



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	4809
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 48, GLADSTONE NJ

OSG Quad Number 71, NEW BRUNSWICK NJ

**Proposed Change:**

*CES*

Add

**Acres:****County/NE Reason For Proposed Change:**

Various requests to either add, remove or adjust CES designations.

**What is it in Current State Plan:**

Various

**What is it in Preliminary State Plan:**

CES

**Municipalities Affected:**

Bedminster Twp;Bernards Twp;Bernardsville Boro;Bound Brook Boro;Branchburg Twp;Bridgewater Twp;Franklin Twp (Som);Green Brook Twp;Hillsborough Twp;Millstone Twp;Montgomery Twp;Rocky Hill Boro;Somerville Boro;Warren Twp;

**Data Source:****Staff Response:**

CES is appropriate for PA1, PA2, PA3 and designated centers. CES will follow standard delineation (wetlands greater than 2 acres, natural heritage priority sites). Removal of CES from developed areas will be decided on a case-by-case basis.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	4810
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 48, GLADSTONE NJ

OSG Quad Number 71, NEW BRUNSWICK NJ

**Proposed Change:**

*HCS*

Add

**Acres:****County/NE Reason For Proposed Change:**

Various requests to either add, remove or adjust HCS designations.

**What is it in Current State Plan:****What is it in Preliminary State Plan:**

HCS

**Municipalities Affected:**

Bedminster Twp;Bernards Twp;Bernardsville Boro;Bound Brook Boro;Branchburg Twp;Bridgewater Twp;Franklin Twp (Som);Green Brook Twp;Hillsborough Twp;Millstone Twp;Montgomery Twp;Rocky Hill Boro;Somerville Boro;Warren Twp;

**Data Source:****Staff Response:**

HCS (Historic Cultural Sites) will be determined by NJ DEP, Historic Preservation office by (SHPO) status.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	4901
Source:	County Report	Approved by OSG Director:	
NE #	1802-01	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 49, BERNARDSVILLE NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA2

**Acres:****County/NE Reason For Proposed Change:**

Property (SunRise Assisted Living) is in sewer area and fully built out as a 77 unit assisted living residence.

**What is it in Current State Plan:**

PA5

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Bernards Twp;

**Data Source:**

Block 185 lot 20.02; Planning Board Approval; BTSA Sewer Service Map; Wastewater Management Plan 6/22/93 last rev. 7/19/01

**Staff Response:**

The portion of the site that is developed should be attached to the adjoining PA2 with a CES to reflect the wetlands. The undisturbed portion should remain as a PA 5.

Counties response: They concur with OSG



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	4902
Source:	County Report	Approved by OSG Director:	
NE #	1802-02	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 49, BERNARDSVILLE NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

**Acres:****County/NE Reason For Proposed Change:**

The Dewy Meadow Village Center is in a sewerred area and fully developed as a retail center with associated infrastructure.

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Bernards Twp;

**Data Source:**

Block 182 lots 4.01 & 4.02; Planning Board Approval; BTSA Sewer Service Map; Wastewater Management Plan 6/22/93 last rev. 7/19/01

**Staff Response:**

The northern portion of the site that is already developed should be joined to the adjacent PA2. The undisturbed area of the site includes a vernal pool, wetlands covering the southern end of the site, and flood prone areas and should remain PA5.

Counties response: They concur with OSG



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	4903
Source:	County Report	Approved by OSG Director:	
NE #	1802-03	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 49, BERNARDSVILLE NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA2

**Acres:****County/NE Reason For Proposed Change:**

These existing residential parcels on Riverside Drive are served by public sewers.

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Bernards Twp;

**Data Source:**

Block 120 lots 18-30; BTSA Sewer Service Map; Wastewater Management Plan 6/22/93 last rev. 7/19/01

**Staff Response:**

The portion of the polygons that have not been developed should remain a PA5. Where appropriate, the updated PA 2 should have CES reflected on the map.

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The County's Response:

Proposed PA2 comprised backyards of developed residential lots



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	4908
Source:	County Report	Approved by OSG Director:	
NE #	1802-17	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 49, BERNARDSVILLE NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: Park

**Acres:****County/NE Reason For Proposed Change:**

CES- Property on No. Maple Ave. with floodplain and wetlands

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA2

**Municipalities Affected:**

Bernards Twp;

**Data Source:**

Block 22.02 lot 30; FEMA floodplains

**Staff Response:**

The wetlands is only visible on the Eastern portion of the polygon. Only that portion should be changed to PA 5.

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**County's Response:**

This proposed amendment is comprised of undeveloped Block 22.02, Lot 30, contains 8.6 acres, and an existing stream corridor and associated CES. It represents a proposed expansion of the existing adjoining PA5 area. This amendment is directly linked to proposed amendment 1802-18, which contains 10 acres, is traversed by the same stream corridor and CES area, is substantially undeveloped, and also involves an expansion of adjoining PA5. In addition Somerset County recently purchased Block 22.02 lot 30 for open space purposes.

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**OSG Follow up Response:**

Only the eastern portion should be changed to PA5, the remainder should continue to be PA2.

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**The County's Response:**

The County owns Bk 22.02, Lot 31 as Open Space, and it should be PA6. Bk 22.02, Lot 31 is in private ownership and should be PA5

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**OSG Follow up response:**

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## **New Jersey State Planning Commission**

### **Negotiations Worksheet**

### **Map Amendments**

County:	SOMERSET COUNTY	Item No.	4908
Source:	County Report	Approved by OSG Director:	
NE #	1802-17	Preliminary Staff Recommendation:	Agree Conditional / Mod

The public open space and



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	4909
Source:	County Report	Approved by OSG Director:	
NE #	1802-18	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 49, BERNARDSVILLE NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: Park

**Acres:****County/NE Reason For Proposed Change:**

CES- Property on No. Maple Ave. with floodplain and wetlands

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA2

**Municipalities Affected:**

Bernards Twp;

**Data Source:**

Block 22.02 lot 31; NJDEP Wetlands LOI, FEMA floodplains

**Staff Response:**

Within the greater area, it makes sense to keep this section as a PA2.

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**County's Response:**

This proposed amendment is comprised of undeveloped Block 22.02, Lot 30, contains 8.6 acres, and an existing stream corridor and associated CES. It represents a proposed expansion of the existing adjoining PA5 area. This amendment is directly linked to proposed amendment 1802-18, which contains 10 acres, is traversed by the same stream corridor and CES area, is substantially undeveloped, and also involves an expansion of adjoining PA5. In addition Somerset County recently purchased Block 22.02 lot 30 for open space purposes.

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**OSG Follow up Response:**

If the County can show proof that the property has been purchased for Open Space, the Planning Area will be changed accordingly.

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**County's Follow up Response:**

The County owns Block 22.02, Lot 30 on North Maple Ave. as OS and should be PA6. Lot 31 is privately owned and should be PA5

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**OSG Response:**

All agree

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## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	4914
Source:	County Report	Approved by OSG Director:	
NE #	1803-02	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 49, BERNARDSVILLE NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

**Acres:****County/NE Reason For Proposed Change:**

Slight reduction of PA2, enlargement of PA5; more of a clarification to be consistent with sewer service area, zone lines, roads, etc.

**What is it in Current State Plan:**

PA5

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Bernardsville Boro;

**Data Source:**

See sewer Service Area Map/PA2 limit comparison sketch; zoning map (see #4). Latest amendment adopted by NJ DEP 3/29/99. Master Plan recommends against expansion & generally lots > 1 ac. should have septic syst.

**Staff Response:**

The County indicates that they want to switch the expand the PA5 to 4913 and expand the PA2 for 4914.

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**County's Follow up Response:**

Amendment # 4913 is predominantly undeveloped and will not be served by Sanitary Sewer in the future. Amendment # 4914 is fully developed (less than 1 acre lot size), and served by public water. Although these lots are not in the SSA, they have reasonable access to existing sanitary sewer. The County concurs with the Borough. The lots are less than 1 acre, shown as Planned Community Zone on draft Highlands LUCM

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**OSG follow up response:**

The area is predominantly developed with minimal environmental constraints. It should be changed to PA2. CES will be added where appropriate.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	4917
Source:	County Report	Approved by OSG Director:	
NE #	1820-04	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 49, BERNARDSVILLE NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

**Acres:****County/NE Reason For Proposed Change:**

Developed Single Family with Conservation Easement

**What is it in Current State Plan:**

PA2, PA5

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Warren Twp;

**Data Source:**

Township Master Plan

**Staff Response:**

It is okay to change to PA2 and necessary to add CES over wetlands.

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County's Response: Concur with OSG



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	4918
Source:	County Report	Approved by OSG Director:	
NE #	1820-05	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 49, BERNARDSVILLE NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

**Acres:****County/NE Reason For Proposed Change:**

Developed Corporate Headquarters with Conservation Easement

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Warren Twp;

**Data Source:**

Township Master Plan

**Staff Response:**

It is okay to change to PA2 and necessary to add CES over wetlands.

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County's Response: Concur with OSG



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	4919
Source:	County Report	Approved by OSG Director:	
NE #	1820-06	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 49, BERNARDSVILLE NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA2

**Acres:****County/NE Reason For Proposed Change:**

Undeveloped Environmentally Critical Area

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Warren Twp;

**Data Source:**

NJDEP Wetlands Dataset, Twp. Master Plan

**Staff Response:**

It is okay to change to PA2 and necessary to add CES over wetlands.

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County's Response: Concur with OSG



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	6001
Source:	County Report	Approved by OSG Director:	
NE #	1802-09	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 60, BOUND BROOK NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: PA5

**Acres:****County/NE Reason For Proposed Change:**

These lots on Sunset Lane are not in the Sewer Service area

**What is it in Current State Plan:**

PA2, CES

**What is it in Preliminary State Plan:**

PA2, CES

**Municipalities Affected:**

Bernards Twp;

**Data Source:**

Block 190 lot 9.01, 14, 15,17 thru 25; BTSA sewer service map; Wastewater Management Plan 6/22/93 last rev. 7/19/01

**Staff Response:**

Sewer is not the only determining factor for PA 2. There is a CES overlay for the water on part of the property.

The undeveloped portion of the site should be changed to PA5. The undeveloped portion of the site includes large areas of wetlands and includes areas of high groundwater recharge. Newly mapped data identifies the wooded area as threatened & endangered species habitat.

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**County's Response:**

Redraw so that the entirety of undeveloped Block 190, Lot 12 is shown as PA5. Remainder to be shown as PA2.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	6002
Source:	County Report	Approved by OSG Director:	
NE #	1802-10	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 60, BOUND BROOK NJ

**Proposed Change:**

*Planning Area*                      From: PA2                      To: PA5

**Acres:****County/NE Reason For Proposed Change:**

This lot (out parcel Pingry) is not intended to be serviced by public sewers.  
From 2 and 5 to only 5

**What is it in Current State Plan:**

PA2, CES

**What is it in Preliminary State Plan:**

PA2, CES

**Municipalities Affected:**

Bernards Twp;

**Data Source:**

Block 190 lot 12; tax maps; Wastewater Management Plan 6/22/93 last rev. 7/19/01

**Staff Response:**

Sewer is not the only determining factor for PA 2. There is a CES overlay for the water on part of the property.

The undeveloped portion of the site should be changed to PA5. The undeveloped portion of the site includes large areas of wetlands and includes areas of high groundwater recharge. Newly mapped data identifies the wooded area as threatened & endangered species habitat.

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**County's Response:**

Redraw so that the entirety of undeveloped Block 190, Lot 12 is shown as PA5.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	6007
Source:	County Report	Approved by OSG Director:	
NE #	1806-04	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 60, BOUND BROOK NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA2

**Acres:****County/NE Reason For Proposed Change:**

Former CES features significantly impacted by quarry operation. Future reclamation plans involve commercial use.

**What is it in Current State Plan:**

PA2, PA5

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Bridgewater Twp;

**Data Source:**

Master Plan, Zoning Ordinances

**Staff Response:**

A site specific planning area change such as this with environmental constraints should be considered during Plan Endorsement. In the mean time, it should remain a PA5 since the area surrounding the quarry is identified as wetlands, threatened & endangered species habitat, and as an area of high groundwater recharge.

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**County's Response:**

The County concurs with Bridgewater.

Revert back to PA2 as delineated in 2001 Adopted SDRP, since site is totally disturbed from existing industry (operating quarry, fronts Rt. 22 and Chimney Rock Interchange for which major expansions have been programmed by DOT. Restoration to natural ecological system unrealistic . SDRP should reflect current site conditions, ALL surroundings, access to existing utilities and infrastructure and realistic reclamation options.

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**OSG follow up response:**

The area should revert back to PA2, but will show CES where appropriate.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	6011
Source:	County Report	Approved by OSG Director:	
NE #	1809-11	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 61, PLAINFIELD NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA2

**Acres:****County/NE Reason For Proposed Change:**

No wetlands present

**What is it in Current State Plan:**

PA5, PA2, CES

**What is it in Preliminary State Plan:**

PA5, PA2, CES

**Municipalities Affected:**

Green Brook Twp;

**Data Source:**

LOI from NJDEP

**Staff Response:**

Only the portion of the property that is developed should be updated to be a PA2. The remaining portion should continue to be PA5.

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**County's Response:**

The County concurs with Greenbrook.

Parcels with Frontage Route 22, slated for commercial development. Should be PA2. Re-draw so that only a sliver of the rear portions of the parcels in question are shown as PA5. LOI determined no wetlands on BK 103, Lots 4 & 5. The front portions of these parcels have been cleared for development.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	6012
Source:	County Report	Approved by OSG Director:	
NE #	1809-12	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 60, BOUND BROOK NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA1

**Acres:****County/NE Reason For Proposed Change:**

No environmentally sensitive features present

**What is it in Current State Plan:**

PA1, PA2

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Green Brook Twp;

**Data Source:**

DEP Data layer inaccurate

**Staff Response:**

The entire site is identified as wetlands, and further, is located with a Natural Heritage Priority Site. The small portion that is developed on the east side of the parcel should be joined to the the PA1. The remaining portion should be joined to the PA5 to the north.

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**County's Response:**

The County concurs with Greenbrook.

Parcels with Frontage Route 22, slated for commercial development. Should be PA2. LOI determined no wetlands on BK 103, Lots 4 & 5. This area has been cleared for development.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	6014
Source:	County Report	Approved by OSG Director:	
NE #	1810-02	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 60, BOUND BROOK NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA3

**Acres:****County/NE Reason For Proposed Change:**

Area is mostly developed with cemetery, several small businesses and 4 residential developments:  
1) Claremont; 2) Millstone Estates; 3) Onka Development and 4) Plumstead Estates. Septic failures and flooding may require infrastructure improvements.

**What is it in Current State Plan:**

PA3, Park

**What is it in Preliminary State Plan:**

PA3, Park

**Municipalities Affected:**

Hillsborough Twp;

**Data Source:**

Hillsborough Development Map

**Staff Response:**

6014, 6015 and 6016 need to be examined together and made consistent.

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County Response:

The intent of this change is to include the existing "Claremont" residential Development in PA3. This neighborhood has a history of persistent on-site septic failures due to existing environmental conditions. The intent is to provide public sanitary sewer service to this neighborhood, and to restrict future development or redevelopment due to existing environmental features.

This amendment polygon was defined using GIS parcel data. The southern boundary of this amendment is intended to coincide with the municipal boundary line and to be contiguous with Millstone Borough's proposed PA3 amendment area. The County's parcel based municipal boundaries are believed to be more accurate than the US Census Bureau's TIGER maps used by the State, and a correction to the municipal boundary line is also requested.

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OSG Follow up Response:

The developed areas on site are appropriate for designation as PA3. However, the undeveloped portion in the northwest corner of the site should remain PA5 as it is entirely covered by wetlands and is identified as an area of high groundwater recharge.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	6014
Source:	County Report	Approved by OSG Director:	
NE #	1810-02	Preliminary Staff Recommendation:	Agree Conditional / Mod

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County's Follow Up Response:

Redraw - PA 3 should coincide with WMP amendment. BK 183.009995, lots 39 (cemetery) and 40 (undeveloped) should remain PA5



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	6018
Source:	County Report	Approved by OSG Director:	
NE #	1820-02	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 60, BOUND BROOK NJ

OSG Quad Number 61, PLAINFIELD NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

**Acres:****County/NE Reason For Proposed Change:**

Residential Development Area, Preservation Easement for stream corridor

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Warren Twp;

**Data Source:**

Township Master Plan and Ordinance

**Staff Response:**

Where development has already happened, the Planning Area should revert back to PA2 which is what it currently is. CES should be reflected when necessary.

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The County's Response:

All affected parcels are developed and should be shown as PA2 with CES overlay.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	6902
Source:	County Report	Approved by OSG Director:	
NE #	1810-03	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 69, ROCKY HILL NJ

OSG Quad Number 70, MONMOUTH JUNCTION NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: PA4

**Acres:****County/NE Reason For Proposed Change:**

Area located in approved PIG farmland Preservation Project Area. Township to remove sewer Service Area.

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**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA2

**Municipalities Affected:**

Hillsborough Twp;

**Data Source:**

SADC-approved South PIG Project Area designation. Somerset County Agricultural Priority Area. CADB funding for farmland preservation properties.

**Staff Response:**

Should be changed to 4B - does that affect PA4 in Montgomery?

It is okay to change to PA4 with connection to existing PA4 in Montgomery Twp.

-

**County Response:**

The amendment includes the entirety of the State approved "Hillsborough South PIG Area." This amendment area has subsequently been expanded to include additional active agricultural areas adjoining this PIG area to the north, in response to OSG Staff comments herein; and to reinforce the designation of this area as a Greenbelt/Agricultural Priority Area/TDR Sending District consistent with the Phase 2 Master Plan Amendment. The Township's Cross-acceptance Committee agrees with OSG's recommendation to designate this amendment area PA4B rather than PA4 as originally proposed. Wetlands, Partial Water Supply Drainage, and LS345 Areas as identified by NJDEP in its Environmental Analysis Dataset released in Fall 2005 affect this amendment. The Township is pursuing removal of this amendment area from the existing sewer service area as part of the WMP Amendment process currently underway.

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This revised amendment is illustrated on GIS maps prepared by RVE on for the County, in

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## New Jersey State Planning Commission

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County:	SOMERSET COUNTY	Item No.	6902
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coordination with the Township, to facilitate the Negotiation Process. A GIS map illustrating the modification to this amendment.

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#### OSG Follow up Response:

Due to Wetlands and T& E Habbitat that are found on the site, the Planning Area should be changed to 4B for 6914 and 6902. The site should be changed to PA 4B. The boundary of the PA may be changed depending on updated DOT information regarding the Hillsborough bypass.

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#### County Follow Up Response:

Concur with OSG, follow Twp./Cty. boundary delineation

Concur w. OSG, follow Twp./Cty. Boundary delineation

Re-draw 6902 (and 6914) per Township and County. Do not follow 8-07 PSPPM delineation because it does not address Rt. 206 By-pass. (ROW has been acquired by DOT). Exclude developed Bk. 202, Lots 20.03001 & 22. Add balance of BK 202, lots 6 and 20.

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#### OSG response:

For 6902 and 6914 - All agree that the area should be PA2 west of tracks. CES added where appropriatae and PA4B to the east of the tracks. OSG Number 100065 should be eliminated.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	6909
Source:	County Report	Approved by OSG Director:	
NE #	1813-51	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 69, ROCKY HILL NJ

**Proposed Change:**

*Planning Area*                      From: PA3                      To: PA2

**Acres:****County/NE Reason For Proposed Change:**

Tax Maps

**What is it in Current State Plan:**

PA3

**What is it in Preliminary State Plan:**

PA3

**Municipalities Affected:**

Montgomery Twp;

**Data Source:**

Mast. Pln

**Staff Response:**

Changes from Planning Area 3 to Planning Area 2 should reflect all contiguous developed Suburban Planning Area. This means going beyond what the County has proposed.

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**County Follow Up Response:**

If expanded, only Block 288001, lot 65 (Grosso) and Block 29002, Lot 45 should be added Re-draw per Township describes. Defer broader PA modifications to Endorsement Re-draw. Follow-up regarding Sharbell's proposed PA change needed.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	6914
Source:	County Report	Approved by OSG Director:	
NE #	1810-03	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 69, ROCKY HILL NJ

**Proposed Change:**

*Planning Area*                      From: PA2                      To: PA4

**Acres:****County/NE Reason For Proposed Change:**

It is ok to change to PA 4 with connection to existing PA 4 in MG. Look at route 206 frontage - is an additional PA 4 area needed to link with PA 4 in MG.

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA2

**Municipalities Affected:**

Hillsborough Twp;

**Data Source:****Staff Response:**

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**OSG Follow up Response:**

Due to Wetlands and T& E Habitat that are found on the site, the Planning Area should be changed to 4B for 6914 and 6902. This site should also be changed to PA 4B. The boundary of the PA may be changed depending on updated DOT information regarding the Hillsborough bypass.

--

**County Follow Up Response:**

Concur with OSG, follow Twp./Cty. boundary delineation

Concur w. OSG, follow Twp./Cty. Boundary delineation

Re-draw 6902 (and 6914) per Township and County. Do not follow 8-07 PSPPM delineation because it does not address Rt. 206 By-pass. (ROW has been acquired by DOT). Exclude developed Bk. 202, Lots 20.03001 & 22. Add balance of BK 202, lots 6 and 20.

--

**OSG response:**

For 6902 and 6914 - All agree that the area should be PA2 west of tracks. CES added where appropriate and PA4B to the east of the tracks. OSG Number 100065 should be eliminated.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	7012
Source:	County Report	Approved by OSG Director:	
NE #	1808-012	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 70, MONMOUTH JUNCTION NJ

**Proposed Change:**

*Planning Area*                      From: PA4B                      To: PA4

**Acres:****County/NE Reason For Proposed Change:**

Designation line is down the middle of the parcel

**What is it in Current State Plan:**

PA4, PA4B

**What is it in Preliminary State Plan:**

PA4, PA4B

**Municipalities Affected:**

Franklin Twp (Som);

**Data Source:**

Nothing listed by the municipality or County

**Staff Response:**

Due to the stream and other environmental features, the area should continue to be PA4B.

--

**County Response:**

The entirety of Bk. 36.01, lot 11.02 should be shown as PA4B. the balance comprised of portions of developed residential lots should be shown as PA4. Re-aw. What are the env. features OSG is referring to?

--

**OSG Response:**

The developed portion of the area will be shown as PA4, the undeveloped will remain PA4B.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	7021
Source:	County Report	Approved by OSG Director:	
NE #	1808-033	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 70, MONMOUTH JUNCTION NJ

OSG Quad Number 71, NEW BRUNSWICK NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: PA4B

**Acres:****County/NE Reason For Proposed Change:**

Parcel is potential farmland site

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA2

**Municipalities Affected:**

Franklin Twp (Som);

**Data Source:**

Open Space Inventory List/ Open Space Maps (2003)

**Staff Response:**

The scope of the change is less than 1 square mile.

--

**County Response:**

According to the County's 2003 GIS Parcel Data, this amendment is comprised of Block 88.02, lot 25 and contains approximately 10 acres of which about 50% are wooded wetlands. This amendment adjoins amendment 1808-032, which also involves a change from PA 2 to PA4B.

The October 13, 2005 memo from the Township Planner states, "Currently, Franklin Township does not have any farms in the process of being preserved at Block 88.02, Lot 25. However, Block 85, Lots 20.01 32 and 65 are currently listed as preserved farms with the Assessor's office and Block 85 Lot 14.01 is in the process of being preserved. This area is generally comprised of preserved farmland and the Planning Area change to PA4B should be supported."

---

**Staff Follow up Response:**

Due to the agricultural context of the area, it is okay to join 7020 and 7021 to the adjacent PA4B. It will mean that the small area in between will also need to be PA4B.

--

**County Follow Up Response:**

The Count concurs with Township.

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## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	7021
Source:	County Report	Approved by OSG Director:	
NE #	1808-033	Preliminary Staff Recommendation:	Agree Conditional / Mod

Re-delineate Bennetts Lane area to eliminate PA3 and allocate parcels to either PA2 or PA4B in accordance with map drawn by Township Planners

Re-draw to include BK 88.02, Lots 26, 27.06, 29,30,31.01, 32,01,33.01,33.02, 34 and 35; BK 85  
Lots 21, 22, 23.01, 23.02, 23.03, 23.04, 23.05, 24, 25, 26, 27, 28, 29, 30, 31, and 32 in PA4B



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	7025
Source:	County Report	Approved by OSG Director:	
NE #	1808-087	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 70, MONMOUTH JUNCTION NJ

**Proposed Change:**

*Planning Area*

From: PA4B

To: PA4

**Acres:****County/NE Reason For Proposed Change:**

Technical line change - designation should follow developed property lines

**What is it in Current State Plan:**

PA4B

**What is it in Preliminary State Plan:**

PA4B

**Municipalities Affected:**

Franklin Twp (Som);

**Data Source:**

Tax Records

**Staff Response:**

With the exception of a small portion in the northwest, there is a CES running through the site. Only the small northern portion of the site already developed should be changed to PA4.

--

County's Response:

Concur with OSG.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	7026
Source:	County Report	Approved by OSG Director:	
NE #	1808-116	Preliminary Staff Recommendation:	Agree Conditional / Mod

**Quads Affected:**

OSG Quad Number 70, MONMOUTH JUNCTION NJ

**Proposed Change:**

*Planning Area*

From: Park

To: Park

**Acres:****County/NE Reason For Proposed Change:**

Privately owned land; not open space

**What is it in Current State Plan:**

PA4B

**What is it in Preliminary State Plan:**

Park

**Municipalities Affected:**

Franklin Twp (Som);

**Data Source:**

Open Space Inventory List/ Open Space Maps (2003)

**Staff Response:**

I is okay to change to PA4B, pending confirmation that this is not a Park.

--

**County Response:**

A review of the County's 2003 GIS Parcel Data shows this amendment to be comprised of BK 86.01, Lot 9.02 and comprised of 6.64 undeveloped acres, owned by State of NJ, DEP. It adjoins other State-owned parcels, as well as Township-owned Block 86.01, Lot 9.38 comprised of 6.4 acres. Therefore, the County and Township agree that this amendment area should remain PA8.

Parcel is owned by NJDEP and surrounds other state-owned parcels, County agrees area should remain PA 8.

---

**Staff Follow up Response:**

Both OSG & the County agree that the parcel should remain a PA8.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	4804
Source:	County Report	Approved by OSG Director:	
NE #	1801-04	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 48, GLADSTONE NJ

**Proposed Change:**

*Planning Area*                      From: Park                      To: PA5

**Acres:****County/NE Reason For Proposed Change:**

Bedminster petitioned the State Planning Commission in 2001 to include the entire municipality in PA 5, because the Township believes PA 5 provides the strongest policies for environmental protection.

**What is it in Current State Plan:**

PA5

**What is it in Preliminary State Plan:**

Park

**Municipalities Affected:**

Bedminster Twp;

**Data Source:**

SPC Resolution No. 01-015

**Staff Response:**

The site is within a HUC14 that drains to a C1 Stream and includes threatened & endangered species habitat and is consistent with a PA 5, if it is determined not to be a park acquired with Green Acres funding.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	4805
Source:	County Report	Approved by OSG Director:	
NE #	1801-05	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 48, GLADSTONE NJ

**Proposed Change:**

*Planning Area*                      From: PA4B                      To: PA5

**Acres:****County/NE Reason For Proposed Change:**

Bedminster petitioned the State Planning Commission in 2001 to include the entire municipality in PA 5, because the Township believes PA 5 provides the strongest policies for environmental protection.

**What is it in Current State Plan:**

5

**What is it in Preliminary State Plan:**

4B

**Municipalities Affected:**

Bedminster Twp;

**Data Source:**

SPC Resolution No. 01-015

**Staff Response:**

SPC Resolution No. 01-015, dated December 5, 2001 resolved, that the State Planning Commission "hereby approves the ammendment of the State Plan Policy Map which changes the Planning Area Designation from Planning Area 2 to Planning Area 5 in the area generally defined by the recently designated Pluckemin Village Town Center . . . " Nowhere in the resolution does it change the planning area designation in the rest of Bedminster from PA2 to PA5.

---

**OSG Follow up Response:**

In the last paragraph of the September 20, 2001 from Herb Simmens it says, "The Township has a greed to these modification and they have been incorporated into the attached planning and implementation agenda. I am therefore recommending that the Commission approve designation of Bedminster Village as a Village Center and Pluckemin Village as a Town Center; and reject the request to change Planning Area 2 to Planning Area 5." As stated above in SPC Resolution No. 01-015, dated December 5, 2001, designated the Centers, but did not change the Planning Area from 2 to 5.

--

**County's Follow Up Response:**

The County concurs with Bedminster that PA5 provides more stringent environmental protection desired for this lot. Area matches character of adjoining PA5. And doesn't feel that OSG's

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## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	4805
Source:	County Report	Approved by OSG Director:	
NE #	1801-05	Preliminary Staff Recommendation:	Agreement

response matches the issue being raised.

--

OSG's Follow Up Response:

Based on the surrounding PA5, this portion should also be PA5.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	4806
Source:	County Report	Approved by OSG Director:	
NE #	1801-06	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 48, GLADSTONE NJ

**Proposed Change:**

*Planning Area*

From: PA4B

To: PA5

**Acres:****County/NE Reason For Proposed Change:**

Bedminster petitioned the State Planning Commission in 2001 to include the entire municipality in PA 5, because the Township believes PA 5 provides the strongest policies for environmental protection.

**What is it in Current State Plan:**

5

**What is it in Preliminary State Plan:**

4B

**Municipalities Affected:**

Bedminster Twp;

**Data Source:**

SPC Resolution No. 01-015

**Staff Response:**

SPC Resolution No. 01-015, dated December 5, 2001 resolved, that the State Planning Commission "hereby approves the ammendment of the State Plan Policy Map which changes the Planning Area Designation from Planning Area 2 to Planning Area 5 in the area generally defined by the recently designated Pluckemin Village Town Center . . . " Nowhere in the resolution does it change the planning area designation in the rest of Bedminster from PA2 to PA5.

---

**OSG Follow up Response:**

In the last paragraph of the September 20, 2001 from Herb Simmens it says, "The Township has a greed to these modification and they have been incorporated into the attached planning and implementation agenda. I am therefore recommending that the Commission approve designation of Bedminster Village as a Village Center and Pluckemin Village as a Town Center; and reject the request to change Planning Area 2 to Planning Area 5." As stated above in SPC Resolution No. 01-015, dated December 5, 2001, designated the Centers, but did not change the Planning Area from 2 to 5.

---

**Staff Follow up Response:**

In the last paragraph of the September 20, 2001 from Herb Simmens it says, "The Township has a greed to these modification and they have been incorporated into the attached planning and implementation agenda. I am therefore recommending that the Commission approve designation



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	4806
Source:	County Report	Approved by OSG Director:	
NE #	1801-06	Preliminary Staff Recommendation:	Agreement

of Bedminster Village as a Village Center and Pluckemin Village as a Town Center; and reject the request to change Planning Area 2 to Planning Area 5." As stated above in SPC Resolution No. 01-015, dated December 5, 2001, designated the Centers, but did not change the Planning Area from 2 to 5.

--

County's Follow Up Response:

The County concurs with Bedminster that PA5 provides more stringent environmental protection desired for this lot. Area matches character of adjoining PA5. And doesn't feel that OSG's response matches the issue being raised.

--

OSG's Follow Up Response:

The Bedminster and the County's justification for changing this to PA 5 was the SPC Resolution No. 01-015, dated December 5, 2001. As was mentioned previously that resolution did not change the area to PA5. The PA4B adequately addresses the rural farming and environmental character of the area.

--

OSG's Follow Up Response:

Based on the surrounding PA5, this portion should also be PA5.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	4807
Source:	County Report	Approved by OSG Director:	
NE #	1801-07	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 48, GLADSTONE NJ

**Proposed Change:**

*Planning Area*

From: Park

To: PA5

**Acres:****County/NE Reason For Proposed Change:**

Bedminster recommends this area remain PA - 5, due to erroneous display of this area as parkland, which it is not.

**What is it in Current State Plan:**

5

**What is it in Preliminary State Plan:**

Park

**Municipalities Affected:**

Bedminster Twp;

**Data Source:**

2003 Bedminster Master Plan

**Staff Response:**

The County confirms that this is not Park land.

--

**County Response:**

According to the County's 2003 GIS Parcel Data, this amendment is comprised of: 1) Block 39, Lot 12.03 owned by Three Bears Associates comprised of 41.47 Qualified farm acres, and 2) Block 39, Lot 12 owned by Graf Dewey comprised of 68 qualified farm acres. should confirm that this is not a park.

--

It is on the the updated green-acres file.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	4808
Source:	County Report	Approved by OSG Director:	
NE #	1801-10	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 48, GLADSTONE NJ

**Proposed Change:**

*Planning Area*

From: Park

To: PA5

**Acres:****County/NE Reason For Proposed Change:**

Bedminster recommends this area remain PA - 5, due to erroneous display of this area as parkland, which it is not.

**What is it in Current State Plan:**

5

**What is it in Preliminary State Plan:**

Park

**Municipalities Affected:**

Bedminster Twp;

**Data Source:**

2003 Bedminster Master Plan

**Staff Response:**

The County confirms that this is not park land.

**County Response:**

According to the County's 2003 GIS Parcel Data, this amendment is comprised of Block 14, Lot 1.01 owned by J.D. Morris and comprised of 8.62 acres

It should be changed to PA5.

---

This appears in the updated local parks/Green Acres file - 9.3 acres.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	4904
Source:	County Report	Approved by OSG Director:	
NE #	1802-04	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 49, BERNARDSVILLE NJ

OSG Quad Number 48, GLADSTONE NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

**Acres:****County/NE Reason For Proposed Change:**

These are existing residential areas in the Liberty Ridge section of the Hills Development. The open space areas should remain in PA5.

**What is it in Current State Plan:**

x

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Bernards Twp;

**Data Source:**

Land Cover maps; 2003 Aerial photography

**Staff Response:**

This should be changed to PA2 where development has occurred.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	4906
Source:	County Report	Approved by OSG Director:	
NE #	1802-15	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 49, BERNARDSVILLE NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: PA5

**Acres:****County/NE Reason For Proposed Change:**

CES- Cemetery parcels on Mt. Airy Road containing wetlands and steep slopes.

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA2

**Municipalities Affected:**

Bernards Twp;

**Data Source:**

Block 90 lots 12, 18, 19 and 20.12; NJDEP Wetlands LOI.

**Staff Response:**

No, the site is less than 1 square mile. Only a small portion of the site is wet and the water is already reflected on the map.

-----

**County Response:**

A technical error in how this amendment was delineated by the County has been discovered. All of municipal-owned Block 90, Lot 5 is intended to be included in PA5. A narrow sliver (about 10% of this lot) falls into PA2 as shown on the 2004 PSPPM. This sliver of Block 90, Lot 5 should be added to the amendment area, which includes Block 90, Lots 12, 18 and 20.12, as shown in the revised GIS map prepared by RVE for the County.

This amendment was intended to be contiguous with the adjoining PA5 area. It includes cemetery parcels with wetland and steep slope areas. Although this site is within the existing sewer service area, there is no intention to accommodate any additional development at this site, and an amendment to remove it from the sewer service area is being pursued by the Township.

---

**Staff Follow up Response:**

4906 can be joined with the Planning Area 5 to the West.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	4907
Source:	County Report	Approved by OSG Director:	
NE #	1802-16	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 49, BERNARDSVILLE NJ

**Proposed Change:**

*Planning Area*

From: PA3

To: PA5

**Acres:****County/NE Reason For Proposed Change:**

CES- Property on Allen Road with wetlands and floodplain.

**What is it in Current State Plan:**

PA3

**What is it in Preliminary State Plan:**

PA3

**Municipalities Affected:**

Bernards Twp;

**Data Source:**

Block 175 lots 34.02, 34.24 & 38.01; FEMA floodplains

**Staff Response:**

The scope of the change is too small. The CES is already reflected on the map.

---

**County Response:**

This amendment area has been merged with MAD# 1802-51 (OSG Item #4911), which represents the overall proposal to change the entire PA3 area in the Township to PA5. MAD# 1802-16 is an extra polygon that should be disregarded since it is part of the much larger 1805-51 amendment area. The County Planning Board offers to correct the GIS map to reflect this fact if required by the OSG.

--

**OSG Follow up Response:**

Based on updated Wetlands & T&E Habitat information, 4907 & 4911 have been changed to PA5.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	4910
Source:	County Report	Approved by OSG Director:	
NE #	1802-19	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 49, BERNARDSVILLE NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: PA5

**Acres:****County/NE Reason For Proposed Change:**

This parcel on Childs Road is not in the sewer service area.

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA2

**Municipalities Affected:**

Bernards Twp;

**Data Source:**

Block 5 lot 2; BTSA sewer service map; Wastewater Management Plan 6/22/93 last rev. 7/19/01

**Staff Response:**

There is no visible indication of wetlands or the stream within 650 feet from this area. The lack of sewer service is not reason enough to dictate that it should be a PA5.

---

**County's Response:**

The portion of the parcel in question, (Block 5 lot 2) is in the R-1, 3-acre residential zone. This is low-density area served by septic systems. This area is not in the sewer service area, and is within 300 feet of a Category 1 stream. The proposed line shown between the PA 2 and the PA 5 on the PSPPM is primarily a "drafting" error. The intent is to include the entirety of Block 5, Lots 2, 3, 4, and 5 within PA5, not just the portions of these lots as shown on the PSPPM. Accordingly, it is appropriate to include the balance of the parcels in question with the remainder, which are currently shown in PA 5 in accordance with the revised GIS map prepared by RVE for the County

--

**OSG Follow up Response:**

A portion of the site is already developed and is further than 600 feet from the Passaic River which is a Category 2.

--

**County Follow up Response:**

The Township reports that the Planning Area bisects the parcel and does not follow the lot lines. Passaic River is a C1, not a C2 close to this site.

Bisects parcels. The County concurs with Bernards and that the character is consistent with PA5 to the north.

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## **New Jersey State Planning Commission Negotiations Worksheet Map Amendments**

County:	SOMERSET COUNTY	Item No.	4910
Source:	County Report	Approved by OSG Director:	
NE #	1802-19	Preliminary Staff Recommendation:	Agreement

--

### **OSG Response:**

The area is outside the sewer service area. To be consistent, this should be changed to PA5 and attached to the adjoining PA5.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	4911
Source:	County Report	Approved by OSG Director:	
NE #	1802-51	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 49, BERNARDSVILLE NJ

OSG Quad Number 60, BOUND BROOK NJ

**Proposed Change:**

*Planning Area*

From: PA3

To: PA5

**Acres:****County/NE Reason For Proposed Change:**

All remaining PA 3 lands. The sensitive environmental character of these lands, and the combination of woodlands, wetlands, critical habitat and other natural features suggests that the PA 5 is the appropriate designation. This would be consistent with the adjoining PA 5 designations in Bridgewater, Bedminster, Far Hills and Bernardsville.

**What is it in Current State Plan:**

PA3

**What is it in Preliminary State Plan:**

PA3

**Municipalities Affected:**

Bernards Twp;

**Data Source:**

The 2003 Bernards Township Master Plan; Bernards Township is in the Highlands Planning Area and desires to respect the goals of watershed protection.

**Staff Response:**

When evaluating this change within context of the greater area, it makes sense to change to a PA5.

--

OSG Follow up Response:

Based on updated Wetlands & T&E Habitat information, 4907 & 4911 have been changed to PA5.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	4913
Source:	County Report	Approved by OSG Director:	
NE #	1803-02	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 49, BERNARDSVILLE NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: PA5

**Acres:****County/NE Reason For Proposed Change:**

Slight reduction of PA2, enlargement of PA5; more of a clarification to be consistent with sewer service area, zone lines, roads, etc.

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA2

**Municipalities Affected:**

Bernardsville Boro;

**Data Source:**

See sewer Service Area Map/PA2 limit comparison sketch; zoning map (see #4). Latest amendment adopted by NJ DEP 3/29/99. Master Plan recommends against expansion & generally lots > 1 ac. should have septic syst.

**Staff Response:**

The County indicates that they want to switch the expand the PA5 to 4913 and expand the PA2 for 4914.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	4915
Source:	County Report	Approved by OSG Director:	
NE #	1803-05	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 49, BERNARDSVILLE NJ

**Proposed Change:**

*Planning Area*

From: Park

To: PA5

**Acres:****County/NE Reason For Proposed Change:**

Portion of parcel incorrectly designated as park

-

**What is it in Current State Plan:**

PA5

**What is it in Preliminary State Plan:**

Park

**Municipalities Affected:**

Bernardsville Boro;

**Data Source:**

Tax Map Sheet 9

**Staff Response:**

Double check that it is not a park. If not, okay to change to PA5.

----

**County Response:**

The portion of Block 9; Lot 4 as shown in the PSPPM Amendment Dataset as proposed PA5 contains an existing private residence. The balance of the parcel comprises a permanent conservation easement and should be shown as PA6 in accordance with the Map of Open Space and Historic Sites contained in the Borough's 10/28/04 Comprehensive Master Plan.

-----

**County's Follow Up Response:**

Private ownership of house and permanent conservation easement for balance of BK 9, Lot 4 confirmed.

-----

**OSG Response:**

Changed from Agree/Conditional to Agree



# New Jersey State Planning Commission

## Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	4916
Source:	County Report	Approved by OSG Director:	
NE #	1803-14	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 49, BERNARDSVILLE NJ

**Proposed Change:**

*Planning Area*

From: Park

To: PA5

**Acres:****County/NE Reason For Proposed Change:**

Correct limit of Jockey Hollow Park

**What is it in Current State Plan:**

Park

**What is it in Preliminary State Plan:**

Park

**Municipalities Affected:**

Bernardsville Boro;

**Data Source:**

See sheet titled "MAD #14 & 15" and Tax Records

**Staff Response:**

Double check that it is not a park. If not, okay to change to PA5.

---

**County Response:**

BK 21, Lots 1 and 12 are National Parkland per County GIS Parcel Dataset. However, adjoining Block 21; Lot 15 and Block 26; Lot 30 are privately owned according to the County's GIS Parcel Dataset and should be shown as PA5.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	5005
Source:	County Report	Approved by OSG Director:	
NE #	1820-11	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 50, CHATHAM NJ

**Proposed Change:**

*Planning Area*                      From: PA2                      To: PA5

**Acres:****County/NE Reason For Proposed Change:**

Inadequate sewer capacity, undeveloped, environmentally sensitive land targeted for open space acquisition

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA2

**Municipalities Affected:**

Warren Twp;

**Data Source:**

Municipal WWMP and Master Plan

**Staff Response:**

Based on new environmental data (Wetlands & T&E Habitat), the requested area and the surrounding area should be changed to PA5.

---

**County Response:**

Warren proposes an alternative PA5 delineation in response to Environmental update # 100051



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	5903
Source:	County Report	Approved by OSG Director:	
NE #	1801-03	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 59, RARITAN NJ

**Proposed Change:**

*Planning Area*                      From: PA4B                      To: PA5

**Acres:****County/NE Reason For Proposed Change:**

Bedminster petitioned the State Planning Commission in 2001 to include the entire municipality in PA 5, because the Township believes PA 5 provides the strongest policies for environmental protection.

**What is it in Current State Plan:**

PA4B

**What is it in Preliminary State Plan:**

PA4B

**Municipalities Affected:**

Bedminster Twp;

**Data Source:**

SPC Resolution No. 01-015

**Staff Response:**

We need to get the the town boundary fixed. This appears to be in Branchburg and not Bedminster. No action should be taken until more information is received.

--

County response:

According to the County's 2003 Parcel Dataset, this amendment is comprised of Block 60, Lot 1 in Bedminster Township, and is comprised of 10.34 undeveloped, wooded acres along the east bank of the North Branch of the Raritan River, and is fully within the flood hazard area.

---

OSG Follow up Response:

Given the environmentally sensitive nature of this area, it should be appended to the adjoining PA5.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	5904
Source:	County Report	Approved by OSG Director:	
NE #	1805-01	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 59, RARITAN NJ

**Proposed Change:**

*Planning Area*

From: PA4B

To: PA2

**Acres:****County/NE Reason For Proposed Change:**

The area proposed for change is to be included in the sanitary sewer service area for the Somerset Raritan Valley Sewage Authority. Development will occur on the parcel in accordance with a settlement agreement between the Township and Branchburg Builders, LLC and is related to the Township's obligation to provide affordable housing.

**What is it in Current State Plan:**

PA4B

**What is it in Preliminary State Plan:**

PA4B

**Municipalities Affected:**

Branchburg Twp;

**Data Source:**

Settlement agreement between the Township of Branchburg and Branchburg Builders, LLC; wastewater management plan amendment for Branchburg Builders, LLC

**Staff Response:**

Detailed changes such as these are not technical corrections and are more appropriate for Plan Endorsement.

--

**County's Response:**

The County concurs with the Township that this is a technical correction to reflect an approved WMP Amendment. This follows the WMP amendment boundary.

--

**OSG response:**

Due to the updated WMP and court settlement, this should be changed to PA2.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	5905
Source:	County Report	Approved by OSG Director:	
NE #	1805-01	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 59, RARITAN NJ

**Proposed Change:**

*Planning Area*                      From: PA4B                      To: PA2

**Acres:****County/NE Reason For Proposed Change:**

The area proposed for change is to be included in the sanitary sewer service area for the Somerset Raritan Valley Sewage Authority. Development will occur on the parcel in accordance with a settlement agreement between the Township and Branchburg Builders, LLC and is related to the Township's obligation to provide affordable housing.

**What is it in Current State Plan:**

PA4B

**What is it in Preliminary State Plan:**

PA4B

**Municipalities Affected:**

Branchburg Twp;

**Data Source:**

Settlement agreement between the Township of Branchburg and Branchburg Builders, LLC; wastewater management plan amendment for Branchburg Builders, LLC

**Staff Response:**

Detailed changes such as these are not technical corrections and are more appropriate for Plan Endorsement.

--

**County's Response:**

The County concurs with the Township that this is a technical correction to reflect an approved WMP Amendment. This follows the WMP amendment boundary.

--

**OSG response:**

Due to the updated WMP and court settlement, this should be changed to PA2.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	5906
Source:	County Report	Approved by OSG Director:	
NE #	1805-02	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 59, RARITAN NJ

**Proposed Change:**

*Planning Area*

From: PA4B

To: PA2

**Acres:****County/NE Reason For Proposed Change:**

The boundary for PA-2 should conform to the sanitary sewer service boundary of the Somerset Raritan Valley Sewage Authority. With the creation of more detailed parcel information, it is now possible to map PA-2 more accurately. A digital data file detailing proposed revisions is included. The exception is those areas currently mapped as PA-5 that represent the 100-year floodplain of the North and South Branches of the Raritan River and other various streams; even though they are in the sewer service area, they should remain PA-5.

The boundary for PA-2 shouldSomerset County parcel information; Sanitary sewer service area for the Somerset Raritan Valley Sewage Authority conform to the sanitary sewer service boundary of the Somerset Raritan Valley Sewage Authority. With the creation of more detailed parcel information, it is now possible to map PA-2 more accurately. A digital data file detailing proposed revisions is included. The exception is those areas currently mapped as PA-5 that represent the 100-year floodplain of the North and South Branches of the Raritan River and other various streams; even though they are in the sewer service area, they should remain PA-5.

The boundary for PA-2 should conform to the sanitary sewer service boundary of the Somerset Raritan Valley Sewage Authority. With the creation of more detailed parcel information, it is now possible to map PA-2 more accurately. A digital data file detailing proposed revisions is included. The exception is those areas currently mapped as PA-5 that represent the 100-year floodplain of the North and South Branches of the Raritan River and other various streams; even though they are in the sewer service area, they should remain PA-5.

1805-02 has 4 entries

PA2 to PA4B

PA4B to PA 2

PA2 to PA4

PA4 to PA2

**What is it in Current State Plan:**

PA4B

**What is it in Preliminary State Plan:**

PA4B

**Municipalities Affected:**

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## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	5906
Source:	County Report	Approved by OSG Director:	
NE #	1805-02	Preliminary Staff Recommendation:	Agreement

Branchburg Twp;

**Data Source:**

Somerset County parcel information; Sanitary sewer service area for the Somerset Raritan Valley  
Sewage Authority

**Staff Response:**

Detailed changes such as these are not technical corrections and are more appropriate for Plan  
Endorsement.

--

County's Response:

The County concurs with the Township that this is a technical correction to reflect an approved  
WMP Amendment. This follows the WMP amendment boundary.

--

OSG response:

Due to the updated WMP and court settlement, this should be changed to PA2.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	5907
Source:	County Report	Approved by OSG Director:	
NE #	1805-02	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 59, RARITAN NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: PA4

**Acres:****County/NE Reason For Proposed Change:**

The boundary for PA-2 should conform to the sanitary sewer service boundary of the Somerset Raritan Valley Sewage Authority. With the creation of more detailed parcel information, it is now possible to map PA-2 more accurately. A digital data file detailing proposed revisions is included. The exception is those areas currently mapped as PA-5 that represent the 100-year floodplain of the North and South Branches of the Raritan River and other various streams; even though they are in the sewer service area, they should remain PA-5.

The boundary for PA-2 shouldSomerset County parcel information; Sanitary sewer service area for the Somerset Raritan Valley Sewage Authority conform to the sanitary sewer service boundary of the Somerset Raritan Valley Sewage Authority. With the creation of more detailed parcel information, it is now possible to map PA-2 more accurately. A digital data file detailing proposed revisions is included. The exception is those areas currently mapped as PA-5 that represent the 100-year floodplain of the North and South Branches of the Raritan River and other various streams; even though they are in the sewer service area, they should remain PA-5.

The boundary for PA-2 should conform to the sanitary sewer service boundary of the Somerset Raritan Valley Sewage Authority. With the creation of more detailed parcel information, it is now possible to map PA-2 more accurately. A digital data file detailing proposed revisions is included. The exception is those areas currently mapped as PA-5 that represent the 100-year floodplain of the North and South Branches of the Raritan River and other various streams; even though they are in the sewer service area, they should remain PA-5.

1805-02 has 4 entries

PA2 to PA4B

PA4B to PA 2

PA2 to PA4

PA4 to PA2

**What is it in Current State Plan:**

PA2, PA4

**What is it in Preliminary State Plan:**

PA2, PA4

**Municipalities Affected:**

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## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	5907
Source:	County Report	Approved by OSG Director:	
NE #	1805-02	Preliminary Staff Recommendation:	Agreement

Branchburg Twp;

**Data Source:**

Somerset County parcel information; Sanitary sewer service area for the Somerset Raritan Valley  
Sewage Authority

**Staff Response:**

Detailed changes such as these are not technical corrections and are more appropriate for Plan  
Endorsement.

--

County's Response:

The County concurs with the Township that this is a technical correction to reflect an approved  
WMP Amendment. This follows the WMP amendment boundary.

--

OSG response:

Due to the WMP ammendment, this area should be ammended to the adjoining PA4.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	5908
Source:	County Report	Approved by OSG Director:	
NE #	1805-02	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 59, RARITAN NJ

**Proposed Change:**

*Planning Area*

From: PA4

To: PA2

**Acres:****County/NE Reason For Proposed Change:**

The boundary for PA-2 should conform to the sanitary sewer service boundary of the Somerset Raritan Valley Sewage Authority. With the creation of more detailed parcel information, it is now possible to map PA-2 more accurately. A digital data file detailing proposed revisions is included. The exception is those areas currently mapped as PA-5 that represent the 100-year floodplain of the North and South Branches of the Raritan River and other various streams; even though they are in the sewer service area, they should remain PA-5.

The boundary for PA-2 shouldSomerset County parcel information; Sanitary sewer service area for the Somerset Raritan Valley Sewage Authority conform to the sanitary sewer service boundary of the Somerset Raritan Valley Sewage Authority. With the creation of more detailed parcel information, it is now possible to map PA-2 more accurately. A digital data file detailing proposed revisions is included. The exception is those areas currently mapped as PA-5 that represent the 100-year floodplain of the North and South Branches of the Raritan River and other various streams; even though they are in the sewer service area, they should remain PA-5.

The boundary for PA-2 should conform to the sanitary sewer service boundary of the Somerset Raritan Valley Sewage Authority. With the creation of more detailed parcel information, it is now possible to map PA-2 more accurately. A digital data file detailing proposed revisions is included. The exception is those areas currently mapped as PA-5 that represent the 100-year floodplain of the North and South Branches of the Raritan River and other various streams; even though they are in the sewer service area, they should remain PA-5.

1805-02 has 4 entries

PA2 to PA4B

PA4B to PA 2

PA2 to PA4

PA4 to PA2

**What is it in Current State Plan:**

PA2, PA4

**What is it in Preliminary State Plan:**

PA2, PA4

**Municipalities Affected:**

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## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	5908
Source:	County Report	Approved by OSG Director:	
NE #	1805-02	Preliminary Staff Recommendation:	Agreement

Branchburg Twp;

**Data Source:**

Somerset County parcel information; Sanitary sewer service area for the Somerset Raritan Valley  
Sewage Authority

**Staff Response:**

Detailed changes such as these are not technical corrections and are more appropriate for Plan  
Endorsement.

--

County's Response:

The County concurs with the Township that this is a technical correction to reflect an approved  
WMP Amendment. This follows the WMP amendment boundary.

--

OSG response:

Due to the WMP ammendment, this area should be ammended to the adjoining PA2.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	5909
Source:	County Report	Approved by OSG Director:	
NE #	1810-01	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 59, RARITAN NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: PA4

**Acres:****County/NE Reason For Proposed Change:**

Area located in approved PIG Farmland Preservation Project Area and within the AG, Agricultural Zone District. Township to remove sewer service area.

**What is it in Current State Plan:**

PA2, PA4

**What is it in Preliminary State Plan:**

PA2, PA4

**Municipalities Affected:**

Hillsborough Twp;

**Data Source:**

SADC-approved Mill Lane PIG Project Area designation. Somerset County Agricultural Priority Area. CADB funding for farmland preservation properties.

**Staff Response:**

Need to discuss this with the county.

--

**County Response:**

This is their follow up response:

The entirety of the amendment area is located within the AG District as shown in the "Master Plan Amendment for the Agricultural and Mountain Districts", adopted by Hillsborough Township 10-24-02. It is also within the Township's Agricultural Zone adopted [date], which precludes the extension of infrastructure and significant new development from occurring along Mill Lane. The existing residential lots along Mill Lane are completely surrounded by the State-approved Mill Lane PIG area. It is comprised of a small strip of older homes that are not within an existing or permitted sewer service area. This amendment and all applicable Municipal Master Plan and Zoning policies are consistent with the 2001 State Plan, PA4 Policy on Page 209, which states, "Any housing in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on agricultural resources".

---

**Staff Follow up Response:**

Given the area's connection to the agricultural zone of the community, the Planning Area should be appended to the surrounding PA4.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	6003
Source:	County Report	Approved by OSG Director:	
NE #	1802-11	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 60, BOUND BROOK NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: PA5

**Acres:****County/NE Reason For Proposed Change:**

These parcels on Darren Drive are existing non sewerred low density residential properties  
From 2 and 5 to only 5

**What is it in Current State Plan:**

PA2, PA5

**What is it in Preliminary State Plan:**

PA2, PA5

**Municipalities Affected:**

Bernards Twp;

**Data Source:**

Block 190.01, Block 190 Lots 13.01 thru 13.04, 16.02 thru 16.16; BTSA; Wastewater  
Management Plan 6/22/93 last rev. 7/19/01

**Staff Response:**

The site is already developed with over 15 developed residential properties.

The wooded area does not contain signature environmental resources other than the woods.

--

**County Response:**

Fringe area shown as Protection Zone on Draft Highlands LUCM, matches character of adjoining  
PA5

--

**OSG follow up response:**

The area is outside the sewer service area in the Highlands Planning Area. It should be changed  
to PA5 to be consistent with the adjacet housing development.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	6004
Source:	County Report	Approved by OSG Director:	
NE #	1804-01	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 60, BOUND BROOK NJ

**Proposed Change:**

*Planning Area*

From: PA1

To: PA5

**Acres:****County/NE Reason For Proposed Change:**

Expand PA5 to include greenway and trail along Raritan River

**What is it in Current State Plan:**

PA1

**What is it in Preliminary State Plan:**

PA1

**Municipalities Affected:**

Bound Brook Boro;

**Data Source:**

Primary Greenway, 50' from top of River Bank

**Staff Response:**

If the County can show that this property is owned as public space, it should be updated accordingly.

---

**County's Response:**

Should be PA5. Located in flood plain and greenway. Undeveloped, isolated from PA1 by RR tracks.

--

**OSG response:**

It should be changed to PA5



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	6005
Source:	County Report	Approved by OSG Director:	
NE #	1806-01	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 60, BOUND BROOK NJ

**Proposed Change:**

*Planning Area*                      From: PA2                      To: PA5

**Acres:****County/NE Reason For Proposed Change:**

Existing deed restricted boy's camp, CES area and open space priority site

**What is it in Current State Plan:**

PA2, PA5, CES

**What is it in Preliminary State Plan:**

PA2, PA5, CES

**Municipalities Affected:**

Bridgewater Twp;

**Data Source:**

Master Plan, Zoning Ordinance

**Staff Response:**

This should be a technical change and corrected by attaching the area to the existing PA5 to the north.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	6006
Source:	County Report	Approved by OSG Director:	
NE #	1806-02	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 60, BOUND BROOK NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: PA5

**Acres:****County/NE Reason For Proposed Change:**

farmland assessed, targeted for farmland/open space preservaton, existing CES

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA2, Park

**Municipalities Affected:**

Bridgewater Twp;

**Data Source:**

Master Plan, Zoning Ordinance

**Staff Response:**

It is inappropriate to redesignate, since the County has indicated that it plans to acquire for open space/farmland. However changing to PA5 is supported by the LS345 overlay and by the earlier State Plan 2 that showed part of the area as PA5. As of now this a disagreement.

---

**County Response:**

This amendment area comprises one of the few remaining undeveloped rural parcels identified in the Bridgewater Township Open Space and Recreation Plan (adopted 12/2/05) as "Potential Township/County Open Space", is integral to the Washington Valley Open Space System, and is within the Middle Brook Greenway included in the Somerset County Open Space Park and Recreation Plan and the New Jersey Conservation Foundation's GIS Garden State Greenways Analysis Map. PA5 designation is consistent with Township Master Plan Goals, "Work with the County to implement the Raritan River Greenway and branch greenways to increase parks, recreation and open space, for animal habitats and for connection with other communities"; "Complete the Middle brook Trail, which is an integral part of the Washington Valley Open Space System" and "Promote the conservation of natural systems, environmental resources, rural appearance, and the natural amenities which presently characterized Bridgewater Township"

---

**Staff Follow up Response:**

The polygon to the Southeast is now part of the open space file. The other polygon should continue to be a PA2 until it is purchased.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: SOMERSET COUNTY	Item No. 6006	
Source: County Report	Approved by OSG Director:	
NE # 1806-02	Preliminary Staff Recommendation: Agreement	

-----  
County's Follow Up Response:

Wooded lot, part of WV Greenway, serves as buffer area that drains to WVR.

The County concurs with Bridgewater

Washington Valley Open Space Plan/County Greenway Plan

--

OSG follow up:

With wetlands running through it. It should be appended to the adjacent open space and contiguous PA5.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	6008
Source:	County Report	Approved by OSG Director:	
NE #	1808-066	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 60, BOUND BROOK NJ

**Proposed Change:**

*Planning Area*

From: Park

To: PA5

**Acres:****County/NE Reason For Proposed Change:**

Parcel is not within D & R Canal; privately owned

-

**What is it in Current State Plan:**

Park, PA5

**What is it in Preliminary State Plan:**

Park, PA5

**Municipalities Affected:**

Franklin Twp (Som);

**Data Source:**

Open Space Inventory List/ Open Space Maps (2003)

**Staff Response:**

It is okay to change to PA5 once we double check to make sure that it is not a park.

-

**County Response:**

The County's 2003 GIS Parcel Data shows this amendment to be comprised of Block 512, Lot 22.01, 54 acres qualified farmland, owned by the Pillar of Fire, and as such the County and Township recommend that it be shown as PA5. It is surrounded by the Delaware and Raritan Canal State Park on 3 sides and adjoins PA5 to the north.

---

**OSG Follow up Response:**

The parcel is part of the updated open space file. Given the fact that it is not publicly owned, it should be attached to the adjoining PA5.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	6009
Source:	County Report	Approved by OSG Director:	
NE #	1809-01	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 60, BOUND BROOK NJ

OSG Quad Number 61, PLAINFIELD NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: PA5

**Acres:****County/NE Reason For Proposed Change:**

Wetlands and floodplains comprising primary greenway along the Green Brook. Predominantly undeveloped.

**What is it in Current State Plan:**

PA1, CES

**What is it in Preliminary State Plan:**

PA1, CES

**Municipalities Affected:**

Green Brook Twp;

**Data Source:**

FEMA 100 year Flood Zone, County Park, Rec. and Open Space Plan, Borough Master Plan

**Staff Response:**

The area is too small and only represents one of side of the river. The PA5 designation may complicate the Greenbrook Flood Control project that is currently under review.

--

**County Response:**

The proposed PA5 area is comprised of a significantly undeveloped floodplain area associated with the Green Brook, and adjoins public open space along this corridor. This stream corridor is identified as a primary greenway in the County's Open Space, Parks and Recreation Plan, and is a recommended greenway in the New Jersey Conservation Foundation's Garden State Greenways GIS analysis.

This stream serves as a municipal boundary, and it would be appropriate for OSG to facilitate the extension of the proposed PA5 area to include undeveloped portions of this floodplain/stream corridor in the adjoining municipalities of Middlesex, Dunellen and Plainfield. It is also appropriate discourage further development in this floodplain area, consistent with the Greenbrook Flood Control Plan and State Development and Redevelopment Plan policies.

---

**OSG Follow up Response:**

The size of the parcel is too small and the CES adequately addresses the linear environmental concerns.

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## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	6009
Source:	County Report	Approved by OSG Director:	
NE #	1809-01	Preliminary Staff Recommendation:	Agreement

--

County Follow up Response:

Concur with County

The primary greenway should be PA5.

PA5 is more consistent with County and Municipal Open Space Plans. Not too small. Links to greenway in N. Plainfield

---

OSG Follow Up Response:

The greenway referred to by the County are purchased open space. Small portions of the area as defined by the County are built. The area should be changed to PA5 due to the environmental constraints.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	6010
Source:	County Report	Approved by OSG Director:	
NE #	1808-125	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 60, BOUND BROOK NJ

**Proposed Change:**

*Planning Area*

From: PA4B

To: PA2

**Acres:****County/NE Reason For Proposed Change:**

High School

--

The Township has requested an additional amendment to the PSPPM comprised of Block 514, Lots 56, 57 & 58 - comprised of approximately 65 acres.

According to the 10-13-05 memo from the Township Planner, "a portion of this tract contains the new high school, which has been completed and is connected to the sanitary sewer system. The portion of this tract known as the Eastman Site is in an approved sewer service area, though not as yet connected to the system. There is an application pending a hearing before the Board of Adjustment regarding this parcel and should the Board of Adjustment approve the application, the parcel will immediately be included within the Housing Element and Fair Share Plan as a site which will provide the Township the means of addressing a portion of its affordable housing obligation".

The County has requested information from the Township regarding its inclusion in the Township's Round 3 COAH Plan. (Likewise, the Township has been requested to verify that all of the future affordable housing sites identified within its Round III COAH Plan are consistent with the SPPM). This proposed amendment is shown on GIS maps prepared by RVE for the County in support of the Negotiation Process.

**What is it in Current State Plan:**

PA4B

**What is it in Preliminary State Plan:**

PA4B

**Municipalities Affected:**

Franklin Twp (Som);

**Data Source:**

Tax Rcrds

**Staff Response:**

The High School is nearly complete and should be reflected as a PA2. Pending proof that the housing has been approved, the remainder of the site will remain a PA4B.



## **New Jersey State Planning Commission Negotiations Worksheet Map Amendments**

County:	SOMERSET COUNTY	Item No.	6010
Source:	County Report	Approved by OSG Director:	
NE #	1808-125	Preliminary Staff Recommendation:	Agreement

--

### **County Response:**

PA2 - 1/2 of tract is developed (new High School), 1/2 slated for COAH units per Twp.

Resolution. The County concurs with Township. Re-draw technical correction to eliminate PAB sliver.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	6013
Source:	County Report	Approved by OSG Director:	
NE #	1809-13	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 60, BOUND BROOK NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA2

**Acres:****County/NE Reason For Proposed Change:**

site currently developed residentially

**What is it in Current State Plan:**

PA2, PA5

**What is it in Preliminary State Plan:**

PA2, PA5

**Municipalities Affected:**

Green Brook Twp;

**Data Source:**

Nicro (aka Horizons) filed subdivision plat

**Staff Response:**

It is appropriate to change to PA2, since aerial indicates development already occurred.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	6015
Source:	County Report	Approved by OSG Director:	
NE #	1810-06	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 60, BOUND BROOK NJ  
OSG Quad Number 70, MONMOUTH JUNCTION NJ

**Proposed Change:**

*Planning Area*                      From: PA3                      To: PA5

**Acres:****County/NE Reason For Proposed Change:**

Undeveloped wetlands targeted for preservation

**What is it in Current State Plan:**

PA3, CES

**What is it in Preliminary State Plan:**

PA3, CES

**Municipalities Affected:**

Hillsborough Twp;

**Data Source:**

DEP Wetlands Dataset

**Staff Response:**

6014, 6015 and 6016 need to be examined together and made consistent.

Why is the polygon shaped this way?

They have addressed the polygon issue

---

**County Response:**

The shape of this amendment has been modified in response to OSG's comments herein, and to be consistent with the designation of this area as a Greenbelt pursuant to the Township's Phase 2 Master Plan Amendment. It contains significant wetland areas as identified by the NJDEP. It is not included within an existing, permitted or proposed sanitary sewer service area. This amendment was developed in cooperation with the Millstone Borough Cross-acceptance Committee. A GIS map illustrating the modification to this amendment has been prepared by RVE for the County for use during the Negotiation Process.

---

**Staff Follow up Response:**

In the updated shape file, the County seeks to extend the PA5 based on wetland and CES features. PA5 is acceptable provided it meets the 1 square mile rule.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	6017
Source:	County Report	Approved by OSG Director:	
NE #	1818-17	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 60, BOUND BROOK NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA1

**Acres:****County/NE Reason For Proposed Change:**

Former Landfill Site

**What is it in Current State Plan:**

PA1

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:**

Somerville Boro;

**Data Source:**

Redevelopment Plan

**Staff Response:**

This is the site of the former Somerville Landfill. It will be a portion of the Transit Oriented Development (TOD) Plan being developed. It is okay to revert back to PA1. The CES will also be added to fully illustrate wetland constraints on the site. The visioning plan understands the wetlands issues and is ensuring they are protected by creating the Green Seam within the site.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	6019
Source:	County Report	Approved by OSG Director:	
NE #	1820-10	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 60, BOUND BROOK NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: PA5

**Acres:****County/NE Reason For Proposed Change:**

Inadequate sewer capacity, undeveloped land targeted for open space acquisition, adjoins existing public open space and is environmentally sensitive

**What is it in Current State Plan:**

PA2, CES

**What is it in Preliminary State Plan:**

PA2, CES

**Municipalities Affected:**

Warren Twp;

**Data Source:**

Municipal WWMP and Master Plan

**Staff Response:**

Due to Wetlands & T&E Habitat, the area is updated to be PA5.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	6108
Source:	County Report	Approved by OSG Director:	
NE #	1809-03	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 61, PLAINFIELD NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA2

**Acres:****County/NE Reason For Proposed Change:**

sites are currently developed, do not contain steep slopes greater than 20%

**What is it in Current State Plan:**

PA5, PA2, CES

**What is it in Preliminary State Plan:**

PA5, PA2, CES

**Municipalities Affected:**

Green Brook Twp;

**Data Source:**

Wingate & Mountain Estates filed subdivision plats

**Staff Response:**

The aerial reveals existing residential development. It is okay to change to PA2; Necessary to add CES over wetlands.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	6109
Source:	County Report	Approved by OSG Director:	
NE #	1809-04	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 61, PLAINFIELD NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

**Acres:****County/NE Reason For Proposed Change:**

Sites are currently developed, do not contain steep slopes or wetlands

-

**What is it in Current State Plan:**

PA5, PA1, PA2

**What is it in Preliminary State Plan:**

PA5, PA1, PA2

**Municipalities Affected:**

Green Brook Twp;

**Data Source:**

Wingate filed subdivision plat

**Staff Response:**

It is okay to change to PA2 the portion that was PA5.

-

The portion of this amendment area on the west side of Warrenville Road is comprised of Phases 1 and 2 of the Wingate subdivision, is fully developed and appears appropriate to include as part of adjoining PA2. It should be noted that the majority of the Wingate lots are less than ½ acre in size and most likely receive sanitary sewer service, although most are not within the sewer service area. However, the portion of this amendment area on the east side of Warrenville Road and in back of the commercial development on Route 22 is undeveloped, largely wooded, sloping parcels that are in private ownership, and predominantly within the sewer service area. The Land Use Element/Zoning Plan Map adopted 9/94 shows this area to be within the “Special Mountainside Development” zone, within which clustered development is encouraged. The Township is requested to re-evaluate the proposal to change these undeveloped, wooded area from PA5 to PA2 and 1, since it is comprised mainly of steep slopes and upland forests, and is included in a recommended greenway as shown on the New Jersey Conservation Foundation, Garden State Greenways GIS analysis. A re-evaluation of the sanitary sewer service throughout this community is recommended since there appears to be considerable discrepancies between service areas and development areas. A meeting with the Township’s Cross-acceptance Committee to discuss potential modifications to this amendment is recommended.

---

OSG Follow up Response:

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## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	6109
Source:	County Report	Approved by OSG Director:	
NE #	1809-04	Preliminary Staff Recommendation:	Agreement

It is okay to change to PA2 the portion that was PA5 based on development that has already occurred. CES should be reflected where appropriate.

The undeveloped area of the site includes 10 vernal pools, wetlands and areas of high groundwater recharge and should remain as PA5.

While it is already developed, the area west of Warrenville Road is located within a Natural Heritage Priority Site.

--

County Follow Up Response:

The County concurs with Greenbrook.

Change to PA2

Entire area east of Warrenville Rd. comprises a recently build-out residential subdivision.

Balance of area west of Warrenville is developed.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	6110
Source:	County Report	Approved by OSG Director:	
NE #	1809-08	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 61, PLAINFIELD NJ

OSG Quad Number 60, BOUND BROOK NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA2

**Acres:****County/NE Reason For Proposed Change:**

site currently developed residentially

**What is it in Current State Plan:**

PA5, PA2

**What is it in Preliminary State Plan:**

PA5, PA2

**Municipalities Affected:**

Green Brook Twp;

**Data Source:**

"Top of the World", Phases 1 & 4, filed subdivision plats

**Staff Response:**

The aerial does not show any development, the County needs to demonstrate the residential development. Regardless the area to the North needs to be reshaped.

The site is located within a Natural Heritage Priority Site and includes areas of high groundwater recharge.

--

County Response:

Technical correction. Reconfigure shape to reflect existing and approved development as PA2.

Re-draw to eliminate PA5 slivers.

--



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	6111
Source:	County Report	Approved by OSG Director:	
NE #	1809-10	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 61, PLAINFIELD NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA1

**Acres:****County/NE Reason For Proposed Change:**

No wetlands present

**What is it in Current State Plan:**

PA1, PA2

**What is it in Preliminary State Plan:**

PA1, PA2

**Municipalities Affected:**

Green Brook Twp;

**Data Source:**

LOI # 1809-92-0004.2from NJDEP

**Staff Response:**

NJEMS does not include the LOI number provided. The County should supply a copy.

In addition, 2002 aerial photography shows the site to be undeveloped. The site is also identified as almost entirely wetlands and includes portions of areas identified as high groundwater recharge. Further, the site is adjacent to a Natural Heritage Priority Site – any change should be viewed carefully.

---

**County Follow up Response:**

Subdivisions approved, plats filed. LOI issued. County concurs with Township. Should be PA1 to reflect existing and approved development.

--

**OSG response:**

This has been confirmed.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	6903
Source:	County Report	Approved by OSG Director:	
NE #	1813-08	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 69, ROCKY HILL NJ

**Proposed Change:**

*Planning Area*

From: Park

To: PA5

**Acres:****County/NE Reason For Proposed Change:**

Preserved Farmland Overlay

**What is it in Current State Plan:**

PA5

**What is it in Preliminary State Plan:**

Park

**Municipalities Affected:**

Montgomery Twp;

**Data Source:**

NJCF

**Staff Response:**

It is okay to change to PA5 pending confirmation that this is not a Park.

---

**County Response:**

This amendment is comprised of Block 24001; Lot 13 according to the County's 2003 GIS Parcel Data. The Municipal Tax Assessor verified that this parcel is a privately-owned qualified farm (owned by Robert and Anne Wilson) on 10-03-05.

---

**Staff Follow up Response:**

Since this is not parkland, this area should be linked to the surrounding PA5.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	6904
Source:	County Report	Approved by OSG Director:	
NE #	1813-09	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 69, ROCKY HILL NJ

**Proposed Change:**

*Planning Area*                      From: Park                      To: PA4

**Acres:****County/NE Reason For Proposed Change:**

Preserved Farmland Overlay

**What is it in Current State Plan:**

PA4

**What is it in Preliminary State Plan:**

Park

**Municipalities Affected:**

Montgomery Twp;

**Data Source:**

Montgomery Township

**Staff Response:**

It is okay to change to PA4 pending confirmation that this is not a Park.

---

**County Response:**

This amendment is comprised of Block 22001, Lots 21 and 22 according to the County's 2003 GIS Parcel Data. The Municipal Tax Assessor verified that this parcel is privately owned (owned by Campbell - Loaiza and R.H. Geer) on 10-03-05.

---

**Staff Follow up Response:**

Since this is not parkland, this area should be linked to the surrounding PA4.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	6905
Source:	County Report	Approved by OSG Director:	
NE #	1813-10	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 69, ROCKY HILL NJ

**Proposed Change:**

*Planning Area*

From: Park

To: PA3

**Acres:****County/NE Reason For Proposed Change:**

Not Park

**What is it in Current State Plan:**

PA3

**What is it in Preliminary State Plan:**

Park

**Municipalities Affected:**

Montgomery Twp;

**Data Source:****Staff Response:**

It is okay to change to PA3 pending confirmation that this is not a Park.

---

**County Response:**

This amendment is comprised of Block 31001, Lot 20 according to the County's 2003 GID Parcel Data. The Municipal Tax Collector verified that this parcel is privately owned (Raymond MacPherson, Jr.) on 10-03-05).

---

**Staff Follow up Response:**

Since this is not parkland, this area should be linked to the surrounding PA3.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	6906
Source:	County Report	Approved by OSG Director:	
NE #	1813-46	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 69, ROCKY HILL NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: PA4

**Acres:****County/NE Reason For Proposed Change:**

Exceptional Resource Value Wetlands

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA2

**Municipalities Affected:**

Montgomery Twp;

**Data Source:**

NJDEP Wetlands Data & LOI 1813-92-0017.4FWLI

**Staff Response:**

The existng Planning Area adequately reflects the characteristics of this region. CES already in place over wetlands.

---

**County Response:**

In its 10-03-05 e-mail correspondence, Township Cross-acceptance committee states, "This area is owned entirely by the Township and are designated as "Exceptional Resource Value". It adjoins hundreds of acres of preserved open space and farmland designated as PA4. The Township wants to extend PA4 to this area for consistency." Approximately half of the amendment area is not included within the Township's sewer service area. The amendment area is not developed. It includes critical environmental features identified in NJDEP's new Environmental Analysis released Fall 2005. This amendment and surrounding undeveloped lands are shown as a recommended greenway in the Somerset County Parks, Recreation and Open Space Plan and the NJCF's GIS Garden State Greenways Map.

---

**Staff Follow up Response:**

This area should be linked to the PA4 to the West.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	6907
Source:	County Report	Approved by OSG Director:	
NE #	1813-47	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 69, ROCKY HILL NJ

**Proposed Change:**

*Planning Area*

From: PA3

To: PA5

**Acres:****County/NE Reason For Proposed Change:**

County Master Plan & Twp Critical Area Ordinance

**What is it in Current State Plan:**

PA3

**What is it in Preliminary State Plan:**

PA3, Park

**Municipalities Affected:**

Montgomery Twp;

**Data Source:**

FEMA FIRM & Twp Stream Corridor Dataset

**Staff Response:**

The existing Planning Area adequately reflects the characteristics of this region. CES already in place over wetlands. The Scope of the area to change is too small.

---

**County Response:**

This amendment represents the "Pike Run Watershed Corridor Greenway" identified in the Township's Conservation Plan Element. It is also identified as a primary greenway in the County's Park, Recreation and Open Space Plan, and as a recommended greenway on the NJCF's GIS Garden State Greenways Map. It serves as a key linkage between the Sourland Mountain Special Resource Area (SRA), the Delaware and Raritan Canal State Park and Six Mile Run public water supply lands. It includes designated wetlands. Delineation of this area as PA5 will help emphasize the importance as a significant undeveloped stream corridor with high preservation priority at the county and local levels. Given its environmental and ecological value, the PA5 policies of the State Plan are more appropriate for this area than those of PA3 or PA4.

--

Staff Follow up Response: Linear PA changes are not being created. The CES adequately reflects the wetlands.

--

**County Follow up Response:**

The county and township disagree with OSG. They feel that a critical habitat corridor linkage is consistent with Municipal Master Plan. The area is protected by conservation easements.

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## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	6907
Source:	County Report	Approved by OSG Director:	
NE #	1813-47	Preliminary Staff Recommendation:	Agreement

This primary greenway is consistent with County and Municipal Open Space Plans. The greenway linkage is needed between 2 key open space nodes.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	6908
Source:	County Report	Approved by OSG Director:	
NE #	1813-48	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 69, ROCKY HILL NJ

**Proposed Change:**

*Planning Area*

From: PA4

To: PA5

**Acres:****County/NE Reason For Proposed Change:**

County Master Plan & Twp Critical Area Ordinance

**What is it in Current State Plan:**

PA4

**What is it in Preliminary State Plan:**

PA4

**Municipalities Affected:**

Montgomery Twp;

**Data Source:**

FEMA FIRM & Twp Stream Corridor Dataset

**Staff Response:**

The existng Planning Area adequately reflects the characteristics of this region. The CES is already shown on the map.

---

**County Response:**

This amendment represents the "Pike Run Watershed Corridor Greenway" identified in the Township's Conservation Plan Element. It is also identified as a primary greenway in the County's Park, Recreation and Open Space Plan, and as a recommended greenway on the NJCF's GIS Garden State Greenways Map. It serves as a key linkage between the Sourland Mountain Special Resource Area (SRA), the Delaware and Raritan Canal State Park and Six Mile Run public water supply lands. It includes designated wetlands. Delineation of this area as PA5 will help emphasize the importance as a significant undeveloped stream corridor with high preservation priority at the county and local levels. Given its environmental and ecological value, the PA5 policies of the State Plan are more appropriate for this area than those of PA3 or PA4.

---

**Staff Follow up Response:**

Linear PA changes are not being created. The CES adequately reflects the wetlands.

--

**County Follow up Response:**

The county and township disagree with OSG. They feel that a critical habitat corridor linkage is consistent with Municipal Master Plan. The are is protected by conservation easements.

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## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	6908
Source:	County Report	Approved by OSG Director:	
NE #	1813-48	Preliminary Staff Recommendation:	Agreement

This primary greenway is consistent with County and Municipal Open Space Plans. The greenway linkage is needed between 2 key open space nodes.

--

OSG's response:

Due to environmental constraints 6908 and 6907, should be merged and attached to PA5 to the west. CES should be eliminated.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	6911
Source:	County Report	Approved by OSG Director:	
NE #	1813-53	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 69, ROCKY HILL NJ

**Proposed Change:**

*Planning Area*

From: PA4

To: PA4

**Acres:****County/NE Reason For Proposed Change:**

Sourland SRA

**What is it in Current State Plan:**

PA4

**What is it in Preliminary State Plan:**

PA4

**Municipalities Affected:**

Montgomery Twp;

**Data Source:**

Sour SRA

Stony Brook-Millstone Watershed Association also submitted a letter in support of the Sourlands being designated an SRA.

**Staff Response:**

If the State Planning Commission creates a Sourlands Special Resource Area designation, does not mean that the planning area has to change. The existing Planning Area adequately reflects the characteristics of this region. A portion of this site is part of the North Princeton Development Center, now known as Skillman Village. As part of the Township's Plan Endorsement petition, they are being encouraged to create a Center for the Skillman Village.

--

**County's Response:**

The area is currently dominated by Ag uses, but demonstrated to be environmentally sensitive in recent NRI and Hydro-geology reports, thus it should be delineated as PA4B. The County concurs with Township that it should be a PA 4B and not PA5.

--

OSG agrees that the area that is more than 2 square miles should be changed to a PA4B due to its environmental character and environmental constraints.

The portion of the site of the former North Princeton Development Site, now known as Skillman Village, should be attached to the adjacent PA3. The Township is encouraged to seek Plan



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: SOMERSET COUNTY	Item No. 6911
Source: County Report	Approved by OSG Director:
NE # 1813-53	Preliminary Staff Recommendation: Agreement

Endorsement and create a center in this area.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	6913
Source:	County Report	Approved by OSG Director:	
NE #	1817-04	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 69, ROCKY HILL NJ

**Proposed Change:**

*Planning Area*

From: Park

To: PA5

**Acres:****County/NE Reason For Proposed Change:**

Land privately held

**What is it in Current State Plan:**

Park

**What is it in Preliminary State Plan:**

Park

**Municipalities Affected:**

Rocky Hill Boro; Franklin Twp (Som);

**Data Source:**

Borough Tax Records

**Staff Response:**

Most of the area that is being requested for change is within mapped Parkland that is maintained by the Department of Environmental Protection. The very small portion in the north cannot be changed to PA2, instead it will need be changed to PA5.

--

County Response:

Show as PA5

--

OSG Response:

The original request was to change to a PA2. All agree that these small privately owned properties should be shown as PA5.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	7011
Source:	County Report	Approved by OSG Director:	
NE #	1808-003	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 70, MONMOUTH JUNCTION NJ

**Proposed Change:**

*Planning Area*                      From: PA4B                      To: PA4

**Acres:****County/NE Reason For Proposed Change:**

area should be designated the same as the rest of the development

**What is it in Current State Plan:**

PA4B

**What is it in Preliminary State Plan:**

PA4B

**Municipalities Affected:**

Franklin Twp (Som);

**Data Source:**

Township Tax Maps

**Staff Response:**

Due to environmental features and adjacent farmland, the area should remain as PA4B.

--

**County Response:**

Disagree w. OSG. It should be PA4B. The existing low density residential development matches adjoining PA4. What are the env. Features OSG is referring to?

---

**OSG Response:**

Polygon should be appended to the adjoining PA4.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: SOMERSET COUNTY	Item No. 7013	
Source: County Report	Approved by OSG Director:	
NE # 1808-021	Preliminary Staff Recommendation: Agreement	

**Quads Affected:**

OSG Quad Number 70, MONMOUTH JUNCTION NJ

**Proposed Change:**

*Planning Area*                      From: PA2                      To: PA4B

**Acres:****County/NE Reason For Proposed Change:**

Parcel is preserved farmland

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA2

**Municipalities Affected:**

Franklin Twp (Som);

**Data Source:**

Open Space Inventory List/ Open Space Maps (2003)

**Staff Response:**

It is okay to change to PA4B. Making the changes will create a small, isolated island that will also need to change to PA4B.

--

**County Response:**

The isolated are of PA2 that is created appears to be comprised of Block 57.01, Lots 51.01, 53.03, 53.04, 56, 57.01, 57.01, 57.03, 57.04, 60.02, 62.01, 63.01, 63.02, 63.03, 64, 65.01 & 65.03. These appear to be single- family residential lots greater than 1.5 acres in size, which are within an existing sanitary sewer service area. As with the amendment area, it is surrounded by state-owned public water supply lands, which consist of agricultural fields and woodlands.

Pursuant to OSG's comments, the Township requests that this isolated PA2 area also be shown as PA4B. This modified amendment is illustrated on GIS maps prepared by RVE for the County for use during the Negotiation Process. The modified amendment area consists of the residential block and lost mentioned above, plus Block 37.02, Lots 1.01 and 2 that consist of wetlands and agricultural fields.

The Township is pursuing an amendment to the sanitary sewer service area to exclude the entire modified amendment area consistent with PA4B policies.

1808-21 creates a small pocket of PA2, this pocket will go to PA 4B, as suggested by OSG; area has typical characteristics of PA 4B in the area.

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## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	7013
Source:	County Report	Approved by OSG Director:	
NE #	1808-021	Preliminary Staff Recommendation:	Agreement

---  
Staff Follow up Response:  
Based on the fact that the majority of the area is agricultural with environmental features, the area should be changed to PA4B. This includes the area just north of the requested polygon.

--  
County Follow Up Response:  
Re-draw to add Block 57.01, Lots 51.01, 53.03, 53.04, 56, 57.03, 57.04, 58.01, 62.01, 65.01, 64, 63.03, 60.02 and 58.01 to PA4. The majority of this area has been preserved for AG by the Twp.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	7014
Source:	County Report	Approved by OSG Director:	
NE #	1808-022	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 70, MONMOUTH JUNCTION NJ

**Proposed Change:**

*Planning Area*                      From: PA2                      To: PA4B

**Acres:****County/NE Reason For Proposed Change:**

Parcel is preserved farmland

--

**What is it in Current State Plan:**

PA4B

**What is it in Preliminary State Plan:**

PA2

**Municipalities Affected:**

Franklin Twp (Som);

**Data Source:**

Open Space Inventory List/ Open Space Maps (2003)

**Staff Response:**

---

Staff Follow up Response:

Based on the the area is agricultural and adjacent to PA4B, this revert to PA4B which is what it was in the current State Plan Policy Map.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	7015
Source:	County Report	Approved by OSG Director:	
NE #	1808-024	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 70, MONMOUTH JUNCTION NJ

**Proposed Change:**

*Planning Area*                      From: PA4B                      To: PA4B

**Acres:****County/NE Reason For Proposed Change:**

Land is in a development

-

**What is it in Current State Plan:**

PA3, PA4B

**What is it in Preliminary State Plan:**

PA4B

**Municipalities Affected:**

Franklin Twp (Som);

**Data Source:**

Tax Records

**Staff Response:**

The existng Planning Area adequately reflects the characteristics of this region.

-

**County Response:**

This small residential area is comprised of about 20 developed single family residential lots between 1 and 2.5 acres in size, and 2 larger lots in agricultural use totaling about 18 acres (Block 57.01, Lots 6.03, 6.04, 6.05, 6.06, 19.03, 19.04, 19.05, 19.06, 20.01, 20.02, 20.03, 20.04, 21.01, 21.02, 21.03, 22.01, 22.02, 23.01, 23.02, 24.01; and Block 58, lots 9.01 and 10.05). It is completed surrounded by state-owned public water supply lands comprised of woodlands and agricultural fields, and is not within an existing sewer service area.

The Township and County concur with OSG staff that this area can remain PA4B as shown on the PSPPM since no further development in this area is anticipated, and this change is reflected in GIS maps prepared by RVE for the County.

Area is surrounded by woodlands, agriculture and public water supply lands, county agrees area should remain PA 4B.

---

**Staff Follow up Response:**

Both OSG & the County agree that the area remain a PA4B.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	7017
Source:	County Report	Approved by OSG Director:	
NE #	1808-028	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 70, MONMOUTH JUNCTION NJ

**Proposed Change:**

*Planning Area*                      From: PA3                      To: PA4B

**Acres:****County/NE Reason For Proposed Change:**

Parcel is preserved farmland

**What is it in Current State Plan:**

PA3

**What is it in Preliminary State Plan:**

PA3

**Municipalities Affected:**

Franklin Twp (Som);

**Data Source:**

Open Space Inventory List/ Open Space Maps (2003)

**Staff Response:**

It is okay to change to a PA4B.

---

**County Response:**

This amendment area is comprised of Block 85, Lot 64 (2.5 acres) owned by Sun Pipeline Co. according to the County's 2003 GIS Parcel Dataset. It is surrounded on 3 sides by environmentally sensitive state-owned public water supply lands. The Township agrees with the OSG that this lot should remain PA4B consistent with adjacent Amendment # 1808-028. Across the street from 1808-029, the Township has observed a small isolated PA3 area comprised of a privately owned developed residential parcel consisting of 3 acres (Block 85, Lot 66). It appears appropriate to expand MAD # 1808-028 to include Block 85, Lot 66, which involves a change from PA3 to PA4B.

The Township and County request that privately owned, undeveloped rural/agricultural areas comprising 1808-028 that adjoin State-owned public water supply lands be permitted to be delineated as PA4B although they are less than a square mile, because they match the characteristics of, and serve as buffers to said public water supply lands. (RVE to reflect this change in Negotiation Phase Amendment Dataset)

--

**Staff Follow up Response:**

Due to Wetlands, C1 Buffer & T&E Habitat, 7017, 7018, 7019 the area to the West are now PA4B.

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## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	7018
Source:	County Report	Approved by OSG Director:	
NE #	1808-029	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 70, MONMOUTH JUNCTION NJ

**Proposed Change:**

*Planning Area*

From: PA4B

To: PA4B

**Acres:****County/NE Reason For Proposed Change:**

Parcel is developed and not in open space area

**What is it in Current State Plan:**

PA4B, PA3

**What is it in Preliminary State Plan:**

PA4B, PA3

**Municipalities Affected:**

Franklin Twp (Som);

**Data Source:**

Tax Records; Open Space Inventory List/ Open Space Maps (2003)

**Staff Response:**

The scope of the change is less than 1 square mile.

---

**County Response**

This amendment area is comprised of Block 85, Lot 64 (2.5 acres) owned by Sun Pipeline Co. according to the County's 2003 GIS Parcel Dataset. It is surrounded on 3 sides by environmentally sensitive state-owned public water supply lands. The Township agrees with the OSG that this lot should remain PA4B consistent with adjacent Amendment # 1808-028. Across the street from 1808-029, the Township has observed a small isolated PA3 area comprised of a privately owned developed residential parcel consisting of 3 acres (Block 85, Lot 66). It appears appropriate to expand MAD # 1808-028 to include Block 85, Lot 66, which involves a change from PA3 to PA4B. The Township and County request that privately owned, undeveloped rural/agricultural areas comprising 1808-028 that adjoin State-owned public water supply lands be permitted to be delineated as PA4B although they are less than a square mile, because they match the characteristics of, and serve as buffers to said public water supply lands. (This revision is shown on GIS maps prepared by RVE for the County for use during the Negotiation Process)

--

**Staff Follow up Response:**

Due to Wetlands, C1 Buffer & T&E Habitat, 7017, 7018, 7019 the area to the West are now PA4B.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	7018
Source:	County Report	Approved by OSG Director:	
NE #	1808-029	Preliminary Staff Recommendation:	Agreement

---  
County Response:  
Twp, OSG and County concur should be PA4B



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	7019
Source:	County Report	Approved by OSG Director:	
NE #	1808-031	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 70, MONMOUTH JUNCTION NJ

**Proposed Change:**

*Planning Area*                      From: PA3                      To: PA4B

**Acres:****County/NE Reason For Proposed Change:**

Privately owned land; not open space

**What is it in Current State Plan:**

PA3

**What is it in Preliminary State Plan:**

PA3

**Municipalities Affected:**

Franklin Twp (Som);

**Data Source:**

Tax Records

**Staff Response:**

It is okay to change to a PA4B.

--

Staff Follow up Response:

Due to Wetlands, C1 Buffer & T&E Habitat, 7017, 7018, 7019 the area to the West are now PA4B.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	7020
Source:	County Report	Approved by OSG Director:	
NE #	1808-032	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 70, MONMOUTH JUNCTION NJ

OSG Quad Number 71, NEW BRUNSWICK NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: PA4B

**Acres:****County/NE Reason For Proposed Change:**

Parcel is preserved farmland

--

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA2

**Municipalities Affected:**

Franklin Twp (Som);

**Data Source:**

Open Space Inventory List/ Open Space Maps (2003)

**Staff Response:**

The scope of the change is less than 1 square mile.

---

**County Response**

According to the County's 2003 GIS Parcel Data, this amendment is comprised of a portion of Block 85, Lot 32, and consists of approximately 15 acres of undeveloped fields. It adjoins State-owned public water supply lands shown as PA4B on the PSPPM. The Township Tax Assessor's Office records show Block 85, Lot 32 as being a preserved farm owned by Joseph Cichowsk.

The Township and county request that privately owned, undeveloped rural/agricultural areas comprising 1808-032 (and 1808-33 below) that adjoin State-owned public water supply lands be permitted to be delineated as PA4B although they are less than a square mile, because they match the characteristics of, and serve as buffers to said public water supply lands.

---

**Staff Follow up Response:**

Due to the agricultural context of the area, it okay to join 7020 and 7021 to the adjacent PA4B. It will mean that the small area in between will also need to be PA4B.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	7022
Source:	County Report	Approved by OSG Director:	
NE #	1808-047	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 70, MONMOUTH JUNCTION NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: PA4B

**Acres:****County/NE Reason For Proposed Change:**

Land is qualified as farmland and targeted for preservation

-

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA2

**Municipalities Affected:**

Franklin Twp (Som);

**Data Source:**

Open Space Inventory List/ Open Space Maps (2003)

**Staff Response:**

The scope of the change is less than 1 square mile.

-

**County Response:**

Amendment 1808-048 is comprised of rural/undeveloped Block 74.01, lot 8.01 and a portion of lot 7. It adjoins MAD# 1808-47, which is comprised of the balance of rural/undeveloped lot 7, both of which are proposed as new PA4B. These amendment areas match the rural agricultural character of the adjoining State-owned water supply lands, and buffer the water supply lands from the ½ acre single-family residential area to the north.

The Township requests that these privately-owned lands which include substantial wetland areas and are only partly within the Sanitary Sewer Service Area be permitted to be delineated as PA4B although they are less than a square mile because they match the characteristics of, and serve as buffers to said public water supply lands. In addition, these public water supply lands were shown as PA4B on the PSPPM

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**Staff Follow up Response:**

Based on the agricultural and environmental context of the area, the Planning Area for 7022 and 7023 should be changed to PA4B.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	7023
Source:	County Report	Approved by OSG Director:	
NE #	1808-048	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 70, MONMOUTH JUNCTION NJ

**Proposed Change:**

*Planning Area*

From: PA3

To: PA4B

**Acres:****County/NE Reason For Proposed Change:**

Land is qualified as farmland and targeted for preservation

-

**What is it in Current State Plan:**

PA3

**What is it in Preliminary State Plan:**

PA3

**Municipalities Affected:**

Franklin Twp (Som);

**Data Source:**

Open Space Inventory List/ Open Space Maps (2003)

**Staff Response:**

The existng Planning Area adequately reflects the characteristics of this region.

-

**County Response:**

Amendment 1808-048 is comprised of rural/undeveloped Block 74.01, lot 8.01 and a portion of lot 7. It adjoins MAD# 1808-47, which is comprised of the balance of rural/undeveloped lot 7, both of which are proposed as new PA4B. These amendment areas match the rural agricultural character of the adjoining State-owned water supply lands, and buffer the water supply lands from the ½ acre single-family residential area to the north.

The Township requests that these privately-owned lands which include substantial wetland areas and are only partly within the Sanitary Sewer Service Area be permitted to be delineated as PA4B although they are less than a square mile because they match the characteristics of, and serve as buffers to said public water supply lands. In addition, these public water supply lands were shown as PA4B on the PSPPM.

---

**Staff Follow up Response:**

Based on the agricultural and environmental context of the area, the Planning Area for 7022 and 7023 should be changed to PA4B.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	7024
Source:	County Report	Approved by OSG Director:	
NE #	1808-077	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 70, MONMOUTH JUNCTION NJ

**Proposed Change:**

*Planning Area*

From: PA4

To: PA4B

**Acres:****County/NE Reason For Proposed Change:**

Parcel is preserved farmland and should be labeled as the new proposed farm overlay

-

**What is it in Current State Plan:**

PA4

**What is it in Preliminary State Plan:**

PA4

**Municipalities Affected:**

Franklin Twp (Som);

**Data Source:**

Open Space Inventory List/ Open Space Maps (2003)

**Staff Response:**

The existing Planning Area adequately reflects the characteristics of this region.

-

County Response 10/11/2006 This amendment is comprised of Block 33.01, Lot 2.01, which includes 84 acres of woodlands, agricultural fields and what appears to be a small pond, based on the County's GIS Parcel data and aerial photos. It does not appear to include wetlands pursuant to the OSG's CES mapping.

The October 13, 2005 memo from the Township Planner states, "Franklin has qualified Block 33.01; Lots 2.01 and 3.01, also known as the Nieman Farm as a preserved farm, and therefore, would be most appropriate under the PA4B designation".

---

**Staff Follow up Response:**

Farmland preservation alone does not warrant changing the Planning Area to 4B.

---

**County follow up Response:**

Site contains a pond, stream, woodlands. Identified as valuable piece of native grassland habitat by Duke funded group. Adjoins/drainage to 6-Mile Run, should be 4B

--

OSG Response: All agree that this area should be 4B and attached to the 4B to the north via the



## **New Jersey State Planning Commission**

### **Negotiations Worksheet**

### **Map Amendments**

County:	SOMERSET COUNTY	Item No.	7024
Source:	County Report	Approved by OSG Director:	
NE #	1808-077	Preliminary Staff Recommendation:	Agreement

open space to the west.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	7027
Source:	County Report	Approved by OSG Director:	
NE #	1808-118	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 70, MONMOUTH JUNCTION NJ

**Proposed Change:**

*Planning Area*                      From: PA2                      To: PA2

**Acres:****County/NE Reason For Proposed Change:**

Privately owned land; not open space

-

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA2

**Municipalities Affected:**

Franklin Twp (Som);

**Data Source:**

Open Space Inventory List/ Open Space Maps (2003)

**Staff Response:**

The existng PA2 adequately reflects the characteristics of this region. The polygon is less than 1 square mile.

-

**County Response:**

A review of the 2002 aerial photos show that this amendment comprises a single-family residential subdivision that is within an existing sewer service area.

The Township and County agree with OSG staff that this area should remain PA2, since it adjoins other PA2 areas. This revision is reflected on revised GIS maps prepared by RVE for the County.

Area comprises of single family homes in sewer service area; County agrees with OSG that this area should remain as PA 2.

---

**Staff Follow up Response:**

Both OSG & the County agree that the area is developed and should remain a PA2.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	7028
Source:	County Report	Approved by OSG Director:	
NE #	1808-119	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 70, MONMOUTH JUNCTION NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: PA2

**Acres:****County/NE Reason For Proposed Change:**

Privately owned land; not open space

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA2

**Municipalities Affected:**

Franklin Twp (Som);

**Data Source:**

Open Space Inventory List/ Open Space Maps (2003)

**Staff Response:**

The existng PA2 adequately reflects the characteristics of this region.

--

**County Response:**

A review of the 2002 aerial photos show that both of these adjoining amendment areas are comprised of a single-family residential subdivisions and are within an existing sewer service area.

The Township and County agree with OSG staff that they should remain PA2. Please note that this residential area is not directly linked to other PA2 but is in close proximity. They are separated by a narrow strip of public open space.

Area comprises of single family homes in sewer service area; County agrees with OSG that this area should remain as PA 2.

---

**Staff Follow up Response:**

Both OSG & the County agree that the area is developed and should remain a PA2.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	7029
Source:	County Report	Approved by OSG Director:	
NE #	1808-121	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 70, MONMOUTH JUNCTION NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: PA2

**Acres:****County/NE Reason For Proposed Change:**

Privately owned land; not open space

Area comprises of single family homes in sewer service area; County agrees with OSG that this area should remain as PA 2.

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA2

**Municipalities Affected:**

Franklin Twp (Som);

**Data Source:**

Open Space Inventory List/ Open Space Maps (2003)

**Staff Response:**

The existng PA2 adequately reflects the characteristics of this region.

--

**County Response:**

A review of the 2002 aerial photos show that both of these adjoining amendment areas are comprised of a single-family residential subdivisions and are within an existing sewer service area.

The Township and County agree with OSG staff that they should remain PA2. Please note that this residential area is not directly linked to other PA2 but is in close proximity. They are separated by a narrow strip of public open space.

Area comprises of single family homes in sewer service area; County agrees with OSG that this area should remain as PA 2.

---

**Staff Follow up Response:**

Both OSG & the County agree that the area is developed and should remain a PA2.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	7030
Source:	County Report	Approved by OSG Director:	
NE #	1812-03	Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 70, MONMOUTH JUNCTION NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: PA3

**Acres:****County/NE Reason For Proposed Change:**

Public Park

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA2

**Municipalities Affected:**

Millstone Twp;

**Data Source:**

Millstone Master Plan 1997

**Staff Response:**

Further clarification from municipality required. Scope of Change too Small  
Also examine with 6016 and 7030.

--

**County Response:**

The proposed amendment represents the correction of a drafting error that exists in the PSPPM that involves the State's inaccurate TIGER File-based municipal boundaries versus parcel-based municipal boundaries used by Somerset County and its municipalities.

The intent is that the PSPPM be amended to show that the entirety of Block 8, lots 4 & 6; and Block 8.03, Lots 15, 17, 17 & 18 are located in Millstone Borough, and that said parcel segments also be shown as PA3 consistent with adjoining Amendment # 1812-04.

---

**Staff Follow up Response:**

The polygon for 7030 is completely surrounded by 6016. 7030 is not part of the open space file. It is unclear why the County wants this to be changed to PA3.

This site is undeveloped and includes wetlands, flood prone areas, and areas of high groundwater recharge. It could be appended to the adjacent PA5.

--

**County Follow up Response:**

Technical correction to municipal boundary to show sliver of PA2 within Millstone as PA3

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## **New Jersey State Planning Commission**

### **Negotiations Worksheet**

### **Map Amendments**

County:	SOMERSET COUNTY	Item No.	7030
Source:	County Report	Approved by OSG Director:	
NE #	1812-03	Preliminary Staff Recommendation:	Agreement

consistent with proposed PA 3 area to the north. The County concurs with the Borough. This is related to #6016. Need clear determination of DEP policy re: WMP amendments in PA3



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	100051
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Agreement

**Quads Affected:**

OSG Quad Number 50, CHATHAM NJ

**Proposed Change:**

*Planning Area*                      From: PA5                      To: PA2

**Acres:****County/NE Reason For Proposed Change:**

In response to the Environmental update the County and Warren Township propose shrinking the PA5.

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA5

**Municipalities Affected:****Data Source:**

Warren Township. Master Plan and WMP.

**Staff Response:**

OSG agrees in concept, provided that mapping conventions are not broken.  
The area north of I-78 should remain a PA2. The developed and approved areas west of Mountain Avenue should remain PA2. The small area north and west of Community Road should remain PA2. The rest should be PA5.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	4905
Source:	County Report	Approved by OSG Director:	
NE #	1802-13	Preliminary Staff Recommendation:	Defer to Plan Endorseme

**Quads Affected:**

OSG Quad Number 49, BERNARDSVILLE NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: PA3

**Acres:****County/NE Reason For Proposed Change:**

CES- The Millington Quarry property has extreme steep slopes and solid rock surfaces; future low density development.

John A. Madden, AICP, PP Assistant Director of Planning from Maser Consulting submitted a Letter 3/3/05 offering further reasons why the designation should remain PA2.

**What is it in Current State Plan:**

PA2, CES

**What is it in Preliminary State Plan:**

PA2, CES

**Municipalities Affected:**

Bernards Twp;

**Data Source:**

Block 164 lot 4; Land Use Cover map

**Staff Response:**

The Scope of Change is too Small. It should remain a PA2, since the site is less than 1 square mile, CES could be placed on the portions of the site highlighted from the DEP Landscape project. Local zoning should address the development intensity of the area.

--

**County Response:**

The County and municipality understand that the item will be deferred to Plan Endorsement. There are significant reclamation/ redevelopment and WMP issues need to be resolved.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	6016
Source:	County Report	Approved by OSG Director:	
NE #	1812-04	Preliminary Staff Recommendation:	Defer to Plan Endorsement

**Quads Affected:**

OSG Quad Number 60, MONMOUTH JUNCTION NJ

OSG Quad Number 70, MONMOUTH JUNCTION NJ

**Proposed Change:**

*Planning Area*

From: PA5

To: PA3

**Acres:****County/NE Reason For Proposed Change:**

Public Park

**What is it in Current State Plan:**

PA2, PA3, PA5, Park

**What is it in Preliminary State Plan:**

PA2, PA3, PA5, Park

**Municipalities Affected:**

Millstone Twp; Hillsborough Twp;

**Data Source:**

Millstone Master Plan 1997

**Staff Response:**

6014, 6015 and 6016 need to be examined together and made consistent.

Further clarification from municipality required.

--

**County Response:**

It is the Borough's intent to show all areas recommended to receive sanitary sewer service as PA3 rather than PA5 as proposed by the SPC. The borough proposes a refinement of the PA3 delineation of these areas as shown on the 2001 SPPM to reflect ongoing master planning and preservation initiatives. This amendment area comprises the existing developed village and proposed development sites that address the Borough's COAH Affordable Housing obligations.

Due the significant environmental constraints within this amendment area, its historic significance, and existing infrastructure constraints, this amendment area is viewed as a limited growth area for which PA3 delineation is considered most appropriate. The delineation of this amendment reflects master plan mapping prepared by Carter Van Dyke, Assoc. and joint meetings involving Cross-acceptance Committee Representatives from Millstone, Hillsborough and the County that took place during the Comparison Phase.

---

**Staff Follow up Response:**

The portions of this polygon that is already developed, should revert to PA3 which is what it was

**Tuesday, May 15, 2007**

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## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	6016
Source:	County Report	Approved by OSG Director:	
NE #	1812-04	Preliminary Staff Recommendation:	Defer to Plan Endorseme

in the Cross Acceptance 2.

--

County's Follow up Response:

Show areas proposed for sanitary sewer service as PA3, except if this delineation will preclude DEP approval. Exclude Open Space areas (show as PA 5 and 6). County concurs w. Borough. There needs clear determination of DEP policy re: WMP amendments in PA3.

---

Millstone e-mailed that they intend to seek Plan Endorsement

Most all of the lands abutting Millstone Borough are proposed as Planning Area 2, which is one of the Planning Areas that is recommended to permit sewers. The historic and developable sections of Millstone are recommended as Planning Area 3, which is only partially recommended as an area for sewers. Millstone petitioned to change to Planning Area 2, but so far this has been discouraged. Millstone and the County are aware that it may be difficult to obtain state approval for sewers within Planning Area 3. Consequently, it has been recommended that the Borough undertake Plan Endorsement as a Center Designation for Village Planning. Such a Plan Endorsement will make the Borough a special planning area with joint partnerships with all applicable reviewing agencies and therefore entitled to obtain the necessary approvals for the much-needed sewers. The Borough is about to begin the Plan Endorsement process with the Office of Smart Growth. Borough Council is going to request a pre petition meeting at their Council meeting on the week of April 23rd, 2007.

--

OSG response:

In order to make 6014 a PA3, 6016 also needs to be a PA3.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	4802
Source:	County Report	Approved by OSG Director:	
NE #	1801-01	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 48, GLADSTONE NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: PA5

**Acres:****County/NE Reason For Proposed Change:**

Bedminster petitioned the State Planning Commission in 2001 to include the entire municipality in PA 5, because the Township believes PA 5 provides the strongest policies for environmental protection. SPC Resolution No. 01-015, dated December 5, 2001, approved the Township's petition, and included the Pluckemin area within PA 5.

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA2

**Municipalities Affected:**

Bedminster Twp;

**Data Source:**

SPC Resolution No. 01-015

**Staff Response:**

SPC Resolution No. 01-015, dated December 5, 2001 resolved, that the State Planning Commission "hereby approves the ammendment of the State Plan Policy Map which changes the Planning Area Designation from Planning Area 2 to Planning Area 5 in the area generally defined by the recently designated Pluckemin Village Town Center . . . " Nowhere in the resolution does it change the planning area designation in the rest of Bedminster from PA2 to PA5.

---

County response:

The County Planning Board provided copies of Center Designation Reports, Resolutions and correspondence supporting this proposed amendment to OSG Staff. SPC is requested to give particular consideration to the September 20, 2001 Memo from Herb Simmens to the SPC. In addition, the Township and OSG are requested to provide an update on the status of the Plan Endorsement Process, entered into by the Township several months ago. The Township is also requested to provide any available meeting summaries/records of dialogue and agreements reached during the Endorsement Process that address this issue, along with any other supportive documentation that the Township can provide

---

Staff Follow up Response:

In the last paragraph of the September 20, 2001 from Herb Simmens it says, "The Township has a

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## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	4802
Source:	County Report	Approved by OSG Director:	
NE #	1801-01	Preliminary Staff Recommendation:	Disagreement

greed to these modification and they have been incorporated into the attached planning and implementation agenda. I am therefore recommending that the Commission approve designation of Bedminster Village as a Village Center and Pluckemin Village as a Town Center; and reject the request to change Planning Area 2 to Planning Area 5." As stated above in SPC Resolution No. 01-015, dated December 5, 2001, designated the Centers, but did not change the Planning Area from 2 to 5.

--

County's Follow Up Response:

Bedminster feels that PA5 better reflects the Township's environmental conservation priorities.

The County concurs with OSG.

Hills townhouses match PA2 in Bernards, shown as Planned Community Area on Draft Highlands LUCM.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	4803
Source:	County Report	Approved by OSG Director:	
NE #	1801-02	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 48, GLADSTONE NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: PA5

**Acres:****County/NE Reason For Proposed Change:**

Bedminster petitioned the State Planning Commission in 2001 to include the entire municipality in PA 5, because the Township believes PA 5 provides the strongest policies for environmental protection. SPC Resolution No. 01-015, dated December 5, 2001, approved the Township's petition, and included the Pluckemin area within PA 5.

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA2

**Municipalities Affected:**

Bedminster Twp;

**Data Source:**

SPC Resolution No. 01-015

**Staff Response:**

SPC Resolution No. 01-015, dated December 5, 2001 resolved, that the State Planning Commission "hereby approves the ammendment of the State Plan Policy Map which changes the Planning Area Designation from Planning Area 2 to Planning Area 5 in the area generally defined by the recently designated Pluckemin Village Town Center . . . " Nowhere in the resolution does it change the planning area designation in the rest of Bedminster from PA2 to PA5.

---

**OSG Follow up Response:**

In the last paragraph of the September 20, 2001 from Herb Simmens it says, "The Township has a greed to these modification and they have been incorporated into the attached planning and implementation agenda. I am therefore recommending that the Commission approve designation of Bedminster Village as a Village Center and Pluckemin Village as a Town Center; and reject the request to change Planning Area 2 to Planning Area 5." As stated above in SPC Resolution No. 01-015, dated December 5, 2001, designated the Centers, but did not change the Planning Area from 2 to 5.

--

**County's Follow Up Response:**

Bedminster feels that PA5 better reflects the Township's environmental conservation priorities.

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## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	4803
Source:	County Report	Approved by OSG Director:	
NE #	1801-02	Preliminary Staff Recommendation:	Disagreement

The County concurs with OSG.

Major office complex proposed for site that also includes new ramp connection between Rts.78 and 287



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	4912
Source:	County Report	Approved by OSG Director:	
NE #	1802-53	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 49, BERNARDSVILLE NJ

**Proposed Change:**

*Planning Area*

From: PA2

To: PA3

**Acres:****County/NE Reason For Proposed Change:**

Low density (2+ ac.) development; woodlands and critical habitat.

**What is it in Current State Plan:**

PA2

**What is it in Preliminary State Plan:**

PA2

**Municipalities Affected:**

Bernards Twp;

**Data Source:**

Block 164 lots 52, 53, 54, & 76

**Staff Response:**

The Scope of Change is too Small. It should remain a PA2, since the site is less than 1 square mile. We could consider changing a portion of this polygon to a PA5 and amending it to the PA5 to the east of this area.

---

**County's Response:**

MAD# 1802-53 is comprised of 2 parcels owned by Millington Quarry and 2 parcels owned by a private individual. It is 38.16 acres in size, and should be considered together with MAD# 1802-13, which is a 190-acre active quarry, anticipated to cease operations in approximately 8 years. Because of environmental constraints, future residential development density is anticipated to be approximately 1 dwelling unit per 5 acres, much less intense than in surrounding PA2 areas. Although this quarry site is smaller than 1 sq. mi., it should be distinguished from the surrounding PA 2 areas because of the development limitations associated with its steep slopes, bedrock and drainage characteristics.

--

**OSG Follow up Response:**

The Scope of Change is too Small. It should remain a PA2, since the site is less than 1 square mile, CES could be placed on the portions of the site highlighted from the DEP Landscape project. Local zoning should address the development intensity of the area.

--

**County's Follow up Response:**

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## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County: SOMERSET COUNTY	Item No. 4912	
Source: County Report	Approved by OSG Director:	
NE # 1802-53	Preliminary Staff Recommendation: Disagreement	

Concur with OSG. The site is approved for residential development and construction is underway



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	5910
Source:	County Report	Approved by OSG Director:	
NE #		Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 38, MENDHAM NJ

OSG Quad Number 71, NEW BRUNSWICK NJ

**Proposed Change:**

*Planning Area*

From: Other

To: Other

**Acres:****County/NE Reason For Proposed Change:**

Dedicated Public Water Supply Resources: State-owned publicly dedicated water supply lands and other public and quasi-public potable water supply sources are not consistently identified on the PSPPM. It is important that GIS datasets identifying the location of important potable water supply sources be linked directly to the SPPM.

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Recommendations: Show dedicated public water supply lands as a new open space PA category - Publicly dedicated water supply lands should be shown as proposed new PA 9 Open Space Category on the SPPM. The delineation of PA boundaries, the identification of Centers and the location of growth areas should be protective of the State's potable water supply resources. The linkage between water supply planning and land use planning - at the state and local levels must be strengthened. Better coordination between land use and water supply planning, particularly among jurisdictions that traverse multiple watersheds where water supply constraints exist and/or where intra-basin transfers are involved should be encouraged. A comprehensive GIS dataset containing appropriate information about public wells and related features, such as wellhead protection areas, should also be developed and linked to the SPPM.

**What is it in Current State Plan:**

Various

**What is it in Preliminary State Plan:**

Various

**Municipalities Affected:****Data Source:****Staff Response:**

This is a Statewide Issue that without a reliable datasource cannot be mapped.

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County's Follow up Response:

Disagree with OSG. Six-Mile Run is the cornerstone of the Township's Open Space efforts.

Confluence is integral part of Raritan Greenway Plan

A unique identifier on SDRP is needed for Public Water Supply Lands.

Tuesday, May 15, 2007

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## **New Jersey State Planning Commission**

### **Negotiations Worksheet**

### **Map Amendments**

County: SOMERSET COUNTY	Item No. 5910
Source: County Report	Approved by OSG Director:
NE #	Preliminary Staff Recommendation: Disagreement

Publicly Owned Waters Supply Lands are a vital public resource. The Statewide Water Supply Plan and regional and local open space and environmental protection efforts linked to these lands should be reinforced by the SDRP

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OSG response:

This is dependent on how the State Planning Commission feels Public water Supply Lands should be mapped.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	6910
Source:	County Report	Approved by OSG Director:	
NE #	1813-52	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 69, ROCKY HILL NJ

**Proposed Change:**

*Planning Area*

From: PA4

To: PA5

**Acres:****County/NE Reason For Proposed Change:**

Match Hills

**What is it in Current State Plan:**

PA4

**What is it in Preliminary State Plan:**

PA4

**Municipalities Affected:**

Montgomery Twp;

**Data Source:**

Mast. Pln

**Staff Response:**

The existng Planning Area adequately reflects the characteristics of this region.

--

**County Response:**

The amendment area is predominantly undeveloped. Only the Carrier Clinic Facility portion of the amendment area is within a sewer service area. The amendment is bordered by PA5 to the west in Montgomery and to the north in Hillsborough. It also adjoins the Sourland Mountains SRA, wetlands, partial water supply drainage and LS345 areas identified in NJDEP's GIS environmental analysis, Fall 2005. It is surrounded by proposed greenways identified on the NJCF's GIS Garden State Greenways Map, and in the County's Open Space, Parks and Recreation Plan.

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**Staff Follow up Response:**

The existng Planning Area adequately reflects the characteristics of this region.

--

**County's Follow up Response:**

Clarification is expected from the Township. 3-07.A Portion of tract adjoins county Open Spacae in Hillsborough. This should be deferred to Plan Endorsement unless additional information is submitted by Twp.



## New Jersey State Planning Commission

### Negotiations Worksheet

### Map Amendments

County:	SOMERSET COUNTY	Item No.	6912
Source:	County Report	Approved by OSG Director:	
NE #	1813-53	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 69, ROCKY HILL NJ

**Proposed Change:**

*Planning Area*

From: PA3

To: PA5

**Acres:****County/NE Reason For Proposed Change:**

Sourland SRA

**What is it in Current State Plan:**

PA3, CES

**What is it in Preliminary State Plan:**

PA3, CES

**Municipalities Affected:**

Montgomery Twp;

**Data Source:**

Sour SRA

Stony Brook-Millstone Watershed Association also submitted a letter in support of the Sourlands being designated an SRA.

**Staff Response:**

If the State Planning Commission creates a Sourlands Special Resource Area designation, does not mean that the planning area has to change. The existing Planning Area adequately reflects the characteristics of this region. An alternative would be to change all PA 4 in this area to PA4B.

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**County 's Response:**

The County now agrees with OSG. NPDC to the south should be a PA3 due to its inclusion in redevelopment area. The NPDC site located within 6911 should be attached to the PA3 of 6912.



## New Jersey State Planning Commission Negotiations Worksheet Map Amendments

County:	SOMERSET COUNTY	Item No.	7016
Source:	County Report	Approved by OSG Director:	
NE #	1808-026	Preliminary Staff Recommendation:	Disagreement

**Quads Affected:**

OSG Quad Number 70, MONMOUTH JUNCTION NJ

**Proposed Change:**

*Planning Area*                      From: PA4B                      To: PA3

**Acres:****County/NE Reason For Proposed Change:**

Parcel is developed and not in open space area

**What is it in Current State Plan:**

PA4B

**What is it in Preliminary State Plan:**

PA4B

**Municipalities Affected:**

Franklin Twp (Som);

**Data Source:**

Tax Records; Open Space Inventory List/ Open Space Maps (2003)

**Staff Response:**

Aerial shows that the majority of this parcel is undeveloped. There are some wetlands that cross the property. It appears on the updated Open Space file as a local park. Until the County provides contrary information, it should remain a PA4B

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OSG Response: All agree to the technical correction. The wedge on the north-eastern side of Bennetts Lane should be PA2. The wooded portion on the south-western side of Bennetts Lane should be PA4B