
Municipal Self-Assessment Report

for

Manville Borough, Somerset County

Prepared by:

CMX, INC.

Endorsed by the Borough Council on June 9, 2008

Submitted to the State Planning Commission - Office of Smart Growth as
part of the Manville Borough Petition for Plan Endorsement

June 2008

municipal self-assessment report
Manville Borough, Somerset County

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INTRODUCTION

Pursuant to amendments to the State Planning Rules (N.J.A.C. 5:85-1.1 et. seq.) in May of 2004, the Center Designation process has been replaced by the Plan Endorsement process, which seeks to ensure that planning throughout the entirety of a municipality is consistent with the goals and policies of the State Development and Redevelopment Plan. Plan Endorsement generally entails comparing existing zoning and land use practices town-wide to the key concepts and policies of the State Plan and its Policy Map. Obtaining Plan Endorsement requires a municipality to adopt an Action Plan, subject to periodic biennial monitoring of the status and progress towards achieving the efforts outlined in the Action Plan.

Under the new State Planning Rules, Manville is considered a “previously designated town center.” As also specified in the new rules, “prior designated centers” shall remain endorsed for a period of six years from January 7, 2002. Therefore, the Borough’s center designation is subject to revocation by January 7, 2008 absent a successful petition of plan endorsement under the purview of the State Planning Commission and advisement of the Office of Smart Growth and partner state agencies.

Under the proposed revision to the “Period of Endorsement” Provision of the State Planning Rules, if a town does not obtain a successful petition by January 7, 2008, the Town Center designation may be temporarily reestablished for a one year period only if the Borough initiates the Plan Endorsement process by including submission of planning documents to the State, attendance at a pre-petition meeting, appointment of a Plan Endorsement Advisory Committee, and completion of a Municipal Self Assessment Report. Under these circumstances, the Manville Town Center will expire from January 7, 2008 to the time the town initiates the Plan Endorsement process.

Advantages of Center-based Development

In general, center-based development prevents sprawl, and redirects growth to areas where infrastructure exists or is planned, while preserving environmentally sensitive land outside the centers. Lands within the designated centers are generally intended to accommodate a greater degree of development and redevelopment as compared to lands outside of the centers.

Plan Endorsement Benefits

Provided that there is funding in place, benefits are provided by state agencies that will assist the municipality to implement the endorsed plan such as technical assistance, direct state capital investment, priority for state grants and low-interest loans, preferential interest rates, and a coordinated regulatory review for projects consistent with endorsed plans. Once endorsed, Manville is prioritized for funding under grant programs such as the Main Street New Jersey Program, Downtown Revitalization and Management Institute, Green Acres grants and loans, and Centers of Place.

Plan Endorsement Process

The Plan Endorsement process has evolved into a 10-step process. The Borough has already completed Step 1 of the Plan Endorsement process with the submission of a letter of intent to petition for plan endorsement and current municipal plans to OSG. On June 12, 2007, representatives from the Borough and Somerset County attended a pre-petition meeting where initial feedback from OSG and partner state agencies was received.

At the pre-petition meeting several topics were raised including the benefits of plan endorsement, the actual process of plan endorsement, the local goals and objectives of the borough, the advantages of center-based development, and environmental and infrastructure issues such as wastewater management planning, stream corridor protection, and flood management.

Step 2 of the Plan Endorsement Process requires the creation of a Plan Endorsement Advisory Committee (PEAC) to guide the Plan Endorsement process. The Borough established a PEAC at a Council meeting on January 14, 2008 and consists of Councilman Ed Komoroski, Planning Board Chairman Kurt Kagan, Recreation Chairman Michael Janes, Administrator Gary Garwacke, Planning Consultant Jamie Sunyak, Joseph Furda (public member), and Gary Courtelyou (public member). Resolution #2008-20 is included in the Appendix.

The Municipal Self-Assessment Report represents Step 3 of the process, and the Borough's continued effort to file a petition of plan endorsement. It is the intent of the Borough to complete the work necessary to enter into a Memorandum of Understanding (MOU) and Action Plan with OSG, and obtain a Certificate of Eligibility (COE). The COE serves as evidence to the State agencies that the municipality has performed the municipal self-assessment, adopted a Vision, submitted all of its

existing planning documents, and has agreed through adoption of the Action Plan to amend its plan, where necessary, to become consistent with the goals and policies of the State Plan.

State Development and Redevelopment Plan

The purpose of the State Development and Redevelopment Plan is to:

Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination (N.J.S.A. 52:18A-200(f)).

The State Plan organizes the entire State of New Jersey into different planning areas and centers based on the presence of infrastructure (roads and sewer) and environmental constraints (wetlands, flood zones, forested areas, threatened or endangered habitats). The Office of Smart Growth groups the planning areas and centers as follows:

- **Areas for Growth:** Metropolitan Planning areas (Planning Area 1), Suburban Planning Areas (Planning Area 2) and Designated Centers in any planning area.
- **Areas for Limited Growth:** Fringe Planning Areas (Planning Area 3), Rural Planning Areas (Planning Area 4), and Environmentally Sensitive Planning Areas (Planning Area 5). In these planning areas, planning should promote a balance of conservation and limited growth—environmental constraints affect development and preservation is encouraged in large contiguous tracts.
- **Areas for Conservation:** Fringe Planning Area (Planning Area 3), Rural Planning Areas (Planning Area 4), and Environmentally Sensitive Planning Areas (Planning Area 5).

As shown on the Planning Areas/Town Center Map, Manville is located in Metropolitan Planning Area (PA1) with the exception of the Millstone River and Raritan River stream corridors, which are in Environmentally Sensitive Planning Area (PA5). Manville is not proposing any changes to the State Plan Policy Map. Somerset County proposed certain upgrades to the parks and open space layer which are documented in the County's cross-acceptance report and are also shown on the Planning Areas/Town Center Map.

Insert Planning Areas/Town Center Map

LOCATION AND REGIONAL CONTEXT

A community of 2.5 square miles and over 10,000 people, Manville is located in Somerset County, and is surrounded by Hillsborough Township to the west/south, Bridgewater Township to the north and Franklin Township to the southeast. Manville was known for decades as the community which hosted the Johns-Manville Corporation, a large manufacturing facility that utilized asbestos in the manufacturing process, and for which the Borough was named.

Despite its generally developed nature within Planning Area 1, much of Manville is in a low-lying flood plain and is surrounded by waterbodies on all but the western side which borders neighboring Hillsborough Township by land. The Raritan River winds through the northern section of the borough and is met by the Millstone River which forms the eastern boundary of the borough, where a dam exists at the confluence of the rivers which is used for water intake purposes by New Jersey American Water. The Delaware and Raritan Canal also runs along east side of the Millstone River, just outside the boundary of Manville in nearby Franklin Township. A stream runs along the southern boundary of Manville and crosses Main Street shortly before emptying into the Millstone River just above the flood prone Lost Valley section of the Borough.

Typically described as a built-out community with a revitalizing downtown, Manville has begun to leave behind its industrial past. What large undeveloped areas that do exist are stream corridors that run along the Raritan and Millstone Rivers. The former manufacturing land has been redeveloped into a 150-acre car auction facility, large movie theater complex and retail outlet center. Main Street has also undergone a series of streetscape improvement projects and offers a diversity of shops and restaurants. The Rustic Mall Redevelopment site, listed as a Federal Superfund site is the process of being cleaned up by the Environmental Protection Agency, and essentially completed in February 2008 at a cost exceeding \$20 million. Much of what occurs in the future with respect to development is anticipated to be in the form of infill residential or implementation of the Rustic Mall redevelopment plan which calls for a mixture of residential housing options, and mixed uses that will be tied into and complement the existing businesses.

DEMOGRAPHICS

Background

In 2000, the resident population of Manville was 10,343- 3.5% of the total county population. As reported by NJTPA, the 2005 population was 10,490, with a projected increase of 750 to 11,240 by 2030. As indicated in 2000, there were over 4,000 households; 26% had children under the age of 18 living with them, 50% were married couples, 12% had female householder with no husband present, and 33% were non-families.

As reported by NJTPA, the 2005 household figure was 4,140 with a projected increase of 550 to 4,690 by 2030. The municipal average household size was 2.51, lower than both the county and state average household size of 2.6 and 2.68, respectively. Manville contains over 4,000 housing units of which 70.4% are owner-occupied. The Borough housing vacancy rate is 4.2%, higher than the county but lower than the state rates of 2.7% and 7.4%, respectively.

The Borough's 2000 median household income and per capita income are lower than both the county and state averages. The Borough's poverty rate is 3.8% and the unemployment rate is 3.2%. – See Table 1.

**Table 1: Background Demographics-
Manville, Somerset County, New Jersey (US Census 2000)**

	Manville Borough	Somerset County	New Jersey
Land Area (sq mi)	2.5	305.1	7,417
Population	10,343	297,490	8,414,350
Households	4,115	108,984	3,064,645
Average Household Size	2.51	2.69	2.68
Housing Units	4,296	112,023	3,310,275
Occupied	4,115	108,984	3,064,645
Vacant	181	3,039	245,630
<i>For seasonal, recreational, or occasional use</i>	8	456	109,075
Home Ownership Rate	70.2%	77.2%	66%
Vacancy Housing Rate	4.2%	2.7%	7.4%
Median Household Income	\$51,258	\$76,933	\$55,146
Per Capita Income	\$23,293	\$37,970	\$27,006
Poverty Rate	3.8%	3.8%	8.5%
Unemployment Rate	3.2%	3.1%	4.6%

Racial/Ethnic

Table 2 provides a breakdown of racial/ethnic background comparing Manville to both Somerset County and New Jersey. The racial makeup of the Borough was 96% White, <1% African American, <1% Native American, 1% Asian, <1% Pacific Islander, 1% from other races, and 1% from two or more races. Hispanic or Latino of any race were 5% of the population. 2000 Census indicates that over 20% of Manville's residents identified themselves as being of Polish ancestry, the second-highest in New Jersey for places with at least 1,000 people listing their ancestry.

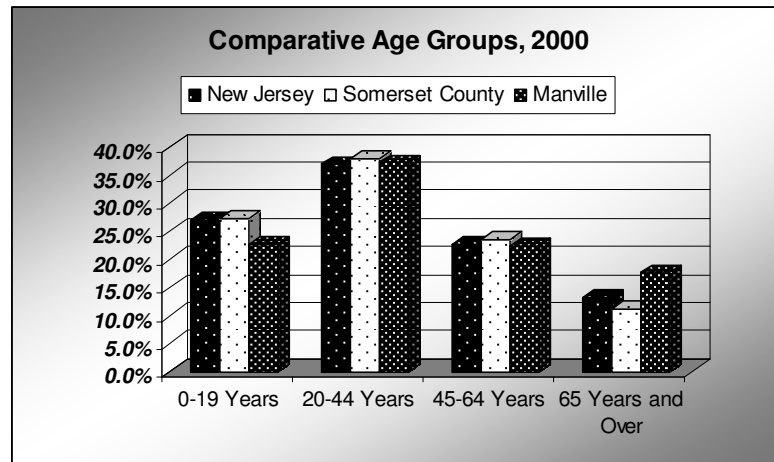
**Table 2: Racial/Ethnic Background-
Manville, Somerset County, New Jersey (US Census 2000)**

	Manville Borough		Somerset County		New Jersey	
	#	%	#	%	#	%
White	9,928	96	236,042	79.3	6,104,705	72.6
Black or African American	47	0.5	22,396	7.5	1,141,821	13.6
American Indian and Alaska Native	7	0.1	375	0.1	19,492	0.2
Asian	136	1.3	24,941	8.4	480,276	5.7
Native Hawaiian and Other Pacific	3	0.0	121	0.0	3,329	0.0
Some Other Race	118	1.1	8,158	2.7	450,972	5.4
Two or more races	104	1.0	5,457	1.8	213,755	2.5
Total	10,343	100	297,490	100	8,414,350	100
Hispanic or Latino (of any race)	559	5.4	25,811	8.7	1,117,191	13.3

Age

The Borough's population was spread out with 21% under the age of 18, 7% from 18-24, 32% from 25 to 44, 23% from 45 to 64, and 18% who were 65 years of age or older. Median age in the Borough was 39.5 years in 2000, surpassing the median age in both the county (37.2) and the state (36.7). In 2000, the Borough kept pace with the county in all age ranges, and the state in the percentage of people aged 20-44 and 45-64 years – see Figure 1.

**Figure 1: Age Distribution-
Manville Borough, Somerset County, New Jersey (US Census 2000)**



Industry

Table 3 provides a breakdown of the industry trades for Manville, Somerset County and the State of New Jersey. In 2000, Manufacturing and Retail Trade were the top-ranked industries in the Borough at 16.3% and 15.8%, respectively. Educational and Social Services was top-ranked industries for both the county and state. It should be noted that Manville's Retail Trade industry was 6.3 and 4.5 percentage points higher than the county and state.

**Table 3: Industry Background-
Manville, Somerset County, New Jersey (US Census 2000)**

Industry	Manville Borough (%)	Somerset County (%)	New Jersey (%)
Agriculture, forestry, fishing and hunting, and mining	0.1	0.3	0.3
Construction	7.5	5.0	5.6
Manufacturing	16.3	15.7	12.0
Wholesale trade	5.6	4.0	4.4
Retail trade	15.8	9.5	11.3
Transportation and warehousing, and utilities	6.4	3.8	5.9
Information	5.9	7.7	4.4
Finance, insurance, real estate, and rental and leasing	6.5	10.9	8.9
Professional, scientific, management, administrative, and waste management services	10.3	14.9	11.5
Educational, health and social services	11.8	17.1	19.8
Arts, entertainment, recreation, accommodation and food services	4.1	4.7	6.9
Other services (except public administration)	5.8	3.6	4.4
Public administration	3.8	2.8	4.5
Total	100	100	100

Projections

NJTPA

The New Jersey Transportation Planning Authority (NJTPA) approved final population, housing, and employment projections on March 14, 2005 for the 13-county northern New Jersey Region including Bergen, Essex, Hudson, Hunterdon, Middlesex, Monmouth, Morris, Ocean, Passaic, Somerset, Sussex, Union and Warren Counties; and two cities: Jersey City and Newark. As reported by NJTPA, the number of residents in Manville is expected to increase by less than 800, from 10,490 in 2005 to 11,240 in 2030, and the number of households is expected to increase by 550, from 4,140 households in 2005 to 4,690 households in 2030. Additionally, NJTPA projects that the number of jobs in the Borough will increase by 70 from 2,430 jobs in 2005 to 2,500 jobs in 2030 – See Table 4.

**Table 4: Projections-
Manville (US Census historical data and NJTPA-projection data)**

	2000 (US Census)	2005 (NJTPA)	2010 (NJTPA)	2015 (NJTPA)	2020 (NJTPA)	2025 (NJTPA)	2030 (NJTPA)
Population	10,343	10,490	10,590	11,010	11,240	11,240	11,240
Households	4,115	4,140	4,310	4,560	4,690	4,690	4,690
Jobs	2,430	1,900	2,040	2,230	2,390	2,490	2,500

Municipal

According to the New Jersey Department of Labor, 52 building permits were issued for single-family dwellings in the Borough between 2000 and 2006 in the post-Census period, potentially bringing the total number of current dwelling units in the Borough to 4,167, which is consistent with the NJTPA 2005 projection. Assuming an average household size of 2.51, the current population would be 10,459, which is also consistent with the NJTPA 2005 projection.

As shown on the Existing Land Use Map, there is very limited vacant land in the Borough that is not environmentally constrained.

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Class Description	Acres	Percentage	Number of Parcel
Vacant Land	51.49	3%	272
Vacant Wetlands	137.54	9%	43
Public School Property	35.37	2%	47
Other School Property	5.26	0%	1
Public Property	177.55	11%	1197
Church & Charitable Property	8.99	1%	164
Other Exempt	7.81	0%	100
Residential	529.67	34%	9318
Commercial	221.33	14%	433
Industrial	10.08	1%	87
Apartment	5.84	0%	103
Railroad	81.99	5%	9
Right of Way	242.47	15%	6
Water	52.67	3%	6
Total	1,568.05		11,786

The current tax records show approximately ~180 acres of vacant land, however, most of the land- especially abutting the Raritan and Millstone Rivers contains wetlands and is undevelopable. In fact, only 3% of Manville's total land area is vacant with some development potential. Of the ~50 acres of developable vacant land, the majority includes scattered isolated lots in the S-75, S-80 and S-100 residential districts. The remaining large tract of vacant area just north of Dukes Parkway, also known as the former John's Manville landfill, has been purchased by the County as open space. As a result, there is limited growth expected in the number of households, and overall population. It is anticipated that future residential development will most likely occur in the form of scatter site infill and as part of overall Rustic Mall Redevelopment Plan implementation.

In terms of future non-residential development, it is anticipated this would also occur as a result of the redevelopment of the Rustic Mall which is an integral part of the business district.

INSERT EXISTING LAND USE MAP

COMMUNITY INVENTORY

This section presents the programmatic, built, and natural features of Manville utilizing maps and supportive data.

General Information

This section specifically discusses the State Plan Policy Map Planning Area boundaries, regional boundaries, and redevelopment area(s).

State Plan Policy Map

On June 28, 2000, the State Planning Commission adopted Manville as a Town Center. Town Centers primarily serve as traditional centers of commerce and government, with diverse residential neighborhoods and housing types and a mixed-use core offering locally oriented goods and services.

As shown on the Planning Area/Town Center Map, most of Manville falls within Planning Area 1 (Metropolitan), with the area abutting the Raritan and Millstone Rivers within the Planning Area 5 (Environmentally Sensitive), and a small area mapped as “Parks and Natural Areas.”

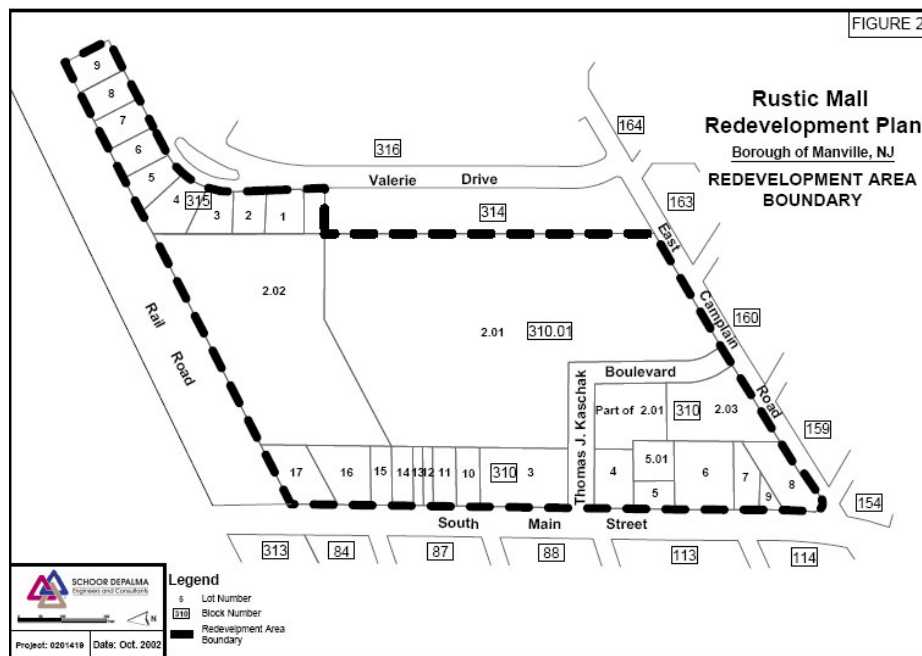
Manville is not proposing any changes to the State Plan Policy Map. Somerset County proposed certain upgrades to the parks and open space layer which are documented in the County’s cross-acceptance report and are also shown on the Planning Areas/Town Center Map.

**Table 5: State Planning Area Breakdown
Manville**

State Planning Areas	Acres
Metropolitan (PA1)	1,224
Environmentally Sensitive (PA5)	335
Park	7
Total	1,566
Proposed Changes from PA1 to PA5	27
Proposed Parks	90

Rustic Mall Redevelopment Area

The Rustic Mall area is roughly 12 acres in size and is bounded by South Main Street, the Norfolk Southern Railroad tracks, Valerie Drive and East Camplain Road. The property contains the former Rustic Mall shopping center, a bowling alley, small businesses along South Main Street, and nine vacant, former residential lots along Valerie Drive. The Rustic Mall retail buildings have all been demolished with only the bowling alley remaining.



The property was once the site of Federal Creosote, which closed in the mid-1950's. Subsequently, the area was developed with both the mall and 130 residential homes. In the late 1990s, creosote was found in the subsurface soils, and the site was designated a superfund site by NJ Department of Environmental Protection and the US Environmental Protection Agency. Remediation has occurred on portions of the residential area and is complete on the remainder of the site. Cleanup was essentially done in February 2008.

In October 2002, the Manville Borough Council authorized a preliminary investigation to determine whether the Rustic Mall area qualified as an "area in need of redevelopment" as defined by the New Jersey Local Redevelopment and Housing Law. A study was prepared in late 2002, and two public hearing were held, in February and March of 2003. In April of 2003, the Planning Board

adopted a resolution recommending that the Council designate the Rustic Mall area in need of redevelopment. The Council subsequently adopted such resolution.

Due to its size and proximity to the retail district, the Rustic Mall site is key to the revitalization of the Manville's business district. A redevelopment plan was prepared in 2004 which set forth a framework for the reuse of the property. The goal of the plan was to create a vibrant, fully productive, mixed use town center with opportunities for new public and private-public investment. A conceptual site plan was presented to the Borough Council, and any modifications of the plan will require approval of the Planning Board prior to construction.

OSG Opportunities and Constraints Analysis

In preparation for the state's Opportunities and Constraints Analysis, Table 6 indicates total acreage and square footage of commercial properties, total acreage of residential land and number of households and acreage of vacant lands per the municipal tax assessment.

**Table 6: Data for OSG Opportunities & Constraints Analysis
Manville**

	Acres	Sq. Footage/HH
Commercial properties	221	9,626,760*
Number of households	535	4,115 (2000 Census)
Vacant land (non-wetland)	51	

Source: Municipal Tax Assessment records, 2007

*This figure was calculated using overall commercial land area.

Natural and Cultural Features

This section specifically discusses the environmental and cultural features of the Borough, including wetlands, forest areas, parks and open space, and water bodies. See Natural and Cultural Features Map for illustrative purposes.

Wetlands

Wetlands are located to the south of the Raritan River along Manville's border with Hillsborough and Bridgewater Township's, in the area known as the Lost Valley Section, adjacent to the Millstone River

and along the Royce Brook. These are areas where Manville experiences occasional severe flooding, especially after prolonged rainfall events.

There are studies currently underway by the U.S. Army Corps of Engineers to address the flooding problems in the Millstone River basin and Manville.

Parks, Recreation and Open Space

Federal and State Land - As shown on the Natural Cultural Features map, there are limited federal and state owned land in the Borough of Manville. However, as part of the Rustic Mall cleanup, several of the residential properties in the Claremont neighborhood were acquired by Federal government, where remediation has occurred, and are planned to be resold for residential development.

Somerset County- The Borough has been utilizing County open space funds as a means to further open space acquisition. For example, a 12-acre parcel in the valley, a flood-prone area, was purchased with County open space funds. The area just north of Dukes Parkway, also known as the former John's Manville landfill, has been purchased by the County as open space.

Manville Borough- Given the Borough's built-out nature, ensuring that open space exists and continues to expand has been a high priority in Manville. The Borough contains several park and recreation facilities located throughout the community. A number of them include:

- *Memorial Park. Amenities include an adult pool, wading pool, basketball, volleyball, bath house, and jungle gym.*
- *Cooper Street Park. Amenities include an adult pool, bath house, and playground equipment.*
- *Lincoln Park. Amenities include a playground, t-ball, softball, and soccer fields.*
- *Dukes Parkway Park (located adjacent to the Raritan River.) Amenities include passive open space due to frequent flooding.*
- *Papawick Park (located along the Royce River). Amenities include a playground, roller blade court, and soccer fields.*
- *Haran Park. Amenities include playground equipment.*

Water Bodies

Streams, rivers, and creeks: Raritan River, Millstone River, Royce Brook.

The Raritan River, which runs along Manville's northern border with Bridgewater Township, is an important source of drinking water for the central portion of New Jersey. The Millstone River is a tributary of the Raritan River, which begins in Western Monmouth County and flows into the Raritan River at Manville, and is also an important source of drinking water. The Royce Brook River consists of several bodies of water flowing into it within its 16 square mile watershed. It tends to run north-east and eventually empties into the Millstone River in Manville, which is subsequently deposited into the Raritan River.

Communities that front along the Raritan and Millstone Rivers, as well as the Royce Brook have experienced a number of severe flooding events. Hurricane Floyd in September 1999 produced a particularly severe flood, especially in the Lost Valley section of Manville, which sits on a flood plain between the Millstone River and the Raritan River. In an effort to mitigate flooding events, two Millstone River basin flood control and mitigation studies are currently underway to determine what ways future flooding can be mitigated or controlled.

Threatened or Endangered Habitat

Utilizing New Jersey Department of Environmental Protection Landscape Project data, there were no recorded threatened and endangered habitat in the Borough.

Farmland

There are no preserved agricultural or farmland in the Borough.

Historic and Cultural Sites

The New Jersey Register is the official list of New Jersey's historic resources of local, state and national interest, and maintained by the State Historic Preservation Office (SHPO) within the New

Jersey Department of Environmental Protection. Table 7 indicates that there are 7 sites in Manville listed on the State Register of Historic Places as eligible or “opinioned” assets.

Table 7: State and National Register Historic Sites

Site	Location	Designation
Bridge Street over Conrail (ID#4012)	Milepoint 56.66	SHPO Opinion 6/7/2002
Delaware and Bound Brook Railroad Historic District (ID#4540)		SHPO Opinion 3/15/2002
Lehigh Valley Railroad Historic District (ID#4154) and (ID#3605)		SHPO Opinion 7/30/1990 SHPO Opinion 11/27/1995
Manville Municipal Building (ID#2905)	Demolished	SHPO Opinion 7/30/1990
Prehistoric Archaeological Site (ID#3606)	Conrail over Raritan River	SHPO Opinion 7/30/1990
Reading Railroad Bridge (ID#3607) and (ID#3608)	Conrail over Raritan River	SHPO Opinion 7/30/1990
Water Tower Stone Foundation (ID#3609)		SHPO Opinion 7/30/1990

Source: New Jersey and National Registers of Historic Places

A SHPO Opinion is an opinion of eligibility issued by the State Historic Preservation Officer (SHPO). The opinion is in response to a federally funded activity, such as a road project, that will have an effect on historic properties not listed on the National Register.

Community Facilities

This section provides an overview of the Borough’s community facilities, including schools, nursing homes, daycare centers, shelters, youth and recreation centers, and government buildings and public services. See Community Facilities Map that accompanies this discussion.

Public Schools

There are four schools in Manville’s K-12 school district, serving approximately 1,350 students.

The Weston Elementary School, located at 600 Newark Avenue, serves students in kindergarten, first and second grades. Roosevelt School, located at 410 Brooks Boulevard, serves students in fourth and fifth grades. Alexander Batcho Intermediate School, located at North 13th Avenue serves students in grades sixth to eight. The Manville High School is located at 1100 Brooks Boulevard, and serves students in grades nine to twelve.

Private School

Christ the King Parish School, located on North 13th Avenue in Manville, is an Elementary School that offers kindergarten to eighth grade, and serves 190 students.

Nursing Homes

Manville contains an assisted living facility called Autumn Woods located at 680 North Street.

Child Care Services

Child care services, both before and after school, are offered at the Manville High School through a program called Jointure.

Shelters

During catastrophic events, the VFW on Washington Street, the High School, and St. Mary's parish center are used for shelters.

Youth and Recreation Centers

Previously, the Borough renovated an old Civil Defense Building on South Weiss Street into a Recreation Center and held events there but unfortunately the building had a fire in February of 2006. The Borough has decided to rebuild it as a new Emergency Services Building to store boats and flood emergency equipment. The Borough will be receiving \$1.0 million towards a new community center through the Redevelopers Agreement with the owners of the Rustic Mall. The Borough has upgraded its recreation management by hiring a full time Recreation Director and a full time Senior Events Coordinator.

Government Buildings and Public Services

The municipal complex, located at 325 North Main Street, houses the Administration, Municipal Court, Engineering, Planning Board, Zoning Board, Clerk, Tax Assessor, Tax Collector, Construction, and Code Enforcement offices.

Library

The Manville municipal library is located at 100 South 10th Avenue. A Manville library card is free to all residents or property owners with a proof of residency in the Borough. The library is open six days a week, which includes three evenings.

Department of Public Works

The DPW is located at 1 William Street and consists of an administration building, two storage structures, equipment maintenance building, and a roof-only parking structure. There are 18 employees with a Director and secretary.

Police

Manville's Police Department is located at 2 North Main Street, and has a full-time police department consisting of 22 uniformed officers, 4 dispatchers and 2 clerks.

Fire

The Manville Fire Department is made up of three volunteer fire companies. Each company is located in different geographic parts of town; this strategy insures effective mobilization of fire units to any areas that may need assistance.

Emergency Medical Services

Emergency medical services are provided by the Manville First Aid and Rescue Squad located on South Third Avenue, and the Borough has a contract with Somerset Medical Center to provide daytime ambulance coverage.

Senior Services

The Manville Senior Center, one of eight senior centers operated by the Somerset County Office on Aging is located on South Third Avenue, and provides daily activities for the Borough's seniors, including cards, exercise, mobile postal service, bingo, and line dancing. The Manville Senior club meets monthly at the VFW on Washington Street.

Infrastructure

This section provides an overview of the Borough's infrastructure, including roadways, sewer service areas and water supply franchises. See Infrastructure Information Map that accompanies this discussion.

Roadways

Manville has an extensive network of arterials, collector and local roads to provide vehicular circulation. County Route 533 or Main Street, is the Borough's only urban minor arterials, which extends north-south through Manville connecting it with Bridgewater and Hillsborough Townships. There are three urban collectors which extend west from Main Street to Hillsborough:

- County Route 608 or Dukes Parkway runs west in the northern end of town.
- Brook Boulevard and Camplain Road both run west in the central portion of town on either side of the Conrail Roadway.

North 13th Avenue is an urban collector which travels north-south from Dukes Parkway to Brook Boulevard and Camplain Road, and continues as Whalen Street to Kennedy Boulevard.

All other remaining roads are classified as local roadways.

Sewer Service Areas and Water Supply Franchises

The Borough is fully sewered and is served by the Somerset Raritan Valley Sewerage Authority (SRVSA). For water infrastructure, the Borough sold its water utility to Elizabethtown Water Company. As a result, the area formally serviced by Manville Water Department (depicted on the Infrastructure Information Map) is also overseen by the Elizabethtown Water Company. The N.J. American Water Company (successor to Elizabeth Water Company) has been replacing all of the lines in the Valley section of the Borough. They have also provided a second interconnect to their system in the south end of the Borough. The Borough has been maintaining and updating its infrastructure through numerous capital projects either through its own resources or in concert with the County or NJDOT.

Underutilized Land

The Infrastructure Information Map also depicts any known contaminated sites and the Rustic Mall Redevelopment Area boundary.

COMMUNITY VISION AND PUBLIC PARTICIPATION

The Borough intends to undergo the process of community visioning, adopt a Community Vision, and submit the adopted Vision and summary report of compliance with visioning standards to the Office of Smart Growth.

STATUS OF MASTER PLAN AND OTHER RELEVANT PLANNING ACTIVITIES

This section describes all recent relevant planning activities including topics such as regional planning, master planning, redevelopment, economic development, affordable housing, transportation, utilities, open space & recreation, agriculture, historic preservation, shared services, and emergency planning. This section also discusses the local public participation that has occurred in the above planning activities.

Local Planning Activities

Master Planning

The last comprehensive master plan completed for Manville was done in 1994. Subsequently, the Borough adopted several Reexamination Reports in 2001, 2004 and 2006.

Redevelopment Planning

The Manville Borough Committee declared the area formerly known as Rustic Mall as “an area in need of redevelopment” pursuant to N.J.S.A. 40A:12 A-1 et al.) in 2003. A Redevelopment Plan for the area was prepared the following year.

Affordable Housing

The Borough had received COAH certification of its Second Round Housing Plan but was subsequently subjected to a builder’s remedy suit. The case was recently settled and as a result of the Appellate Division decision, Manville does not need to shorten its repose and has elected at this point to wait

until the expiration of the judgment until 2010 to petition for Round Three certification. The Appellate Division affirmed the lower Court's ruling providing Manville with immunity from any third cycle exclusionary zoning litigation and Manville will use the time to fully implement its second round obligations.

Recent and Upcoming Development Activities

The Borough of Manville has limited developable land. Recent development trends include site plans only, and rehabilitation of existing buildings. There has been no new commercial development. The table below indicates applications that have been recently approved or within the past five years. .

Block	Lot	Name/Location	Approved for:
		Brooks Townhomes	10 units
42.01	1.02	Northside Gardens	3 single family lots
2	44-51	Dukes Parkway	2 single family lots
38	20-27	Bleecher Street	2 single family lots
81	6.02-12.01, 28-34	North 4 th Street	4 single family lots

STATEMENT OF PLANNING COORDINATION

The Borough coordinates all of its planning efforts with the Somerset County Planning Board and continues to coordinate the redevelopment of the Rustic Mall with the USEPA in the clean up of the Superfund Site. Manville's local plans and regulations are consistent with the county master plan and other regional plans, as well as state regulations.

Shared services occur in the form of coordinated emergency management effort, municipal initiatives for regional planning, shared services, tax sharing, emergency planning, etc. In addition, the petitioner should discuss to what extent land use and zoning are compatible in municipal border areas, including consideration of externalities and impacts on both sides of each border.

The following are examples of existing shared services in place between the Borough of Manville and its adjacent municipalities/County:

- Refuse Collection, Manville Board of Education
- Janitorial Services, Manville Board of Education

- Snow Plowing, Manville Board of Education
- Plumbing and Carpentry Services, Manville Board of Education
- Playing Field Maintenance, Manville Board of Education
- Fire Official, Borough of Somerville
- Tax Assessor, Borough of Raritan
- Construction Code Official, Borough of Raritan
- Plumbing Sub-Code Official, Borough of Raritan
- Building Inspector, Borough of Raritan
- Health Services, Somerville and Raritan
- Animal Control, Bridgewater and Somerville
- Leaf Recycling, Hillsborough Township
- Drug and Alcohol Testing, Somerset County
- Cooperative Purchasing, Somerset County
- Recycling, Somerset County
- Vehicle Fuel, Somerset County
- Vehicle Maintenance, Somerset County
- Purchase of Public Works Equipment, Somerset County
- Employee Training Programs, Somerset County
- Video Arraignments, Somerset County Court System
- Natural Gas Co-op, Middlesex County Educational Services Commission
- Public Works Equipment Sharing with Branchburg, Bridgewater, Somerville, Bound Brook, So. Bound Brook, Raritan, North Plainfield
- Ambulance Services, Raritan, South Bound Brook, Bridgewater
- Member of Somerset Shared Services Program
- Coordinating Council Member of Somerset Shared Services Program
- Municipal Center Shared Services w/ Somerville, Bridgewater, Bound Brook, So. Bound Brook, Raritan
- Mutual Aid with surrounding municipalities

STATE, FEDERAL, AND NON-PROFIT PROGRAMS, GRANTS AND CAPITAL PROJECTS

This section lists and briefly describes all relevant projects or funding involving state resources.

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Program Name	Project Name	Agency	Brief Description	Geographic area covered	Project amount (\$)	Project start date	Project finish date
Somerset County Planning Partnership Grant	Plan Endorsement Petition	Somerset County Planning Board	Petition to OSG to reaffirm Center Designation	Entire Town	\$30,000		
NJDOT Municipal Aid	Washington Ave Sec. 3	NJDOT	Road paving	Street	150,000	6/08	8/08
NJDOT Municipal Aid	Washington Ave Sec. 2	NJDOT	Road paving	Street	150,000	9/07	12/07
NJDOT Municipal Aid	Washington Ave Sec 1	NJDOT	Road paving	Street	125,000	7/06	9/06
NJDOT Municipal Aid	Raritan Avenue	NJDOT	Road paving	Street	125,000	7/05	9/05
NJDOT Municipal Aid	Kennedy Boulevard	NJDOT	Road paving	Street	125,000	7/04	9/04
Community Development Block Grant (CDBG)	Sewer rehabilitation	Somerset County	Sewer rehabilitation	Low/moderate district	100,000	1/09	6/09
CDBG	Sewer rehabilitation	Somerset County	Sewer rehabilitation	Low/moderate district	75,000	2/08	5/08
CDBG	Sewer rehabilitation	Somerset County	Sewer rehabilitation	Low/moderate district	52,000	2/08	5/08
CDBG	Library doors	Somerset County	Accessible doors	Library	18,000	10/09	12/09
CDBG	Sidewalks	Somerset County	Install sidewalks	Low/moderate district	51,800	8/05	11/05
CDBG	Accessible bathrooms	Somerset County	Renovate recreation building bathrooms	Recreation Building	100,000	9/04	12/04
Open Space	Open Space purchase	Somerset County	Purchase open space	Block 180, Lot 95	250,000	12/05	12/05
Economic Development	Façade improvements	Somerset County	Façade improvements	Main Street	50,000	10/07	6/08
Economic Development	Streetscape	Somerset County	Streetscape	Main Street	183,500	7/06	10/06
Economic Development	Façade improvements	Somerset County	Façade improvements	Main Street	90,000	10/04	1/06
Economic Development	Parking lot	Somerset County	No 1 st parking lot	Borough hall	125,000	7/06	11/06
Economic Development	streetscape	Somerset County	Streetscape	Brooks Boulevard	136,350	7/06	11/06

CONSISTENCY WITH STATE PLAN-GOALS, POLICIES AND INDICATORS

GOAL	POLICIES	INDICATORS
<p>Goal 1: Revitalize the State's Cities and Towns</p> <p>STRATEGY: Protect, preserve and develop the valuable human and economic assets in cities, towns and other urban areas. Plan to improve their livability and sustainability by investing public resources in accordance with current plans which are consistent with the provisions of the State Plan. Leverage private investments in jobs and housing; provide comprehensive public services at lower costs and higher quality; and improve the natural and built environment. Incorporate ecological design through mechanisms such as solar access for heating and power generation. Level the playing field in such areas as financing services, infrastructure and regulation. Reduce the barriers which limit mobility and access of city residents, particularly the poor and minorities, to jobs, housing, services and open space within the region. Build on the assets of cities and towns such as their labor force, available land and buildings, strategic location and diverse populations.</p>	<p>Policy on Urban Revitalization - Prepare strategic revitalization plans, neighborhood empowerment plans and urban complex strategic revitalization plans that promote revitalization, economic development and infrastructure investments, coordinate revitalization planning among organizations and governments, support housing programs and adaptive reuse, improve access to waterfront areas, public open space and parks, and develop human resources with investments in public health, education, work force readiness and public safety in cities and towns.</p>	<p>Key Indicator 5. Progress in socioeconomic revitalization for the 68 municipalities eligible for Urban Coordinating Council assistance</p> <p>Indicator 6. Percent of jobs located in Urban Coordinating Council municipalities</p> <p>Indicator 23. Percent of building permits issued in Urban Coordinating Council municipalities</p> <p>Indicator 27. Number of Neighborhood Empowerment Plans approved by the Urban Coordinating Council</p>

Goal 1 Analysis

Manville, which is one of the older Boroughs in Somerset County and essentially fully built-out, has consistently striven to plan in ways that will revitalize and bolster its neighborhoods, economic base, infrastructure, community facilities, and natural resources. Manville has utilized its designation as a Town Center in 2000 as a springboard for numerous strategic planning initiatives with particular emphasis on its business district which had been negatively impacted by the loss of the Borough's industrial base, a changing marketplace, and the impacts of Hurricane Floyd in 1999.

The Revitalization Implementation Plan, prepared in 2003, set forth a strategy for Manville's downtown revitalization. The intent of the Implementation Plan was to encourage new retail and professional uses to compliment the Borough's municipal building, offer a "Main Street" feel, and to create a compact, pedestrian-oriented, vibrant, mixed-use core. Recommendations included:

- Capital Improvements:
 - Complete sidewalk improvements with curb replacement and pavers.
 - Study areas for additional potential parking, wayfinding system and “gateways.”
- Regulatory Changes:
 - Encourage the redevelopment of the Rustic Mall, in coordination with the remediation of the contaminated portion of the site.
 - Create uniform design standards for Main Street corridor.
 - Discourage first floor residences.
 - Encourage smaller office uses.
 - Promote public/private parking partnerships.
 - Allow for denser retail in Rustic Mall.
 - Provide architectural design, landscaping and sign standards.
- Business Marketing, Retention and Expansion
 - Implement a Business Improvement District (BID) to assist in the downtown revitalization.

The South Main Street Parking, Pedestrian and Bikeway Plan, prepared in December 2003, includes recommendations for improving pedestrian safety conditions and identifying additional off-street parking for the South Main Street corridor. Wayfinding signage and pedestrian safety improvements are also recommended. Other report recommendations include a proposed Bikeway Plan, and the completion of the Main Street Streetscape Pedestrian Improvements.

As part of the Borough's downtown improvement process, several of the strategies mentioned have been implemented. Recently, the Borough was awarded \$183,630 to help complete the streetscape projects along Main Street and Brooks Boulevard. The monies were used for new decorative paving, benches, lamps and trees on North Main Street; additional work on Brooks Boulevard; a new sidewalk along the municipal building parking lot; and sidewalk improvements along the south side of Dukes Parkway. In addition, the funds were used to revamp storefronts, improve traffic conditions, and enhance the community's new gateway.

The Manville Business and Professional Association (MBPA) has also been a catalyst in improving the downtown. As part of the overall beautification efforts, the MBPA purchased new signs to welcome shoppers to the downtown and also provided \$8,500 towards new trees. It should be noted that a Business Improvement District Strategic Plan was prepared, which set forth boundaries of a BID, formulated a budget and included a District Management Corporation model, however no further action was taken to establish a BID.

The Rustic Mall Redevelopment Area is a 14 acre tract in the heart of the business district. The property contains the Rustic Mall shopping center and nine vacant, former residential lots along Valerie Drive. The property was once the site of Federal Creosote, which closed in the mid-1950's. Subsequently, the area was developed with both commercial and residential uses. In the late 1990s, creosote was found in the subsurface soils, and the site was designated a superfund site by NJ Department of Environmental Protection and the US Environmental Protection Agency. Remediation has occurred on portions of the residential area and is underway on the remainder of the site. Cleanup was completed in February 2008.

In October 2002, the Manville Borough Council authorized a preliminary investigation to determine whether the Rustic Mall area qualified as an “area in need of redevelopment” as defined by the New Jersey Local Redevelopment and Housing Law. A study was prepared in late 2002, and in

April of 2003, the Planning Board adopted a resolution recommending that the Council designate the Rustic Mall area in need of redevelopment. The Council subsequently adopted a resolution so designating the area.

Due to its size and proximity to the retail district, the Rustic Mall site is key to the revitalization of the Manville's business district. A redevelopment plan was prepared in 2004 which set forth a framework for the reuse of the property. The goal of the plan was to create a vibrant, fully productive, mixed use town center with opportunities for new public and private-public investment.

GOAL	POLICIES	INDICATORS
<p>Goal 2: Conserve the State's Natural Resources and Systems</p> <p>STRATEGY: Conserve the state's natural resources and systems as capital assets of the public by promoting ecologically sound development and redevelopment in the Metropolitan and Suburban Planning Areas, accommodating environmentally designed development and redevelopment in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, and by restoring the integrity of natural systems in areas where they have been degraded or damaged. Plan, design, invest in and manage the development and redevelopment of Centers and the use of land, water, soil, plant and animal resources to maintain biodiversity and the viability of ecological systems. Maximize the ability of natural systems to control runoff and flooding, and to improve air and water quality and supply.</p>	<p>Policy on Water Resources - Protect and enhance water resources through coordinated planning efforts aimed at reducing sources of pollution and other adverse effects of development, encouraging designs in hazard-free areas that will protect the natural function of stream and wetland systems, and optimizing sustainable resource use.</p> <p>Policy on Open Lands and Natural Systems - Protect biological diversity through preservation and restoration of contiguous open spaces and connecting corridors; manage public land and provide incentives for private land management to protect scenic qualities, forests and water resources; and manage the character and nature of development for the protection of wildlife habitat, critical slope areas, water resources, and for the provision of adequate public access to a variety of recreational opportunities.</p> <p>Policy on Coastal Resources - Acknowledge the statutory treatment of the coastal area under federal and state legislation, coordinate efforts to establish a comprehensive coastal management program with local planning efforts, undertake a regional capacity analysis, protect vital ecological areas and promote recreational opportunities.</p> <p>Policy on Special Resource Areas - Recognize an area or region with unique characteristics or resources of statewide importance and establish a receptive environment for regional planning efforts. The Highlands region has been recognized as the first Special Resource Area in New Jersey.</p>	<p>Key Indicator 2. The amount of land permanently dedicated to open space and farmland preservation</p> <p>Key Indicator 3. Percent of New Jersey's streams that support aquatic life</p> <p>Indicator 11. Conversion of wetlands for development</p> <p>Indicator 26. Percent of land in New Jersey covered by adopted watershed management plans</p>

Goal 2 Analysis

Given the Borough's built-out nature, ensuring that open space exists and continues to expand has been a high priority in Manville. The Borough contains several park and recreation facilities located throughout the community. These include:

- *Memorial Park. Amenities include an adult pool, wading pool, basketball, volleyball, and jungle gym.*
- *Cooper Park. Amenities include an adult pool and playground equipment.*
- *Lincoln Park. Amenities include a playground, t-ball and softball.*
- *Dukes Park (located adjacent to the Raritan River. Amenities include baseball/softball, and soon volleyball.*
- *Papawick Park (located along the Royce River). Amenities include a playground, and a roller blade court.*
- *Haran Park. Amenities include playground equipment.*

The Borough has been utilizing County open space funds as a means to further open space acquisition. For example, a 12-acre parcel in the valley, a flood-prone area, was purchased with County open space funds and has been added to the Borough's Green Acres inventory. The area just north of Dukes Parkway, also known as the former John's Manville landfill, was purchased by the County as open space in 2008.

The Borough actively participates in the Millstone River Watershed Steering Committee activities and has been working with the Army Corp of Engineers since Hurricane Floyd to control the flooding on the Millstone and Raritan Rivers. The Borough acquired 39 flood prone properties through a FEMA grant of \$6 million that are currently maintained as grassed lots.

The Borough has prepared a Stormwater Management Plan in compliance with N.J.A.C. 7:14A-25 and N.J.A.C. 7:8. The plan addresses groundwater recharge, stormwater quantity, and stormwater quality impacts by incorporating stormwater design and performance standards for new major development, defined as projects that disturb one or more acres of land. These standards are intended to minimize the adverse impacts of stormwater runoff on water quality and water quantity and the loss of groundwater recharge that provides baseflow measures for existing and future stormwater facilities. The Borough's Zoning and Land Use Ordinance includes stormwater control requirements that include provisions for design standards, subsurface recharge systems, detention basins, and roof top storage.

The Borough also has a Flood Damage Protection Ordinance that includes methods and provisions for:

- Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- Requiring that uses vulnerable to floods including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- Controlling the alteration of natural flood plains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
- Controlling filling, grading, dredging, and other development which may increase flood damage; and,
- Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas.

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GOAL	POLICIES	INDICATORS
<p>Goal 3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey</p> <p>STRATEGY: Promote socially and ecologically beneficial economic growth, development and renewal and improve both the quality of life and the standard of living of New Jersey residents, particularly the poor and minorities, through partnerships and collaborative planning with the private sector. Capitalize on the state's strengths—its entrepreneurship, skilled labor, cultural diversity, diversified economy and environment, strategic location and logistical excellence—and make the state more competitive through infrastructure and public services cost savings and regulatory streamlining resulting from comprehensive and coordinated planning. Retain and expand businesses, and encourage new, environmentally sustainable businesses in Centers and areas with infrastructure. Encourage economic growth in locations and ways that are both fiscally and environmentally sound. Promote the food and agricultural industry throughout New Jersey through coordinated planning, regulations, investments and incentive programs—both in Centers to retain and encourage new businesses and in the Environs to preserve large contiguous areas of farmland.</p>	<p>Policy on Economic Development - Promote beneficial economic growth and improve the quality of life and standard of living for New Jersey residents by building upon strategic economic and geographic positions, targeting areas of critical capital spending to retain and expand existing businesses, fostering modern techniques to enhance the existing economic base, encouraging the development of new enterprises, advancing the growth of green businesses, elevating work force skills, and encouraging sustainable economic growth in locations and ways that are fiscally and ecologically sound.</p> <p>Policy on Agriculture - Promote and preserve the agricultural industry and retain farmland by coordinating planning and innovative land conservation techniques to protect agricultural viability while accommodating beneficial development and economic growth necessary to enhance agricultural vitality and by educating residents on the benefits and the special needs of agriculture.</p> <p>Policy on Equity - It is the position of the State Planning Commission that the State Plan should neither be used in a manner that places an inequitable burden on any one group of citizens nor should it be used as a justification for public actions that have the effect of diminishing equity. It is also the position of the Commission that the achievement, protection and maintenance of equity be a major objective in public policy decisions as public and private sector agencies at all levels adopt plans and policies aimed at becoming consistent with the State Plan.</p>	<p>Key Indicator 1. New development, population and employment located in the Metropolitan and Suburban Planning Areas or within Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas</p> <p>Indicator 1. Average annual disposable income among New Jerseyans</p> <p>Indicator 2. Unemployment</p> <p>Indicator 3. Conversion of farmland for development</p> <p>Indicator 5. Agricultural output</p> <p>Indicator 7. Economic output per unit of energy consumed</p> <p>Indicator 21. Municipalities with median household incomes of less than \$30,000 per year (in 1990 dollars)</p> <p>Indicator 22. Number of census tracts with more than 40% of the population living under the poverty level</p>

Goal 3 Analysis

Through Somerset County Economic Development grants, the Borough has provided a Façade Improvement program for commercial buildings on Main Street. The grant funds up to fifty percent of the cost to improve building facades. To date, \$200,000 in grants has been awarded to fourteen property owners resulting in more than \$500,000 in façade improvements. Additionally, through other Somerset County, U.S.E.D.A. and N.J.D.O.T. grants, the Borough has completed a \$2 million

streetscape along Main Street, consisting of brick paver walkways, decorative lighting, trees, and benches. These efforts have gone a long way in stimulating new tenants in empty store fronts.

The Yellow Rose property has been transformed into a highly successful restaurant and music venue. The owner has completely restored the building after the flooding from Hurricane Floyd. The building acts as a beautiful gateway to the Borough from the south.

The Borough is currently formulating ideas to improve second-story apartments in the commercial district to provide a stable consumer base for Main Street businesses. Also, higher density housing ordinances have been revised to direct that type of development within the central business district.

The Borough has been actively promoting the redevelopment of the Rustic Mall. As soon as the U.S.E.P.A. completes its clean-up, this much-needed project may begin construction. The Borough has adopted all of the required legislation to declare it an area in need of redevelopment, to prepare a redevelopment plan and to designate the current owner as the re-developer. The site is a declared Superfund cleanup site and has been actively worked on since 1997 by the U.S.E.P.A. When finished in 2008, the total clean-up cost will exceed \$200 million.

As noted in the Goal 1 Analysis, the Borough has prepared several studies and plans in addition to the Rustic Mall plan that promote economic development. They include the Revitalization Implementation Plan, The South Main Street Parking, Pedestrian and Bikeway Plan, and the Business Improvement District Strategic Plan.

GOAL	POLICIES	INDICATORS
<p>Goal 4: Protect the Environment, Prevent and Clean Up Pollution</p> <p>STRATEGY: Develop standards of performance and create incentives to prevent and reduce pollution and toxic emissions at the source, in order to conserve resources and protect public health. Promote the development of businesses that provide goods and services that eliminate pollution and toxic emissions or reduce resource depletion. Actively pursue public/private partnerships, the latest technology and strict enforcement to prevent toxic emissions and clean up polluted air, land and water without shifting pollutants from one medium to another; from one geographic location to another; or from one generation to another. Promote ecologically designed development and redevelopment in the Metropolitan and Suburban Planning Areas and accommodate ecologically designed development in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, to reduce automobile usage; land, water and energy consumption; and to minimize impacts on public health and biological systems, water and air quality. Plant and maintain trees and native vegetation. Reduce waste and reuse and recycle materials through demanufacturing and remanufacturing</p>	<p>Policy on Air Resources - Reduce air pollution by promoting development patterns that reduce both mobile and stationary sources of pollution, promoting the use of alternative modes of transportation, and supporting clean, renewable fuels and efficient transportation systems.</p> <p>Policy on Energy Resources - Ensure adequate energy resources through conservation, facility modernization, renewable energy and cogeneration; to continue economic growth while protecting the environment; and to modify energy consumption patterns to capitalize on renewable, domestic energy supplies rather than virgin extraction and imports.</p> <p>Policy Waste Management, Recycling and Brownfields- Promote recycling and source reduction through product design and materials management and by coordinating and supporting legislative, planning and facility development efforts regarding solid and hazardous waste treatment, storage and disposal. Capitalize on opportunities provided by brownfield sites through coordinated planning, strategic marketing and priority redevelopment of these sites.</p>	<p>Indicator 4. Percent of brownfield sites redeveloped</p> <p>Indicator 7. Economic output per unit of energy consumed</p> <p>Indicator 8. The generation of solid waste on a per capita and per job basis</p> <p>Indicator 9. Number of unhealthful days annually caused by ground-level ozone, particulate matter and carbon monoxide</p> <p>Indicator 10. Greenhouse gas emissions</p> <p>Indicator 13. Changes in toxic chemical use and waste generation (non-product output or NPO) by New Jersey's manufacturing sector</p> <p>Indicator 15. Vehicle miles traveled per capita</p>

Goal 4 Analysis

Manville's efforts to protect the environment are often part and parcel of or a direct beneficiary of the initiatives discussed under other goals. They include:

- Promoting concentrated development and redevelopment within it business district that provides an alternative to greenfields development in other parts of the region, while enhancing opportunities for non-vehicular travel such as walking and bicycling.
- Adopting a stormwater management plan to addresses groundwater recharge, stormwater quantity, and stormwater quality within the Borough.
- Pursuing open space opportunities whenever possible.

GOAL	POLICIES	INDICATORS
<p>Goal 5: Provide Adequate Public Facilities and Services at a Reasonable Cost</p> <p>STRATEGY: Provide infrastructure and related services more efficiently by supporting investments based on comprehensive planning and by providing financial incentives for jurisdictions that cooperate in supplying public infrastructure and shared services. Encourage the use of infrastructure needs assessments and life-cycle costing. Reduce demands for infrastructure investment by using public and private markets to manage peak demands, applying alternative management and financing approaches, using resource conserving technologies and information systems to provide and manage public facilities and services, and purchasing land and easements to prevent development, protect flood plains and sustain agriculture where appropriate.</p>	<p>Policy on Infrastructure Investments - Provide infrastructure and related services more efficiently by investing in infrastructure to guide growth, managing demand and supply, restoring systems in distressed areas, maintaining existing infrastructure investments, designing multi-use school facilities to serve as centers of community, creating more compact settlement patterns in appropriate locations in suburban and rural areas, and timing and sequencing the maintenance of capital facilities service levels with development throughout the state.</p> <p>Policy on Transportation - Improve transportation systems by coordinating transportation and land-use planning; integrating transportation systems; developing and enhancing alternative modes of transportation; improving management structures and techniques; and utilizing transportation as an economic development tool.</p>	<p>Key Indicator 4. Meet present and prospective needs for public infrastructure systems</p> <p>Indicator 14. The percent of all trips to work made by carpool, public transportation, bicycle, walking or working at home</p> <p>Indicator 16. Number of pedestrian fatalities in vehicular accidents on state roads</p> <p>Indicator 17. Increase in transit ridership</p> <p>Indicator 18. Percent of potable water supplies that meet all standards</p> <p>Indicator 19. Percent of development on individual septic systems</p>

Goal 5 Analysis

The Borough is fully sewered and is served by the Somerset Raritan Valley Sewerage Authority (SRVSA). The Borough sold its water utility to Elizabethtown Water Company. The N.J. American Water Company (successor to Elizabeth Water Company) has been replacing all of the lines in the Valley section of the Borough. They have also provided a second interconnect to their system in the south end of the Borough.

The Borough has been maintaining and updating its infrastructure through numerous capital projects either through its own resources or in concert with the County or NJDOT including the following:

- Reconstruction of the Bridge Street Bridge with all work funded by the NJDOT.
- Street repaving program at a cost of more than \$4 million, with nearly \$1 million in NJDOT grant funds. Every street repaired has had handicap ramps installed.
- Replacing the Van Veghten Bridge over the Raritan River and raising it three feet to provide additional flood protection.
- Signalization of 13th Avenue and West Camplain Road
- Signalization of 13th Avenue and Brooks Boulevard
- Streetscape Improvement of Main Street
- NJDOT Road Programs for:

- Washington Avenue
- Knopf Street
- Louis Street
- Raritan Avenue
- Kennedy Boulevard
- West Camplain Road
- New DPW. Administrative Offices
- Renovation of Recreation Center
- New roof on Library and Municipal Building
- Buyout of flood prone homes with FEMA grant
- Construction of municipal parking lot near the Municipal Building to serve the local businesses and the Borough. The project was fully funded by the Somerset county Economic Development Program.
- Purchase 10 acres in Valley as open space and for recreation activities
- Renovation of 3 municipal pools
- Renovation of 2 bathroom facilities in Parks
- Signalization of South Main Street and Washington Avenue.
- A pedestrian walkway was installed from Main Street into the Wal-Mart Center with County grant funds.

The Borough has completely renovated all of its parks in the past seven years. They have constructed four new soccer fields, and a roller hockey court. Additionally all playground equipment has been updated to current approval standards with appropriate fall zones. All three of the municipal swimming pools have been reconstructed with new filtration systems and bathroom facilities.

The Borough has renovated an old Civil Defense Building into a Recreation Center and now holds events there. Unfortunately the Recreation building had a fire in February of 2006. The Borough has decided to rebuild it as a new Emergency Services Building to store boats and flood emergency equipment. The Borough will be receiving \$1.0 million towards a new community center through the Redevelopers Agreement with the owners of the Rustic Mall. As noted earlier, the Borough has purchased a 10 acre parcel in the Valley for open space and recreational facilities. This was the last significant parcel of land in the Borough for development. The Borough has upgraded its recreation management by hiring a full time Recreation Director and a full time Senior Events Coordinator.

Alternative modes of transportation, specifically walking and bicycling, are promoted through the Borough's targeting of concentrated development in the business district and through such plans as the South Main Street Parking, Pedestrian and Bikeway Plan, which includes recommendations for improving pedestrian safety conditions, wayfinding signage, a proposed Bikeway Plan, and the completion of the Main Street Streetscape Pedestrian Improvements.

The Borough supports the construction of the Route 206 bypass to relieve congestion provided the 13th Avenue at-grade crossing is reconstructed as an underpass. The Borough is currently in the Federal funding cycle for \$1 million to have preliminary engineering plans done for the underpass.

Although there are no active train stations in the Manville, the Borough has been identified as an alternate station location for the West Trenton passenger train line. If the reactivation of the West Trenton Line ever becomes a reality, the Borough will plan for appropriate uses in close proximity to the station as well as strengthening pedestrian and bicycle linkages.

GOAL	POLICIES	INDICATORS
<p>GOAL 6: Provide Adequate Housing at a Reasonable Cost</p> <p>STRATEGY: Provide adequate housing at a reasonable cost through public/private partnerships that create and maintain a broad choice of attractive, affordable, ecologically designed housing, particularly for those most in need. Create and maintain housing in the Metropolitan and Suburban Planning Areas and in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, at densities which support transit and reduce commuting time and costs, and at locations easily accessible, preferably on foot, to employment, retail, services, cultural, civic and recreational opportunities. Support regional and community-based housing initiatives and remove unnecessary regulatory and financial barriers to the delivery of housing at appropriate locations.</p>	<p>Policy on Housing - Preserve and expand the supply of safe, decent and reasonably priced housing by balancing land uses, housing types and housing costs and by improving access between jobs and housing. Promote low- and moderate-income and affordable housing through code enforcement, housing subsidies, community-wide housing approaches and coordinated efforts with the New Jersey Council on Affordable Housing.</p> <p>Policy on Design - Mix uses and activities as closely and as thoroughly as possible; develop, adopt and implement design guidelines; create spatially defined, visually appealing and functionally efficient places in ways that establish an identity; design circulation systems to promote connectivity; maintain an appropriate scale in the built environment; and redesign areas of sprawl.</p>	<p>Indicator 20. Percent of New Jersey households paying more than 30% of their pre-tax household income towards housing</p> <p>Indicator 24. Annual production of affordable housing units</p>

Goal 6 Analysis

The redevelopment of the Rustic Mall will include market rate town homes and condominiums along with age-restricted rental apartments. The Borough participates in the Somerset County Block Grant Housing Rehabilitation program which rehabs about 2 homes per year. The Borough has also completed a \$300,000 R.C.A. with Readington Township and recently received the second \$100,000 of a \$300,000 R.C.A. with Hillsborough. To date, 18 houses have been rehabilitated with R.C.A. funds. The Borough actively promotes and advertises this program and currently has a waiting list.

The Borough had received COAH certification of its Second Round Housing Plan but was subsequently subjected to a builder's remedy suit. The case was recently settled and as a result of the Appellate Division decision, Manville does not need to shorten its repose and may elect to wait until the expiration of the judgment until 2010 to petition for Round Three certification. The Appellate Division affirmed the lower Court's ruling providing Manville with immunity from any third cycle exclusionary zoning litigation and Manville will use the time to fully implement its second round obligations.

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GOAL	POLICIES	INDICATORS
<p>Goal 7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value</p> <p>STRATEGY: Enhance, preserve and use historic, cultural, scenic, open space and recreational assets by collaborative planning, design, investment and management techniques. Locate and design development and redevelopment and supporting infrastructure to improve access to and protect these sites. Support the important role of the arts in contributing to community life and civic beauty.</p>	<p>Policy on Historic, Cultural and Scenic Resources - Protect, enhance, and where appropriate rehabilitate historic, cultural and scenic resources by identifying, evaluating and registering significant historic, cultural and scenic landscapes, districts, structures, buildings, objects and sites and ensuring that new growth and development is compatible with historic, cultural and scenic values</p>	<p>Key Indicator 2. The amount of land permanently dedicated to open space and farmland preservation</p> <p>Indicator 12. Conversion of land per person</p>

Goal 7 Analysis

The Bridge Street bridge was completely restored as originally constructed in accordance with Historic Preservation standards. It was NJDOT's longest bridge span ever to be moved, renovated, and set back in place.

GOAL	POLICIES	INDICATORS
<p>Goal 8: Ensure Sound, Integrated Planning and Implementation Statewide</p> <p>STRATEGY: Use the State Plan and the Plan Endorsement process as a guide to achieve comprehensive, coordinated, long-term planning based on capacity analysis and citizen participation; and to integrate planning with investment, program and regulatory land-use decisions at all levels of government and the private sector, in an efficient, effective and equitable manner. Ensure that all development, redevelopment, revitalization or conservation efforts support State Planning Goals and are consistent with the Statewide Policies and State Plan Policy Map of the State Plan.</p>	<p>Policy on Comprehensive Planning - Promote planning for the public's benefit, and with strong public participation, by enhancing planning capacity at all levels of government, using capacity-based planning and Plan Endorsement to guide the location and pattern of growth and promoting cooperation and coordination among counties, municipalities, state, interstate and federal agencies.</p> <p>Policy on Planning Regions Established by Statute - The State Plan acknowledges the special statutory treatment accorded the New Jersey Pinelands under the Pinelands Protection Act, and the Hackensack Meadowlands under the Hackensack Meadowlands Reclamation and Development Act. The State Planning Commission is explicitly directed to "rely on the adopted plans and regulations of these entities in developing the State Plan." In the State Plan, these areas are considered Planning Regions Established by Statute.</p> <p>Policy on Public Investment Priorities - It is the intent of the State Plan that the full amount of growth projected for the state should be accommodated. Plan Strategies recommend guiding this growth to Centers and other areas identified within Endorsed Plans where infrastructure exists or is planned and where it can be provided efficiently, either with private or public dollars. (Designated Centers are included in the category of communities with Endorsed Plans.) Public investment priorities guide the investment of public dollars to support and carry out these Plan Strategies.</p>	<p>Key Indicator 6. The degree to which local plans and state agency plans are consistent with the State Plan</p> <p>Indicator 25. Municipalities participating in comprehensive, multi-jurisdictional regional planning processes consistent with the State Plan</p>

Goal 8 Analysis

The Borough coordinates all of its planning efforts with the Somerset County Planning Board and continues to coordinate the redevelopment of the Rustic Mall with the USEPA in the clean up of the Superfund Site. The Borough has expended substantial effort in recent years to ensure sound comprehensive and strategic planning as evidenced by the preparation of the Revitalization Implementation Plan, the South Main Street Parking, Pedestrian and Bikeway Plan, the Business Improvement District Strategic Plan, and the Rustic Mall Redevelopment Plan. All of these plans focus on accommodating growth in the designated Town Center. In addition, the Borough has reexamined its master plan in 2001, 2003 and 2006.

CONSISTENCY WITH STATE PLAN-CENTER CRITERIA AND POLICIES

Criteria	State Plan Criteria: Town Center	Existing Town Center Baseline	Proposed Town Center (20 years forward)
Land Use			
Function	Mixed-use core and diverse housing. Identified as a result of a strategic planning effort.	See Narrative	
Land area	< 2 sq mi	2.5 sq mi	2.5 sq mi
Housing units	500 to 4,000	4,296	4,690 (NJTPA)
Housing Density	> 3 du/acre	2.68 gross	2.93
Population			
Number of people	1,000 to 10,000	10,343	11,240 (NJTPA)
Density	> 5,000 per sq mi	4,137.2	4,496
Economy			
Employment	>500 to 10,000	2,430	2,500 (NJTPA)
Jobs-housing ratio	1:1 to 4:1	.56:1	.53:1
Infrastructure			
Capacity (general)	Sufficient existing or planned infrastructure.	Fully served by public water and sewer systems	Fully served by public water and sewer systems
Transportation	Arterial highway or public transit.	I-287, SR 206, CR 608 and 633	

See discussion of center related planning initiatives under Goal 1.

CONSISTENCY WITH STATE PLAN – PLANNING AREA POLICY OBJECTIVES

Manville is located in Planning Area 1 with the exception of the Millstone River and Raritan River stream corridors, which are in Planning Area 5.

Within these planning areas, the State Plan's intention is to:

- Provide for much of the state's future redevelopment (PA1);
- Revitalize cities and towns (PA1 and 5);
- Promote growth in compact forms (PA1);
- Stabilize older suburbs (PA1);
- Redesign areas of sprawl (PA1);
- Protect the character of existing stable communities (PA1 and 5);
- Protect natural resources through the protection of large contiguous areas of land (PA5); and
- Confine programmed sewers and public water services to Centers (PA5).

As evidenced by the Goals Analysis, Manville's planning efforts have focused on redevelopment and revitalization initiatives meant to stabilize this older suburb. A key component of the revitalization strategy is the redevelopment and redesign of a 1950's era strip commercial center into a mixed-use town core. The Goals Analysis also demonstrates that Manville is committed to maintaining and expanding its parks and recreation system and taking steps to mitigate flood damage.

In addition to being consistent with the State Plan's intentions for these planning areas, Manville also conforms to the applicable Policy Objectives.

Land Use

Promote redevelopment and development in centers; promote diversification of land uses; ensure efficient utilization of scarce land.

Manville is a designated Town Center with a diversified land use base including residential, commercial and industrial properties. The Rustic Mall is to be redeveloped as a mixed-use project. The Borough has worked closely with the USEPA on the remediation of this superfund site which will return 14 acres of land in the middle of the Borough's business district to productive use.

Housing

Provide a full range of housing choices through redevelopment, new construction, and rehabilitation.

Manville's housing stock consists of single, two, and multi-family housing in detached, attached and apartment formats. The redevelopment of the Rustic Mall will include townhomes, condominiums and rental units. The Borough participates in the Somerset County housing rehabilitation program and is a recipient of RCA funds from surrounding municipalities.

Economic Development

Encourage strategic land assembly, site preparation and infill development; Use incentives to retain and attract businesses.

The Borough's primary economic development focus is the redevelopment of the Rustic Mall which is an integral part of the business district. The Borough also promotes economic development through façade improvement programs and streetscape improvements in the business district. The Borough has prepared several studies and plans in addition to the Rustic Mall plan that promote economic development. They include the Revitalization Implementation Plan, the South Main Street Parking, Pedestrian and Bikeway Plan, and the Business Improvement District Strategic Plan.

Transportation

Maintain and enhance a transportation system that capitalizes on high-density settlement patterns.

The Borough maintains and upgrades its transportation infrastructure on a regular basis either on its own or in concert with NJDOT and Somerset County as evidenced by a \$4 million repaving program. Mass transit opportunities are limited in the Borough. There is no train station and the only bus service is a single line provided by the county. The bough will closely monitor the potential reactivation of the West Trenton Line and opportunities for transit village type development.

Alternative modes of transportation are promoted through the Borough's targeting of concentrated development in the business district and through such plans as the South Main Street Parking, Pedestrian and Bikeway Plan.

Natural Resource Conservation

Reclaim environmentally damaged sites; use open spaces to reinforce neighborhood and community identity.

The Rustic Mall and the adjoining residential neighborhood are a Superfund Site that is being cleaned by the USEPA for future redevelopment. The Borough has maintained and expanded its park system whenever possible utilizing County open space funds as a means to further open space acquisition. The Borough actively participates in the Millstone River Watershed Steering Committee activities and has been working with the Army Corp of Engineers since Hurricane Floyd to control the flooding on the Millstone and Raritan Rivers. The Borough acquired 39 flood prone properties through a FEMA grant of \$6 million that are currently maintained as grassed lots.

The Borough has prepared a Stormwater Management Plan and a Flood Damage Protection Ordinance to address groundwater recharge, stormwater quantity, stormwater quality impacts and flooding.

Agriculture

Not applicable.

Recreation

Provide maximum active and passive recreational opportunities and facilities by concentrating on maintenance of existing parks while expanding the system through reclamation projects.

Given the Borough's built-out nature, ensuring that open space exists and continues to expand has been a high priority in Manville. The Borough maintains several park and recreation facilities located throughout the community. The Borough has been utilizing County open space funds as a means to further open space acquisition. For example, a 12-acre parcel was purchased with County open

space funds and the former John's Manville landfill is scheduled for purchase by the County as open space. The Borough acquired 39 flood prone properties through a FEMA grant of \$6 million that are currently maintained as grassed lots.

Redevelopment

Encourage redevelopment that encourages pedestrian activity and reduces dependency on the automobile.

The Rustic Mall Redevelopment Area is located in the heart of the business district and will be tied into and complement the existing businesses on the surrounding streets allowing for a “park once” trip to the district.

Historic Preservation

Encourage the preservation of historic or significant buildings and historic and cultural sites.

Public Facilities and Services

Complete, repair or replace existing infrastructure systems.

The Borough is fully sewerred and is served by the Somerset Raritan Valley Sewerage Authority (SRVSA). The Borough sold its water utility to Elizabethtown Water Company. The N.J. American Water Company (successor to Elizabeth Water Company) has been replacing all of the lines in the Valley section of the Borough. They have also provided a second interconnect to their system in the south end of the Borough. The Borough has been maintaining and updating its infrastructure through numerous capital projects either through its own resources or in concert with the County or NJDOT.

Intergovernmental Coordination

Regionalize as many public services as feasible; establish multi-jurisdictional policy and planning entities.

The Borough coordinates all of its planning efforts with the Somerset County Planning Board and continues to coordinate the redevelopment of the Rustic Mall with the USEPA in the clean up of the Superfund Site.

Map Changes

Manville is not proposing any changes to the State Plan Policy Map except updating the Parks layer to reflect the existing Borough recreation amenities. Somerset County proposed certain upgrades to the parks and open space layer which are documented in the County's cross-acceptance report.

REQUESTED STATE AGENCY ASSISTANCE

Manville requests state agency assistance (permit expediting, funding assistance, inter-agency coordination or any other assistance) on the following projects/improvements:

1. Obtain funding to eliminate the railroad at-grade crossing on North 13th Avenue.
2. Flood Control along Raritan and Millstone Rivers
3. Pump Station at Railroad underpass on North Main Street
4. Land Acquisition and Construction costs for downtown parking lots (see Pedestrian/Parking plan by Dave Roberts). Acquire parking easements along the common rear areas of commercial properties for public parking.
5. Land Acquisition, obtain Federal/State Grants, and Construction cost to relocate DPW out of the 100-year flood zone.
6. Pedestrian Safety Improvements to Main Street shopping district
7. Acquisition cost of 9 lots on Valerie Drive to augment Rustic Mall Redevelopment Plan
8. Replace Brick Pavers on Main Street (old ones are worn out and of old style material). It has been more than 10 years since first brick pavers were installed in the streetscape plan. It is time to replace them with newer and better products. Old pavers are discolored and worn. Tree grates need to be installed. Decorative regulatory sign poles are needed to replace the signs now on decorative street lights.
9. Sidewalk construction on major thoroughfares including Dukes Parkway, North-South 13th Avenue, Raritan Avenue, Boesel Avenue, and Huff Avenue. This endeavor will provide safe routes to schools and for pedestrians. This would be an infill project as there are many gaps in the sidewalk system.
10. Development of bike trails along parkland and rivers.
11. Development of tennis courts within the Borough park system.
12. Development of a recreation complex on Borough land between Manville Avenue and the railroad.
13. Preparation of plan for Dukes Parkway Park that proposes uses that are immune or resistant to flooding specifically passive recreational uses such as fishing, picnicking, and other riverfront activities.
14. Coordination of recreation programs with adjoining towns and establishment of shared services.
15. Prepare an agreement with the VFW for public usage of their building. The VFW building is the largest in the State including a very large hall, kitchen facilities and meeting rooms; the building serves as a shelter for Borough residents during floods; and the Borough Senior Club meets there monthly. The Borough believes that through a public/private relationship public dollars could be used to improve, upgrade, and renovate the complex for shared usage.
16. Prepare inventory of public lands to determine best uses. For example, lands with no restrictions (i.e., Green Acres, severe flooding) should be sold to adjoining property owners. Larger tracts (next to Library) should be developed/zoned for senior housing and sold. Lands adjoining parks should be included in open space inventory for Green Acres inclusion.
17. Obtain funding for elevating homes above flood levels.
18. Develop incentives for second story apartments in commercial zones (to eliminate rooming houses that exist now).
19. Construct joint HS/Town library, at HS, and convert the old town library into a senior center. This would consolidate all senior events at one location.

20. Obtain funding to replace deteriorated curbing and sidewalks throughout Borough.
21. Ensure the development of Rustic Mull enhances the downtown commercial district.
22. Develop plan to eliminate four (4) lane highway between Dukes and Brooks on North Main Street. Currently the road design promotes high speeds, is impossible to cross by pedestrians, and creates a bottleneck when merging down to one (1) lane at the railroad bridge. There is no need for all of that traffic capacity. The merge should be between Raritan River and Dukes Parkway.
23. Ensure the Army Corp of Engineers completes flood study and constructs flood protection systems.
24. Realign Camplain Road and South Main Street intersection for safer traffic flow.
25. Obtain grant funds for “quiet zone” improvements at 13th Avenue railroad crossing.
26. Develop plans and construct buffers along railroad tracks.
27. It has been more than 10 years since first brick pavers were installed in streetscape plan. It is time to replace them with newer and better products. Old pavers are discolored and worn. Tree grates need to be installed. Decorative regulatory sign poles re needed to replace signs now on decorative street lights.
28. Installed bus shelter stops on Camplain Road and Main Street for County buses.

APPENDIX