

DRAFT MUNICIPAL SELF ASSESSMENT (MSA)

IN SUPPORT OF
PLAN ENDORSEMENT



FOR THE
TOWNSHIP OF BEDMINSTER

Prepared by the Bedminster Land Use Board
With Assistance from Banisch Associates, Inc.

TABLE OF CONTENTS

- I. Introduction
- II. Existing Conditions/ Opportunities & Challenges
 - Location and Regional Context
 - Background
 - Inventory of Key Characteristics
 - Redevelopment and Rehabilitation Areas
 - Status of planning
- II. Community Vision & Public Participation
- III. Recent and Upcoming Development Activities
- IV. Statement of Planning Coordination
- V. State Programs, Grants and Capital Projects
- VI. VII. Sustainability/Resiliency Statement
- VIII. Consistency Section
 - Local & Regional Planning
 - State Plan – Goals, Policies, and Indicators
 - State Plan – Center Criteria and Policies
 - State Plan – Planning Area Policy Objectives
- IX. Mapping
- X. State Agency Actions
- XI. State Agency Assistance/Expected Benefits
- XII. Conclusion

INTRODUCTION

Bedminster Township has long prided itself on being a desirable *town and country* place. The countryside is a mosaic of farmland and woodlands blended with equestrian estates in the southern tier of the New Jersey Highlands. The villages of Bedminster, Pluckemin and Pottersville are historic. The Township has the advantage of being at the crossroads of two of the region's busiest interstate highways providing access for corporate and commercial sectors and providing a wide variety of housing options, including significant opportunities for low- and moderate-income qualified residents. Thus, the Township has a highly developed, compact easterly portion and a broad open countryside to the west.

This pattern, where the environs are less developed and the centers are compact and well delineated, has defined Bedminster for generations. Bedminster's commitment to this landscape and its adoption of policies to retain and enhance its best features demonstrate a high level of planning consistency with the State Development and Redevelopment Plan (SDRP).

This Municipal Self-Assessment has been prepared as part of the Plan Endorsement process to review the existing conditions, demographic trends, and resources in Bedminster Township and to assess the consistency of municipal planning and zoning documents with the State Plan. This report follows the template prepared by the NJ Office of Planning Advocacy (OPA) in March, 2020.

Plan Endorsement facilitates opportunities for local, County, and State governments to work together in developing coordinated capital investment and planning decision-making mechanisms that are consistent with the State Plan and with each other.

Plan Endorsement and Center designations provide access to a number of benefits and incentives, including but not limited to:

- Coordinated planning assistance among State Agencies
- Municipal and County Planning Incentive Grants (PIGs)
- Hazardous Discharge Site Remediation Fund
- Brownfields Redevelopment Interagency Team (BRIT) planning assistance
- Municipal Aid Formula Funding
- EMERGE funding by NJEDA

The Township has a long-standing planning history with the State Planning Commission, as demonstrated in the Township's initial Master Plan consistency review, the amicus brief from the State Planning Commission in the *Kirby* case, and the designation of Bedminster as a Village Center and Pluckemin as a Town Center.

Most Bedminster residents live in the villages of Pluckemin and Bedminster, primarily in the planned development at The Hills. The product of a builder's remedy lawsuit and the subject of the first rounds of *Mount Laurel* litigation, The Hills brought an abundance of affordable housing (694 units), yet when COAH determined Bedminster's obligation, it was only 155 affordable units. As a result, inclusionary development in Bedminster, which amounted to over 3,500 units by court order, would have only needed to be 775 units to provide COAH's 155 units with a 20% set-aside.

Thus, Bedminster has shouldered far more of the regional need for affordable housing than would have been needed to satisfy the constitutional obligation. As these affordable units approach 40 years of age, maintenance and repair issues are increasingly burdensome upon the income-restricted homeowners.

Plan Endorsement is sought in part to assist the Township in dealing with the evolving needs of the affordable units as well as to address the reduction in ratable value associated with the downturn in leasing of suburban office space.

While the 2018 Master Plan Reexamination heralded the arrival of Mallinckrodt to revitalize at the empty office campus next to the Clarence Dillon Public Library on US 206, Mallinckrodt filed for bankruptcy in October 2020 with \$5.3 billion in debt to resolve widespread litigation accusing it of deceptively marketing opioids. As a result, the campus has again been vacant for over a year and this is a significant part of Bedminster's fiscal concerns, since lost commercial ratables increase the burden on residential taxpayers.

Similarly, the changing management at AT&T and the evolution of the suburban office market have prompted concerns that the AT&T Bedminster Campus, a corporate campus of approximately 1,000,000 square feet, is highly susceptible to a reduction in its intensity of use, which would negatively impact its value as an employment center and tax ratable for the Township. Toward that end, Bedminster is currently partnered with Somerset County to administer a Highlands Council grant to examine options for future use of the AT&T campus and significant opportunities for public input have been part of that process.

As Bedminster deals with these issues, Plan Endorsement can assist with interactions with various State departments, including NJDOT and NJDEP, among others. Bedminster's relationship with NJDOT will be instrumental in addressing any State highway-related changes, such as the redesign of the US 202/206 and Burnt Mills/Washington Valley Roads. This developer-funded improvement is related to a mixed-use project to be constructed by KRE in Pluckemin. This project, along with another mixed-use development in Bedminster Village, are providing the 28 affordable family rental units required by the Township's Judgment of Compliance and Repose.

At present, Bedminster is seeking Plan Endorsement and extension of the existing Pluckemin Town Center and Bedminster Village Center designations and boundaries, both of which are set to expire on January 11, 2022. The Township is advocating for a center boundary change that would include the AT&T campus in one of the existing centers, mindful that the site could receive priority for tax incentives by being included in the designated center.

It is the Township's belief that Plan Endorsement and continuing coordination with State, County and adjacent municipalities will assist the Township in achieving its long-term vision, which combines the best of town and country.

As part of this petition, the Township is requesting a waiver of the requirement to create a Plan Endorsement Advisory Committee (PEAC). Bedminster Township and Somerset County have conducted a number of hearings and other forums that have offered broad opportunities for public participation. These opportunities included:

Public hearings by the Planning Board on:

- 2021 Master Plan Reexamination

- 2017 Housing Element and Fair Share Plan (HEFSP)
- Master plan amendment to permit mixed use in Pluckemin (KRE)

Public hearings by the Zoning Board on:

- A use variance to permit a 32-unit mixed use development in Bedminster Village, including 5 affordable units

Public hearings by the Township Committee on:

- Endorsing the 2017 HEFSP
- Adopting zoning amendment to create ORV-MU Zone in Pluckemin permitting mixed use
- Adopting zoning amendment to permit suites hotel in Pluckemin
- Presentation by the Master Plan Blue Ribbon Committee endorsing local planning priorities

Public meetings as part of the visioning session for the AT&T campus under the Highlands grant.

Bedminster’s Planning process has provided many opportunities for public comment. Duly noticed public hearings and public meetings by the Land Use Board, Zoning Board and the Township Committee have offered comment opportunities related to how beneficial change is viewed by the community.

Bedminster and Pluckemin have long been zoned for both residential and commercial uses but the recent policy permitting mixed use in the village is a significant advancement of State Plan policies for Centers.

EXISTING CONDITIONS/OPPORTUNITIES & CHALLENGES

Location & Regional Context

Bedminster Township, in Somerset County, has long enjoyed a reputation for being one of New Jersey’s premier places to live. Its strategic location, at the juncture of routes I-287, I-78, and US 202 and 206 (see Figure 1), coupled with its abundant rural-residential charm and wealth of natural and cultural resources, have defined the character of the Township for the better part of the last century.

Bedminster’s Master Plan has long sought to preserve the Township’s scenic countryside and unspoiled natural places, with growth areas limited to the villages of Pluckemin and Bedminster and the State highway corridors. Regional planning initiatives at the State level and affordable housing mandates have helped shape the local landscape, through open, transparent policy development with extensive public participation.

Bedminster is situated entirely within the New Jersey Highlands Region pursuant to N.J.S.A. 13:20-7 Highlands Region, with most of the Township included in the Highlands Planning Area. The Highlands Preservation Area occupies the area north of Pottersville Road, adjoining Morris County.

Bedminster borders Chester Township to the north, Peapack-Gladstone to the northeast, Far Hills and Bernards Township to the east, Branchburg and Bridgewater Township to the south, Readington Township to the southwest, and Tewksbury Township to the west.

Nearly 70% of the Township's boundaries with adjoining municipalities are formed by rivers and streams, and numerous tributaries feed the Lamington River and the North Branch of the Raritan River. These waterways drain watershed areas spanning municipal boundaries, prompting a need for inter-municipal cooperation and coordinated strategies to protect waterways from development impacts. The Township houses the southwestern portion of Natirar Park, along with Fiddler's Elbow Golf Club, Hamilton Farm Golf Club, and Trump National Golf Club.

Background

With regard to the SDRP:

- Bedminster Township's 26.47 square miles is totally within the Environmentally Sensitive Planning Area (PA 5- 98.7%) except for a small area of the Suburban Planning Area (PA 2 – 1.1%) taking in the Hills. (See Figure 2)

With regard to the Highlands Regional Master Plan:

- The northern portion of the Township is within the Preservation Area (965 acres) with the balance of the Township situated in the Planning Area (15,880 acres).
- The November 2007 final draft Highlands Master Plan divided Bedminster among overlay zones and further subdivided the Township based on *feature based* indicators, *"intensity"* indicators, and *integrity-based* indicators. The Township now is divided into the three primary overlay zones with three sub-zones within the Conservation Zone and the Existing Community Zone. The two sub zone overlays which impact the Township are the Conservation Zone – Environmentally Constrained and the Existing Community Zone – Environmentally Constrained.

The **Conservation Zone – Environmentally Constrained Sub-Zone** consists of significant environmental features within the Conservation Zone that should be preserved and protected from non-agricultural development. Development activities will be limited and subject to stringent limitations on consumptive and depletive water use, degradation of water quality, and impacts to environmentally sensitive lands.

The **Existing Community Zone – Environmentally Constrained Sub-Zone** consists of significant contiguous critical habitat, steep slopes and forested lands within the Existing Community Zone that should be protected from further fragmentation. They serve as regional habitat "stepping stones" to larger contiguous critical habitat and forested areas. As such, they are not appropriate for significant development, and are best served by land preservation and protection. Development is subject to stringent limitations on consumptive and depletive water use, degradation of water quality, and impacts to environmentally sensitive lands.

It is noted that the consistent policy priorities of both the SDRP and the Highlands Plan, which seek compact growth nodes and protection of farmland and natural resources, are also consistent with the Bedminster Township Master Plan.

Inventory of Key Characteristics

Current population and trends

The 2018 Housing Element and Fair Share Plan provides a profile of housing, demographic and economic indicators that help to characterize the Township and its residents. Unlike many suburban communities, Bedminster has more attached single-family dwellings (37%) than detached units (28%) and also has 35% of its housing stock in multifamily dwellings, in addition to the attached singles at The Hills and Timberbrooke. Additionally, Bedminster's housing stock is relatively newer than that of the County and State, with over 80% of Bedminster's units constructed since 1980 compared with Somerset County (49.1%) and New Jersey (32.4%).

Bedminster is currently home to a population of slightly over 8,000 residents, with a 2018 population of 8,067. The Township has more wealth and less poverty than Somerset County and New Jersey. The Township's per capita and median household and median family incomes were significantly higher than those for the State, with Bedminster's \$68,195 median per capita income substantially outpacing Somerset County (\$50,034) and New Jersey (\$37,538).

Bedminster is also relatively better educated, with 65% of Bedminster residents over 25 having a bachelor's degree or higher, compared with Somerset County (53%) and New Jersey (37.5%).

In 2021, as the Land Use Board examined the findings of the 2018 Reexamination Report, New Jersey was still lagging behind the rest of the Nation in terms of economic recovery. The State's unemployment rate fell by 4.4 percentage points in September 2020 to 6.7%, a drop attributed to workers leaving the labor force altogether. This was below the national unemployment rate for September of 7.9%. However, in November 2020 New Jersey had a higher unemployment rate (10.2%) than any other state, according to the U.S. Bureau of Labor Statistics (BLS) and in August 2021, the unemployment rate in New Jersey was 7.2%. This is particularly troubling, since the unemployment rate in 2019 was a low 3.7%. Thus, the observation in 2018 that New Jersey's recovery was lagging behind the Nation's is even more true in the midst of the ongoing Covid-19 pandemic.

The 2017 Federal tax cuts, which are extremely disadvantageous to New Jersey residents, have increased the burden of local property taxes and income taxes on Bedminster residents. Local land use policies should be tailored to blunt these impacts and retain a diverse ratable base. In this economic climate, paying extra attention to maintaining and increasing the ratable base is increasingly important, since the employers that anchor the highway frontages and the tax revenues they provide help keep residential taxes in check. In assessing the changes that have occurred since 2018, the Land Use Board also found that the problems and objectives relating to land use and development include the following:

“Managing Change in Bedminster's Growth Corridor

In this time of land use change, Bedminster should continually assess the long-term viability of the mix of land uses along the State/Interstate highway corridors, particularly as a function of the

Master Plan Reexamination. As the electronic age and the internet continued to reduce the demand for bricks and mortar retail and office space, office tenants in 2018 were being wooed from suburban office locations to more urban, walkable and transit-served locales, and the central New Jersey suburban office market was undergoing a major contraction. In 2020, however, COVID-19 has emptied city streets and neighborhoods, at least temporarily, and called into question the assumptions that office workers will return to their offices as before and that those offices will be in urban areas.

The 2018 Reexamination cited discouraging assessment trends in Bedminster, where major office buildings had seen significant reductions in assessments. As noted in the 2018 Reexam, in 2016 Mallinckrodt Pharmaceuticals acquired the office campus on Route 206 adjacent to Clarence Dillon Library, and in October 2017 brought over 300 jobs to its new Specialty Brands office in Bedminster. Mallinckrodt, based in London, is a manufacturer and distributor of products used in diagnostic procedures and in the treatment of pain and related conditions, including the development, manufacture and distribution of specialty pharmaceuticals, active pharmaceutical ingredients, contrast products and radiopharmaceuticals”.

In the aftermath of the Great Recession, being part of a pharma/life sciences cluster is increasingly valuable to all participants. While the Mallinckrodt location in Bedminster appeared to be part of such an evolving cluster, Mallinckrodt has gone bankrupt, abandoned the site and is no longer in Bedminster. Nonetheless, in adjoining Bridgewater, Nestle Health Science now anchors a 110-acre research site (formerly Sanofi Research), with a \$70 million “global research and development hub that will advance the company’s offerings in further elevating the power of nutrition to make a positive difference in people’s lives”. The Nestlé Product Technology Center in Bridgewater is the lead Product Technology Center for Nestlé Health Science globally, part of a strong network of R&D centers advancing healthier lives through nutrition. Bedminster seeks to see gains in the pharma and R&D sectors.

Maintaining viability for Bedminster’s office inventory will require attention to evolving market dynamics as current trends continue to play out. Bedminster should better understand how to reposition the AT&T campus, strategically located from many perspectives. Situated between a major regional highway interchange (I-78 and I-287) and the Far Hills train station and midway between Bedminster and Pluckemin villages, the AT&T site is positioned well to adapt to changing times – if local policies are developed to support such changes. A planning grant from the NJ Highlands Council has provided for an evaluation of appropriate strategies for managing change at the former AT&T campus, including potential redevelopment opportunities.

The regional office node in Pluckemin, which is a walkable activity center, should remain vital, since it consists of a mix of office users of different sizes. This suggests continuing market appeal for offices in Pluckemin, which would be enhanced by greater diversity of commercial establishments and more and varied places to eat.

Housing and Economic trends

The Township has nearly three times the number of affordable housing units and credits required to fulfill its constitutional affordable housing obligation. However, according to the compliance judgment rendered on October 16, 2018 by Judge Thomas Miller, J.S.C. and the settlement with the Fair Share Housing Center, Bedminster is to zone, or otherwise create a realistic opportunity,

for 28 affordable family rental units by the summer of 2021. The 2021 reexamination recognized this commitment and responded with a plan to fully satisfy this obligation.

Bedminster Township approved 694 affordable units in inclusionary developments at The Hills and Timberbrooke and at Pluckemin Park Senior Housing and has earned another 300 affordable unit credits through the extension of expiring controls on some of these units. These developments produced over 3,000 total housing units and far exceeded any COAH obligation.

In 2018, Bedminster and the Fair Share Housing Center entered into a settlement in response to Bedminster’s Declaratory Judgment lawsuit that more than fully addresses a 379-unit fair share obligation for the period 1987 to 2025. That settlement agreement and the applicable COAH rules provided the basis for Bedminster’s 2018 Fair Share Plan.

Bedminster’s 154-unit prior round obligation for 1987-1999 was more than fully satisfied by the 694 units noted below.

Affordable Units Applied to Prior Round (1987-1999)			
		Type	
Prior Round and Third Round	Units	Rental	Sales
The Hills – Parkside - Family	216	54	162
The Hills- Village Green - Family	260	0	260
The Hills – Cortland - Family	144	48	96
Timberbrooke - Family	24	0	24
Pluckemin Park - Senior	50	50	0
Total	694	152	542

Up to 25% of the 154-unit obligation is permitted as rental bonuses, allowing up to 38 rental bonuses for the prior round obligation, bringing the carry forward total to nearly 600 units and bonus credits (694 units + 38 rental bonus = 732 total units/credits minus 154 unit obligation = 578).

The Township also has a present need (rehabilitation) obligation of 2 units and will utilize surplus new construction credits to satisfy the 2-unit obligation.

Bedminster Township will substantially exceed its 225-unit third round obligation through the surplus credits and rental bonuses from the prior round and the COAH-approved substantial compliance reduction as detailed below.

Affordable Units and Bonus Credits Available for Third Round - (1999-2025)			
Fourth Round	Units	Credits/Reductions	Totals
Excess from prior rounds	540	38	578
Substantial Compliance Reduction		46	46
Extended Affordability Controls	300*		300
Rental Bonus Maximum for all Rounds = 94 (25% of 379)		56	56
TOTAL	840	140	980

When these 980 units and credits are applied against the 225-unit third round fair share obligation approved by the Court, 755 units/credits remain available to be applied to the fourth and future rounds. Despite the large surplus of affordable units/credits, Bedminster’s affordable housing obligation under the Settlement Agreement requires the zoning (not construction) of 28 family rental units to meet the third round family rental obligation, including 4 very low income units. Bedminster has taken actions that will result in a total of 29 family rental units.

The Zoning Board and the Land Use Board have taken actions that address this affordable housing obligation. These include:

- 5 affordable units at the mixed retail and apartment project by Elite Properties at Bedminster, LLC approved by use variance; and
- 24 affordable units to be provided by KRE at the rezoned Bedminster One property (application before the Planning Board).

Bedminster will satisfy 5 of the 28 required affordable family rental units as part of the mixed retail and apartment project in Bedminster village approved by use variance and currently under construction by Elite Properties at Bedminster, LLC.

A total of 28 units will be constructed as part of a mixed use development on Burnt Mills Road in Pluckemin, which was the subject of master plan and zoning changes. Improvements by the developer to the intersection of Burnt Mills/Washington Valley and Route 202/206 will be required as a condition of such development.

Public Facilities and Services

Community Facilities

Schools - The 99,000 square foot Elementary (K through 8th grade) School, which opened in September 1993, has a capacity for 666 students in its core facilities (gym, cafeteria, kitchen, offices, etc.) and a classroom capacity of 550 students. These capacities have been increased substantially with the addition of the third floor to the elementary school in 2000, which increased the functional capacity of the school to 842 and a maximum capacity of 939.

When viewed in the context of potential residential growth opportunities in the municipality, it appears that the current facility will remain adequate for the foreseeable future. High School students in the Township attend the Bernards High School in Bernardsville on a tuition basis. Community facilities are shown on Figure 3.

School of the Hills is a private school at 3545 Rt. 206. It has an enrollment of 29 students serving elementary and middle school. In 2002 another private school opened along Pottersville Road, the Willow School. It presently has enrolled 160 students from age 3 through eighth grade. The Pingry School purchased the campus of the former Purnell School, a former private girl's school; Pingry intends on using the campus to support its main operations in Warren and to house students and faculty, and to run immersive educational programs. Somerset Hills Learning Institute provides an autism curriculum to assist students and their families.

No nursing homes are located in Bedminster. There are a number of childcare facilities including:

- Rainbow Rascals Learning Center 1 Bradford Road Bedminster,
 - Pluckemin Church Preschool 381 US Highway 206, Pluckemin,
 - Giving Nest School 1601 Washington Valley Road Branchburg,
 - Kiddie Academy 1246 Route 202 & 206, Bridgewater
 - Harmony School at highlands Village 574 Allens Road, Basking Ridge,
 - Pottersville Nursery School 2090 Black River Road Pottersville,
 - The Cottage School 13 Mendham Road Bedminster,
 - Busy Bumble Bee Day Care 84 Somerville Road Bedminster and
 - Childtime 1 Bradford Street, Bedminster.
-
- Primrose School (approved 2019)

There are no shelters, halfway houses or treatment centers in the Township.

CAMP BEDMINSTER is run by the Bedminster Recreation Department, One Miller Lane, Bedminster, NJ 07921; Camp Bedminster has various programs available from sports to knitting throughout the summer of 2006. Students in Pre- K through 8th grade are eligible to participate. Costs vary according to the program selected.

The main municipal administrative and public works facility is at 1 Miller Lane Bedminster. Also at this location is the Township' Police Department.

The location of the Pottersville Volunteer Fire Company (PVFC) in the northwestern part of the Township and the Union Hook and Ladder Company #1 (UHLC) or Far Hills-Bedminster Fire

Department in the southeastern part of the Township provides good area coverage for the people and property of Bedminster.

The Far Hills-Bedminster First Aid Squad, Inc. is a shared service and joint undertaking of the two municipalities, which provides emergency medical services. The First Aid Squad building is located on a 2.01-acre lot on the south side of Main Street adjacent to the North Branch of the Raritan River, which is the municipal boundary between Bedminster and Far Hills.

The Clarence Dillon Public Library is located just off Route 206 on Lamington Road in Bedminster.

Water and sewer infrastructure

Bedminster Township is provided with potable water supplies from three primary sources, including the New Jersey American Water Company, Elizabethtown Water Company (now part of American Water Company) and private wells. Public water distribution systems are generally oriented toward the villages of Pluckemin and Bedminster in the State highway corridor area and Pottersville Road. Private wells provide water supplies throughout the remaining portions of the municipality.

The New Jersey American Water Company provides direct service to all residents not served by private wells. This service area is generally limited to Bedminster and Pluckemin village including The Hills and some of this water is supplied to New Jersey American by the Elizabethtown Water Company, through an interconnection at Chambers Brook. New Jersey American developed a 250,000-gallon storage tank near The Hills development, at a site on Mt. Prospect Road. An additional 660,000-gallon storage tank in nearby Bridgewater also serves the Pluckemin area.

Elizabethtown Water Company provides service to the Pottersville Road area and Pottersville, as well as areas south of Pottersville along Black River Road. Elizabethtown serves 80 customers in this area. (The consumption data, provided by Elizabethtown Water, is determined via pressure zones and not by municipality. Elizabethtown also serves as a purveyor of water to New Jersey American, the ultimate supplier of water to most Bedminster customers. Elizabethtown maintains a 1.2 million gallon storage tank near Pottersville Road on Hamilton Farm. Water distribution facilities range in size from the 16" lines located along Route 206 to the 1 1/2" lines serving the south end of Somerville Road, and includes distribution lines of 2", 3", 4", 6", 8" and 12" diameter.

Bedminster Township is currently served by one centralized wastewater treatment facility,

operated by Environmental Disposal Corporation (EDC), now part of New Jersey American Water. In 1994 the Bedminster Township Wastewater Treatment Plant on Miller Lane was converted to a pumping station that diverted wastewater flows to the EDC facility in Pluckemin. The EDC now provides wastewater treatment for Bedminster and Pluckemin Villages, Far Hills, Peapack and Gladstone, and AT&T. EDC began operations at the Route 206 treatment plant in 1983, in conjunction with the development at The Hills. EDC operates an advanced wastewater treatment facility on a 3.9-acre site just north of Pluckemin. This facility was constructed with an original design capacity of 0.85 million gallons/day (MGD), which was expanded to 1.5 MGD in 1989 and then to 2.1 MGD with the construction of a fourth process train.

Three (3) privately owned package treatment plants currently operate in Bedminster. These include Cowperthwaite Wastewater Treatment Facility, Fiddler's Elbow Wastewater Treatment Facility and Hamilton Farms. (Figure 4) The operating characteristics of the three package plants are detailed below.

- Cowperthwaite. This small system, owned by Lamington Farm Club, L.L.C. and operated by Garco Research Company provides secondary wastewater treatment. This system serves a total population of 8 persons and processes roughly 1600 gallons of wastewater per day. Permitted flow from the Cowperthwaite plant is 840 gallons/day, which is discharged to the Middle Brook and groundwater. The treatment facility includes a septic tank and sand filter. Attempts to reconcile the difference between the allowable and actual flows are being conducted by Somerset County. This system will be closed upon completion of the Golf Course which will then take over wastewater treatment at this facility.
- Fiddler's Elbow. The Fiddler's Elbow Wastewater Treatment Plant, operated by Garco Research Company, provides advanced wastewater treatment to the Fiddler's Elbow Country Club. This facility includes a package activated sludge plant and sand filter, and discharges to the Lamington River. The facility has a design capacity of 45,000 gallons/day, and service is limited to the Country Club. Currently flows range between 10,000 gallons/day (winter) and 30,000 gallons/day (summer).
- Hamilton Farms. The Hamilton Farms Treatment Plant, operated by the Beneficial Management Headquarters, Inc., provides service for the Hamilton Farms employee and guest buildings. The buildings are serviced by a treatment plant with discharge to groundwater using a modified disposal field. The total population served by the facility is unknown but the site does house the U.S Equestrian team headquarters, a guesthouse, an athletic building, and other minor structures. The facility has a nominal treatment capacity of 7,000 gallons/day, although the plant has the ability to treat up to 10,000-12,000 gallons/day

The 2008 Reexamination noted concerns "about the possible need for expensive septic repairs in the residential subdivisions north of Bedminster Village. With limiting soil conditions and the prevailing density of development (1-acre lots), this area should be considered for inclusion within the sewer service area. Portions of this area of Bedminster drain to the Peapack Brook, a Category One stream, which would benefit from removal of the septic wastewater load. Such an extension should be conditioned upon strict adherence to the current zoning as the maximum permitted development and should not be used to increase development potential". These concerns remain today and the Township has initiated discussions with Somerset County regarding an amendment to the Wastewater Management Plan.

The 2008 Re-examination also recommended considering revisions to the Utility Services Plan to expand the sewer service area within the developed sector east of Route 206 north of Bedminster Village— a recommendation that was reaffirmed in the 2021 Re-examination.

Natural, cultural, and Recreational Resources

All of Bedminster drains to the North Branch of the Raritan River via a dendrite pattern of tributaries. The North Branch flows in a southwesterly direction from the Borough of Peapack and Gladstone to its confluence with the Lamington River, and continues in a southeasterly direction where it forms the municipal boundary between Bedminster Township and Branchburg Township. The Lamington River, the major tributary of the North Branch, forms the Township's westerly boundary and drains the westerly portion of the Township. The confluence of the two rivers occurs at Burnt Mills. Flowing from Chester Township to Pottersville, the NJDEP classifies the river as trout production, Category 1. The other Category 1 streams in the Township are two tributaries of the North Branch extending out of Peapack-Gladstone. (Figure 5)

Figure 5 also illustrates the locations of "Wetland Areas" and indicates a pattern of wetlands vegetation that generally follows the river and stream corridors and other depressions. Forested wetlands and associated habitat is identified on Figure 6, along with preserved lands within Bedminster Township.

State Preserved Lands

An 18-acre portion of the 585-acre Hacklebarney State Park is located in the northwest corner of the Township, near Pottersville and located along the Lamington River. Operated by the NJDEP Division of Parks and Forestry, the site is the southern-most portion of Hacklebarney State Park, which extends into Washington and Chester Townships in Morris County, Tewksbury Township in Hunterdon County, and Bedminster Township in Somerset County.

County Preserved Lands

The Somerset County Park Commission manages Natirar. This is a 411-acre property located in the scenic hills of Somerset County within the municipalities of Peapack/Gladstone, Far Hills and Bedminster. There are 247 acres located in Peapack/Gladstone, 124 acres in Far Hills, and 40 acres in Bedminster. Formerly the estate of Kate Macy Ladd and Walter Graeme Ladd, the property is rich in culture and history. The property features extensive areas of lawn and woodland, river access and scenic views and contains historic farm buildings and various other residential structures and out-buildings dating from the mid-18th through mid-19th centuries. The North Branch of the Raritan River and the Peapack Brook traverse the property. Natirar presents a unique opportunity for a single property to preserve, showcase and interpret many aspects of the area's rich architectural, cultural, historic and archaeological heritage.

Municipal Preserved Lands

As shown on Figure 7, the Township has concentrated land acquisition and facilities development within Greenways along the North Branch of the Raritan River and the Second Watchung Ridge. Passive open space acquisitions within these greenway systems have accounted for the substantial increase in open space in the municipal inventory over the last decade. The North Branch Greenway establishes a substantial buffer between the developed sectors of the Township to the east and the rural countryside to the west of the highway corridors. Public access within the North Branch Greenway is provided by a trail system along the River and within the River Road Park. Municipal open space additions are identified within the North Branch Greenway along River Road which will provide additional buffering along the River, however use should be either passive for activities such as hiking or nature appreciation or simply for critical habitat protection. The Greenways Plan (Figure 10) highlights the Primary and Secondary Greenways.

Threatened and endangered wildlife species are indicators of ecological diversity and environmental quality. The extensive numbers of species that have been identified in the Township are testament to the historical emphasis on land stewardship. Figure 8 depicts habitat for threatened and endangered species from DEP's Landscape Project.

The predominant forest type present in Bedminster Township is representative of the upland mesic woodland located throughout northern New Jersey. According to Robichaud and Buell in *Vegetation of New Jersey*, variations in land relief and soil materials, with the resulting differences in environmental conditions, create distinctive plant habitats in northern New Jersey. Woodlands in Bedminster Township are associated with wetlands and flood plain areas and mesic plant habitats as well as forest habitats located on drier sites. Habitats classified as mesic uplands represent an idealized midpoint on the soil moisture gradient, with no standing water on the plants, but with a good supply of moisture in the soil. The mixed oak forest type is the most prevalent community in Bedminster Township, according to the New Jersey Bureau of Forestry.

The Virginia Pine forest is a unique forest type present in Bedminster Township. This dense stand of pine is in Bedminster near the northern limit of its distribution in central Pennsylvania, northern New Jersey, and Long Island. Another significant forest stand in Bedminster is the floodplain forest situated between the North Branch of the Raritan River and Somerset Airport. The New Jersey Natural Heritage Program identifies this resource, which is one of the oldest and largest floodplain forest stands in the Raritan River Basin.

Deciduous forests account for more than half of the forested areas in Bedminster, and deciduous upland forest accounts for roughly 1/3 of forest cover. 11% of Bedminster's forested areas are coniferous forest areas. The breakdown of Bedminster's 7,200 forested acres by type is shown on the following Table. Figure 9 depicts land cover types and illustrates the forested areas in the Township

Figure 10 depicts preserved farmland, farmland assessed assessed properties in the Township..

Figure 11 provides the location of historic points and districts within the Township.

Figure 12 identifies the scenic corridors in Bedminster Township. Scenic resources are an important element in the overall perception of the quality of life in Bedminster. The protection of scenic vistas, particularly those seen from public rights-of-way, will serve to maintain the Township's rural character. Since the local development review process plays a primary role in shaping new land use patterns, local review agencies are the appropriate administrative authority to encourage conservation of scenic characteristics.

Transportation/Circulation/Movement of Goods

There are four (4) State Highways that traverse Bedminster Township. They are:

- Interstate 78,
- Interstate 287,
- Route 202 and
- Route 206.

There are four (4) county roads in the Township. They are:

- Route 512 (Pottersville Road),

- Route 523 (Lamington Road),
- Route 620 (Burnt Mills/Washington Valley Road) and
- 665 (Rattlesnake Bridge Road).

Figure 13 indicates the roadway system by jurisdiction. Transportation objectives for the Township seek to manage and program development in rural areas so that traffic will not exceed the capacity of the existing rural road network to provide safe, efficient, and convenient traffic movements during peak traffic periods, such a rural road network helps to protect the Environs from scattered and piecemeal development and links Centers to each other. The preservation of the existing system of unpaved roadways in the westerly portion of the Township furthers this objective. Restricted widths of traveled way, unpaved road surfaces, and constrained alignments combine to discourage intensive use or inappropriate speeds on the unpaved roadways. Maintenance of the unpaved roadways, coupled with low intensity zoning for the properties served, act together to achieve the aims of the Township in this regard.

Bedminster has long been an equestrian-friendly community with a landscape shaped by horses and their riders. The rural road system adopted by the Township supports this activity as well as the enforcement of safety provision to protect riders and motor vehicles.

Bedminster Township has adopted a Complete Streets resolution and participated in the State's efforts to implement bicycling and pedestrian systems by establishing a comprehensive bike and hike trail linking the villages of Bedminster and Pluckemin, including the school, parks and other services. This effort has utilized Transportation and Community and System Preservation funding.

In Bedminster, the demand for improved pedestrian access is primarily oriented toward the easterly highway corridor area and designated village centers, where most of the services are found and where most of the residents live.

The 2003 Master Plan outlined a multi-phase sidewalk plan to improve pedestrian circulation designed to complete the essential connections within the village neighborhoods. This included:

Phase 1:

(1) On the east side of Somerville Road, provide a sidewalk from the entrance to the new Bedminster Elementary School north to Main Street. *(complete)*

Phase 2:

(1) Provide a sidewalk along Lamington Road from Route 202 at Hillside Avenue and Somerville Road to Clarence Dillon Public Library. *(complete)*

(2) Extend the sidewalks on the south side of Burnt Mills Road from Routes 202/206 to the old Pluckemin School. *(complete)*

(3) Construct a sidewalk from Lamington Road up to and across the frontage of Quick Chek.. *(complete)*

Phase 3:

- 1) Complete the sidewalk on the south side of Route 202 and Lamington Road from the Far Hills boundary to Somerville Road. *(complete)*
- (2) Extend the sidewalk along the east side of Somerville Road from Bedminster School south to Miller Lane.
- (3) Complete the sidewalk connection along Burnt Mills Road between Kline's Mill Road and Hills Drive.
- (4) Develop a new pedestrian and bicycle link along the west side of Route I- 287 from Burnt Mills Road to River Road. *(complete)*

These improvements serve the entire Township but are particularly valuable to the densely populated village areas and The Hills. While the streets at The Hills development are predominantly private roads and the Township has a limited ability to provide for sidewalk improvements in this development, the Planning Board believes that there is a compelling need for a more complete network of pedestrian walkways within The Hills development and, particularly, along Hills Drive. It is suggested that the Township explore ways to assist in providing a more complete pedestrian circulation network at The Hills and its environs.

Environmental Justice and Vulnerable Populations

Bedminster Township has long planned and zoned to protect the high local environmental qualities. There are no local landfills or known contaminated sites in Bedminster and residents are not exposed to contamination from such sources.

Bedminster has been host to 698 affordable housing units, all constructed in the Pluckemin vicinity at The Hills, Timberbrooke and Pluckemin Park (seniors) Bedminster has administered its affordable housing trust fund to assist qualifying lower income residents with homeowner association expenses and affordability assistance..

Resiliency Planning

Somerset County has developed a Multi-Jurisdictional Hazard Mitigation Plan (Final July 2019) which is described under Sustainability below.

Square Footage of Commercial Properties

A Township-wide inventory of commercial properties with square footage has not been developed. However, the 2021 Master Plan Re-examination includes the following goal:

“Fine-tune Non-residential Zoning – An inventory of all commercial uses should be developed, including type of use and floor area, to afford a better understanding of the complexion of Bedminster’s commercial uses. Village planning efforts, which should be aimed at promoting the villages as people places, can benefit from this information as it relates to the current mix of uses and how it could be improved. The Village Neighborhood zone already permits mixed residential and non-residential uses in both Pluckemin and Bedminster, a benefit for village vitality if utilized.”

Number of Households

Bedminster is home to slightly over 4,000 households with an average of 1.98 persons per household. Eighty six percent of residents live in the same house as they did a year ago and over 20% of households have a language other than English spoken at home.

Households, 2015-2019	4,003
-----------------------	-------

Persons per household, 2015-2019	1.98
----------------------------------	------

Living in same house 1 year ago, % of persons age 1 year+, 2015-2019	85.9%
--	-------

Language other than English spoken at home, % of persons age 5 years+, 2015-2019	22.4%
--	-------

Acreege by Tax Class

The table below divides the Township by property tax class.

	Acres	%
Vacant	349	2
Residential	1,621	10
Farm Assessed	7,674	48
Farm Qualified	3,572	22
Commercial	529	3
Public School	31	0
Private School	225	1
Public Property	1,157	7
Charitable	26	0
Cemetery	11	0
Other Exempt	491	3
No Data	371	2
	16,057	100

GIS Zoning layer can be provided

Potential Growth Area Designations

Bedminster is focused on managing redevelopment of the AT&T campus and limiting other growth to the existing villages and at The Hills.. The development corridor along the State highways is largely built out, so other than redevelopment, the Township is not looking to expand potential growth area designations.

Redevelopment Areas

The Land Use Board has preliminarily reviewed the merits of designation of redevelopment areas in Pluckemin and Bedminster villages and the highway corridor that connects these neighborhoods. These areas include lands and buildings that may be eligible for designation pursuant to the *Local Redevelopment and Housing Law*, P.L. 1992 C. 79 (C40A:12A-1 et seq.).

Bedminster designated the DOT site in Pluckemin as an area in need of redevelopment when it appeared that the site would be sold to a developer. However, the sale fell through and no redevelopment plan was ever adopted for the site.

Status of Planning

The planning process in Bedminster has adjusted local policies to address changing times, with preserving and protecting the quality of life remaining paramount. The Township has long recognized the potential of the highway growth corridor and villages to accommodate regional employment, commerce and housing, including AT&T and the expansive planned development at The Hills. Limiting growth to the highway corridor and centers/villages while maximizing the retention of farmland and open space in the countryside remains a key policy.

Municipal Planning Activities

Actions by the Planning Board:

- 2021 Master Plan Reexamination (http://p1cdn4static.civiclive.com/UserFiles/Servers/Server_10139962/File/Departments/Land%20Use%20Board/Master%20Plan%20REexamination%20Report%20January%202021.pdf)
- 2017 Housing Element and Fair Share Plan (HEFSP)
- 2020 Master plan amendment to permit mixed use in Pluckemin (KRE) (http://p1cdn4static.civiclive.com/UserFiles/Servers/Server_10139962/File/Departments/Land%20Use%20Board/OR-V-MU%20amendment_1-27-21.pdf)

Actions by the Zoning Board:

- a use variance to permit a 32-unit mixed use development in Bedminster village, including 5 affordable units

Actions by the Township Committee:

- Endorsing the 2017 HEFSP
- Adoption of zoning amendment to permit suites hotel in Pluckemin

- Settlement with Fair Share housing Center 2018
http://p1cdn4static.civiclive.com/UserFiles/Servers/Server_10139962/File/Bedminster%20Hills%20Housing/FSHC%20Agreement%20with%20Bedminster.pdf
- Adoption of zoning amendment to create ORV-MU Zone
http://p1cdn4static.civiclive.com/UserFiles/Servers/Server_10139962/File/Departments/Land%20Use%20Board/Ordinance%20-Land%20Use%20Management%20ORVMU%20TFC%20CLEAN%20as%20of%201-28-21.pdf

Regional Planning Activities

Bedminster AT&T Land Use Study - Somerset County/Highlands Grant (in progress)
http://p1cdn4static.civiclive.com/UserFiles/Servers/Server_10139962/File/AT&T%20Land%20Use%20Study%20-%20Bedminster%20LUB%20Presentation%2009-09-21.pdf

Somerset County Preservation Plan (draft released for comment)
<https://www.co.somerset.nj.us/home/showpublisheddocument/42791/637644433822770000>

Somerset County Open Space Preservation Plan (draft released for comment)
<https://www.co.somerset.nj.us/home/showpublisheddocument/42790/637644433821370000>

Somerset County Farmland Preservation Plan (draft released for comment)
<https://www.co.somerset.nj.us/home/showpublisheddocument/42805/637647522453270000>

Somerset County Historic Preservation Plan (draft released for comment)
<https://www.co.somerset.nj.us/home/showpublisheddocument/42804/637647522451530000>

COMMUNITY VISION AND PUBLIC PARTICIPATION

As noted previously, Bedminster Township and Somerset County have conducted a number of hearings and other forums that have offered broad opportunities for public participation. These opportunities included:

Public hearings by the Planning Board on:

- 2021 Master Plan Reexamination
- 2017 Housing Element and Fair Share Plan (HEFSP)
- Master plan amendment to permit mixed use in Pluckemin (KRE)

Public hearings by the Zoning Board on:

- a use variance to permit a 32-unit mixed use development in Bedminster village, including 5 affordable units

Public hearings by the Township Committee on:

- Endorsing the 2017 HEFSP
- Adopting zoning amendment to create ORV-MU Zone in Pluckemin

Public meetings as part of the Somerset County/Highlands Grant.

Planning Board meetings that either discussed the Master Plan or ATT where the public had the opportunity to comment:

2020...August 6, September 3, October 1 & 29, November 12, December 3 & 17

2021 January 7, February 11 & 18, June 10, July 8, September 9th.

While Bedminster and Pluckemin have long been zoned for both residential and commercial uses, mixed use has never been specifically permitted. However, the recent policy permitting mixed use in the ORV-MU Zone in Pluckemin is a significant advancement of State Plan policies for Centers.

RECENT AND UPCOMING DEVELOPMENTS

Block	Lot	Type Commercial, Residential, Other (describe)	Size, sq.ft., number of residential units	Pending, Approved or Denied	Completeness Date	Approval or Denial Date
27	15	VN-commercial Affinity Federal Credit Union	Amended Preliminary & Final Site Plan "Signage" 0	Approved	April 6, 2017	May 4, 2017
39	10	R-10- Commercial Lamington Farm Golf Club	Site Plan Waiver Conditional Use Deck added to cottage #5 0	Approved	March 6, 2017	April 6., 2017
8	20	Raritan Headwaters	Site Plan Waiver Conversion of existing garage 0	Approved	June 1,2017	July 13, 2017
59.28	1	OR- Commercial EDC	Preliminary & Final Site Plan 0	Approved	Sept. 14,2017	Oct. 12, 2017

39	15	R-10 Residential 1120 Lamington Rd LLC	Preliminary Major Subdivision Subdivision Exceptions Amended Preliminary & Final Site Plan 1 home into 2 homes	Approved	Oct. 12, 2017	Nov.9, 2017
6	1.02	R-10 Commercial Old Farm Orchards	Site Plan 0	Approved	Aug. 10, 2017	Oct. 12, 2017
57	6	OR-V Commercial Crossroads Business Center	Amended Preliminary & Final Site Plan 0	Approved	Oct. 12, 2017	Nov.9, 2017
34	5	VN- Commercial Raritan Family Health	Preliminary & Final Site Plan Improvements to medical building 0	Approved	Sept. 14, 2021	Oct. 12, 2021
39	10	R-10 Lamington Farm Golf Club	Amended Site Plan Small addition to guest house 0	Approved	March 1, 2018	April 12, 2018
36	15	VN Commercial Jardiniere Flowers	Preliminary & Final Site Plan Interior changes to florist 0	Approved	April 12, 2018	May 10, 2018
41	16.02	OR Commercial Mallickrodt	Preliminary & Final Site Plan Signs and lighting 0	Approved	June 7, 2018	July 12, 2018
37.01	1	R-10 Fiddler's Elbow	Amended Preliminary & Final Site Plan Changes to kitchen space 0	Approved	Sept. 13, 2018	Oct. 4, 2018
59.27	11.1	PVD Zone BIT Holdings	Waiver of Site Plan and Site Plan exceptions 0	Approved	Nov. 1, 2018	Dec. 13, 2018
39	10	R-10 Lamington Farm Golf Club	Amended Site Plan Parking lot improvements and lighting 0	Approved	Feb.14, 2019	March 7, 2019

62	10	R10 Country Club 305 LLC	Preliminary and Final Major Subdivision 6 Home Subdivision	Approved	March 7, 2019	May 9, 2019
27	18	VN Elite -2435 Lamington Rd	Preliminary and Final Site Plans & Site Plan Exceptions 33 Apartments and Commercial space	Approved	March 12, 2020	May 7, 2020
32	7	VN Commercial 405 Main St. LLC	Site Plan waiver 0	Approved	July 11, 2019	Aug. 8, 2019
57	22	VN Commercial Primrose School	Preliminary and Final Site Plan- daycare/school 0	Approved	Oct. 3, 2019	Nov. 7, 2019
27	21 & 22	VN Nervine Assoc.	Preliminary and Final Site Plans Renovate the building 0	Approved	Sept. 9, 2019	Oct. 3, 2019
57	6.01	ORV Cancer Support Community	Amended Preliminary & Final Site Plan Change and increase to current buildings 0	Approved	Nov. 14, 2019	Dec. 5, 2019
9	1	R-10 Hamilton Farm Golf Club	Amended Preliminary & Final Site Plan	Approved	Nov. 14, 2019	Dec. 5, 2019
34	1,2,3 &4	VN commercial Rylocat	Preliminary and Final Site And Major Subdivision 0	Approved	Aug. 6, 2020	Sept. 3, 2020
9	1	R-10 USET	Amended Preliminary & Final Site Plan Additional storage building 0	Approved	March 5, 2020	May 7, 2020
39	12,15 19 & 21	R-10 Bedminster Farms	Preliminary and Final Major Subdivision 7 Home subdivision			

37.01	1	R-10 Lamington River Farms	Amended Preliminary and Final Site Plans & Site Plan Exceptions 0	Approved	May 7, 2020	June 4, 2020
6	1.02	R-10 Old Farm Orchards	Amended Preliminary & Final Site Plan Signage 0	Approved	May 7, 2021	June 4, 2021
39	10	R-10 Lamington Farm Golf Club	Amended Preliminary and Final Major Site Plan Relocating helistop 5 Cottages-pre approved Multi-purpose building	Postponed by applicant Dec. 29, 2020		
22	44	OR 1525 Bedminster LLC	Site Plan Approval 0	Withdrawn by applicant Dec. 1, 2020		
57	3	VN Pluckemin Inn	Amended Preliminary & Final Site Plan Outside seating 0	Approved	Nov. 5, 2020	Dec. 10, 2020
71.01	1	OR 20 Rt. 206 LLC	Preliminary Major Site Plan 258 Corporate suites	Being Heard Dec. 2, 2021		
57	14 & 15	VN Oaks Developers	Amended Preliminary & Final Site Plan 4-6 Apartments	Incomplete 3/12/21 & 10/18/21		
9	9	R-10 461 Spook Hollow LLC	Conditional Use Site Plan All accessory dwellings 0 new	Approved	May 6, 2021	June 10, 2021
57	24	VN Westfield Hall	Preliminary & Final Site Plan 0	Approved	Sept. 2, 2021	Oct. 7, 2021
6	1.02	R-10 Old Farm Orchards	Amended Preliminary & Final Site Plan Outdoor improvements 0	Approved	July 1, 2021	Aug. 5, 2021

71	7	OR-VMU KRE	Preliminary & Final Major Site Plan and Subdivision Application 160 multi-family units	Being heard Nov. 11, 2021
58	14	VN-commercial SH Shopping Center	Preliminary and final site plan 0	Being heard Dec. 9, 2021

STATEMENT OF PLANNING COORDINATION

Bedminster Township shares many services and functions with the Borough of Far Hills, including the Bedminster-Far Hills Fire Department, First Aid, F-H uses Bedminster for public works, sewer transmission and shared court with P-G, Bernardsville and Bernards Township.

In regard to other regional coordination, the purpose of the Municipal Planning Partnership (MPP) program is to provide funding assistance to municipalities pursuing planning projects that coordinate municipal planning efforts with the County and adjacent municipalities. These funds may also be used to help address the 50% match required by the State's Smart Growth Planning Grant Program, providing an incentive for pursuing these grant funds. These funds are used by municipalities, or a group of municipalities, to address regional land use issues, pursue inter-jurisdictional planning initiatives, and smart growth/growth management initiatives. In Bedminster they aided in updating the Master Plan, formulating the Township's Targets and Indicator Program, and creating the Scenic Resources Management Plan to name a few.

To qualify for the funding the County requires executing of an Inter-municipal Policy Agreement between the Somerset County Planning Board and Governing Bodies within Somerset County / Memorandum of Understanding: Projects of Regional Significance. In this agreement, Somerset County and its constituent municipalities recognize that they are part of an interdependent regional fabric of planning and infrastructure needs that often transcend municipal jurisdictional lines. The agreement recognizes that large-scale housing or commercial developments can have substantial and far-reaching effects beyond the jurisdiction in which they are located. It further recognizes that many growth and redevelopment issues can best be addressed by joint regional solutions utilizing inter-related municipal, county and state plans.

In order to promote regional planning and inter-municipal planning coordination and to address the impacts of Projects of Regional Significance, the Somerset County Planning Board hosted numerous meetings over a two-year period with the planning chairs and governing officials of the County's municipalities. Based on these meetings, the Somerset County Planning Board developed a model inter-local agreement on inter-municipal planning coordination and "Projects of Regional Significance." To this end, the agreement addresses procedures and guidelines for inter-jurisdictional communication and cooperation that each participating municipality will follow when a project of "regional significance" is proposed. This ensures that neighboring communities have an opportunity to provide input when a large-scale development is proposed within its boundaries that will have impacts beyond the municipal boundary lines. Projects of Regional Significance are defined in the agreement as: "land developments of more than 150

dwelling units or 100,000 square feet of non-residential building space, all major subdivisions or site plans within 500 feet of a municipal border, or developments impacting critical natural resources like primary or secondary streams identified in the County Open Space Plan, that may affect neighboring jurisdictions."

Another County program the Township has participated is the County/Municipal Open Space Partnership program. To be eligible for financial assistance the County requires the project to be contained within either a local plan or county plan. The Township Committee has also made a good faith effort to include neighboring jurisdictions and other governmental entities (Environmental Disposal Corporation, North Jersey Transportation Planning Authority, Somerset County Planning Board, Morris County Planning Board and Hunterdon County Planning Board) in the Township's planning process.

Strategic Economic Development Planning - Somerset County has developed a system for organizing priority investments in economic development and preservation in the County. AT&T has been designated as a Priority Growth Investment Area because it fits certain designation criteria, reflected in the map excerpt at right.

The County Land Use Board also identified Bedminster Village Center and the Pluckemin Town Center as Local Priority Areas.

Somerset County's priority investment framework was recognized by the State Planning Commission. The County has been analyzing highly detailed and sophisticated market data regarding the complexion and occupancy characteristics of land uses throughout the county's priority investment areas and will use this data as part of the County Investment and Asset Mapping Update. Bedminster is currently working with the County and the Highlands Council to study the economic development issues and opportunities in Bedminster's growth corridor area.

STATE, FEDERAL AND OTHER PROGRAMS

The following are recent NJDOT local aid awards:

2019 River Road West, Section 2, repaving, grant \$250,000, project total \$416,000, started 8/20, complete 1/21

2020 Black River Road Section 1, repaving, grant \$300,000, (total combined with Section 2), started 11/21, underway

2021 Black River Road Section 2, repaving, grant \$250,000, (total contract \$701,000), started 11/21, underway

2022, Clucas Brook Road neighborhood, repaving, grant \$379,500, to be started in 2022

SUSTAINABILITY/RESILIENCY STATEMENT

Somerset County has developed a Multi-Jurisdictional Hazard Mitigation Plan (Final July 2019) which identifies the resiliency concerns by municipality. The Bedminster summary is found at the web address below:

Hazard Mitigation Plan Points of Contact

Primary Point of Contact: David Groendyk, MHMO
 Address: 1 Miller Lane Bedminster, New Jersey, 07921
 Phone Number: 908-672-3009
 E-mail Address: OEM@bedminster.us

Alternate Point of Contact: Carson Brienza, Deputy MHMO
 Address: 1 Miller Lane Bedminster, New Jersey, 07921 Phone Number: 908-212-7000

Proposed Hazard Mitigation Initiatives

The proposed Hazard Mitigation Initiatives are summarized in the tables below:

Proposed Hazard Mitigation Initiatives														
2019 Initiative Number	Initiative Name	Initiative Description	New Initiative or Carried Forward	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority	Mitigation Category	2018 Action Status
BM1 (BM1)(BM3) 1	Emergency Management Plan	Continue to develop, enhance and implement existing emergency plans, including the annex to Bedminster Township's Emergency Operations Plan, and other ongoing updates to Comprehensive Emergency Management Plans.	Carried Forward	New and Existing	All	2, 6, 7, 8, 11, 13	OEM; Support from County Emergency Management	Low	Low	Operating Budget	Ongoing	Medium	Capability, PR	Ongoing maintenance of existing plans. Project is carried forward with no changes from the 2014 HMP.

Proposed Hazard Mitigation Initiatives														
2019 Initiative Number	Initiative Name	Initiative Description	New Initiative or Carried Forward	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority	Mitigation Category	2018 Action Status
BM2 (BM2)(BM5) 1	Mitigation – Retrofit Structures	Support retrofitting and/or purchasing of structures located in hazard prone areas, including the one repetitive loss property located within the Township.	Carried Forward	Existing	Flood	1, 4, 5, 8	Multi	High	Low	HMGF PDM FMA	Short Term	High	Action/ Project, PP	Ongoing - The Township has previously contacted the repetitive loss property owner through their annual outreach program to make them aware of the options for retrofitting and buy outs and provide information on available funding sources. No additional support has been requested to date. Project is carried forward with no changes from the 2014 HMP.

Proposed Hazard Mitigation Initiatives														
2019 Initiative Number	Initiative Name	Initiative Description	New Initiative or Carried Forward	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority	Mitigation Category	2018 Action Status
BM3 [BM3 (BM8)]	Critical Facilities	Consider relocation or retrofit of rescue squad on Route 202 to prevent ongoing flooding of this critical facility.	Carried Forward	Existing	Flood	1, 4, 6, 7	FHBFA	High	Unavailable	HMGP Operating Budget	Short Term	High	Action/Project, PP	Ongoing - Twp. Officials previously stated that retrofitting and/or relocating the other two vulnerable critical facilities (Bedminster-Far Hills Fire Dept. and DPW) is not financially feasible at this time. The Township will consider relocation or retrofit of the rescue squad if funding becomes available. Project is carried forward with no changes from the 2014 HMP.

Proposed Hazard Mitigation Initiatives														
2019 Initiative Number	Initiative Name	Initiative Description	New Initiative or Carried Forward	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority	Mitigation Category	2018 Action Status
BM4	Public Outreach & Education	Conduct and facilitate community and public education and outreach for residents and businesses to include, but not be limited to, the following to promote and effect natural hazard risk reduction: Provide and maintain links to the HMP website, and regularly post notices on the County/municipal homepage(s) referencing the HMP webpages. Prepare and distribute informational letters to flood vulnerable property owners and neighborhood associations, explaining the availability of mitigation grant funding to mitigate their properties, and instructing them on how they can learn more and implement mitigation. Use email notification systems and newsletters to better educate the public on flood insurance, the availability of mitigation grant funding, and personal natural hazard risk reduction measures. Work with neighborhood associations, civic and business groups to disseminate information on flood insurance and the availability of mitigation grant funding.	Carried Forward	N/A	All Hazards	3, 5, 11, 13	Municipality with support from Planning Partners, County Planning, NJOEM, FEMA	Medium	Medium	Municipal Budget, HMA programs with local or county match	Short Term	High	Capability, PE	Not initiated due to lack of staffing. Project is carried forward with no changes from the 2014 HMP.
BM5 (BM6)	Communications Improvements	Improve communication systems.	Carried Forward	N/A	All Hazards	7, 11, 13	Municipality with support from County, NJOEM and FEMA	Medium	Medium	Municipal Budget	Short Term	Medium	Capability, ES, PR	Ongoing activity. EOC communication has improved with trunking radios. Project is carried forward with no changes from the 2014 HMP.

Proposed Hazard Mitigation Initiatives														
2019 Initiative Number	Initiative Name	Initiative Description	New Initiative or Carried Forward	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority	Mitigation Category	2018 Action Status
BM6 (BM7)	Flood Database	Develop programs/procedures to capture and archive loss data from events. Examples include: Record location and length of roadway closures; Develop a database of residential and commercial property damage, including permit history for such repairs; High water marks, perhaps painting phone poles with high water marks and/or regulatory Base Flood Elevations (BFEs).	Carried Forward	N/A	All Hazards	1, 8	Municipality with support from County, NJOEM and FEMA	Medium	Medium	Municipal Budget	Short Term	Medium	Mitigation Action/Project, PR	Ongoing activity. Project is carried forward with no changes from the 2014 HMP.
BM7 [BM8 (BM6)]	Generators – Critical Facilities	Obtain and install backup power sources at vulnerable critical facilities. As part of this initiative, the Twp. will: Continue to support the purchase of generators by local school facilities, and Continue to pursue the purchase of a mobile generator unit to be available for use at critical facilities throughout the Township.	Carried Forward	Existing	All Hazards	1, 2, 4, 6, 7, 11, 13	Municipality with support from County, NJOEM and FEMA	Medium	Medium	Municipal Budget	Short Term	High	Capability, ES	Initiated but not completed – a generator has been acquired but is in need of work. Project is carried forward with no changes from the 2014 HMP.

Proposed Hazard Mitigation Initiatives														
2019 Initiative Number	Initiative Name	Initiative Description	New Initiative or Carried Forward	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority	Mitigation Category	2018 Action Status
BM8 (BM9)	Risk Assessment	Participate in local, county and/or state level projects and programs to develop improved structure and facility inventories and hazard datasets to support enhanced risk assessment efforts. Such programs may include developing a detailed inventory of critical facilities based upon FEMA's Comprehensive Data Management System (CDMS) which could be used for various planning and emergency management purposes including: Support the performance of enhanced risk and vulnerability assessments for hazards of concern. Support state, county and local planning efforts including mitigation (including updates to the State HMP), comprehensive emergency management, debris management, and land use. Improved structural and facility inventories could incorporate flood, wind and seismic-specific parameters (e.g. first floor elevations, roof types, structure types based on FEMA-154 "Rapid Visual Screening of Buildings for Potential Seismic Hazards" methodologies). It is recognized that these programs will need to be initiated and supported at the County and/or State level, and will require training, tools and funding provided at the county, state and/or federal level.	Carried Forward	N/A	All Hazards	1, 2, 8, 11	Hazard Mitigation Plan Coordinator	Medium-High	Medium-High	FEMA Mitigation Grant Programs with local match	Long Term DOF	Medium	Mitigation Action/ Project, PR	Activities are ongoing. Project is carried forward with no changes from the 2014 HMP.

Proposed Hazard Mitigation Initiatives														
2019 Initiative Number	Initiative Name	Initiative Description	New Initiative or Carried Forward	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority	Mitigation Category	2018 Action Status
BM9 (BM10)	Mutual Aid	Enhance and maintain mutual aid agreements with the Boroughs of Peapack Gladstone and Far Hills, and seek to create new Mutual Aid agreements with neighboring communities for continuity of operations	Carried Forward	N/A	All Hazards	3, 6, 7, 13	Municipality with support from County, NJOEM, FEMA and surrounding communities	Medium	Low	Municipal Budget	Short Term/ Ongoing	High	Capability, PR, ES	See below ¹
BM10 (BM11)	Disaster Mitigation Aid	Identify & develop agreements with entities that can provide support with FEMA/NJOEM paperwork after disasters; qualified damage assessment personnel – Improve post-disaster capabilities – damage assessment; FEMA/NJOEM paperwork compilation, submissions, record-keeping.	Carried Forward	N/A	All Hazards	6, 7	Municipality with support from County, NJOEM and FEMA	Medium	Medium	Municipal Budget	Short Term	Medium	Mitigation Action/ Project, PR, ES	Activities are ongoing. The Township will work with County OEM to train on Orion Damage Assessment Software. Project is carried forward with no changes from the 2014 HMP.
BM11 (BM12)	Damage Assessment Capabilities	Work with regional agencies (i.e., County and NJOEM) to help develop damage assessment capabilities at the local level through such things as training programs, certification of qualified individuals (e.g. code officials, floodplain managers, engineers).	Carried Forward	N/A	All Hazards	2, 6, 7	Municipality with support from County, NJOEM and FEMA	Medium	Medium	Municipal Budget, FEMA HMA and HLS grant programs	Short-Long Term DOF	Medium	Mitigation Action/ Project, PR	Not initiated; will need to utilize engineering consultant. Project is carried forward with no changes from the 2014 HMP.

Proposed Hazard Mitigation Initiatives														
2019 Initiative Number	Initiative Name	Initiative Description	New Initiative or Carried Forward	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority	Mitigation Category	2018 Action Status
BM12 [BM13 (BM4)]	Mitigation Plan	Continue to support the implementation, monitoring, maintenance, and updating of this Plan (through participating in the 5 year Plan Update), as defined in Section 7.0.	Carried Forward	New and Existing	All Hazards	All	Twp. Engineer with support from Planning Partners, County Planning, NJOEM, FEMA	High	Low – High (for 5 year update)	Municipal Operating Budget, FEMA planning grants	Short Term/ Ongoing	High	Capability, PR	Complete/ Ongoing Municipality has supported this HMP by maintaining representation on the MPC, maintaining an updated mitigation strategy, submitting annual progress reporting forms on specific mitigation actions. Municipality has also participated fully in the 5 year update. Project is carried forward with no changes from the 2014 HMP.
BM13 (BM14)	At-Risk Structures & Mitigation	Purchase, relocate, or elevate structures located in hazard-prone areas to protect structures from future damage, with repetitive loss and severe repetitive loss property as priority. Phase 1: Identify appropriate candidates based on cost-effectiveness including the relocation of the rescue squad facility on Route 202. Phase 2: Where determined to be a viable option, work with property owners toward implementation of the determined action based on available funding from FEMA and local match availability.	Carried Forward	Existing	Flood, Severe Storm	1, 2, 3, 4, 6, 7, 8	Municipality (via Municipal Engineer/NFI P Floodplain Administrator) with support from County Planning, NJOEM, FEMA	High	High	FEMA Mitigation Grants	Long Term DOF	Medium	Capability, PP	Not initiated; will consider relocation or retrofit if funding becomes available. Project is carried forward with no changes from the 2014 HMP.

Proposed Hazard Mitigation Initiatives														
2019 Initiative Number	Initiative Name	Initiative Description	New Initiative or Carried Forward	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority	Mitigation Category	2018 Action Status
BM14 [BM15 (BM9)]	National Flood Insurance Program	Maintain compliance with and good-standing in the NFIP including adoption and enforcement of floodplain management requirements (i.e., regulating all new and substantially improved construction in Special Hazard Flood Areas), floodplain identification and mapping, and flood insurance outreach to the community. Further, continue to meet and/or exceed the minimum NFIP standards and criteria through the following NFIP-related continued compliance actions identified as Initiatives below.	Carried Forward	N/A	Flood, Severe Storm	1, 5, 8, 9, 12, 13	Municipality (via Municipal Engineer/NFI P Floodplain Administrator) with support from NJOEM, FEMA	High	Low-Medium	Municipal Budget	Ongoing	High	Capability, PR, PE	Ongoing, ²
BM15 (BM16)	Elevation Certificates	Obtain and archive elevation certificates	Carried Forward	N/A	Flood, Severe Storm	1, 2, 4, 5, 6, 7, 12	NFIP Floodplain Administrator	Medium	Low	Municipal Budget	Ongoing	High	Capability, PR	Ongoing; initiative rate of progress hindered due to staffing limitations. Project is carried forward with no changes from the 2014 HMP.
BM16 (BM17)	Mitigation Planning	Promote the participation of Floodplain Administrators within the planning process and other activities.	Carried Forward	N/A	Flood	3, 6, 7	Municipality with support from County, NJOEM and FEMA	Medium	Medium	Municipal Budget	Short Term	Medium	Capability, PR	Ongoing type of activity with multiple opportunities. Floodplain Administrator participated in this plan update. Project is carried forward with no changes from the 2014 HMP.

Proposed Hazard Mitigation Initiatives														
2019 Initiative Number	Initiative Name	Initiative Description	New Initiative or Carried Forward	Applies to New and/or Existing Structures*	Hazard(s) Mitigated	Objectives Met	Lead and Support Agencies	Estimated Benefits	Estimated Cost	Sources of Funding	Timeline	Priority	Mitigation Category	2018 Action Status
BM17 (BM18)	Public Outreach & Education	Enhance the County/community resilience to severe storms (including severe winter storms) by joining the NOAA "Storm Ready" program and supporting communities in joining the program.	Carried Forward	N/A	Severe Storm	5, 12	Municipality with support from County, NJDEM and FEMA	Medium	Low	Municipal Budget	Short Term DOF	Medium	Capability, PE	Not initiated. Will consider participation throughout the plan maintenance cycle. Project is carried forward with no changes from the 2014 HMP.
BM18 (BM19)	Underground Utilities & New Development	Adopt regulations for underground utilities in new developments.	Carried Forward	N/A	Severe Storm	1, 2, 6, 7, 9, 11, 13	Municipal Council	Medium	Low	Municipal Budget	Short Term	High	Mitigation Action/ Project, PR	Not initiated at this time but will consider if options become available. Project is carried forward with no changes from the 2014 HMP.
BM19 (BM20)	Permit Fee Waivers	Implement permit fee waivers for installation of backup power for private property.	Carried Forward	N/A	Severe Storm	1, 2, 6, 7, 9, 11, 13	Municipal Council	Medium	Low	Municipal Budget	Short Term	High	Capability, PR	Activities are ongoing. Project is carried forward with no changes from the 2014 HMP.
BM20 (BM21)	Generator Education	Provide public education and outreach on proper installation and/or use of backup power	Carried Forward	N/A	Severe Storm	1, 2, 6, 7, 9, 11, 13	Municipal Clerk	Medium	Low	Municipal Budget	Short Term	High	Capability, PR	Not initiated due to lack of staffing. Project is carried forward with no changes from the 2014 HMP.
BM21 (BM22)	Tree Mitigation	Implement, review, and enforce municipal policies and programs to prevent trees from threatening lives and impacting power availability/interruption.	Carried Forward	N/A	Severe Storm	1, 2, 6, 7, 9, 11, 13	Municipal Code Enforcement	Medium	Low	Municipal Budget	Short Term	High	Capability, PR	Activities are ongoing. Project is carried forward with no changes from the 2014 HMP.

CONSISTENCY SECTION

Local & Regional Planning

Local Planning Compatibility

The Municipal Land Use Law includes an analysis of other agency plans among the requirements for a Master Plan. This review of the plans of adjoining municipalities, the county, and the state is intended to promote compatible land use planning among various jurisdictions. Bedminster's Master Plan demonstrates a high level of compatibility with adjoining municipalities.

PEAPACK AND GLADSTONE

Bedminster Township's common boundary with Peapack and Gladstone extends from the Chester Township boundary to the North Branch of the Raritan River. North of Route 206, the Borough Master Plan provides for single-family dwellings having a minimum lot area of two acres. Immediately south of Route 206 is a Residential Cluster District permitting single-family housing at one unit per 2 acres on 65-acre tracts where 50% must be retained in open space. The remaining area is designated as RR-5 and RR-10, which allow single family dwellings at densities of 2 units per acre and 1 unit per acre having a minimum lot area of one and two acres respectively.

FAR HILLS BOROUGH

Bedminster's common boundary with Far Hills extends from the railroad crossing over the North Branch south to Schley Mountain Road. A Low Density Residential designation applies to the Borough's entire boundary with Bedminster except for abutting State Plan designated Village of Far Hills. The Low Density Residential District permits single-family dwellings having a minimum lot area of 10 acres. In contrast the Village allows for mixed use on lots of 5,000 to 7,500 square feet.

BERNARDS TOWNSHIP

A nearly straight boundary line divides Bedminster Township from Bernards Township. The boundary extends from Schley Mountain Road to Prospect Road. Across this boundary, Bernards has planned for and the Hills Development Company has developed an inclusionary housing development.

BRIDGEWATER TOWNSHIP

Chambers Brook forms Bedminster's boundary with Bridgewater; from its confluence with the North Branch to the Bernards Township line near Mount Prospect Road.

Most lands along this boundary are included within the "Parks and Open Space" category in Bridgewater's Master Plan. These areas are adjacent to Industrial Districts along I-287 and low-density R-40 Residential District (40,000 sq. ft./D.U.) in other areas
BRANCH-
BURG TOWNSHIP

The Lamington River forms the boundary with Branchburg Township. It extends from just west of Rattlesnake Bridge Road to the confluence of Chambers Brook and the North Branch of the Raritan River. Across the Lamington Branchburg has designated an Agricultural District that permits single-family dwellings having a three-acre minimum lot area.

READINGTON TOWNSHIP

The Lamington River also forms the Readington boundary and Readington's land use planning along this boundary is the AR Agricultural Residential District. The AR District permits agriculture, open space and residential land use options including: six acre single family lots or on tracts of 30 to 40 acres an open space cluster development with 65,000 square foot lots and 70% of the tract devoted to open space.

TEWKSBURY TOWNSHIP

Bedminster's common boundary with Tewksbury is also the Lamington River, from a point almost midway between Lamington Road and Route 78 to the Chester Township boundary just north of Pottersville. The Agriculture District is the predominant classification in

eastern Tewksbury, permitting one unit per five acres. Three small districts in the Pottersville area include a Village Residential District which promotes single family units on 1.5 acre lots and the Village Business District which supports businesses in the area on mostly 20,000 square foot lots and a Townhouse Victorian District, which recognizes a townhouse inclusionary development.

CHESTER TOWNSHIP

Bedminster Township's boundary with Chester begins at the Lamington River, just north of the Village of Pottersville, and ends east of Route 206, at the Peapack and Gladstone boundary. This neighboring municipality designates adjacent lands as R-5 Rural Density, Low Density, and Black River Open Space Corridor (Public Zone). Designed to protect critical environmental conditions, the R-5 District requires a five acre minimum lot size and allows for Open Space Development, which has replaced the Township's cluster provisions.

Regional Planning Compatibility

In 1994 the Township submitted its master plan to the State Planning Commission (Commission) for consistency review with the State Development and Redevelopment Plan (SDRP). It was the second review the Commission had performed since the adoption of the SDRP on June 12, 1992. The Commission found the master plan and its supporting documents as consistent with the SDRP *In response to Bedminster's formal submission of its Master Plan to the State Planning Commission (SPC) for a Consistency Review, the SPC determined that **Bedminster's Master Plan "meets the State Plan's intent" to encourage growth in identified centers and "protect and preserve tracts in the Environmentally Sensitive Planning Area". Citing an extensive public planning process which resulted in a Master Plan that is up to date, the SPC determined that "in particular the R-10 Rural Residential District...advances the intent of the State Plan for the Environmentally Sensitive Planning Area", and that the goals of Bedminster's Master Plan "are consistent with the goals and objectives of the State Development and Redevelopment Plan"**.*

This finding ultimately led to the Commission filing an amicus brief in the case of Kirby vs. Bedminster which challenged the Township's Land Use Plan amendment of June 15, 1994. The amendment challenged the change in the Land Use and ultimate rezoning of the plaintiff's property from one (1) unit per three (3) acres to one (1) unit per ten (10) acres.

In upholding the actions of the Township there are certain aspects of the Court decision in the Kirby case we believe address the point of internal consistency.

1. The Court found the consistency between the Bedminster Land Use Element, the Somerset County Master plan and the New Jersey State Development and Redevelopment Plan (SDRP) was noted and discussed by Caton (Phillip Caton, PP/AICP, the Court's expert). "The later plan was adopted by the State Planning Commission in 1992. Although Bedminster was under no legal obligation to comply with its recommendations, the designation of the land now within the R- 10 zone as Environmentally Sensitive apparently was the catalyst for Bedminster's revisiting of the planning issues relating to the then R-3 zone. Subsequently the State Planning Commission reviewed the Bedminster Master Plan and the provisions relating to the R-

10 zone and determined them to be consistent with the SDRP. While this determination has no binding effect, it is reasonable to consider it as supporting the planning judgment of Bedminster”.

2. The Court also found, “The Conservation Element of Bedminster's 1991 Master Plan, including the Background Studies, contains a thorough analysis of the Township's natural features and infrastructure and examines the implications of development on the environment. The background studies cover the following categories: Agriculture, Stream Corridors, Air Quality, Steep Slopes, Forest Resources, Surface Water Geology, Endangered and Threatened Species, Scenic Corridors & Resources, Wetlands & Soils. The Conservation Element describes various rural conservation strategies, including agricultural zoning, large lot zoning, lot size averaging, cluster zoning and transfer of development rights, among others. The Conservation Plan also sets forth the carrying capacity" analysis which is the foundation for the Township's R-10 zoning. *Caton Report Pages 6-page 7*

Carrying capacity is a consideration in the determination of zoning density and in Bedminster's case, is a vital force in the establishment of the R-10 zoning. While more complex definitions are common, carrying capacity simply refers to the ability of the land to absorb the detriments of human occupation. The ability of the soil to absorb and purify human waste and produce drinkable water is considered the most important elements of lot size.

The concept of carrying capacity and its relevance is not challenged here by Kirby. Lot size is, however, challenged on the grounds that it is not warranted by carrying capacity. The consideration of carrying capacity of the land in zoning decisions is supported by language in the State Plan:”

The Court also found, “But Bedminster' actions are supported by studies, reports and hearings and confirmed by the views of both New Jersey and Somerset County planners. Kirby discounts much of that material as "Lofty goals, platitudes, jargon, planner phraseology, use of stock phrases" *Kirby brief page 4*. Kirby attacks the motives and the judgment of Bedminster officials and planners, but does so without providing sufficient evidence of any shortcomings. Kirby simply offers different planning judgment.”

Finally, the Court stated, “Kirby has also challenged the validity of Ordinance 95- 25 which authorizes clustering in the R-10 zone. This provision originated indirectly from the recommendation of the Master Plan Consistency Report of the State Planning Commission that Bedminster consider a broad array of implementation techniques to further advance the natural resource conservation and related goals of the SDRP. Among the tools offered in the Report were cluster zoning and lot size averaging (Consistency Report at 5, 24). Bedminster responded to the Consistency Report by the adoption of Ordinance 95-25 (the Lot Size Averaging Ordinance). The avowed purpose of the ordinance is to further "the resource protection goals and objectives included in the Master Plan, and the goal of maintaining large, contiguous open areas" by modifying, in certain cases, the 10 acre minimum lot size for subdivisions in the R-10 district (Section 13-401A.7a)”.

The Court's findings highlight the substantial consistency between the Township, County and State as well as internal consistency from the establishment of a vision for the Township, to the analysis of natural and infrastructure features, to the analysis of various strategies, to adoption of a Land Use Plan and the adoption of an ordinance to implement a means toward the vision.

State Plan – Goals, Policies & 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>

Analysis

The Township is not an Urban Coordinating Council municipality.

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</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</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>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>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 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>Indicator 11 Conversion of wetlands for development</p> <p>Indicator 26 Percent of land in New Jersey covered by adopted watershed management plans</p>
---	---	--

Analysis

Bedminster Township’s planning demonstrates consistency with State Plan Policies on Water Resources, Open Lands & Natural Systems, and Special Resources Area (Highlands).

In Bedminster Township water resources are a major concern. The groundwater resources of the Township provide the potable water supply to much of the Township's rural areas. In addition, groundwater provides the base flow to rivers and streams during low flow periods. In order to protect and maintain this critical resource the Master Plan recommended and the Township has instituted a number of activities such as:

1. A program to ensure that existing septic tanks are regularly pumped and maintained in a manner similar to the revised State Health Code standards for new systems.
2. Ongoing public education directed at water conservation and preventing the discharge of toxic and hazardous pollutants to groundwater.
3. The Environmental Commission, in conjunction with the Health Department, could conduct an environmental audit of groundwater quality, including an analysis of existing groundwater samples and an identification of existing facilities, which could adversely impact groundwater. Among the facilities are
 - o Underground storage tanks.
 - o Gas, fuel, and sewer line locations.
 - o Large septic systems for commercial/industrial users.
 - o Permitted community septic systems.
 - o Hazardous substance storage areas and facilities.

- Permitted NJPDES groundwater or surface discharge facilities.
- 2. The Township is considering a wellhead protection program to protect community water supply systems and areas in the Township with clusters of residential wells that might be threatened by inappropriate land uses.
- 3. The Township has reduced residential densities in unsewered areas to protect the portability of groundwater from the impacts of septic systems.
- 4. Landscaping standards require the use of native and locally adapted plants, and designs, which minimize irrigation, maintenance and turf areas and require mulches to preserve soil moisture.
- 5. Irrigation systems for lawns and landscaping are discouraged in new developments and drip irrigation for localized watering is encouraged.
- 6. The Township is evaluating alternative well testing methodologies in order to assure that groundwater availability is accurately analyzed.

Surface water is impacted by both point and nonpoint source pollution. Nonpoint source pollution is a major factor affecting Bedminster's surface waters, and the Township has made efforts in mitigation through local land use strategies and management approaches. Nonpoint source pollutants include septic system effluent, agricultural runoff, stormwater runoff, and construction activities. In order to mitigate potential impacts to the Township's surface waters, the following management approaches were recommended in the Master Plan and in many cases has been carried out such as:

1. Water quality best management practices have been adopted, to protect the quality of surface waters and promote maximum habitat values.

These include:

- Arranging development on the least porous soils, to promote infiltration and reduce sediment and pollutant loading,
- Buffer strips and techniques to maximize overland flow, such as grassed swales and filter strips,
- Regional stormwater management approaches and extended detention facilities,
- Wet ponds (retention basins) and wetland or marsh creation,
- Infiltration practices to detain runoff, including trenches, basins, drywells and other structural solutions, and
- Water quality inlets and oil/grit separators.
- Reductions in permitted residential densities and impervious coverage can reduce the potential impact to surface waters from non-point source pollution.

Since the State and Federal governments regulate wetlands, the Township is preempted from adopting conflicting regulations. However, the management of protected wetlands and transition areas remains an important issue for the Township to address. A system to periodically monitor and enforce conservation easement restrictions has been developed.

- Wetlands transition areas required by the New Jersey Freshwater Wetlands Protection Act should be included in the definition of critical areas contained in the Land Management Ordinance.
- Permitted development is arranged to avoid all significant wetlands, and when road crossings are unavailable, they are located at the point of minimum impacts

The Township has approximately 781 acres of recreation and open space within its system according to its ROSI (April 2007). Within Bedminster Township, there is an 18-acre parcel of land that is part of the NJDEP Division of Parks and Forestry 585-acre Hacklebarney State Park. The Somerset County Park Commission manages Natirar in which 40 acres is located in the Township. The Township has concentrated land acquisition and facilities development within Greenways along the North Branch of the Raritan River and the Second Watchung Ridge. Passive open space acquisitions within these greenway systems have accounted for the substantial increase in open space in the municipal inventory over the last decade. The North Branch Greenway establishes a substantial buffer between the developed sectors of the Township to the east and the rural countryside to the west of the highway corridors. Public access within the North Branch Greenway is provided by a trail system along the River and within the River Road Park. Municipal open space additions are identified within the North Branch Greenway along River Road which will provide additional buffering along the River, however use should be either passive for activities such as hiking or nature appreciation or simply for critical habitat protection.

Bedminster Township’s strategies are to preserve, conserve and utilize natural resources. Air, water and soil are the essential resources, which support a healthy biota. The natural ecosystem finds a balance among its organic and non-organic components, where resources are used, not used up, and cyclical changes return to the point of beginning. Development disrupts these cycles, and places a heavy burden on man to reestablish the semblance of a natural balance. The principles of sustainable development demand that resource commitments made during this generation will be sustainable—that is, able to be continued for the benefit of future generations. The quality of the air we breathe, the water we drink and the food we eat determines the health of the human organism and all life forms. Bedminster’s planning efforts seeks to minimize further degradation of these resources and establish an arsenal of environmental health-building tools for the 21st century and beyond. Its planning efforts recognize the inherent limitations of our ability to disassemble the natural world and put it back together again. It argues in favor of a lighter touch on the land, one that is more respectful of natural systems, and that limits the resource commitments and impacts of human intervention. This calls for a systems approach to natural resource conservation, where interconnected natural systems are viewed as a collective resource, not a series of separate features.

Bedminster is located in the Highlands region, with the northern portion within the Preservation Area (965 acres) and the balance of the Township within the Planning Area (15,880 acres). In terms of designation the November 2006 draft Highlands Master Plan divided the Township amongst the three overlays within the Preservation Area – Conservation, Protection and Planned Community areas. In the Planning Area the Township has also the three overlay designations of Conservation, Protection and Planned Community areas.

Bedminster views the Centers as the focus of growth within the Township. It also views its planning and regulations for the environs as a way to maintain water quality and promote biodiversity and meet the regulations of the Highlands Master Plan.

GOAL	POLICIES	INDICATORS
Goal #3: Promote Beneficial Economic Growth, Development and Renewal	Policy on Economic Development - Promote beneficial economic growth and improve the quality of life	Key Indicator 1 New development, population and employment located in the Metropolitan and Suburban

<p>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>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</p>	<p>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 percent of the population living under the poverty level</p>
---	---	---

	<p>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>	
--	---	--

Analysis

The focus of future economic growth is within the two designated centers. Although available land is limited these areas meet the Township’s economic objectives.

With approximately two-thirds (2/3) of the Township's land area under farmland assessment, agriculture continues as a major land use and natural resource in the Township. Recent farmland preservation initiatives have provided “anchors” of preserved land around which protection strategies and policies can be arranged. The Township in its planning has attempted to improve the climate for agriculture as a business. It has

- Promote participation in the 8-year municipally approved farmland preservation program. The 8-year program can be established by municipal ordinance and approved by the CADB. Participation in the 8-year program increases a landowner’s eligibility for easement purchase, protects the landowner from eminent domain and provides access to soil and water conservation funds, which can improve the agricultural viability of lands. Establishment of an 8-year program also demonstrates the Township’s support for the agricultural community, and offers an opportunity for smaller farms to combine and participate in this program.
- Bedminster’s agricultural base study should be updated, to examine business strategies to support agricultural viability, and to identify the most productive agricultural lands.
- Agriculture dominates the rural character of Bedminster Township and attracts cyclists and other visitors to the area. The beneficial aspects of tourism, which can support agriculture and be supported by agricultural sales and activities, should be explored.
- Land use regulations should be updated to minimize deterrents to agricultural activity, and provide increased opportunities for agricultural expansion. This may include expanded opportunities for direct marketing, such as small farm stands for locally grown produce and other vehicles for eliminating the middleman, which make agricultural activities more rewarding to the farmer.
- The Farmland Preservation Plan seeks to encourage agricultural pursuits that support the equestrian activities which play an important role in maintaining the countryside character.
- An outreach initiative should be structured to communicate directly with local farmers. This provides an opportunity to develop a clearer understanding of agricultural trends and objectives, and farmers perceptions of current and future business opportunities.

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 de-</p>	<p>Policy on Air Resources-</p> <p>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 import.</p> <p>Policy on 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>
--	---	---

manufacturing and remanufacturing.		
------------------------------------	--	--

Analysis

Protection of the Township's air quality is, at least partially, dependent on regional, state, national, and even international factors. However, there are some air quality management approaches that the Township can initiate to mitigate air pollution, as follows:

- Promote alternative means of transit by providing opportunities and access for alternative transportation systems (buses, car and van pooling, bicycling, and walking). Bedminster Township is a member of Ridewise of Raritan Valley, which is Somerset County's Transportation Management Association (TMA). Created in the early 1990's Ridewise works with municipalities, the county, New Jersey Transit and NJDOT to identify and develop innovative nontraditional types of transit services for its member residents.
- Reduce the need for vehicular trips by facilitating better interconnections among residential, commercial, office, and recreational uses. Encourage staggered work hours for large employment centers.
- Encourage energy conservation through subdivision design, building design, building orientation, and the evaluation of microclimate conditions such as solar access and wind direction.
- Recommend landscaping standards that provide buildings with maximum solar access, shading, and wind protection.
- Encourage the maximum recovery of recyclable materials and the use of renewable energy sources.
- Require air quality assessments at principal intersections for significant developments (three hundred (300) or more vehicle trips per day) to identify problem areas and mitigation strategies.
- Design bikeways, pedestrian walkways and other routes to maximize opportunities for non-motorized travel in existing and new development.

With the Township focusing growth in its two centers the Township must monitor within the centers areas of potential need of redevelopment and possible reuse. Over the last two years this effort has taken place in Pluckemin. The Planning Board has assessed the potential of areas in need of redevelopment and also has looked at the redevelopment strategies including two identified contaminated sites (gas stations.)

The Township of Bedminster is striving to achieve the goals laid out by the County and the State in order to increase the amount of recycled material and reduce the total amount of solid waste produced in the Township. The Township has appointed a recycling coordinator, adopted a recycling requirement ordinance and has submitted yearly tonnage reports to the County. These steps help to coordinate local, County and State efforts to reduce solid waste and increase recycled materials. The Township has also adopted recycling requirements in its Land Management Ordinance (§13-517). The ordinance calls for all new residential subdivisions, commercial and industrial facilities to comply with three recycling elements:

1. Submit a recycling plan that is compliant with the Township, County and State recycling requirements. The applicant is required to provide source separated and provide private

collection of materials. All leaf collection from the site will be transported to an approved composting facility within the County as designated by the County Plan.

2. Provide written notification to all purchasers or lessees of the property, which will include all requirements for source separation together with the method of collection and nature of the recycled materials.
3. Submit an annual written document to the recycling coordinator of the total tonnage recycled and the location or locations of the deposit of materials.

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-</p> <p>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 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>

Analysis

The primary investment for community facilities and infrastructure is within the two centers of Pluckemin and Bedminster. The municipal complex, library, school, police, fire and rescue are historically focused within the two centers. The EDC now provides wastewater treatment for Bedminster and Pluckemin Villages. Public water distribution systems are generally oriented toward the villages of Pluckemin and Bedminster in the State highway corridor area (Rt. 206) and Pottersville Road.

The Township circulation planning is multi-modal. It has a policy for local roads to preserve the existing unpaved road network in essentially its existing configuration. It has a policy for a major effort by employers, Township, County and State to reduce the number of commute trips, which occur in a single occupant vehicle. The means by which this can be addressed may include car-pooling, vanpooling, telecommuting, four-day workweek, shuttles to train service from major employment locations and population centers, such as The Hills.

Since two State highways function as “Main Streets” in two villages within the Township, and with the designation of both villages as centers by the New Jersey State Planning Commission, which specified that the Township should “promote pedestrian accessibility and safety throughout the Township; with emphasis on Pluckemin Village Town Center and Bedminster Village; coordinate efforts with the Far Hills Village”, it is recommended that the Township approach the County and NJDOT in exploring traffic calming efforts on Routes 202 and 206 within the center boundaries of the two villages.

The Township has incorporated a sidewalk plan and a bicycle plan within its circulations element as well as incorporating travel demand management strategies and recognizing the need for public transportation.

To summarize, the Township's focus in the future should be on controlling land development by zoning regulation. Road improvement should be focused on the existing corridor system consisting of Route 206 and Route 202, together with key intersections, along these roadways. Roadway improvement efforts should not focus on the existing local or County road system.

The primary Township effort should be focused on trip reduction strategies and incorporating traffic calming techniques in the villages of Bedminster and Pluckemin, rather than road expansion strategies. In addition, Bedminster should continue to improve pedestrian circulation through the expansion of trails and sidewalks.

Finally, to keep and maintain the rural and scenic character of Bedminster, the Township should work with the County to establish a Comprehensive Bicycle Plan.

GOAL	POLICIES	INDICATORS
Goal #6: Provide Adequate Housing at a Reasonable Cost	Policy on Housing- Preserve and expand the supply of safe, decent and reasonably priced housing by	Indicator 20 Percent of New Jersey households paying more than 30% of their pre-

<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>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-</p> <p>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>tax household income towards housing</p> <p>Indicator 24 Annual production of affordable housing units</p>
---	---	--

Analysis

Bedminster Township was a "Mount Laurel" defendant (Allan-Deane Corporation v. Township of Bedminster and Planning Board) and in 1984 received a "Final Judgment of Mount Laurel II Compliance and Six Year Repose". This final judgment came in response to the Township's agreement to rezone sufficient lands to permit the construction of at least 819 low- and moderate-income units, which the court found to be Bedminster's fair share obligation for the 1980-1990 periods. The Court subsequently modified the 1984 Final Judgment in 1992, reducing the Township's Court-imposed fair share obligation to 698 units and extending the period of repose until December 31, 1995.

COAH previously calculated the Township's fair share obligation at 177 low- and moderate-income dwelling units for the period 1987-1999, representing a major reduction from the Court-imposed obligation. This prior round obligation has been recalculated by COAH for the Third Round, using updated information from the 2000 Census, and reduced to 157 affordable units. Through December 31, 2013, Bedminster's obligation includes this recalculated total plus a new "growth share" obligation, based on actual growth. Preliminary estimates indicate that another 37 affordable units will be required to meet the growth share requirement, resulting in a cumulative obligation for the period 1987 through 2013 of 194 affordable units.

The Township's affordable housing production to date far exceeds the current obligation, which is the latest in a series of diminishing estimates of Bedminster's fair share responsibility. Bedminster's affordable housing supply includes 694 affordable units, and the Township also rehabilitated 4 low- and moderate-income units.

Beyond the preparation of a Round III Housing Plan Element and Fair Share Plan the Township tear-down and replacement of existing homes and construction of massive new homes is increasingly a problem in desirable residential areas like Bedminster. While several land use regulations have been crafted to address the floor area and setbacks of principal dwellings, this trend may require further policy refinements.

In the township's Master Plan the concept of community design is addressed in the following goal and objectives.

Community Design

- To ensure that new development is visually and functionally compatible with the physical character of the Township.
- To provide for standards and guidelines for physical design and community planning so that land uses interrelate and function compatibly and harmoniously in terms of scale and location.

To improve the visual and physical appearance of developed areas while protecting residential neighborhoods from encroachment by incompatible uses.

d. To establish land use policies and design standards that will enhance visual character along existing commercial corridors.

To coordinate such items as architectural design, access, landscaping, lighting, signs and similar design features to produce visually and functionally compatible development.

f. To retain wherever possible from public rights-of-way the attractive vistas that make Bedminster special, including views of hills, valleys, ridgelines, woodlands, farmlands, hedge rows, stream corridors, flood plains and other natural areas.

To date new design standards have not been adopted.

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,</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</p>	<p>Key Indicator 2 The amount of land permanently dedicated to open space and farmland preservation</p>

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	and scenic landscapes, districts, structures, buildings, objects and sites and ensuring that new growth and development is compatible with historic, cultural and scenic values.	Indicator 12 Conversion of land per person
---	--	---

Analysis

Bedminster Township has a rich cultural heritage and an extensive historical legacy. The map and description of Bedminster Township historic resources includes roughly 150 historic sites and four historic districts, three of which are listed on the State and National Register of Historic Places.

It is important to identify the historic resources of Bedminster Township as part of the municipal Master Plan, so that appropriate methods for their protection and conservation can be pursued, consistent with the requirements of the Municipal Land Use Law. Bedminster Township has created a Historic Preservation Commission, which conforms to the Municipal Land Use Law requirements, as recommended in the 1995 Historic Preservation Plan Element. Participation in the Certified Local Government (CLG) program should be further pursued by the Historic Preservation Commission and implemented.

Bedminster Township is dedicated to preserving its historic resources, in part through adherence to the US Secretary of Interior's standards for historic preservation projects. The Township should continue its efforts to assure that historic preservation standards in the Land Management Ordinance provide adequately for the preservation of historic districts and sites and prevent intrusion by incompatible new development.

The 2003 Master Plan recommended a scenic resource assessment should be prepared and scenic resource management standards should be developed. In 2005 a Scenic Resources Management Plan was prepared by the Planning Board with funding from the Somerset County Planning Board through its County-Municipal Planning Partnership Program. Although the Plan has been completed it has not been adopted in the Master Plan or implemented in Land Management Ordinance.

GOAL	POLICIES	INDICATORS
Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide	Policy on Comprehensive Planning- Promote planning for the public's benefit, and with strong public	Key Indicator 6 The degree to which local plans and state

<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>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</p>	<p>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>
--	---	--

	category of communities with Endorsed Plans.) Public investment priorities guide the investment of public dollars to support and carry out these Plan Strategies.	
--	---	--

Analysis

Carrying capacity is a planning technique used to establish the maximum population level of a species based on the availability of natural resources. Carrying capacity had its genesis in ecological studies, used to manage wildlife habitat rangeland for grazing. In the context of land use planning, carrying capacity has been defined as the ability of natural and man-made systems to support a level of population growth and ancillary development while maintaining established standards of performance. When applied to regulating land use, an assessment of carrying capacity is useful in establishing maximum densities or intensities of development. However, sustainability requires that we provide a margin of safety, and not plan for the maximum development that can currently be supported.

The Land Use Plan in the 2003 Master Plan promotes development which respects the carrying capacity of the natural and man-made systems, and arranges higher intensity development in a compact node proximate to the arterial highway corridor area. The Conservation Plan promotes responsible management of the natural resource base by all landowners, public and private and promotes linear conservation networks such as stream corridor protection areas.

Several planning efforts by the Township have been financed in part by Somerset County. As previously noted the 2003 Master Plan, Planning Management System (Targets and Indicators) and Scenic Resources Management Plan were all assisted by the Somerset County Planning Board County-Municipal Planning Partnership Program. These grants have assisted in facilitating planning capacity at the local level as well as regional cooperation between the County and its municipalities.

As previously noted Bedminster is within the Highlands region. A small portion (965 acres) is within the Preservation region. Bedminster has made a commitment to the Plan Endorsement process with the hope that a memorandum of agreement can be reached between the State Planning Commission and Highlands Council to have the Council accept Plan Endorsement as a means of conformance with the Highlands Master Plan.

State Plan – Center Criteria & Policies

The Township of Bedminster has requested a renewal of its existing Town Center of Pluckemin and Village of Bedminster, which was designated in 2001 by the State Planning Commission. The Centers are positioned along the eastern portion of the Township. Bedminster is north of Interstate 287 with Route 206 forming its western border. Route 202 serves as a “Main Street” for the Village which enters the Village of

Far Hills which forms the eastern boundary of Bedminster. Pluckemin is southeast of Interstate 287 and north of Interstate 78. Interstate 287 forms the western boundary of the Town Center and Interstate 78 forms the southern boundary. Routes 206 and 202 combined traverse north-south through the center along its western portion. The eastern boundary of Pluckemin is an area of steep slopes greater than 25%. Currently, Bedminster contains an area of 0.4 square miles with the proposal seeking to retain its size. Pluckemin is currently 0.77 square miles, but the proposal calls for slight increase in size of less than five (5) acres along the southwest side of Burnt Mill Road and Routes 206/202.

Application of Center Criteria

The State Plan provides a hierarchy of centers to facilitate future development and redevelopment throughout the State. It specifically calls for future growth in Fringe (PA3) Planning Area, Rural (PA4) Planning Area and Environmentally Sensitive (PA5) Planning Area to be accommodated in Centers and to make sure that they are given the needed resources to protect the environs which surround them. The State Plan also provides the designation criteria. The criteria supply certain essential limits for land area, population, employment and densities for the various center categories. According to the State Plan, these thresholds or limits are intended to serve as flexible guidelines for consideration of proposed centers. This is especially important since the projections provided are for a horizon of 20 years and they are developed to aid municipalities in achieving a vision of its future. It was the approach that Bedminster Township followed when its centers were designated in 2001. It identified areas where infrastructure was available and where development had been initiated so as to protect the environs that surround the centers.

Consistency of Pluckemin Town Center and the Village of Bedminster

With much of the necessary supporting infrastructure in place, the Centers of Pluckemin and Bedminster already serve a major township and regional role with their concentration of residential commercial, institutional and public uses. Existing development, even prior to the 1997 designation, gave the Centers a village character, which in the case of Pluckemin was dramatically altered with "The Hills" becoming a much denser community with even greater commercial services. The centers are approaching build-out as was discussed at some length during the initial petition. Attached is material on the availability of land within the two centers.

Because of the historical significance of the two centers redevelopment may play a role to absorb further growth while at the same time maintaining the historical significance of structure. The Centers also play an important role in the Highlands Plan, being identified as planned communities in a sea of protection and conservation area.

Pluckemin and Bedminster centers have a limited ability to support additional growth, but The Hills brought over 3,500 new homes and a rapid increase in the need for community services. Future growth potential in the centers will be limited to infill development and redevelopment.

Bedminster Village boundaries respect the broad floodplain of the North Branch of the Raritan, which forms its eastern boundary. Pluckemin is relatively free of flooding concerns, although the Chambers Brook traverses the center.

Bedminster's centers are unusually well served by pedestrian and bicycle facilities, with a bike/hike network that connects these centers with one another, with the extensive parkland at River Road Park and with the municipal building and the elementary school in Bedminster

village. This network has seen extensive and increasing use since its development in phases over the past two decades.

Two mixed use projects are now proposed in the centers, including the 33-unit project by Elite under construction on Lamington Road in Bedminster Village and the 160-unit mixed use development in Pluckemin, which is currently before the Planning Board.

Centers

Bedminster Township seeks to retain the prior center designations, which included Bedminster as a village center and Pluckemin as a Town Center. Bedminster may choose to designate the AT&T site as part of one of the Bedminster centers.

State Plan – Planning Area Policy Objectives

The State Planning process offers municipalities an opportunity to verify the consistency of local plans with the State Plan. The Municipal Land Use Law affirms the importance of compatible regional planning efforts, and the State Plan provides important guidance for local Planning Boards and governing bodies. Bedminster participated in this process when it made application for an independent state review of its Master Plan consistency with the SDRP. On February 24, 1995 the State Planning Commission adopted the "Bedminster Township Master Plan Consistency Report" which includes "key findings and recommendations", demonstrates a high level of consistency between Bedminster's Master Plan and the SDRP and , in particular, the R-10 Zone. Significantly, the report made the following findings as to Bedminster's Master Plan and R-10 Zone:

- "Consistent with the State Development and Redevelopment Plan, the goals, objectives and elements of the Township's Master Plan provide a clear direction that growth should be encouraged in centers and that lower density development will be accommodated outside these areas, given various capacity constraints."
- Bedminster's Master Plan "meets the State Plan's intent" to encourage growth in identified centers and "protect and preserve tracts in the Environmentally Sensitive Planning Area".
- "In particular the R-10 Rural Residential District, which seeks to protect the resource values listed in the Land Use Element of the Master Plan, including agriculture, forest and native vegetation, ground water quality, scenic resources, steep slopes, surface water quality, and threatened and endangered species' habitats advances the intent of the State Plan for the Environmentally Sensitive Planning Area."
- The Master Plan is up to date and includes all required elements and some optional elements.
- The Township's Master Plan employs a form of carrying-capacity analysis that focuses on specific limiting factors.
- The Township's "extensive public planning process was an important component in developing the Master Plan. The goals and objectives of the Bedminster Township Master Plan were developed, in part, in response to the Cross-acceptance process of the State Plan."

- The Township's Master Plan "provides detailed recommendations as part of each element" and includes an analysis of extensive background data that "give clear guidance to the planning and governing bodies".
- The 45 goals of Bedminster's Master Plan "are consistent with the goals and objectives of the State Development and Redevelopment Plan".
- "The Bedminster Master Plan contains important information in its various relevant elements that address the present and future nature of agriculture in the Township. Specific language has been developed to promote and preserve both agricultural lands and the industry."
- Bedminster has proposed implementation tools which are "worth noting to meet the State Plan's vision of beneficial growth and natural resource conservation".

Bedminster’s Master Plan continues to advance the goals of the State Plan through the local policies described above. Additionally, recent policy changes and a use variance approval have brought mixed-use developments to Bedminster’s Centers and increased the level of consistency between State and local planning.

MAPPING

See GIS Files

STATE AGENCY ACTIONS

None are known.

STATE AGENCY ASSISTANCE/EXPECTED BENEFITS

Interagency coordination among State agencies is one of the benefits of Plan Endorsement that Bedminster believes is of value. But the Township also believes that the benefits of alignment of local, State and regional plans offers benefits for all involved.

Alignment with the policies of the SDRP, while optional, has proven valuable in validating local planning and zoning in high profile land use litigation. The continuing planning partnership represented by another State endorsement of the Bedminster Master Plan acknowledges that Bedminster’s Plan maintains this very high level of consistency.

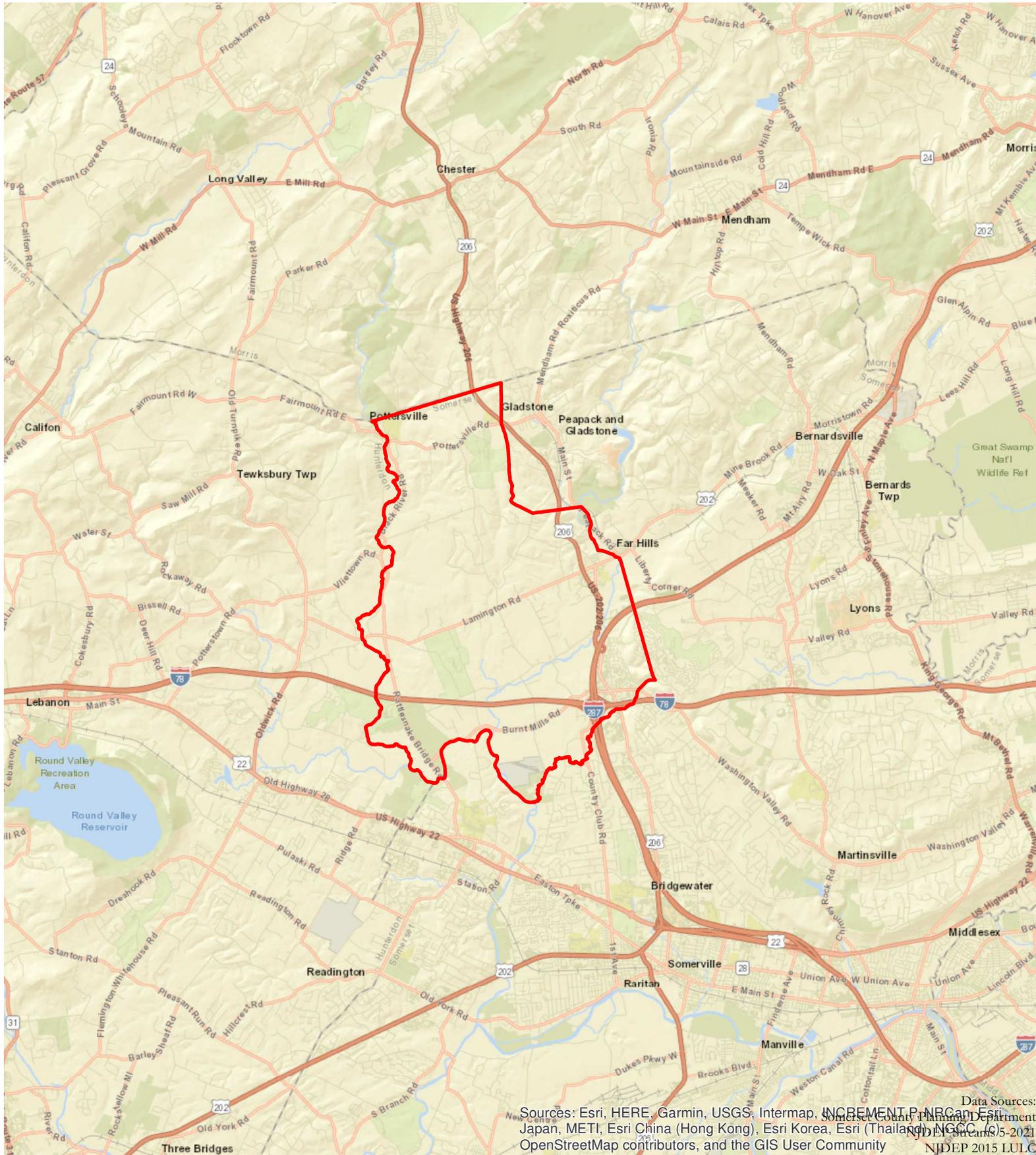
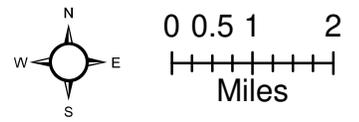
CONCLUSION

Bedminster Township has fashioned a plan that reflects the State Plan concept of compact centers in a mosaic of largely open and undeveloped environs. It is the pattern that Bedminster has grown into over generations, with its broad open countryside and its compact villages. This pattern was further reinforced when the massive suburbanization of the 1980’s transformed Pluckemin from a sleepy Revolutionary War hamlet to a neighborhood of townhouses.

Bedminster's master plan has long been highly consistent with the State Plan and the Township seeks to again achieve Plan Endorsement, to reaffirm the Center boundaries and to include AT&T in one of the designated centers

Figure 1 Regional Location

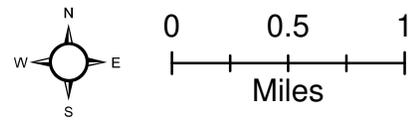
*Bedminster Township, Somerset County
December 2021*



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCA, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © 2021 OpenStreetMap contributors, and the GIS User Community
Data Sources: NIDEP 2015 LULC

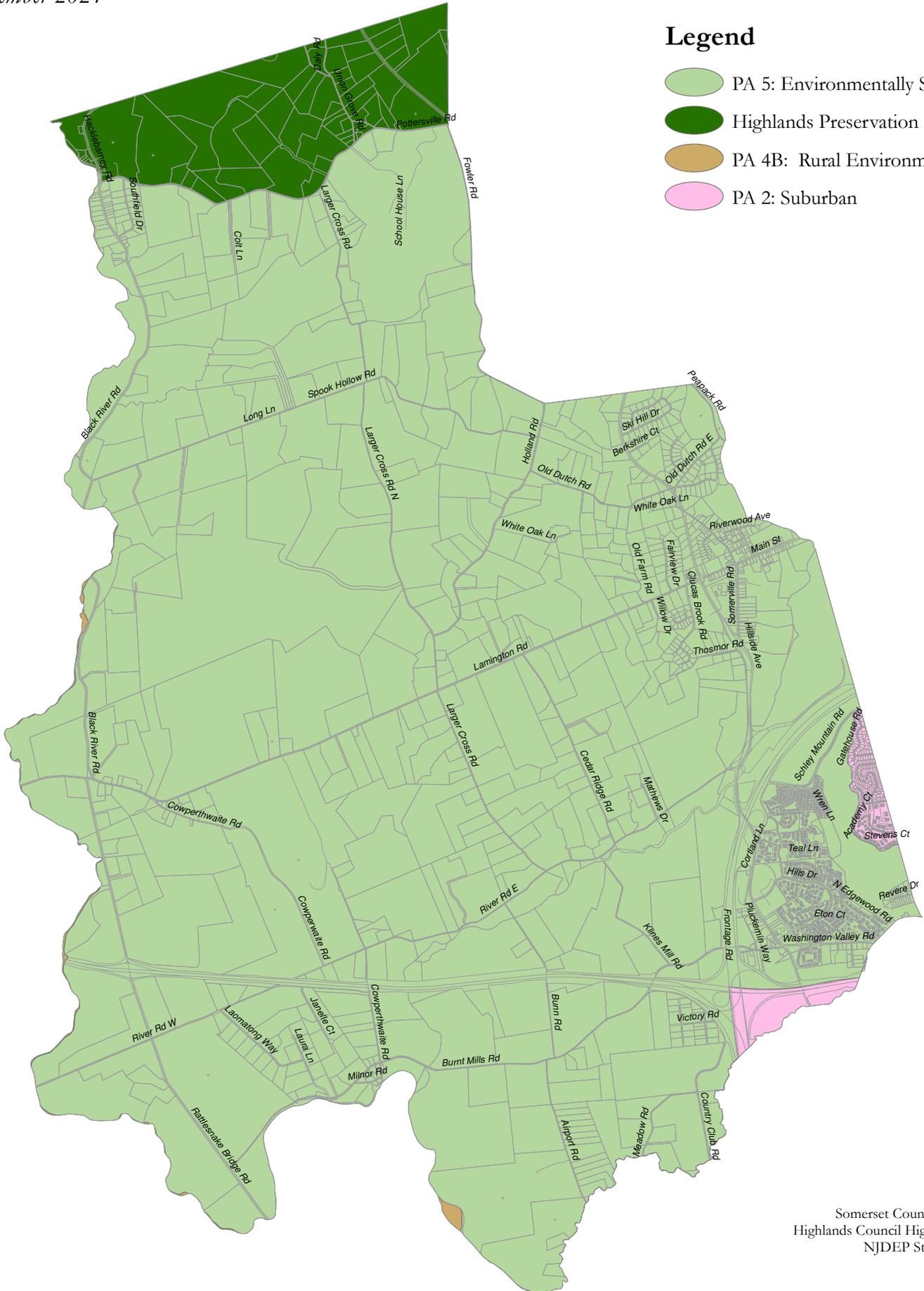
Figure 2 State Planning and Highlands Areas

Bedminster Township, Somerset County
December 2021



Legend

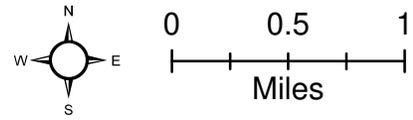
- PA 5: Environmentally Sensitive
- Highlands Preservation Area
- PA 4B: Rural Environmentally Sensitive
- PA 2: Suburban



Data Sources:
Somerset County Planning Department
Highlands Council Highlands Boundaries 2021
NJDEP State Planning Areas 2019

Figure 3 Community Facilities

Bedminster Township, Somerset County
December 2021



Legend

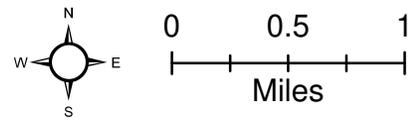
-  Elementary School
-  First Aid Squad
-  Library
-  Municipal Building
-  Pottersville Fire Company
-  Public Works Garage,
Police/Court Administration,
Union Hook and Ladder Company



Data Sources:
Somerset County Planning Department
Bedminster Township

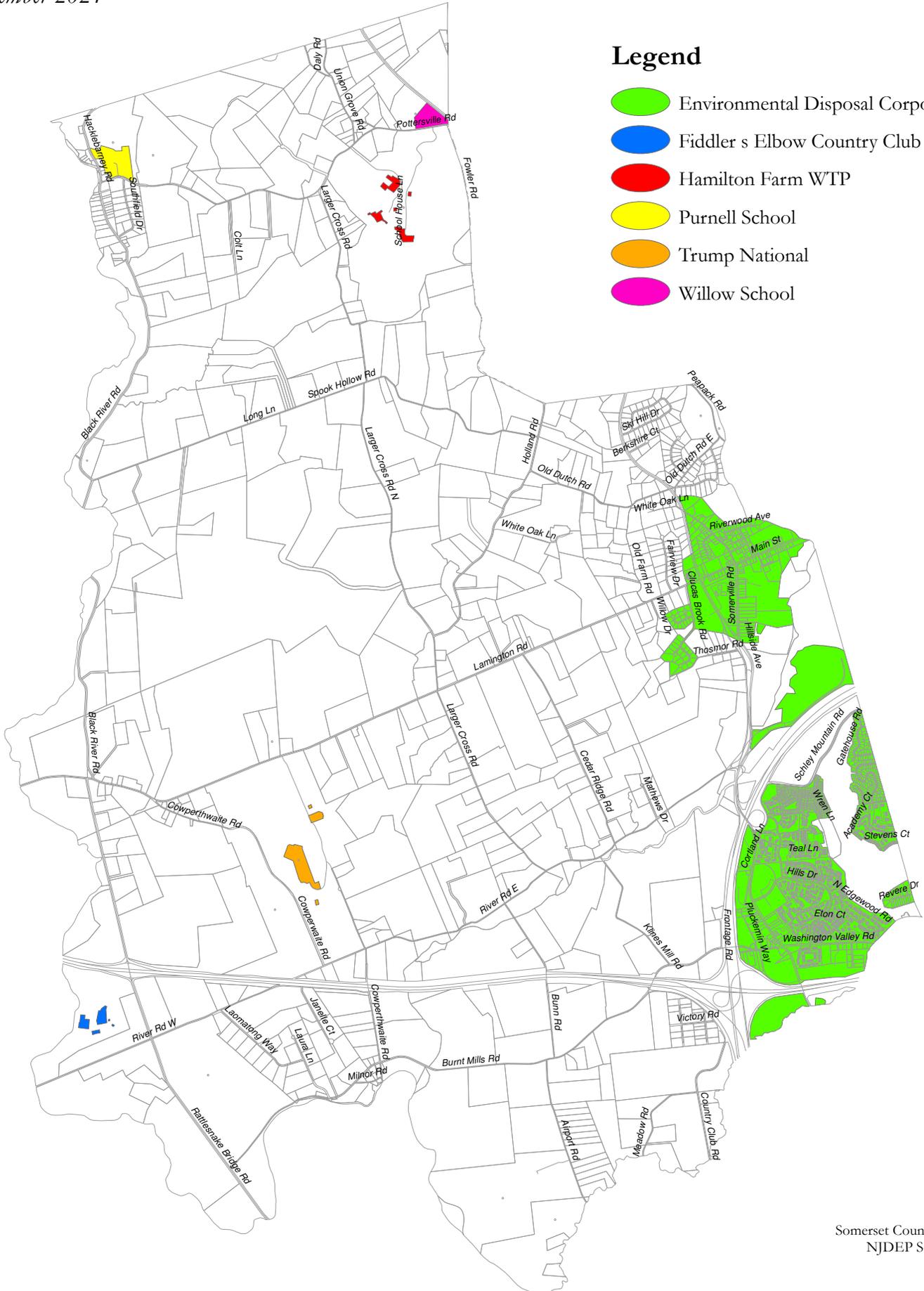
Figure 4 Sewer Service Areas and Waste Treatment Facilities

Bedminster Township, Somerset County
December 2021



Legend

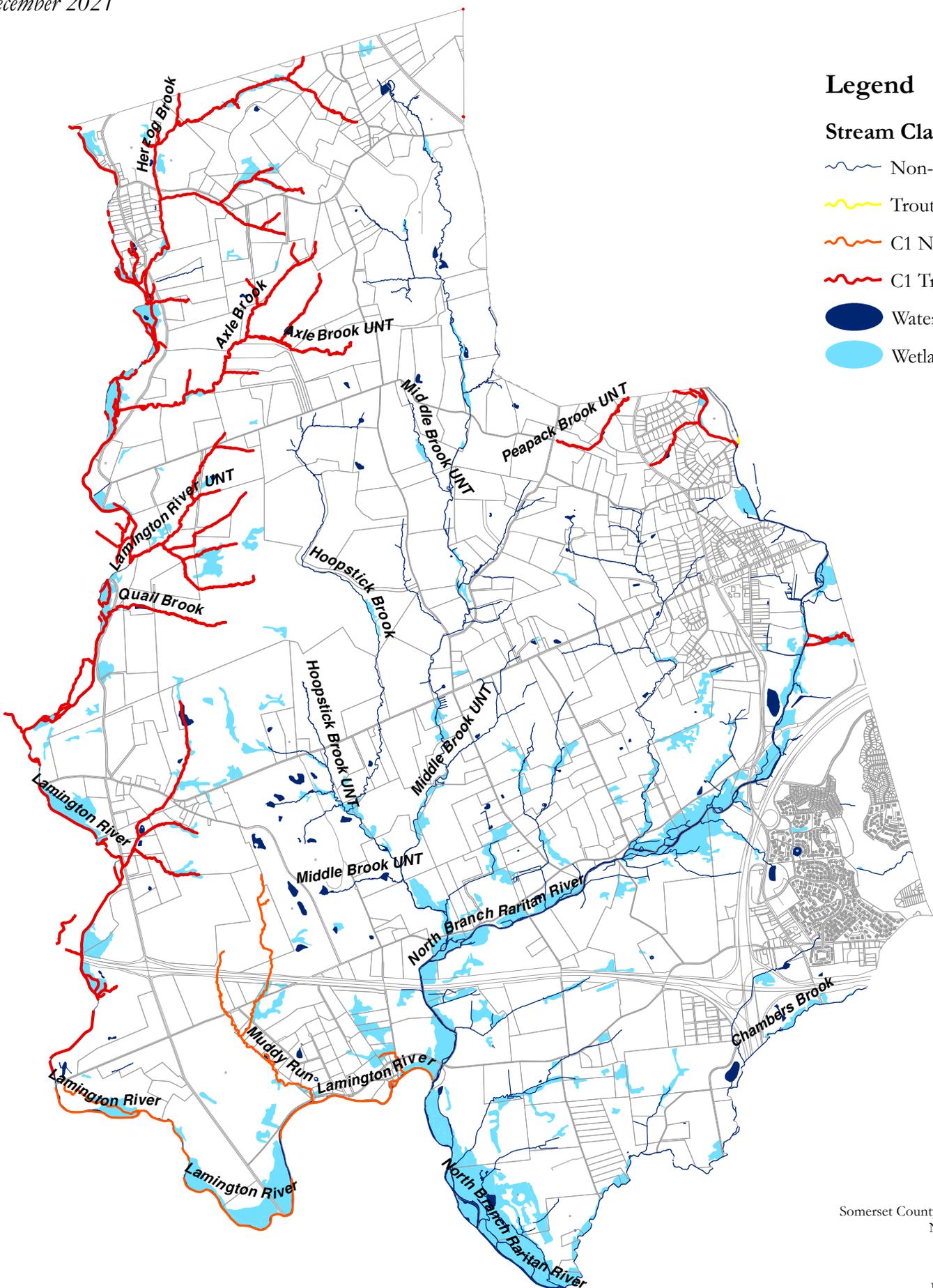
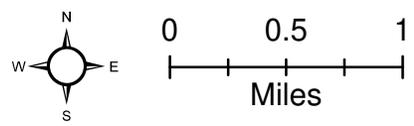
- Environmental Disposal Corporation WTP
- Fiddler s Elbow Country Club
- Hamilton Farm WTP
- Purnell School
- Trump National
- Willow School



Data Sources:
Somerset County Planning Department
NJDEP Sewer Service Areas 2021

Figure 5 Hydrology

Bedminster Township, Somerset County
December 2021



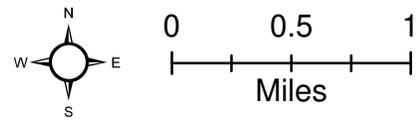
Legend

- Stream Classification**
- Non-trout
 - Trout Maintenance
 - C1 Non-Trout
 - C1 Trout Production
 - Water
 - Wetlands

Data Sources:
Somerset County Planning Department
NJDEP Streams 5-2021
NJDEP 2015 LULC

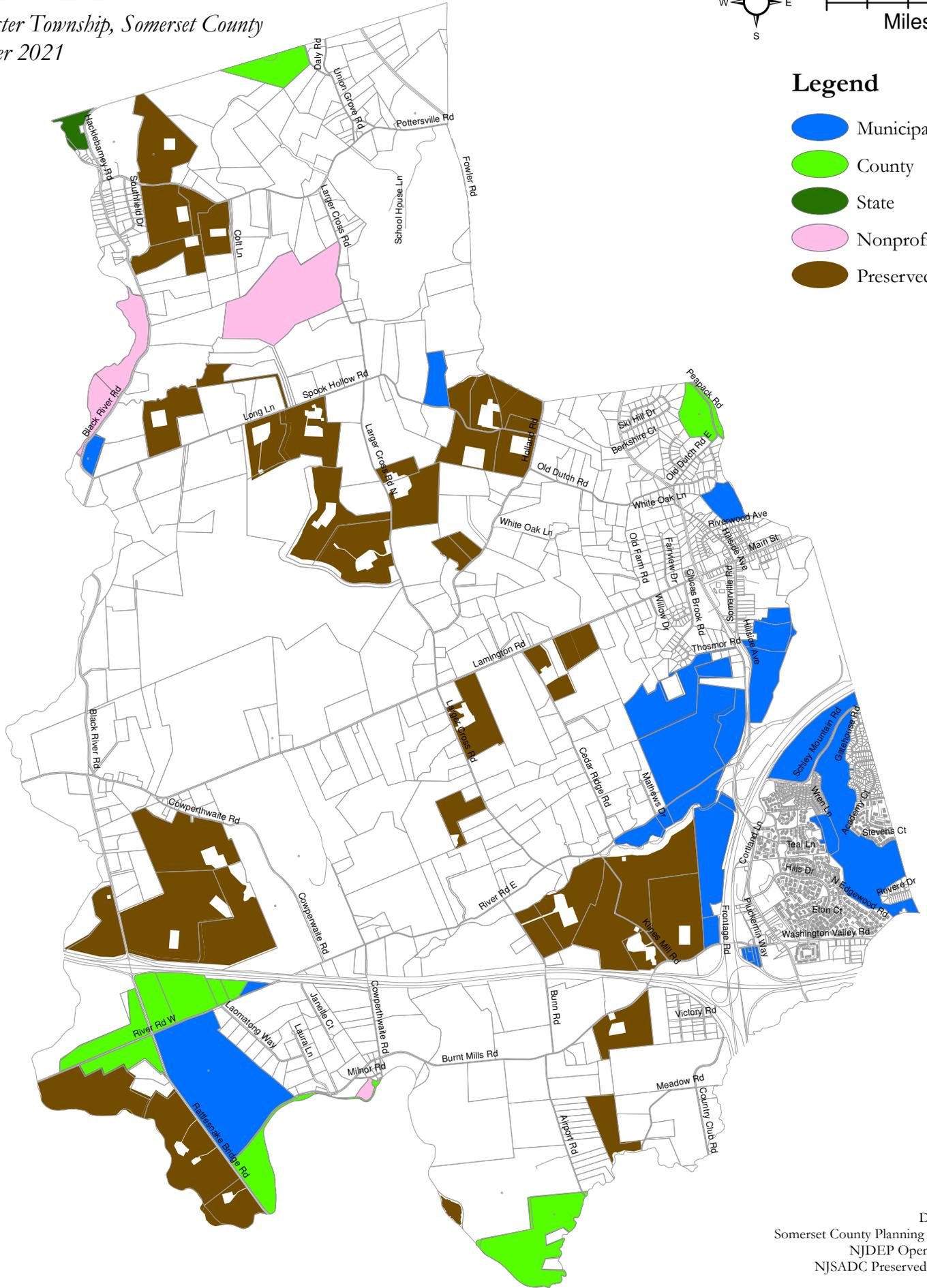
Figure 6 Preserved Lands

Bedminster Township, Somerset County
December 2021



Legend

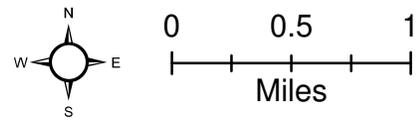
- Municipal
- County
- State
- Nonprofit
- Preserved Farms



Data Sources:
Somerset County Planning Department
NJDEP Open Space 2021
NJSADC Preserved Farms 2020

Figure 7 Greenways

Bedminster Township, Somerset County
December 2021

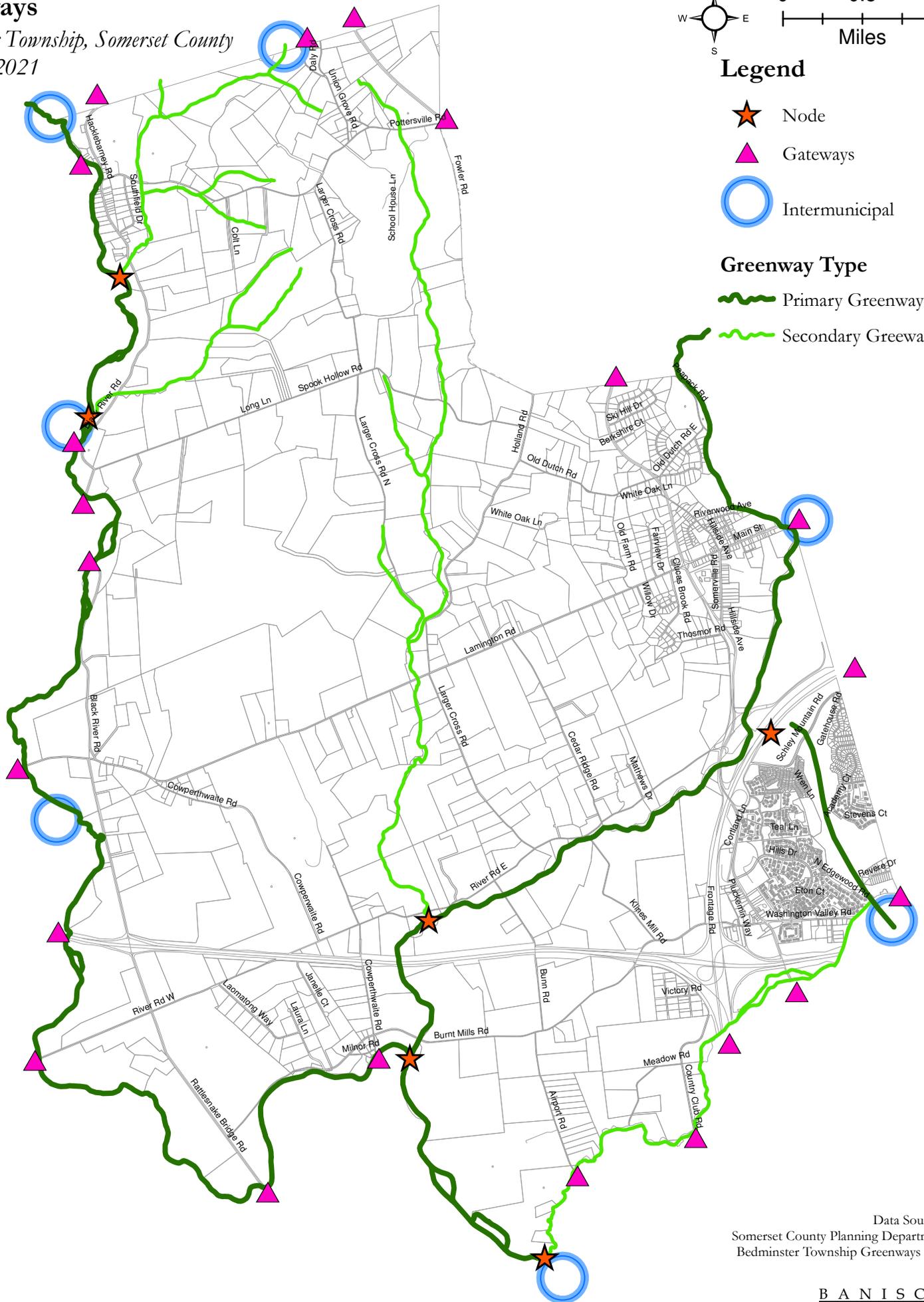


Legend

- Node
- Gateways
- Intermunicipal

Greenway Type

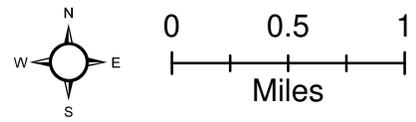
- Primary Greenway
- Secondary Greenway



Data Sources:
Somerset County Planning Department
Bedminster Township Greenways Plan

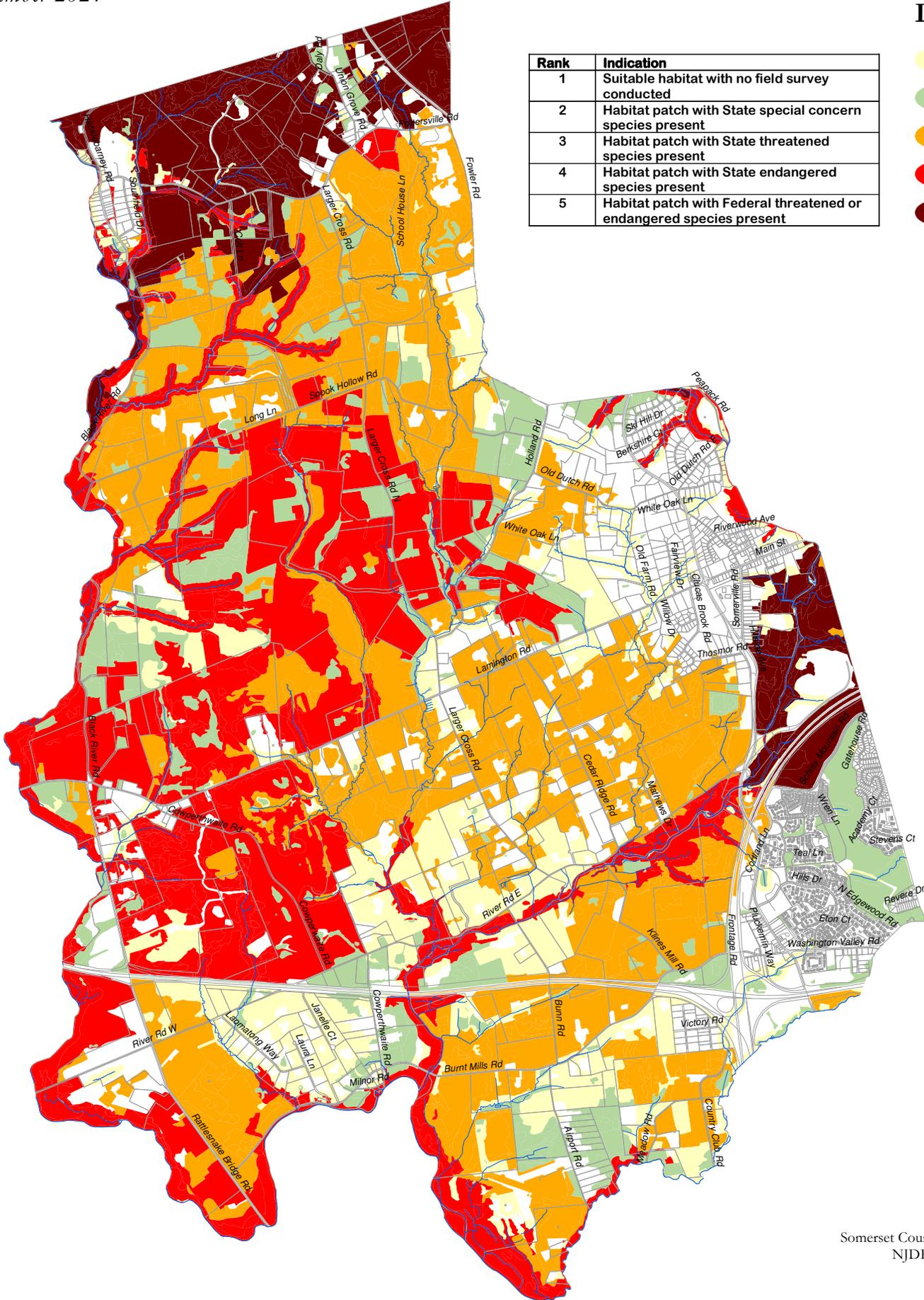
Figure 8 Landscapes Project

Bedminster Township, Somerset County
December 2021



Legend

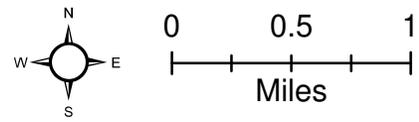
Rank	Indication
1	Suitable habitat with no field survey conducted
2	Habitat patch with State special concern species present
3	Habitat patch with State threatened species present
4	Habitat patch with State endangered species present
5	Habitat patch with Federal threatened or endangered species present



Data Sources:
Somerset County Planning Department
NJDEP Landscapes v.3.3 2021

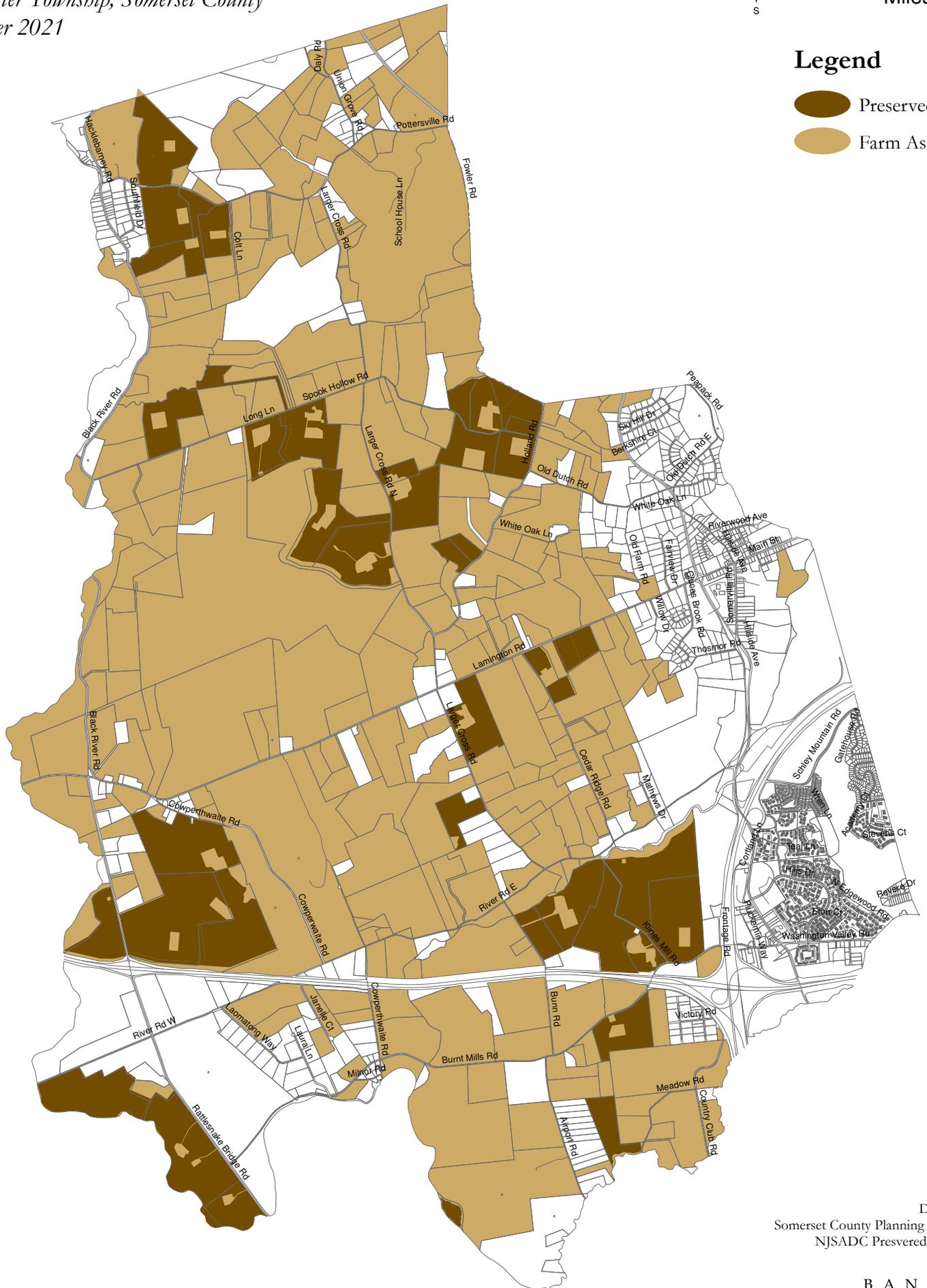
Figure 10 Farm Assessed and Preserved

Bedminster Township, Somerset County
December 2021



Legend

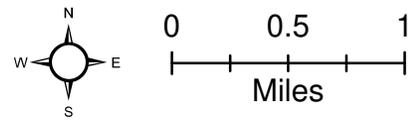
- Preserved Farms
- Farm Assessed



Data Sources:
Somerset County Planning Department
NJSADC Preserved Farms 2021

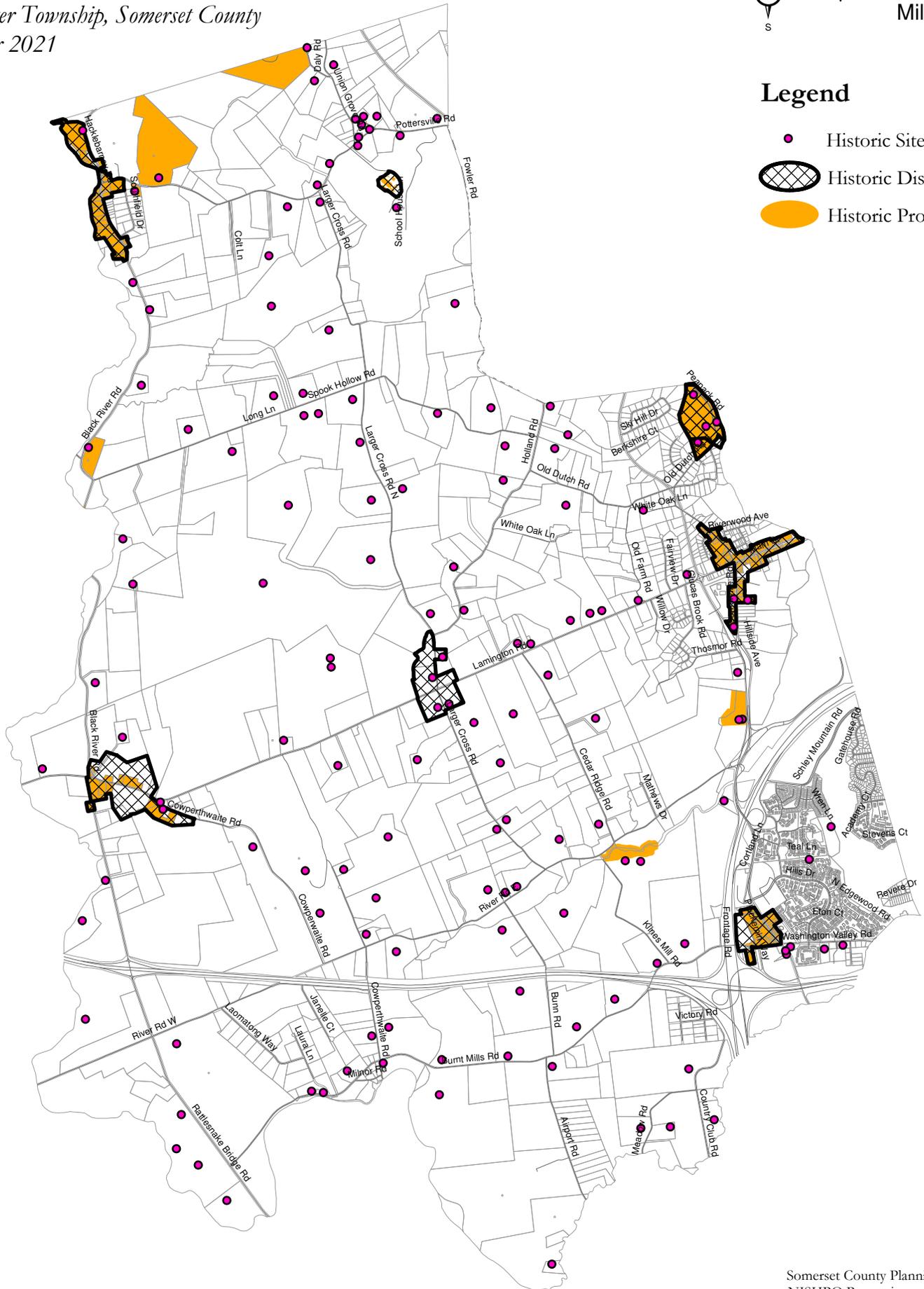
Figure 11 Historic Areas

Bedminster Township, Somerset County
December 2021



Legend

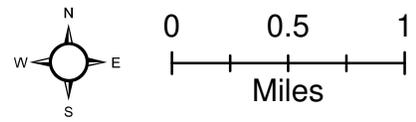
- Historic Sites
- Historic Districts
- Historic Properties



Data Sources:
Somerset County Planning Department
NJSHPO Properties and Districts 2021

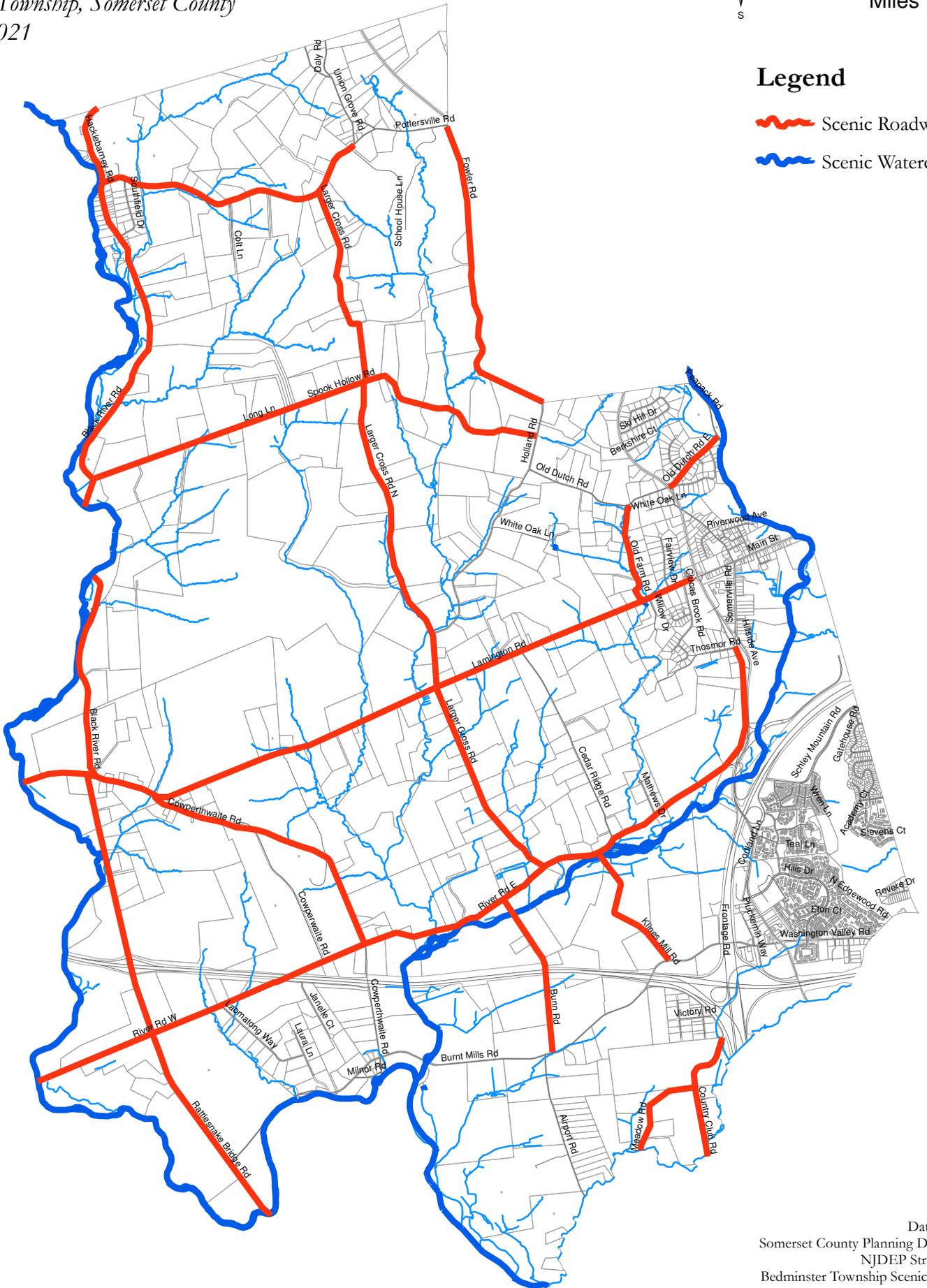
Figure 12 Scenic Corridors

Bedminster Township, Somerset County
December 2021



Legend

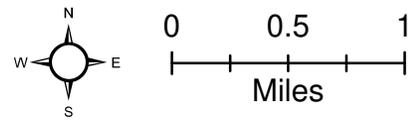
-  Scenic Roadways
-  Scenic Watercourses



Data Sources:
Somerset County Planning Department
NJDEP Streams 2021
Bedminster Township Scenic Corridors

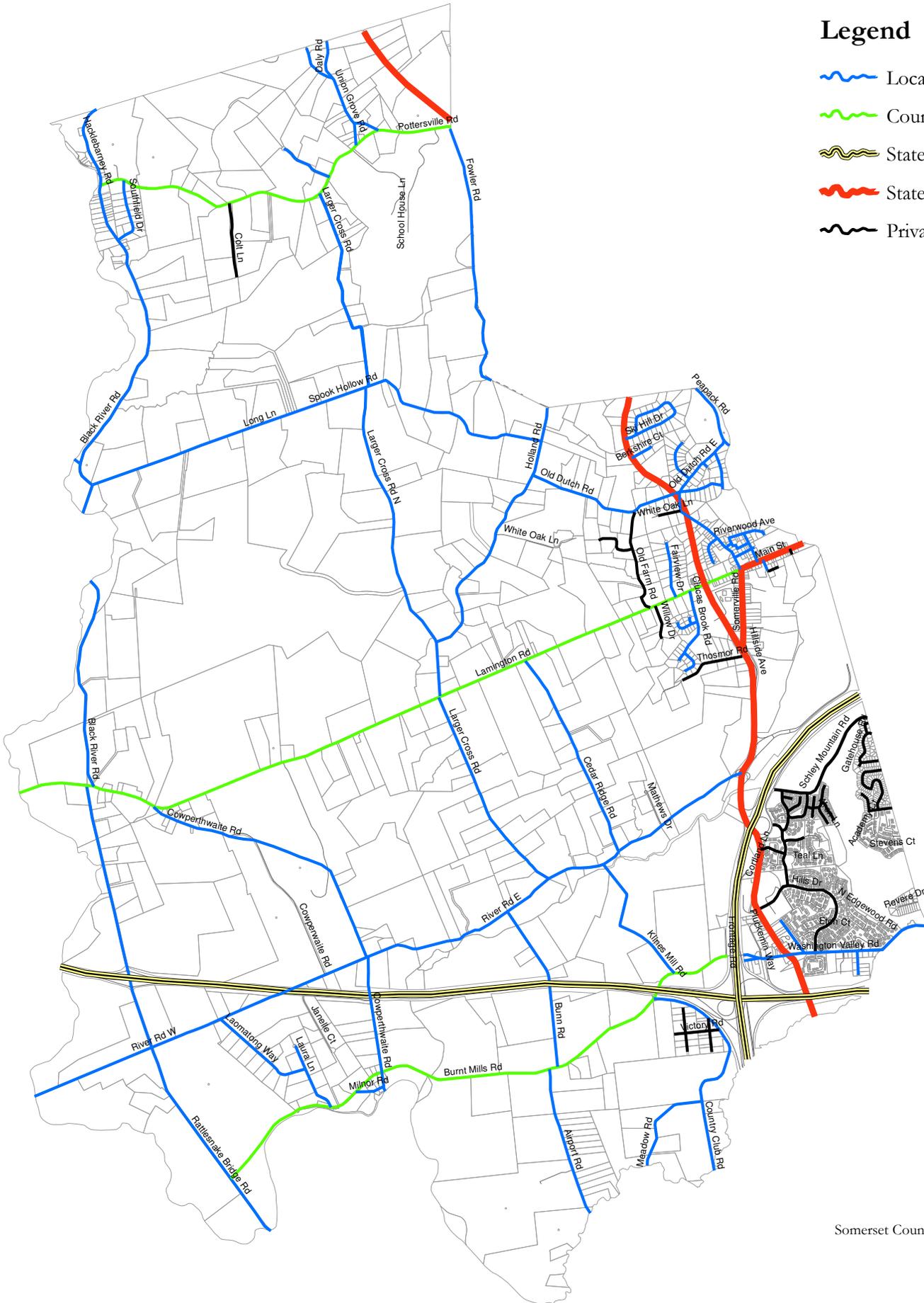
Figure 13 Road Jurisdiction

Bedminster Township, Somerset County
December 2021



Legend

- Local
- County
- State Interstate
- State Highway
- Private



Data Sources:
Somerset County Planning Department
NJDOT Roads 2019