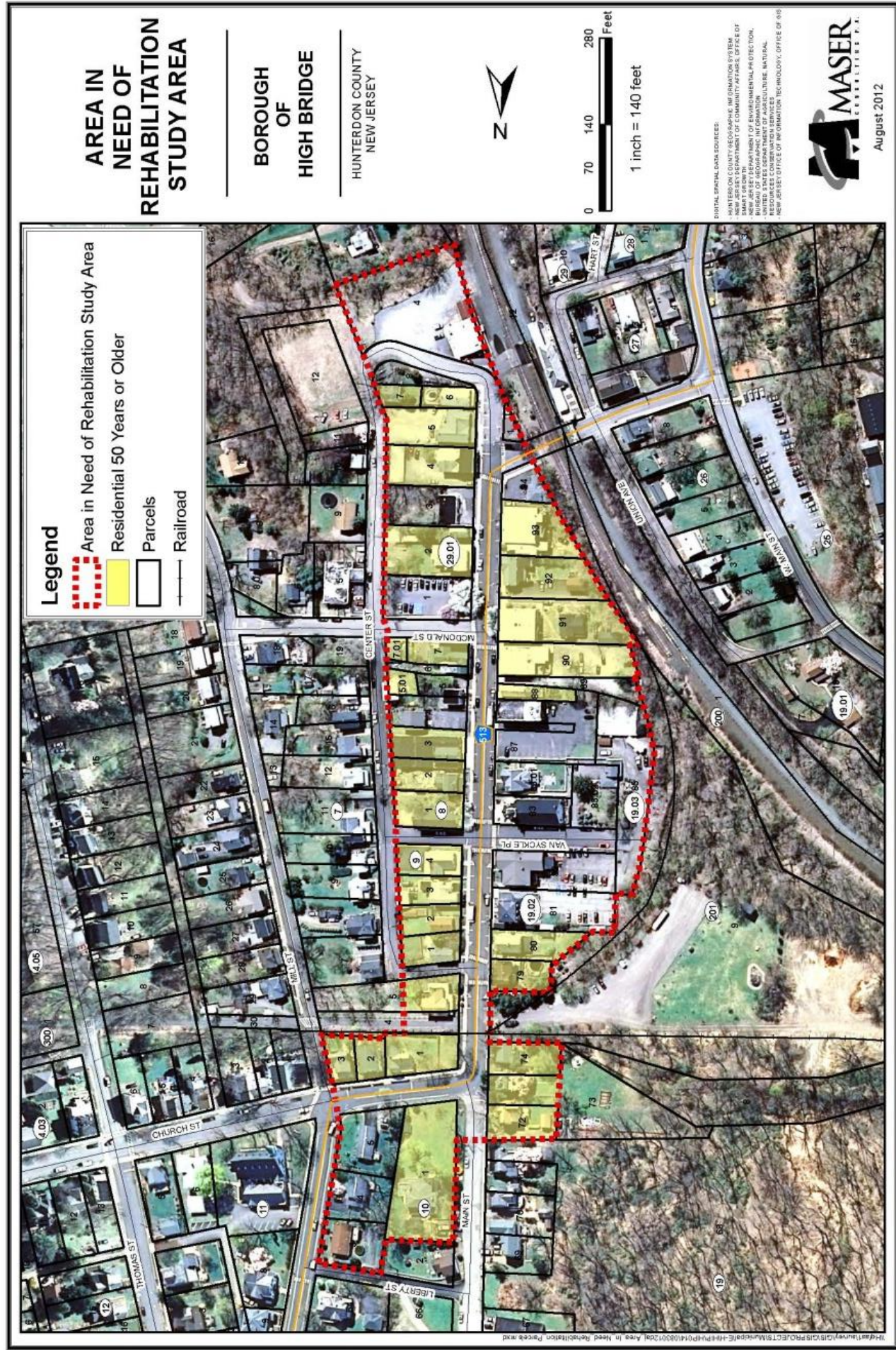
As shown on the map on page 58, the Study Area encompasses Main Street (CR-513) from its intersection with the railroad to Liberty Street. A total of nine blocks and 52 properties are within the Study Area. Data on the year each structure was built, the uses on each parcel and the number of units within each building was obtained from Borough Tax Assessor, Pat Spychala, which is shown on the tables on pages 64 and 65.

A total of six properties within the Study Area are vacant, which includes the Columbia Trail parcel and the parking lot on McDonald Street. Borough Hall is also within the Study Area, as is St. Joseph’s Catholic Church. Eleven properties are mixed-use in nature with a combination of residential and non-residential uses.

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<sup>1</sup> During the course of this project it was discovered that the High Bridge Borough Council deemed the entire Borough an Area In Need of Rehabilitation via Resolution #95-27. Subsequently, a Tax Abatement Ordinance was adopted via Ordinance #95-10. However, the Borough is awaiting legal review to ensure the 1995 Area In Need of Rehabilitation designation is legitimate. Without an Area In Need of Rehabilitation designation, a Tax Abatement Ordinance cannot exist.





Area in Need of Rehabilitation Study Area Data					
Block	Lot	Year Built	Number of Residential Units	Type of Residential Unit	Non-Residential Use
7	1	1880	1	Family	-
7	2	1900	2	Family	-
7	3	1900	1	Family	-
7	4	-	-	-	Columbia Trail
7	5	1785	2	Family	-
8	1	1887	2	Apartment	Print Shop
8	2	1885	1	Family	-
8	3	1950+/-	1	Apartment	Machine Shop
8	4	1950+/-	-	-	United Telephone
8	5	?	-	-	Commercial
8	5.01	1947	1	Apartment	Retail
8	6	-	-	-	Vacant
8	7	1887	5	Apartment	-
8	7.01	1950	1	Apartment	Office
9	1	1880	1	Family	-
9	2	1900	1	Family	-
9	3	1885	1	Family	-
9	4	1900	1	Apartment	Funeral Home
10	1	1787	1	Family	-
10	3	1984	1	Family	-
10	4	1985	1	Family	-
10	5	1984	1	Family	-
19	72	1900	1	Family	-
19	73	1901	1	Family	-
19	74	1906	1	Family	-
29.01	1	-	-	-	Parking Lot
29.01	2	1890	4	Apartment	-
29.01	2.01	1890+/-	1	Apartment	Office
29.01	3	1947	-	-	Former Gas Station
29.01	4	1925	4	Apartment	-
29.01	5	1887	1	Apartment	Restaurant
29.01	6	1885	1	Family	-
29.01	7	1927	1	Family	-
29.01	8	-	-	-	Vacant
29.02	1	-	-	-	Vacant
29.02	4	2005+/-	-	-	Restaurant
19.02	79	1885	1	Family	-
19.02	80	1885	2	Family	-



Area in Need of Rehabilitation Study Area Data, continued					
Block	Lot	Year Built	Number of Residential Units	Type of Residential Unit	Non-Residential Use
19.02	81	1887	-	-	Borough Hall
19.02	82	1887	-	-	Offices
19.03	83	1887+/-	-	-	Church
19.03	83.01	1887+/-	-	-	Rectory
19.03	83.02	1887+/-	-	-	Church Building
19.03	85	1900+/-	-	-	Pole Barn
19.03	87	1930+/-	-	-	Retail
19.03	88	1887	<b>1</b>	Apartment	Retail
19.03	89	-	-	-	Vacant
19.03	90	1900+/-	<b>1</b>	Apartment	Restaurant
19.03	91	1887	<b>2</b>	Apartment	-
19.03	92	1887	<b>2</b>	Apartment	Retail
19.03	93	1880	<b>9</b>	Apartment	3 Retail
19.03	94	1947	-	-	Laundromat
Total Residential Units			<b>58</b>		
Total Qualifying Residential Units			<b>55</b>		

Source: Pat Spychola, Borough Tax Assessor, via email on July 30, 2012.

Of the 46 properties within the Study Area that contain buildings, 45.7% or 21 parcels have structures that were built in the 1800's. This reflects the rich history that High Bridge has, as the Borough grew around the Union Forge (established in 1752<sup>17</sup>) and succeeding Taylor Iron Works Foundry (1851<sup>18</sup>). In fact, the Borough of High Bridge wasn't established until 1898. The figure on page 61 shows a map of the Borough in 1873. Another 39.1% of the parcels (18 structures) have buildings that were constructed between 1900 and 1950.

There are a total of 34 parcels within the Study Area that contain a residential use. Of that total, 31 or 91.2% of the residential structures were built prior to 1962 or more than 50 years ago. There are a total of 58 individual residential units within the Study Area as shown in the tables on pages 64 and 65. Those numbers are in bold in the table. Of the individual residential units, 55 or 94.8% are in buildings that were constructed prior to 1962. The map on page 58 shows the location of each property containing residential units that are 50 years or older.







## FINDINGS

Of the 52 properties within the Study Area, 34 parcels contain a residential use. Under the Local Redevelopment Housing Law, if more than half of the housing stock within the delineated area is at least 50 years old, the Study Area meets the condition for rehabilitation designation. Within the Study Area, 31 of the 34 properties (91.2%) contains a residential use within a building that is 50 or more years old. Analyzing the individual units within the Study Area, 55 of the 58 individual housing units (94.8%) are within a building that was built prior to 1962. Therefore, the Study Area meets the requirement of having 50% or more of its housing stock being constructed prior to 1962.

### *Designation Procedure*

If the Borough wanted to proceed with designating the Study Area “An Area in Need of Rehabilitation”, it would follow the steps below:

1. Formal investigation is not required, but a report or other documentation should be prepared that supports the findings of “An Area in Need of Rehabilitation”. This would provide a technical foundation for the designation.
2. Borough Council crafts a draft resolution designating the Study Area “An Area in Need of Rehabilitation”. Reports or documentation should either accompany or be cited in said resolution.
3. Borough Council submits the draft resolution to the Planning Board for its review.
4. Planning Board has up to 45 days to submit its recommendations on the designation to the Borough Council, including any proposed revisions.
5. Borough Council adopts the resolution designating the Study Area “An Area in Need of Rehabilitation”. (No special public notice is required, except what would normally be required to publicize any meeting of the governing body.)





## CHAPTER 10: RECOMMENDED ZONING CHANGES

The following sections outline the proposed zoning changes recommended for the Borough.

### GENERAL

1. The Planning Board should consider seeking grant money from the New Jersey Highlands Council to draft and refer to Borough Council historic preservation ordinances for certain historic properties within the municipality.
2. The crafting of design guidelines for facades within the DB Zone should be considered to guide private redevelopment efforts and major façade renovations within High Bridge’s downtown area.
3. The Borough should study the Exact Level & Tool property, Block 24, Lot 16, to determine if it meets the criteria to be an area in need of redevelopment, once the extent of environmental contamination has been determined.
4. The Borough should fix the special regulations section of the DB Zone that refers to Section 301.O, which is supposed to contain exceptions for outdoor displays. Instead Section 301.O discusses conditions with regard to agricultural activities. High Bridge should consider crafting language to amend the code to address the conditions for goods or materials displayed outside.
5. Section 306 of the Land Use and Development Ordinance outlines the requirements for off-street parking. Section 306.B.7. currently states “Notwithstanding the provisions of this Section, all properties containing structures in the DB Zone that pre-exist the adoption of this Ordinance shall be exempt from minimum parking requirements in order to permit redevelopment of the downtown business area”. The statement is unclear if the lot or the building has to pre-date the Ordinance. Furthermore, the code book is constantly being updated and therefore, the date on the cover is changing. The Planning Board and Borough Council should consider clarifying this statement and also requiring some percentage of the required parking to be built on site.

### USES

1. The Planning Board should consider permitting roof-top solar installations as an accessory use within all of the zones.
2. The Board should conduct a thorough review and expand the permitted uses within the DB Zone as discussed on page 41. Furthermore, mixed-use buildings should be permitted as-of-right. Finally, the Borough should consider eliminating the cap on the number of apartments per building, as many buildings already contain more than the maximum of two apartments.
3. The Planning Board should consider expanding the list of permitting uses within the C Zone as the current list is quite limited.
4. In 2008, the Borough included Block 29.02, Lot 12 as a site to satisfy a portion of its affordable housing obligation in its Housing Element and Fair Share Plan. The project, known as the Arbors at High Bridge, is to be a mixed-use project with non-residential uses on the first floor and market-rate and affordable units above. It was proposed that the use entitled “mixed-use commercial residential” would be made a conditional use within the DB Zone, with the following conditions:

- a. Minimum lot area of 20,000 square feet.
- b. Located within one quarter mile of the rail station or mass transit stop.
- c. Ground floor retail or office use.
- d. An affordable housing set aside of 25 percent of the total number of residential units consistent with the regulations of the New Jersey Council of Affordable Housing.
- e. Lot frontage and setbacks, maximum impervious coverage and maximum height as permitted in the DB Downtown Business District.
- f. Maximum floor area ratio of 80 percent.
- g. Maximum density of 34 dwelling units per acre.

The Planning Board should review these conditions, refine if necessary and recommend to Borough Council for adoption to aid in advancing this project.

## **BULK STANDARDS**

- 1. The Board should consider amending the height requirement of three stories and 40 feet to three stories and 45 feet to allow for pitched roofs in the DB Zone. The Board should also consider eliminating the FAR requirements for this zone.
- 2. The Borough should consider changing the height requirement from 30 feet to a higher number to permit pitched roofs within the C Zone. (Three stories are permitted in this zone.) The Borough should also consider eliminating the FAR requirements for this zone.

## **ZONE CHANGES**

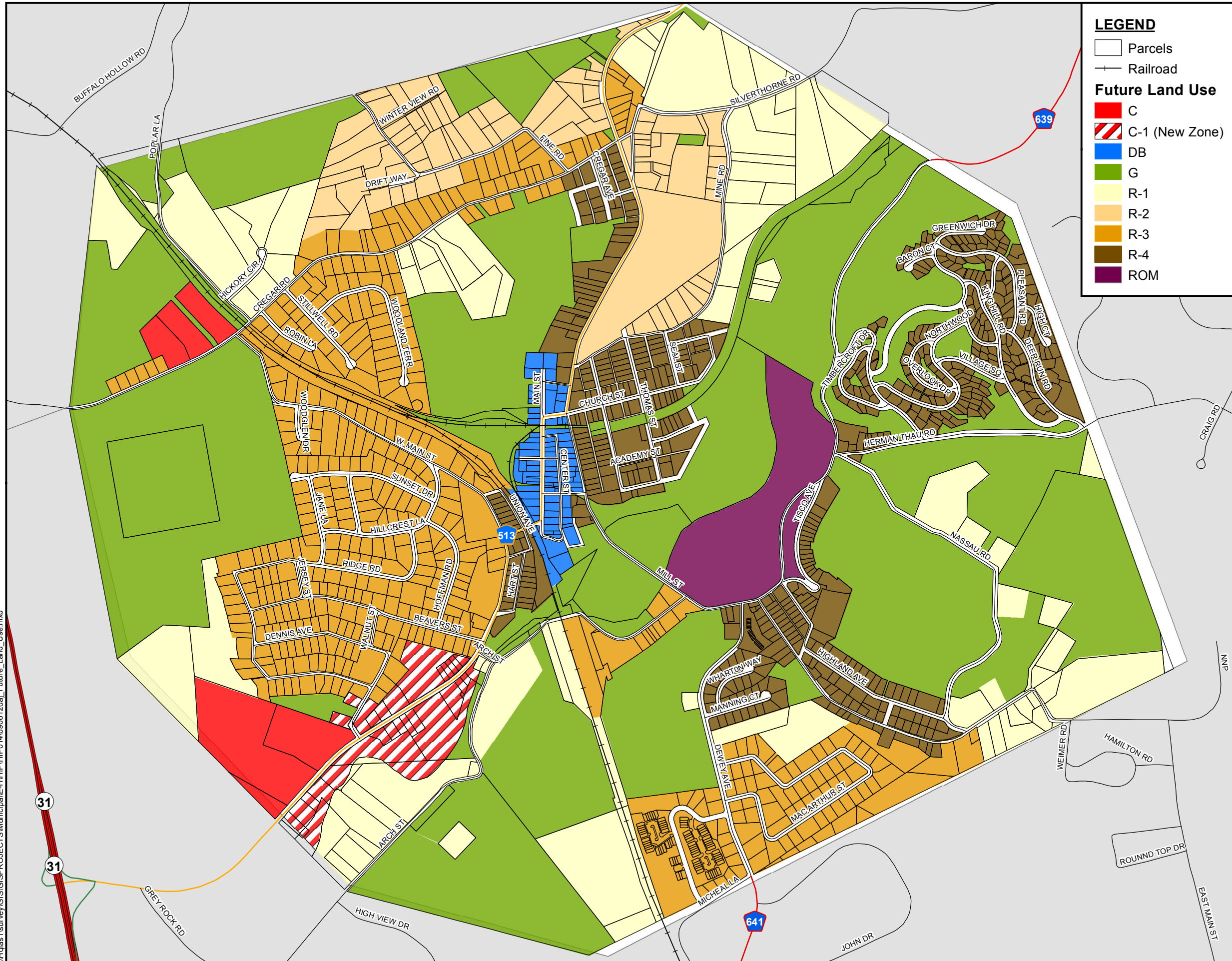
- 1. The GIS zoning review revealed serious non-conformities between on-the-ground conditions and the bulk requirements for parcels within the C Zone located south of CR-513 and north of CR-513, but east of Dennis Avenue. The majority, 70%, of C Zone lots analyzed were undersized. Additionally, 48% of the lots did not meet the minimum frontage requirement of 140 feet. The average lot frontage was only 120 feet. The Borough should rezone the properties on Block 30 and Block 24 (along CR-513) to a new zone, perhaps C-1 Zone, which would only require a lot size of 0.40 acres and reduced front and side yard setbacks as compared to the C Zone. See the Future Land Use map for specific rezoning locations. Furthermore, the C Zone permitted uses could be used as a basis for this new zone, but as recommended for properties remaining in the C Zone, the list of permitted uses needs to be expanded as it is currently quite limited.



## **CHAPTER 11: FUTURE LAND USE PLAN**

The map on page 66 shows the proposed future land use plan/zoning map for the Borough of High Bridge.

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**LEGEND**

Parcels  
Railroad

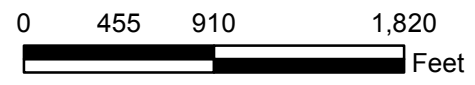
**Future Land Use**

- C
- C-1 (New Zone)
- DB
- G
- R-1
- R-2
- R-3
- R-4
- ROM

# FUTURE LAND USE

## BOROUGH OF HIGH BRIDGE

HUNTERDON COUNTY  
NEW JERSEY



1 inch = 920 feet

DIGITAL SPATIAL DATA SOURCES:

- HUNTERDON COUNTY GEOGRAPHIC INFORMATION SYSTEM
- NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS, OFFICE OF SMART GROWTH
- NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF GEOGRAPHIC INFORMATION
- UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICES
- NEW JERSEY OFFICE OF INFORMATION TECHNOLOGY, OFFICE OF GIS



November 2012

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## CHAPTER 12: RELATIONSHIP TO OTHER MASTER PLAN ELEMENTS

The following sections describe the relationship of this Land Use Plan Element to other existing Borough master plan documents.

### SUSTAINABLE ECONOMIC DEVELOPMENT PLAN

Completed in 2011, this is the most recent master plan element in the Borough of High Bridge's planning library. The purpose of the document was to examine the Borough's current economic status and look at efforts and activities to improve High Bridge's economic health. Goals and strategies are outlined in the report, which culminates with over 40 actions. Actions that this report assists in accomplishing or advancing include:

- Working with the Highlands Council and Exact Level & Tool's owner to move the property through the cleanup and redevelopment process.
  - This document establishes the frame work to commence an "area in need of redevelopment" study.
- Review and refine the Borough's zoning ordinance.
  - Completed through this document.
- Undertake a study to determine if the downtown area is an "area in need of rehabilitation".
  - Outlined in Chapter 9.
- Investigate potential sites for a bed and breakfast.
  - A bed and breakfast is a conditional use in the R-1 and R-2 Zones. This document proposes amending the conditions to allow for greater flexibility as the zoning ordinance currently limits the number of potential sites.

### HIGHLANDS PLANNING AREA MASTER PLAN ELEMENT

The Highlands Planning Area Master Plan Element was adopted in May of 2011 and applies in conjunction with the language of the Borough's existing Master Plan. However, in the event of conflicts between the two, the Highlands Element supersedes, unless the existing municipal Master Plan provisions are more restrictive. The Highlands Planning Area Master Plan Element sets forth the policies that guide the future land use and development of the Borough in accordance with Regional Master Plan principles. It provides the rationale and the framework for the adoption of land use regulations that are protective of Highlands resources and consistent with the Highlands Regional Master Plan.

This document notes the Highlands zones that apply to the Borough; however, much of the Borough is exempt from the Highlands regulations as homes built prior to 2004 are relieved from said regulations.

### HIGHLANDS ENVIRONMENTAL RESOURCE INVENTORY

Adopted in March of 2011, the purpose of the Highlands Environmental Resource Inventory (ERI) is to provide a framework that supports the efforts of the Borough of High Bridge to bring its Master Plan, including the ERI, into conformance with the Regional Master Plan. The 2011 Highlands ERI supplements the Borough's existing, but outdated, 1985 Natural Resource Inventory.



This document utilizes three of the maps, steep slopes, forested areas and open water areas, which were included in the 2011 ERI as maps depicting existing natural conditions within the Borough that potentially limit development.

### **HOUSING ELEMENT & FAIR SHARE PLAN**

In 2010, the Borough adopted a Housing Element and Fair Share Plan (HEFSP) to address its constitutional obligation to provide affordable housing. One site, Block 29.02, Lot 12, was listed as an inclusionary site to provide affordable housing to satisfy the Borough's obligation. This property is known as the Arbors at High Bridge project and would include non-residential on the first floor and market-rate and affordable units above. The project is expected to produce four affordable units. This document makes the recommendation for the Planning Board to study the draft zoning language and recommend to Borough Council for adoption.

### **OTHER DOCUMENTS**

The remaining Borough Master Plan elements are from 1985 and are thoroughly outdated; therefore, they have not been reviewed for consistency with this document.

## ENDNOTES

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<sup>1</sup> [http://tax1.co.monmouth.nj.us/cgi-](http://tax1.co.monmouth.nj.us/cgi-bin/sr.cgi?&district=1014&ms_user=&srnum=4387990&block=20&lot=1&qual)

[bin/sr.cgi?&district=1014&ms\\_user=&srnum=4387990&block=20&lot=1&qual](http://tax1.co.monmouth.nj.us/cgi-bin/sr.cgi?&district=1014&ms_user=&srnum=4387990&block=20&lot=1&qual)

<sup>2</sup> [http://tax1.co.monmouth.nj.us/cgi-](http://tax1.co.monmouth.nj.us/cgi-bin/prc6.cgi?&ms_user=glou&passwd=data&district=1014&srch_type=0&adv=0&out_type=1)

[bin/prc6.cgi?&ms\\_user=glou&passwd=data&district=1014&srch\\_type=0&adv=0&out\\_type=1](http://tax1.co.monmouth.nj.us/cgi-bin/prc6.cgi?&ms_user=glou&passwd=data&district=1014&srch_type=0&adv=0&out_type=1)

<sup>3</sup> [http://tax1.co.monmouth.nj.us/cgi-](http://tax1.co.monmouth.nj.us/cgi-bin/prc6.cgi?&ms_user=glou&passwd=data&district=1014&srch_type=0&adv=0&out_type=1)

[bin/prc6.cgi?&ms\\_user=glou&passwd=data&district=1014&srch\\_type=0&adv=0&out\\_type=1](http://tax1.co.monmouth.nj.us/cgi-bin/prc6.cgi?&ms_user=glou&passwd=data&district=1014&srch_type=0&adv=0&out_type=1)

<sup>4</sup> Highlands Land Use Ordinance, Borough of High Bridge, adopted June 23, 2011, page 35.

<sup>5</sup> LUO, pages 35-36.

<sup>6</sup> LUO, page 36.

<sup>7</sup> LUO, page 36.

<sup>8</sup> Email from Douglas Walker on November 1, 2010.

<sup>9</sup>

[http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC\\_00\\_SF3\\_DP4&prodType=table](http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC_00_SF3_DP4&prodType=table)

<sup>10</sup> Email from Douglas Walker on November 1, 2010.

<sup>11</sup> Highlands Environmental Resource Inventory, Borough of High Bridge, adopted Marcy 24, 2011, page 14.

<sup>12</sup> ERI, page 9.

<sup>13</sup> ERI, page 12.

<sup>14</sup> [http://datamine2.state.nj.us/DEP\\_OPRA/OpraMain/get\\_long\\_report?](http://datamine2.state.nj.us/DEP_OPRA/OpraMain/get_long_report?)

<sup>15</sup> Email from Robert O'Brien to Darlene Jay, dated July 24, 2012.

<sup>16</sup> Email from John Barczyk to Darlene Jay, dated September 4, 2012.

<sup>17</sup> Preservation Plan: Solitude House, prepared by Mark Alan Hewitt Architects and Maser Consulting, dated October 2012, page 42.

<sup>18</sup> Preservation Plan: Solitude House, prepared by Mark Alan Hewitt Architects and Maser Consulting, dated October 2012, page 42.