

# **BEDMINSTER TOWNSHIP, SOMERSET COUNTY**

## **OPPORTUNITIES & CONSTRAINTS ANALYSIS**



**NEW JERSEY  
OFFICE OF SMART GROWTH  
June 24, 2008**

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## **INTRODUCTION**

On April 28, 2008, Bedminster Township of Somerset County submitted their Municipal Self-Assessment Report (MSA) to the New Jersey Office of Smart Growth (OSG). As such, OSG, our partner State Agencies and the Highlands Council have preliminarily assessed local opportunities and constraints, as it relates to existing development, current zoning regulations, infrastructure and natural resources. This report provides for a comparison of information with the MSA with the most up-to-date regional and statewide data to determine whether TREND growth is sustainable and viable based on the information provided. This information is intended to guide and direct the visioning process as you develop the vision of the Township with a twenty-year planning horizon. The vision shall provide for sustainable growth, recognize fiscal constraints, housing needs and protection of natural, historic and agricultural resources. Community visioning shall take into consideration the findings and conclusions of the Municipal Self-Assessment and the Opportunities and Constraints Analysis provided.

## **BACKGROUND**

Pursuant to the State Planning Rules, N.J.A.C. 5:85-7.11(b), the Bedminster and Pluckemin Village Centers (VC) designation expired on January 7, 2008. As such, the Township of Bedminster initiated the Plan Endorsement process by attending a pre-petition meeting with OSG, our partner State agencies and the Highlands Council on August 21, 2007. On December 17, 2007, the Township of Bedminster passed a resolution authorizing the creation of their Plan Endorsement Advisory Committee (PEAC), in which five members were designated. As previously mentioned, the Township submitted their Municipal Self Assessment Report to OSG for review on April 28, 2008. This submission initiated the 45-day State Agency Opportunities and Constraints Analysis, which is provided to the Township on June 11, 2008.

## **RELATION TO THE STATE DEVELOPMENT & REDEVELOPMENT PLAN (STATE PLAN)**

Parts of New Jersey still exhibit a predominately rural landscape, with compact towns and village centers surrounded by farms, woodlands and environmentally sensitive land. Farmland and open space forms a continuous, productive landscape that enhances habitat protection and maintains natural resources. The character of the rural landscape is an important asset for New Jersey, yet a great deal of it is zoned for large-lot suburban sprawl and poorly applied. Throughout the State of New Jersey, current TREND development destroys farmland, open space and natural features. Inflexible zoning codes and individual septic systems create homogenous tracts of single-family homes on large lots, pollute groundwater and contaminate wells. This TREND also contributes to road congestion, negative impacts on local economies and the elimination of rural character. PLAN development provides for prosperous, mixed-use development in compact centers. This compact form provides for the maintenance and enhancement of contiguous farmland and open space, therefore protecting headwaters and groundwater recharge areas. Ultimately, PLAN development provides for the protection of rural character, while preserving and improving the local economy.

The current State Plan Policy Map for Bedminster, adopted in March 1, 2001, depicts the Township with Environmental Sensitive Planning Area 5 and a small portion of Suburban Planning Area 2. On September 20, 2001, two Centers within portions of the Environmental Sensitive Planning

Area 5 were designated by the State Planning Commission in the Township to encourage center-based development where infrastructure existed and to protect the environs. They were the 495-acre Pluckemin Village and the 263-acre Village of Bedminster. As was mentioned in the MSA, these Designated Centers expired on January 7, 2008.

In 2004 the Highlands Water Protection and Planning Act was signed to preserve open space and protect the state's natural resources including its water resources that supply drinking water to more than half of New Jersey's families. The Highlands Act documents the geographical boundary of the Highlands Region and established the Highlands Preservation Area and the Highlands Planning Area. The Township is entirely in the Highlands Region, but only 967 acres or 6.1% is in the Highlands Preservation Area. The other 15,906 acres or 93.9% of the Township is in the Planning Area. Communities like Bedminster that are partially in Highlands Planning Area have the option to opt-in to conformance with the Highlands Regional Master Plan.

### Summary of Planning Areas Bedminster

Sum of ACRES	
<b>State Plan 2</b>	<b>Total</b>
Suburban	188.5
Rural/ Environmentally Sensitive	23.8
Environmentally Sensitive	15,693.6
Park	0.1
Highlands Preservation*	967.0
Grand Total	16,872.9

**State Plan, March 1, 2001**

*\* The Highlands Act takes Preservation Areas out of the SPC Planning Areas.*

### Highlands Region Bedminster

Sum of ACRES	
<b>ZONE</b>	<b>Total</b>
Planning Area	15,905.9
Preservation Area	967.0
Grand Total	16,872.9

### Summary of Planning Areas Bedminster

Sum of ACRES	
<b>State Plan 3 – Cross-Acceptance</b>	<b>Total</b>
Suburban	200.3
Rural/ Environmentally Sensitive	15.4
Environmentally Sensitive	14,512.0
Park	1,178.2
Highlands Preservation*	967.0
Grand Total	16,872.9

**State Plan, March 1, 2001**

*\* The Highlands Act takes Preservation Areas out of the SPC Planning Areas.*

*The Map of the 2001 State Development and Redevelopment Plan Policy Map for Bedminster Township can be found at the end of the Opportunities and Constraint. Information and maps have been provided by the Highlands Council related to Bedminster will also be found at the after the Trend Analysis Section of the Opportunity and constraint report.*



## NEW JERSEY OFFICE OF SMART GROWTH (OSG) TREND ANALYSIS

The TREND Analysis performed by OSG was conducted based on the current zoning information that was provided in the MSA. OSG took into account known environmental constraints and impediments to development. These constraints included identified State Plan parkland, State Agriculture Development Committee (SADC) preserved farms, wetlands (with a 25 foot buffer), presence of Category 1 (C1) streams, which are not applicable to the Township, and identified surface water. The net result from the TREND Analysis will determine the amount of housing and commercial space that can potentially be built given current zoning regulations.

Ultimately, the information provided throughout this document shall be utilized to inform the Community Visioning Process. The objective of this TREND Analysis is to determine what the municipality may resemble at full buildout based on current land use and zoning regulations. This series of worksheets represents a basic methodology for the TREND Analysis. Based on mapping data and zoning regulations, OSG inserted relevant data, transferred from the Township's zoning language, into the Residential Buildout Method and Commercial Buildout - Floor Area Ratio Method.

As reference, OSG used year 2000 Census data to determine average household size, which was identified as 1.96 persons per household (median) (U.S. Census Bureau (2000). *American FactFinder: Bedminster Township, N.J.* Retrieved April 5, 2008, from [http://factfinder.census.gov/servlet/SAFFacts?\\_event=ChangeGeoContext&geo\\_id=06000US3403504450&\\_geoContext=&\\_street=&\\_county=Bedminster&\\_cityTown=Bedminster&\\_state=&\\_zip=&\\_lang=en&\\_sse=on&\\_ActiveGeoDiv=&\\_useEV=&\\_pctxt=fph&\\_pgsl=010&\\_submenuId=factsheet\\_1&\\_ds\\_name=DEC\\_2000\\_SAFF&\\_ci\\_nbr=null&\\_qr\\_name=null&\\_reg=null%3Anull&\\_keyword=&\\_industry](http://factfinder.census.gov/servlet/SAFFacts?_event=ChangeGeoContext&geo_id=06000US3403504450&_geoContext=&_street=&_county=Bedminster&_cityTown=Bedminster&_state=&_zip=&_lang=en&_sse=on&_ActiveGeoDiv=&_useEV=&_pctxt=fph&_pgsl=010&_submenuId=factsheet_1&_ds_name=DEC_2000_SAFF&_ci_nbr=null&_qr_name=null&_reg=null%3Anull&_keyword=&_industry).

The zoning schedules of the Township's zoning ordinance have been attached as Appendix A for reference as definitions of the various zones considered in this analysis. Tables used in calculating the results of the TREND Analysis have been attached as Appendix B for reference. A brief summary of the findings is provided below and is intended to be used as a guide during the visioning process.

### *Residential Buildout Method*

The Residential Buildout Method (Appendix B-1) estimates how many additional residential dwelling units can be built on developable land based on the current residential zones at the maximum density permitted by the Township's current zoning ordinance. Developable land is determined by subtracting built land as which is defined the Urban Land Use Cover and constrained land from the total land in the municipality. Constrained lands include conserved land, public ownership, conservation easements (deed restrictions), utility easements, or natural factors such as wetlands, floodplains and steep slopes. This number is further decreased by 20% to accommodate right away and road construction for new development. The number of estimated new dwelling units is multiplied by the Average Household size from the 2000 Census to get the estimated additional pollution number. Market forces and development pressure will determine whether the current zoning and the Residential Buildout Method will come to fruition.

## Plan Endorsement Initial Assessment - Trend Analysis (DRAFT)

Drafted by the Office of Smart Growth on 6/18/08

NOTE: The objective of this initial buildout analysis is to determine what the municipality may look like at full buildout based on current land use and zoning. This series of worksheets represents a basic methodology for buildout analysis. Based on mapping data and zoning regulations, the petitioner should plug in the relevant data to the 'Residential' worksheet and to the most convenient one (i.e. most easily transferrable from zoning language) of the 'Commercial' worksheets. Commercial buildout methods include options to use floor-area ratio, building coverage, or land coverage. Mixed use zones should be calculated in both the Residential and one of the Commercial worksheets. Totals will automatically be generated in the formula columns and summary data will be generated below.

### Summary Table

Category	totals*		
land consumption (acres)			
gross sum	10,305		
minus mixed-use double count**	12		
acres consumed	10,293		
Buildings			
residential units	1,006		
commercial sq ft	1,020,068		
Trend based on Current Zoning			
People	Estimated Future Growth	Estimated Current	Estimated Future Total
residents	1,965	8,302	10,267
jobs	2,902	6,884	9,786

\* formulas total all commercial worksheets on the basis that only one would be selected and the other two would remain zero

\*\* per the NOTE above, the petitioner should make sure that they are not double-counting acreage for a mixed use zone

Historically, the Township has seen a steady increase in overall population between 1930 and present, as provided in *Figure 1*. According to the 2000 Census, there were 8,302 people residing within the Township of Bedminster. The greatest increase in population (187%) occurred during the 1980's in part due to development projects like the Hills. The Residential Buildout Method estimates how many additional people (1,965) will reside in the Township at full buildout based on current zoning.

While the Residential Buildout Method is an estimate based on current zoning for complete buildout, other projections have been made. During Cross-Acceptance, for example, it was estimated that the population would grow .4% rate every 5 years to 8,350 in 2010 and to 8,430 by 2020. These projections are much lower than reality, since 31 Residential Building Permits were authorized from 2000 – 2006. Using the same 1.96 average persons per household rate that was used for the Residential Buildout Method would translate to more than 60 additional people in Bedminster, assuming that none of these building permits were new residents.

Based on information provided in the MSA, it is clear that the Township expects growth over the next 20 years. The outstanding question is at what rate? The Rutgers Center for Urban Policy Research expects the population to dramatically increase analogous to the 1980's. It is important that the visioning address this issue with a realistic view.

#### *Commercial Buildout – Floor Area Ratio Method*

The Commercial Buildout - Floor Area Ratio Method (Appendix B-2) assumes buildout of currently designated commercial zones at the maximum density of the permitted acreage coverage and floor area ratio under current zoning regulations of Developable Land. Similar to Residential Model, built and constrained land is subtracted from the total land in the municipality. At present time, the Township's zoning indicates at buildout the Township's commercial floor space would increase by a little more than 1 million square feet. Approximately 8% of the additional space will be retail and the rest will be some kind of office space. Once built and fully occupied, this space will house approximately 2,900 additional jobs which will increase the employment in the Township by more than 40%. According to Blacks Guide, a publication that tracks office properties, there is already a 172,000 square foot building proposed to be built in 2009. This is in addition to the commercial development that will result from the new Trump golf course.

While a goal of creating jobs and fostering economic development within the state is a goal of the State Plan, this must be realized in areas which have the infrastructure to support such commercial development. Building five (5) new office parks in Bedminster with more than 175,000 square feet of space in each building will certainly bring added tax revenue and economic development to the community, but there are also negative externalities to development like this. Traffic congestion is certainly one of the most severe results. While developing the vision for Bedminster's future, it is important to consider center-based development where living and working come together in a concentrated location. By encouraging development in centers, communities can help minimize trip generation and protect the environs.

#### *Affordable housing*

The Council on Affordable Housing (COAH) estimates that Net Housing Change from 2004 – 2018 will increase by 458. During that same period they estimate Net Employment Change will increase by 2,514. Regardless of the specific number all Together these increases will generate affordable housing obligations that will also need to be addressed in the Township's 20 year horizon vision.

### *Cross-acceptance III*

Cross-acceptance is a bottom-up approach to planning, designed to encourage consistency between municipal, county, regional, and state plans to create a meaningful, up-to-date and viable State Plan (N.J.S.A. 52:18A-202.b.).

This process is meant to ensure that all New Jersey residents and levels of government have the opportunity to participate and shape the goals, strategies and policies of the State Plan. Through Cross-acceptance, negotiating entities work with local governments and residents to compare their local master plans with the State Plan and to identify potential changes that could be made to achieve a greater level of consistency with statewide planning policy.

On April 28, 2004, the New Jersey State Planning Commission approved the release of the Preliminary State Development and Redevelopment Plan (State Plan) and the Preliminary State Plan Policy Map. This action launched the third round of Cross-acceptance.

In discussions with the County Planning Board who served as the negotiating entity for Bedminster Township, there were eight (8) specific items related to Bedminster. Six (6) of the them had to with the Township's feeling that "Bedminster petitioned the State Planning Commission in 2001 to include the entire municipality in PA 5 or Environmentally Sensitive, 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." Both the County and OSG agree that in the last paragraph of the September 20, 2001 letter from Herb Simmens, Executive Director of the Office of State Planning that said it says, "The Township has agreed 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. Two other properties had erroneously been designated as public open spaces, but were in fact in private ownership.

As noted in the *Cross-acceptance* tables above, through negotiations with the Somerset County Planning Board during Cross-Acceptance for State Plan 3, the Planning Areas will remain relatively the same in Bedminster when the State Planning Commission adopts a new State Plan and Map later on this year. The biggest difference is that the Parkland Planning Area increased based on acquisitions and data corrections.

*The State Development and Redevelopment Plan Policy Map 2001 as well as the Preliminary Policy Map for the third round of Cross Acceptance have been enclosed for reference. Ultimately, the State Planning Commission will make the final determination on all amendments to the State Plan Policy Map. Additional changes proposed beyond those indicated in Preliminary Policy Map, such as the re-designation of the Bedminster and Pluckemin Village Centers, shall occur through the Plan Endorsement process.*

## APPENDIX A

### 13-405.4 Area and Yard Requirements for the 'VN' District.

	<i>Detached Dwelling Units</i>	<i>Houses of Worship</i>	<i>Non- Residential Uses</i>
<i>Principal Building Minimum</i>			
Lot area (1)	1/4 ac.	2 ac.	1/2 ac.
Lot frontage	90'	200'	90'
Lot width	90'	200'	90'
Lot depth	120'	300'	120'
Side yard (each)	10'	75'	15'
Front yard	15' (3)	75'	30' (3)
Rear yard	30'	75'	35'
<i>Accessory Building Minimum</i>			
Distance to side line	10'	50'	10'
Distance to rear line	10'	50'	10'
Distance to other building	10'	50'	10'

1

### 13-406A.4 Area and Yard Requirements for the "OP" District.

Lot area	1 AC (1)
Lot frontage	150'
Lot width	150'
Lot depth	200'
Side yard	20' (2)
Front yard	50' (3)
Rear yard	50'

3

### 13-405.4 Area and Yard Requirements for the 'VN' District.

#### *Area and Yard Requirements for the 'VN' District—Cont.*

	<i>Detached Dwelling Units</i>	<i>Houses of Worship</i>	<i>Non- Residential Uses</i>
<i>Maximum</i>			
Building coverage of principal building	20%	8%	N. A.
Floor area ratio	N. A.	N. A.	0.15 (4)
Lot coverage	35%	20%	(2)

#### *Note:*

(1) The minimum lot areas specified herein shall be contiguous "non-critical" acreage; "critical" acreage may be included in a lot in addition to the minimum lot areas specified herein.

<i>(2) Maximum Lot Coverage</i>	<i>Lot or Tract Size Tract Size</i>
50%	less than 15,000 sq. ft.
45%	15,000 - less than 25,000 sq. ft.
40%	25,000 sq. ft. to less than one (1) acre
35%	one (1) acre and over

(3) Or the average setback of the three (3) closest buildings on each side of the principal building, whichever is lesser.

(4) Uses that pre-exist this ordinance may be reestablished and rebuilt, even if totally destroyed, provided that the rebuilding is consistent with the pre-existing building and/or the latest approved site plan as appropriate.

(Ord. #90-17, A6; Ord. #95-37, §1; Ord. #98-10, §4)

2

### 13-410 "PRD" PLANNED RESIDENTIAL DEVELOPMENT DISTRICT.

d. Maximum Number of Dwelling Units Permitted. The maximum number of dwelling units within a planned residential development shall be computed on the basis of eight (8) dwelling units per gross acre of "non-critical" lands in "PRDs (8du/ac)" plus a transfer of an additional one-fifth (1/5) dwelling unit per gross acre from the "critical" lands to the "noncritical" lands. It is the specific intent of this chapter that no structures be constructed on any "critical" lands within a Planned Residential Development.

### 13-411 "PUD" PLANNED UNIT DEVELOPMENT DISTRICT.

d. Maximum Number of Dwelling Units Permitted. The maximum number of dwelling units within a planned unit development shall be computed on the basis of ten (10) dwelling units per gross acre of "noncritical" lands, plus a transfer of an additional one-fifth (1/5) dwelling unit per acre from the "critical" lands to the "noncritical" lands. It is the specific intent of this chapter that no structures be constructed on any "critical" lands within a planned unit development.

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### 13-405A.5 Area and Yard Requirements for the "VN-2" District.

Principal Building Minimum	Detached Dwellings	Conditional Non-Residential Uses	Houses of Worship	Schools
Lot area (1)	1/2 ac.	1/4 or 1/2 ac. (2)	2 ac.	5 ac.
Lot frontage	110' (3)	90' (3)	200'	300'
Lot width	110'	90'	200'	300'
Lot depth	150'	100'	300'	600'
Side yard (each)	20'	15'	75'	100'
Front yard	40'	40'	75'	100'
Rear yard	45'	30'	75'	100'
Accessory Building Minimum				
Distance to side line	10'	10'	50'	50'
Distance to rear line	10'	10'	50'	50'
Distance to other building	10'	10'	50'	50'
Accessory Building Minimum				
Maximum coverage of principal building	15%	N.A.	8%	8%
Lot coverage	25%	varies (4)	20%	20%
Floor area ratio	N.A.	15%	N.A.	N.A.

	Detached Dwellings "R-2" District	Detached Dwellings "R-1" District	Detached Dwellings "R-1/2" District	Detached Dwellings "VR-100" District	Detached Dwellings "VR-80" District	Houses of Worship	Schools
a. Principal Building Minimum							
Lot area	2 ac.	1 ac.	1/2 ac.	3/10 ac.	1/4 ac.	2 ac.	5 ac.
Lot frontage	150'	150'	110'	100'	80'	200'	300'
Lot width	150'	150'	110'	100'	80'	200'	300'
Lot depth	200'	200'	150'	100'	100'	300'	600'
Side yard (each)	30'	25'	20'	15'(1)	15'(1)	75'	100'
Front yard	60'	50'	40'	25'(2)	25'(2)	75'	100'
Rear yard	65'	55'	45'	30'	30'	75'	100'
b. Accessory Building Minimum							
Distance to side line	25'	20'	15'	10'	10'	50'	50'
Distance to rear line	25'	20'	15'	10'	10'	50'	50'
Distance to other building	25'	20'	15'	10'	10'	50'	50'

	Detached Dwellings "R-2" District	Detached Dwellings "R-1" District	Detached Dwellings "R-1/2" District	Detached Dwellings "VR-100" District	Detached Dwellings "VR-80" District	Houses of Worship	Schools
a. Maximum building coverage of principal building <sup>(1)</sup>	15%	15%	15%	15%	15%	8%	8%
Building coverage of all buildings	15%	15%	15%	15%	15%	15%	15%
Lot coverage	15%	15%	15%	15%	15%	15%	15%
Front yard <sup>(2)</sup>	40'	40'	40'	40'	40'	40'	40'

(1) The average setback in the case of the existing left and right side yards of the subject parcel and the tree (2) adjusting lot, divided by six (6). If any of the lots are vacant, use the minimum setback permitted in the zone. Existing setbacks will be determined by the Township Engineer based on review of aerial photography and parcel maps in the Township GIS System.

(2) On the coverage of adjacent developed lots, whichever is greater. If any of the lots are vacant, use the minimum setback permitted in the zone. Existing setbacks will be determined by the Township Engineer based on review of aerial photography and parcel maps in the Township GIS System.

(3) To be used for the following lots are not habitable floor area:

Lot area

From 12,000 square feet

Additional lot area up to 12,000 square feet

Additional lot area up to 12,000 square feet

Additional lot area up to 12,000 square feet

Additional lot area up to 12,000 square feet

Additional lot area up to 12,000 square feet

Additional lot area up to 12,000 square feet

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Additional lot area up to 12,000 square feet

Additional lot area up to 12,000 square feet

### 13-405A.5 Area and Yard Requirements for the "VN-2" District.

Principal Building Minimum	Detached Dwellings	Conditional Non-Residential Uses	Houses of Worship	Schools
Lot area (1)	1/2 ac.	1/4 or 1/2 ac. (2)	2 ac.	5 ac.
Lot frontage	110' (3)	90' (3)	200'	300'
Lot width	110'	90'	200'	300'
Lot depth	150'	100'	300'	600'
Side yard (each)	20'	15'	75'	100'
Front yard	40'	40'	75'	100'
Rear yard	45'	30'	75'	100'
Accessory Building Minimum				
Distance to side line	10'	10'	50'	50'
Distance to rear line	10'	10'	50'	50'
Distance to other building	10'	10'	50'	50'
Accessory Building Minimum				
Maximum coverage of principal building	15%	N.A.	8%	8%
Lot coverage	25%	varies (4)	20%	20%
Floor area ratio	N.A.	15%	N.A.	N.A.

### 13-401A.4 Area and Yard Requirements for the "R-10" District.

Minimum	Detached Dwellings	Houses of Worship, Schools and Open Air Clubs
Lot size (1)	500'	500'
Lot area	10 acres	10 acres
Lot frontage	50'	50'
Lot width	N.A.	450'
Lot depth	N.A.	450'
Front yard (2)	200'	200'
Side yard (each)	100'	200'
Both side yards combined	50% of lot width	N.A.
Rear yard	100'	200'
Maximum floor area ratio (FAR)	3%	3%
Lot coverage	5%	5%
Density (units/acre)	0.1	N.A.
Accessory building minimum distance to:		
Side line	50'	50'
Rear line	50'	50'
Other building with gross floor area 1,000 square feet or more	50'	50'
Other building with gross floor area less than 1,000 square feet	15'	15'

Notes:

(1) The average setback in the case of the existing left and right side yards of the subject parcel and the tree (2) adjusting lot, divided by six (6). If any of the lots are vacant, use the minimum setback permitted in the zone. Existing setbacks will be determined by the Township Engineer based on review of aerial photography and parcel maps in the Township GIS System.

(2) On the coverage of adjacent developed lots, whichever is greater. If any of the lots are vacant, use the minimum setback permitted in the zone. Existing setbacks will be determined by the Township Engineer based on review of aerial photography and parcel maps in the Township GIS System.

(3) To be used for the following lots are not habitable floor area:

Lot area

From 12,000 square feet

Additional lot area up to 12,000 square feet

Additional lot area up to 12,000 square feet

Additional lot area up to 12,000 square feet

Additional lot area up to 12,000 square feet

Additional lot area up to 12,000 square feet

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Additional lot area up to 12,000 square feet

Additional lot area up to 12,000 square feet

Additional lot area up to 12,000 square feet

13-403A.4 Lot Size, Area, Yard and Building Requirements for the "SFC-RD" District.

Minimum
Lot area 10,000 square feet
Lot frontage 50'
Lot width 50'
Lot depth 80'
Front yard 25'
Side yard (each) 10'(1)
Rear yard
Maximum Floor Area Ratio N/A (F.A.R.)
Density 2.5 units/acre(2)
Lot coverage 35%

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13-406 "OR" OFFICE RESEARCH.

<i>Principal Building Minimum</i>	<i>Lots of 100 acres or less</i>	<i>Lots of more than 100 acres</i>
Lot area	15 ac.	100 ac.
Lot frontage	400'	1,000'
Lot width	400'	1,000'
Lot depth	400'	1,000'
Side yard (each)	100'	200'
Front yard	100'	500'
Rear yard	100' (1)	200' (1)
Distance to other building	50'	50'
<i>Accessory Building Minimum</i>		
Distance to side line	75'	200'
Distance to rear line	75' (1)	200' (1)
Distance to other building	50'	50'
<i>Maximum</i>		
Floor area ratio - (2) (3)	12.5%	16.5%
Lot coverage - (3)	35%	25%

11

13-404.4 Area and Yard Requirements for the "MF" District

<i>Principal Building Minimum</i>	<i>Apartments And / Or Townhouses</i>
Lot area	3 ac.
Lot frontage	150'
Lot width	150'
Lot depth	600'
Side yard (each) (1)	15'
Front yard	15'
Rear yard (2)	30'
<i>Accessory Building Minimum</i>	
Distance to side line	30'
Distance to rear line	30'
Distance to other bldg.	30'
<i>Maximum</i>	
Building coverage of principal building	25%
Lot coverage	50%
Density	12 units/acre

10

13-407.5 Area and Yard Requirements for the OR-V District.

<i>Principal Building Minimum</i>	
Lot area	10 ac.
Lot frontage	400'
Lot width	400'
Lot depth	400'
Side yard (each)	100'
Front yard	100'
Rear yard	100' (1)
Distance to another building	50'
<i>Accessory Building Minimum</i>	
Distance to side line	75'
Distance to rear line	75' (1)
Distance to other building	50'
<i>Maximum</i>	
Floor area ratio -	13.5% (2)(3)
Lot coverage -	35% (2)
(1) None if adjacent to the right-of-way of Interstate 78 or Interstate 287	
(2) A developer may increase the square footage of the office/research space on any tract in excess of fifteen (15) acres in size zoned "OR-V", provided that for every additional six thousand five hundred thirty-four (6,534) square feet (0.15 F.A.R. x's 43,560 sq. ft. [1 ac.] of space, an acre of land adjacent to the tract in the VN Zone is dedicated to the Township, and provided further, that no less than one and one-half (1 1/2) such acres, nor more than two (2) such acres, shall be dedicated in this manner and that the total gross floor area of the building(s) on the OR-V tract shall not	

12

## 13-412 "SCH" SENIOR CITIZEN HOUSING DISTRICT.

The Senior Citizen Housing District provides for low- and moderate-income senior citizen housing in Pluckemin Village.

a. Principal Permitted Uses on the Land and in Buildings.

1. Multiple family dwellings in buildings containing between two (2) and eight (8) dwelling units exclusively for occupancy by households in which one (1) occupant of a [dwelling unit](#) is sixty-two (62) years or older.

b. Accessory Uses Permitted.

1. Recreational and other community facilities customarily associated with senior citizen housing.

2. Off-street parking.

3. Fences and walls not exceeding six (6') feet in height in rear yard areas and three (3') feet in height in side and front yard areas. (See Section 13-503).

4. Signs (See Section 13-4129).

c. Maximum [Building](#) Height. No principal [building](#) shall exceed thirty-five (35') feet in height and two and one-half (2 1/2) stories.

**\*\*Webmasters Note:** The previous Sections 13-411(h)(3) through 13-412(c) has been amended as per Supplement No. 48.

d. Maximum Number of Dwelling Units Permitted. The maximum number of dwelling units permitted within the Senior Citizen Housing District shall be twenty (20) units per acre.

e. Area and Yard Requirements for the Senior Citizen Housing District.

Principal [Building](#) Minimum

[Lot](#) area N.A.

[Lot](#) frontage 100'

[Lot](#) width 100'

[Lot](#) depth 300'

Side yard (each) 15'

• Front yard 15'

Rear yard 15'

Distance to other buildings 10'

Accessory [Building](#) Minimum

Distance to side line 10'

Distance to rear line 20'

Distance to other [building](#) 15'

Minimum [Tract](#) Area 2.5 acres

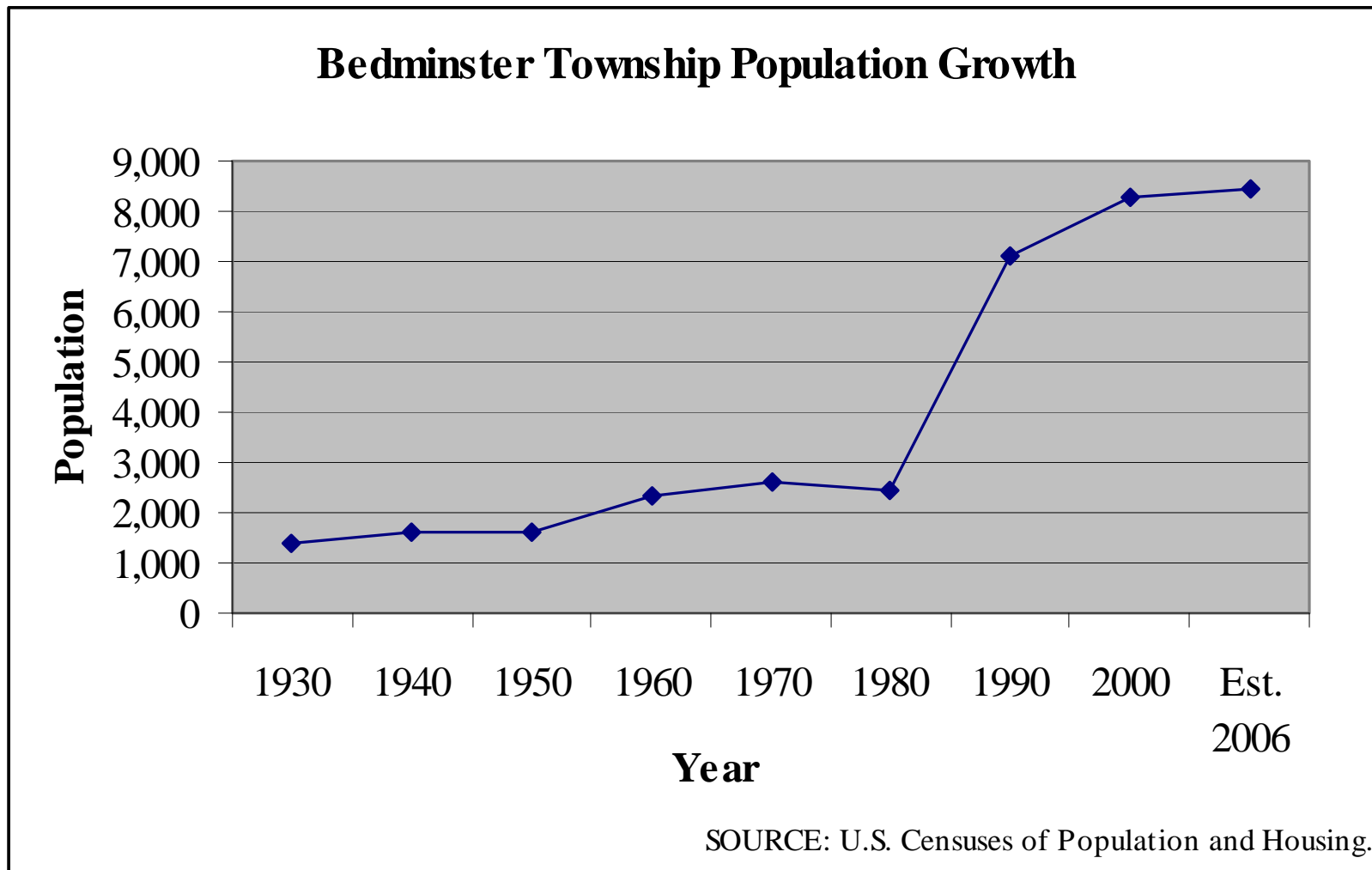
Maximum

[Building](#) coverage 40%

[Lot](#) coverage 60%



**FIGURE 1**



## APPENDIX B-1

### Residential Trend

residential zone	total land in residential zone (acres)	total built or constrained land zone (acres)	total developable land (acres)	total developable residential land (acres)	maximum residential density permitted (units per acre)	potential number of units	average household size (persons per unit)	number of total residents upon buildout
	a	b	c=a-b	d	e	f=d*e	g	h=f*g
MF (Multiple Family Residential)	15	15	0	0	12	0	1.96	0
PRD (Planned Residential Developments (8 DU/Acre))	123	121	3	2	8	18	1.96	35
PUD (Planned Unit Developments (10 Du/Acre))	293	278	15	12	5	58	1.96	113
R-1 (Low Density Residential)	230	132	98	78	1	78	1.96	152
R-1/2 (Medium Density Residential)	27	24	3	2	2	4	1.96	7
R-10 (Rural Residential)	13,779	4,252	9,527	7,622	0	762	1.96	1,493
R-2 (Low Density Residential)	125	86	40	32	1	15	1.96	29
R-3 (Rural Residential)	93	34	60	48	0	15	1.96	29
SCF-RD (Single Family Cluster - Restricted Development)	13	9	4	3	3	7	1.96	13
SCH (Senior Citizens Housing)	3	3	0	0	20	0	1.96	0
SFC (Single Family Cluster)	36	31	5	4	2	7	1.96	13
VN (Village Neighborhood)	81	74	7	6	4	22	1.96	43
VN2 (Restricted Village Neighborhood)	35	28	8	6	2	12	1.96	23
VR-100 (Medium Density Residential)	19	16	3	2	3	8	1.96	15
VR-80 (Medium Density Residential)	18	18	0	0	4	0	1.96	0
<b>total</b>	<b>16,911</b>	<b>6,793</b>	<b>10,117</b>	<b>8,094</b>		<b>1,006</b>		<b>1,965</b>

land  
consumption

buildings

people

#### NOTES

b: constrained lands include conserved land, public ownership, conservation easements (deed restrictions), utility easements, or natural factors such as wetlands, floodplains & steep slopes)

d: 0.8 figure is based on 20% takeup of land for right of ways (i.e. roads)

e: data based on current zoning

Those in red - acreage is split evenly between Residential and Commercial uses

## APPENDIX B-2

### Commercial Trend - Floor Area Ratio Method

commercial zone	total land in commercial zone (acres)	total constrained land in commercial zone (acres)	total developable land (acres)	permitted FAR	maximum floorspace permitted (sq ft)	floorspace per job (sq ft)	number of jobs
	a	b	c=a-b	d	e=a*d*43560	f	g=e/f
retail					0	1,000	0
PUD (Planned Unit Developments (10 Du/Acre))	293	278	15	0.13	79,266	1,000	79
industrial					0	500	0
					0	500	0
office					0	333	0
OP (Professional and General Office)	24	20	4	0.10	16,615	333	49
OR (Office Research)	483	316	167	0.13	908,188	333	2,727
OR-V (Office Research - Village)	44	41	3	0.14	16,000	333	47
<b>total</b>	<b>843</b>	<b>655</b>	<b>188</b>		<b>1,020,068</b>		<b>2,902</b>
				land consumption	buildings	people	

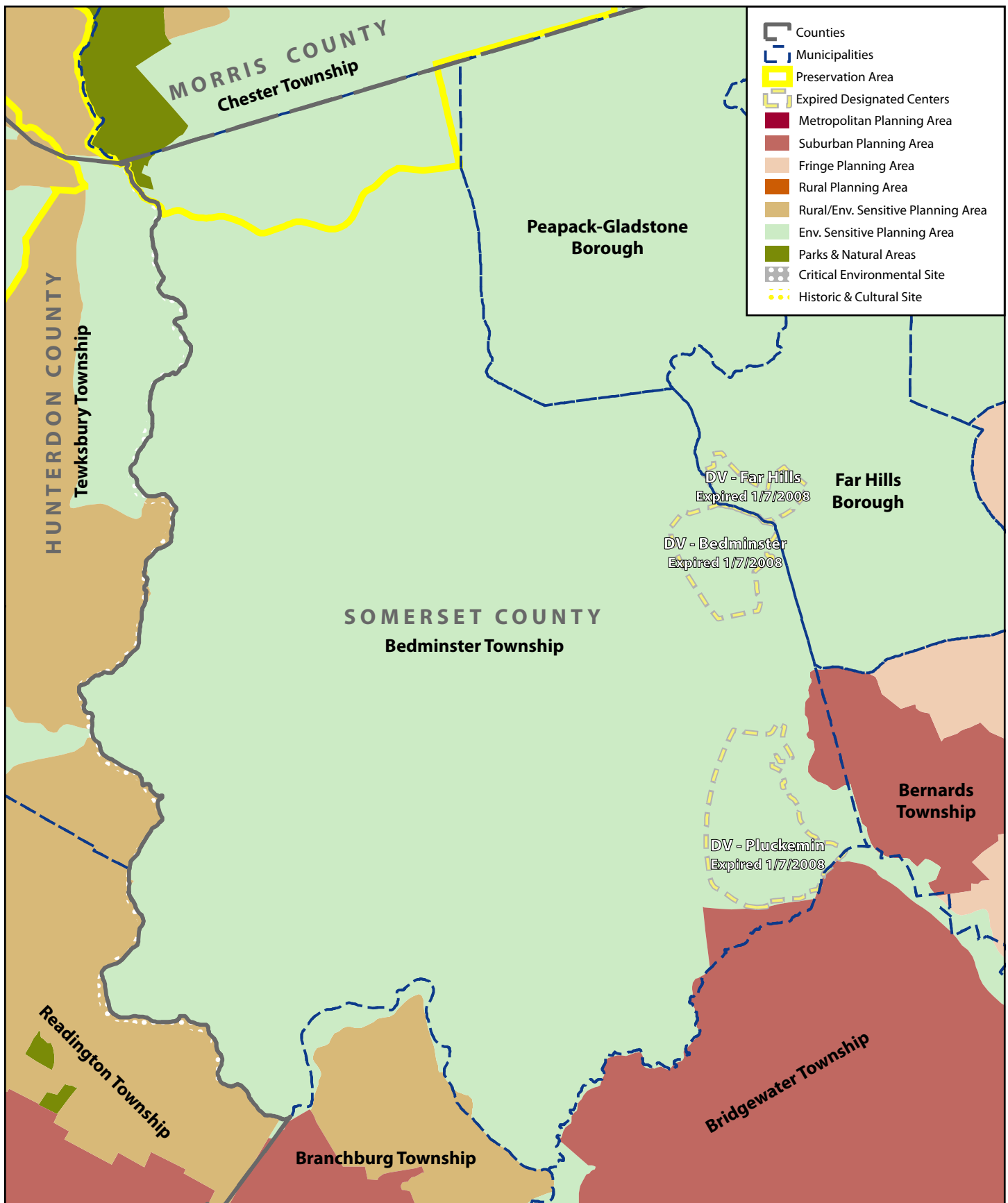
#### NOTES

b: constrained lands include conserved land, public ownership, conservation easements (deed restrictions), utility easements, or natural factors such as wetlands, floodplains & steep slopes)

d: data based on current zoning

f: data based on COAH standards

Those in red - acreage is split evenly between Residential and Commercial uses



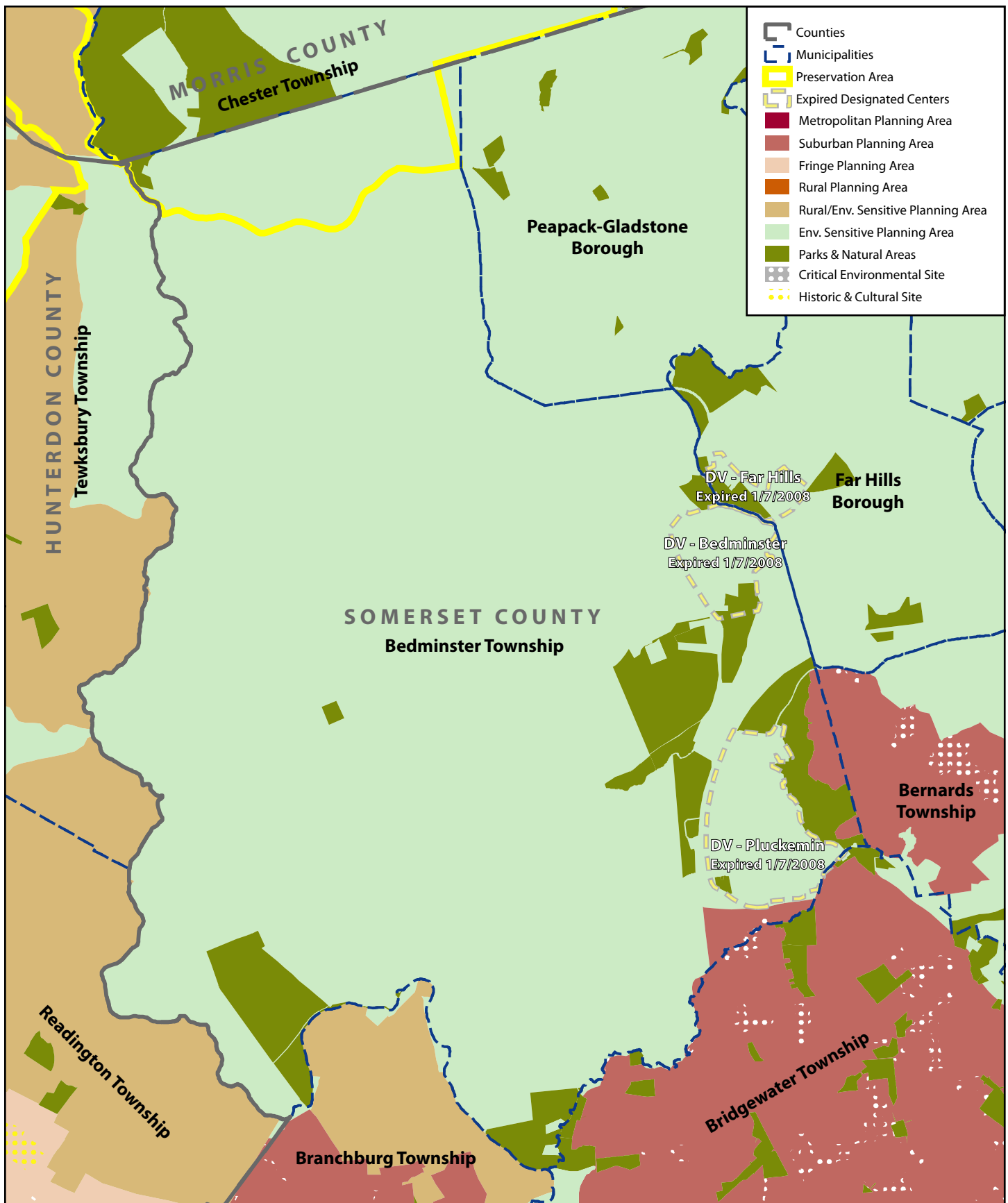
# Bedminster Township

2001 State Plan Planning Areas  
along with expired Designated Centers.



1 inch equals 5,000 feet





# Bedminster Township

Preliminary SDRP Planning Areas  
along with expired Designated Centers.



1 inch equals 5,000 feet





JON S. CORZINE  
*Governor*

**State of New Jersey**  
Highlands Water Protection and Planning Council  
100 North Road (Route 513)  
Chester, New Jersey 07930-2322  
(908) 879-6737  
(908) 879-4205 (fax)  
[www.highlands.state.nj.us](http://www.highlands.state.nj.us)



JOHN R. WEINGART  
*Chairman*

EILEEN SWAN  
*Executive Director*

## **Highlands Council Opportunities and Constraints Analysis Bedminster Township, Somerset County**

In response to Bedminster Township's Resolution #2008-046 Statement of Intent to Pursue Plan Endorsement and Authorization to Submit the Municipal Self-Assessment Report to the Office of Smart Growth (OSG), the Water Protection and Planning Council (Highlands Council) staff has prepared a preliminary assessment of local opportunities and constraints with regard to development, infrastructure (water, wastewater, transportation), and natural, agricultural, historic and scenic resources for the Highlands Region. This analysis includes the most current Highlands Council data in order for the OSG to prepare a full Opportunities and Constraints analysis to determine whether trend growth is sustainable based on the resources and infrastructure available in the municipality and on a regional basis.

On November 30, 2007, the Highlands Council released the Highlands Regional Master Plan – Final Draft November 2007 and the supporting technical information contained in the Draft Technical Report Addenda, including the Land Use Capability Map (LUCM) Series. These documents are available on the Highlands Council website at the following link:

<http://www.state.nj.us/njhighlands/master/index.html>.

The Highlands Council website serves as a means for sharing current technical data. This information will include, but not be limited to, the Highlands Resource data layers and the LUCM Series and supporting data layers, along with the narrative information below. Digital spatial data is available for the LUCM Series and supporting data layers on the website at the following link:

[http://www.state.nj.us/njhighlands/actmaps/maps/gis\\_data.html](http://www.state.nj.us/njhighlands/actmaps/maps/gis_data.html).

The Highlands Council is regularly maintaining the information in its databases and GIS layers in order to maintain the quality and timeliness of the data. However, the Highlands Council recognizes unintentional inaccuracies may occur, particularly where data or information is derived from sources other than the Highlands Council. The Highlands Council recognizes more accurate local information may be readily available and will be considered by the Highlands Council through Map Updates. The narrative below includes approximate percentages that are based on the total land area in Bedminster Township.

**Highlands Preservation Area and Planning Area** (boundaries represented on each map by stipple pointing inward toward the Preservation Area)

- 94% Planning Area (15,873 acres)
- 6% Preservation Area (1,011 acres)

**Highlands Draft Final Regional Master Plan – Land Use Capability Map Zone (Map 1)**

- Approximately 21% Protection Zone
- Approximately 17% Conservation Zone
- Approximately 54% Conservation Zone Environmentally Constrained Subzone

- Approximately 7% Existing Community Zone
- Approximately 1% Existing Community Environmentally Constrained Subzone
- Approximately 0% Lake Community Subzone

#### **Land Use Capability Map (LUCM) Series - Water Availability by sub watershed HUC 14 (Map 2)**

- 9 HUC14's Represented
- Approximately 0% Non-Deficit HUC 14 at 0.10 to 0.39
- Approximately 52% Non-Deficit HUC 14 at 0.05 to 0.09 MGD
- Approximately 5% Non-Deficit HUC 14 at 0.00 to 0.04 MGD
- Approximately 23% Deficit HUC 14 at -0.09 to 0.00 MGD
- Approximately 20% Deficit HUC 14 at -0.99 to -0.10 MGD
- Approximately 0% Deficit HUC 14 at -7.10 to -1.00 MGD

#### **LUCM Series – Highlands Domestic Sewerage Facilities – Existing Areas Served (Map 3)**

- Approximately 2% of the Conservation Zone and 60% of the Existing Community Zone are served by Public Wastewater
- Public Wastewater Entity: Environmental Disposal Corp. (other entities on Map 3 are not included)
- Available Capacity: 0.6053 million gallons per day (MGD)
- The public wastewater entity serves multiple municipalities in this region and the available capacity is not solely for Bedminster Township

#### **LUCM Series – Highlands Public Community Water Systems – Existing Areas Served (Map 4)**

- Approximately 5% of the Protection Zone, 5% of the Conservation Zone and 80% of the Existing Community Zone are served by Public Water
- Public Water Entity: New Jersey American Water Company (Short Hills) (other entities on Map 4 are not included)
- Available Capacity: 395.648 million gallons per month (MGM)
- The public water entity serves multiple municipalities in this region and the available capacity is not solely for Bedminster Township

#### **LUCM Series – Septic System Yield Analysis by Zone by Municipality (No Map)**

- Preservation Area: NJDEP requirements at N.J.A.C. 7:38
- Nitrate Targets by LUCM Zone - values represent the median nitrate concentrations for the Planning Area by zone, using 4 persons per household, 10 pounds of nitrate per person-year, and drought recharge by HUC14 subwatershed:
  - Planning Area, Existing Community Zone: 2 mg/L
  - Planning Area, Conservation Zone: 1.87 mg/L
  - Planning Area, Protection Zone: 0.72 mg/L

#### **Highlands Resource Constraints**

- **Forest Resources (Map 5)**
  - Approximately 25% Forest Resource Area
- **Agriculture Resources (Map 6)**
  - Approximately 85% Agricultural Resource Area
- **Water and Natural Resources (Map 7)**
  - 1 Significant Natural Area
  - 1 Confirmed Vernal Pool + 1,000' buffer
  - Approximately 75% Critical Wildlife Habitat
- **Wellhead Protection, Carbonate Rock, and Prime Recharge (Map 8)**
  - Approximately 0% 2-Year Tier 1 Wellhead Protection Area

- Approximately 0% 5-Year Tier 2 Wellhead Protection Area
- Approximately 0% 12-Year Tier 3 Wellhead Protection Area
- Approximately 5% Carbonate Rock
- Approximately 20% Prime Ground Water Recharge Areas
- **Slopes and Riparian Areas (Map 9)**
  - Approximately 10% Slopes Greater Than or Equal to 20%
  - Approximately 15% Slopes Greater Than or Equal to 15%
  - Approximately 20% Slopes Greater Than or Equal to 10%
  - Approximately 70% of the Existing Community Zone is within the Riparian Area

#### **Preserved Open Space and Agricultural Lands (Map 10)**

- Data generated by Highlands Council as of 12/31/07 and based on NJDEP Green Acres, SADC, county and local data available as of that date
- Approximately 7% (1,265 acres) Preserved Open Space
- Significant parks (state)/National Wildlife Refuge (federal): Hacklebarney State Park (State, small area), Black River Greenway (County), Lamington Greenway (County), Natirar Estate (County, small area)
- Approximately 11% (1,828 acres) Preserved Agricultural Land

#### **Historic, Cultural, Archaeological and Scenic Resources (Map 11)**

- Historic resource data generated by GIS as of 12/31/07 and based on NJDEP SHPO data
- 5 sites listed on the New Jersey / National Registers of Historic Places (NJ / NRHP): includes the Pottersville Village Historic District (HD-northwest), Lesser Crossroads/Bedminster Village HD (east), and Pluckemin Village HD (southeast)
- 2 sites deemed eligible for listing NJ / NRHP
- 7 sites with a formal SHPO opinion
- Sites on the Highlands Scenic Resource Inventory: Hacklebarney State Park (State, small area), Natirar Estate (County, small area)

#### **Potential Redevelopment and Infill Opportunities (Map 12)**

- No local approved Redevelopment Areas
- Redevelopment Score: 3-4 (multiple underutilized properties identified by the Highlands Council Redevelopment & Infill Analysis Tool, subject to municipal approval)

#### **Impervious Surface Represented & Federal & State Potentially Contaminated Sites (Map 13)**

- All impervious surface represented
- Data represents a selection of publicly reported Federal and State contaminated site database information
- 2 Highlands Tier 1 Contaminated Sites: 20 Union Grove Rd, 70 Willow Drive
- 6 Highlands Tier 2 Contaminated Sites: Exxon R/S, Roy Baker Co., Bedminster State Police Garage, Bedminster Maintenance Yard, Shell Service Station, Cumberland Gulf

#### **Transportation/Transit Conditions (Map 14)**

- Lakeland and Trans Bridge private bus commuter services
- Transit Score  $\geq 3$

#### **COAH Third Round Status (Informational only no map)**

- Date Petition Filed for Third round: 12/12/2005 / Status: Petition
- As reported in COAH's adopted Third Round Rules, NJAC 5:97:
  - Rehabilitation Share = 0
  - 1987-1999 Obligation = 154
  - 3rd Round 2008 - affordable housing obligation initially calculated using projections:

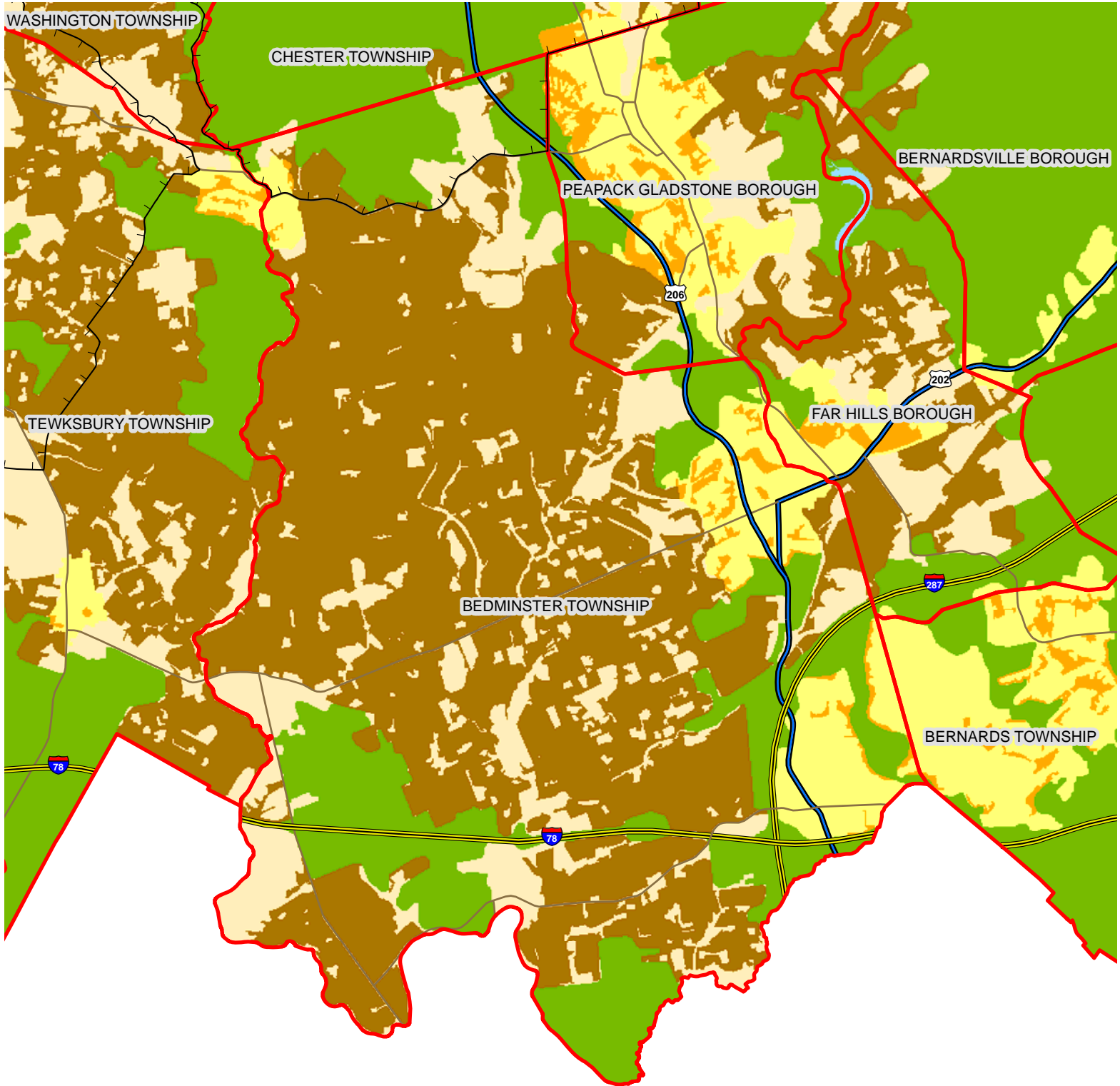


- 546 units (net changes 2004-2018 housing)
- 1,967 jobs (net changes 2004-2018 employment)

**Highlands Grant Programs and Status (Informational only no map)**

- 2006 COAH Round 3 Grant \$7,500; status: complete and closed

# Land Use Capability Zone Map



## Legend

- Preservation Area
- Highlands Municipal
- Interstate Highways
- U.S. Routes
- State Routes
- County Routes
- Lakes Greater Than or Equal to 10 acres

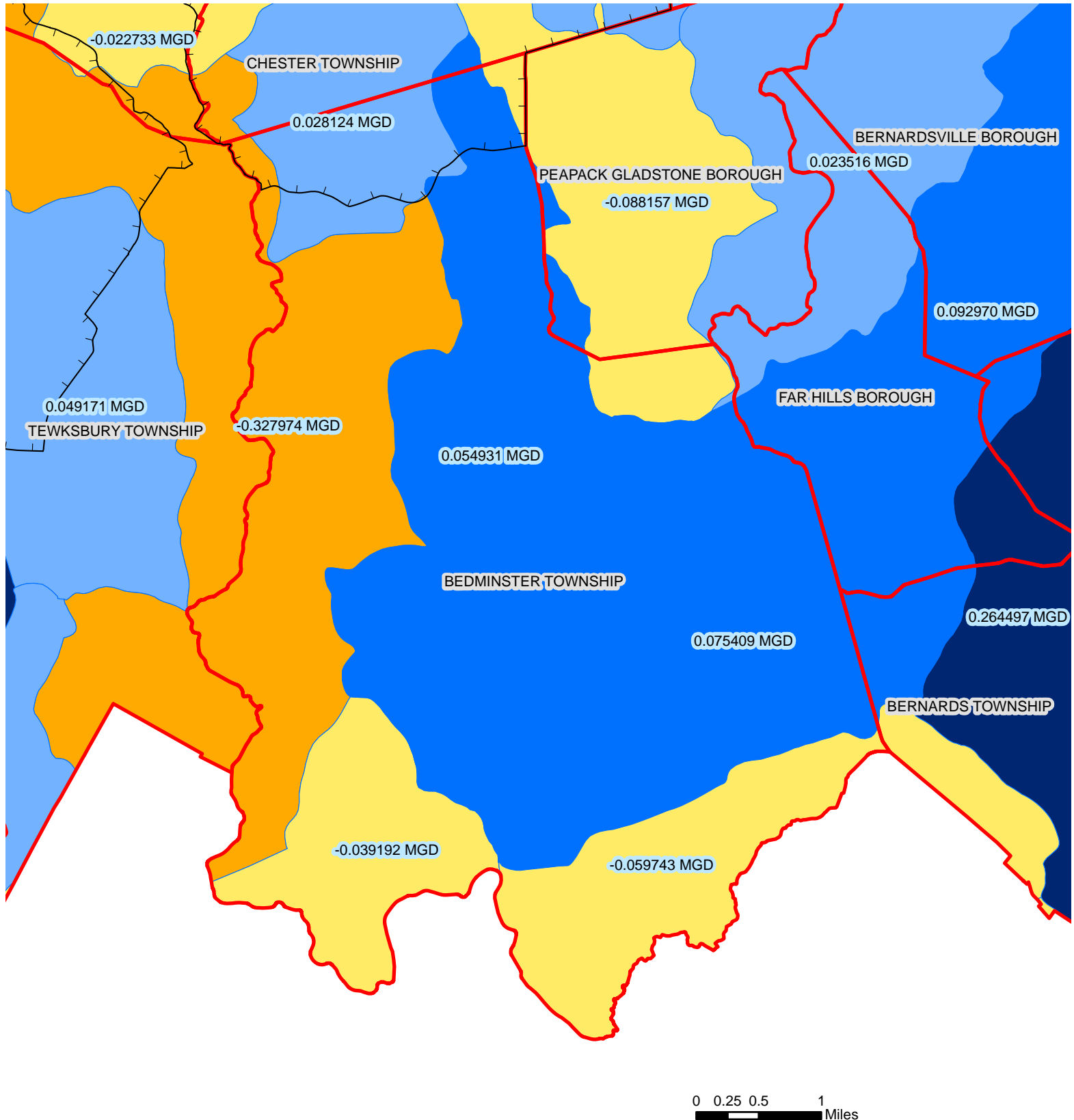
## Land Use Capability Zone Map

- PROTECTION ZONE
- CONSERVATION ZONE
- CONSERVATION ENVIRONMENTALLY CONSTRAINED SUBZONE
- EXISTING COMMUNITY ZONE
- EXISTING COMMUNITY ENVIRONMENTALLY CONSTRAINED SUBZONE
- LAKE COMMUNITY SUBZONE

0 0.5 1 2 Miles



# Water Availability by Sub Watershed (HUC14)



## Legend

- Preservation Area
- Highlands Municipal

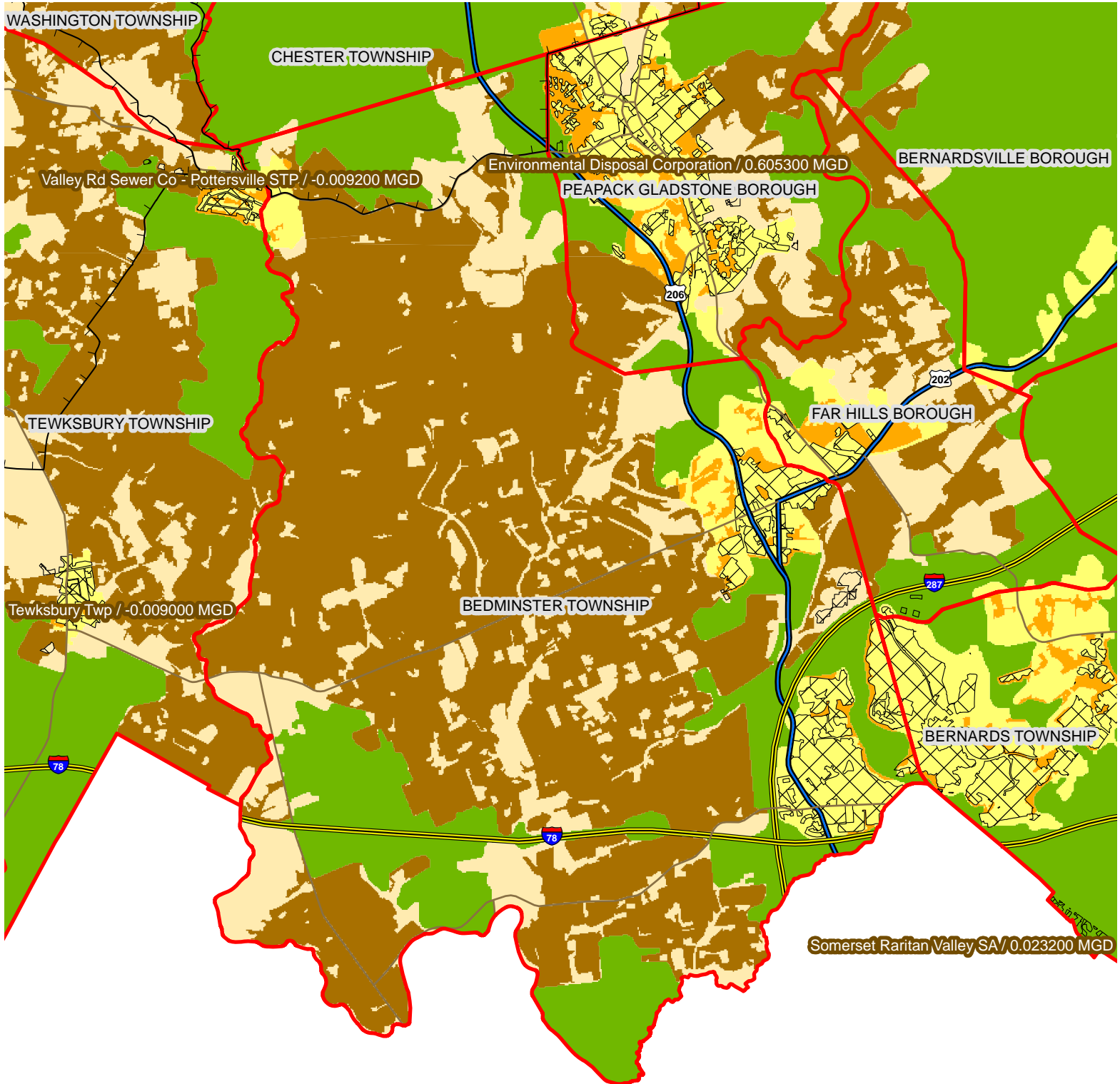
## Net Water Availability By HUC14 Million Gallons Per Day (MGD)

- 0.10 - 0.39
- 0.05 - 0.09

- 0.00 - 0.04
- 0.09 - 0.00
- 0.99 - (-0.10)
- 7.10 - (-1.00)

# Highlands Domestic Sewerage Facilities

## Existing Areas Served



### Legend

- Highlands Municipal
- Preservation Area
- Interstate Highways
- U.S. Routes
- State Routes
- County Routes
- Highlands Domestic Sewerage Facilities

### Land Use Capability Zone Map

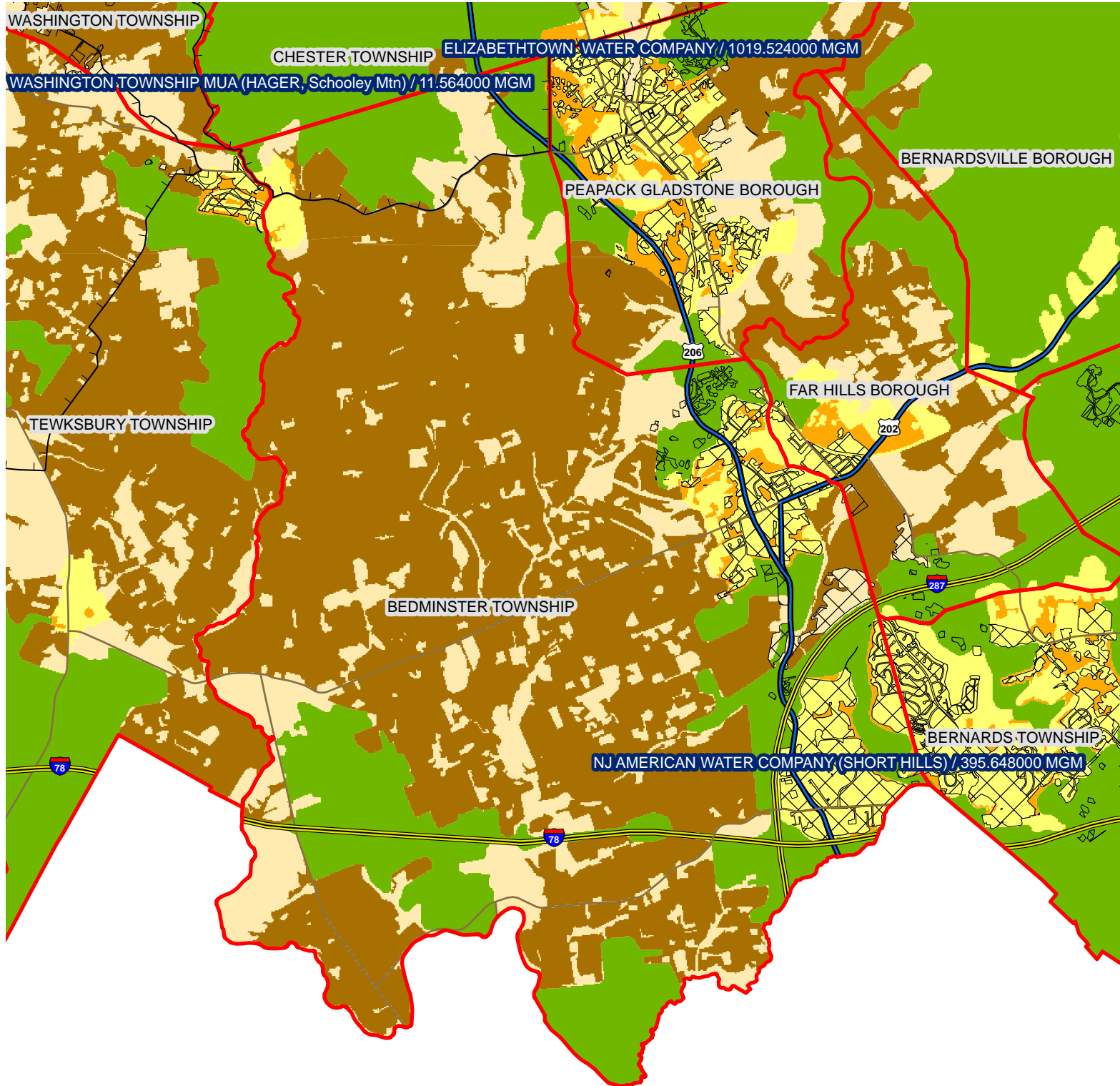
- PROTECTION ZONE
- CONSERVATION ZONE
- CONSERVATION ENVIRONMENTALLY CONSTRAINED SUBZONE
- EXISTING COMMUNITY ZONE
- EXISTING COMMUNITY ENVIRONMENTALLY CONSTRAINED SUBZONE
- LAKE COMMUNITY SUBZONE

0.8

Miles



# Highlands Public Community Water Systems Existing Areas Served



## Legend

- Preservation Area
- Highlands Municipal
- Interstate Highways
- U.S. Routes
- State Routes
- County Routes
- Public Community Water Systems

## Land Use Capability Zone Map

- PROTECTION ZONE
- CONSERVATION ZONE
- CONSERVATION ENVIRONMENTALLY CONSTRAINED SUBZONE
- EXISTING COMMUNITY ZONE
- EXISTING COMMUNITY ENVIRONMENTALLY CONSTRAINED SUBZONE
- LAKE COMMUNITY SUBZONE

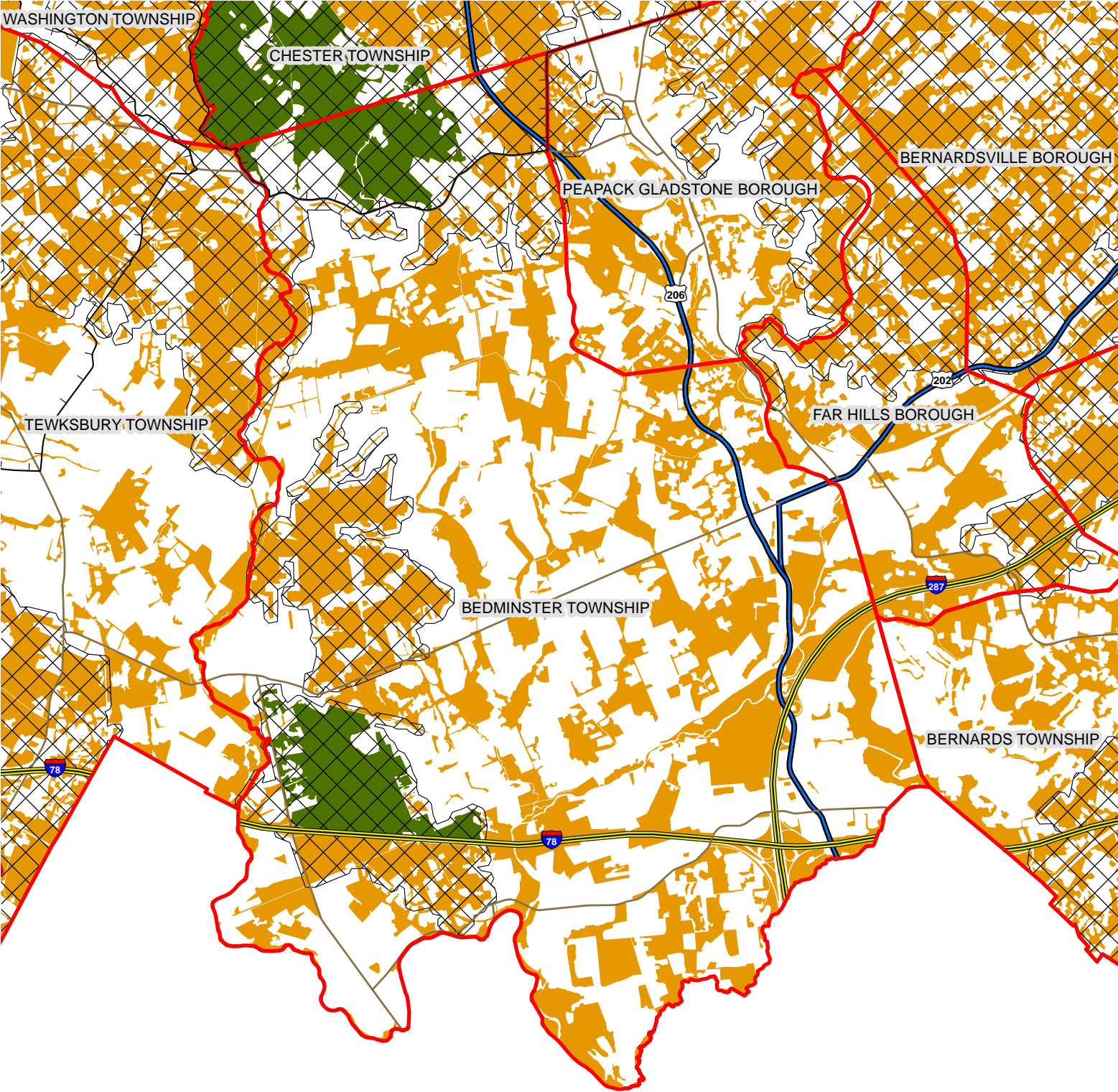
0.8

Miles





# Forest Resources



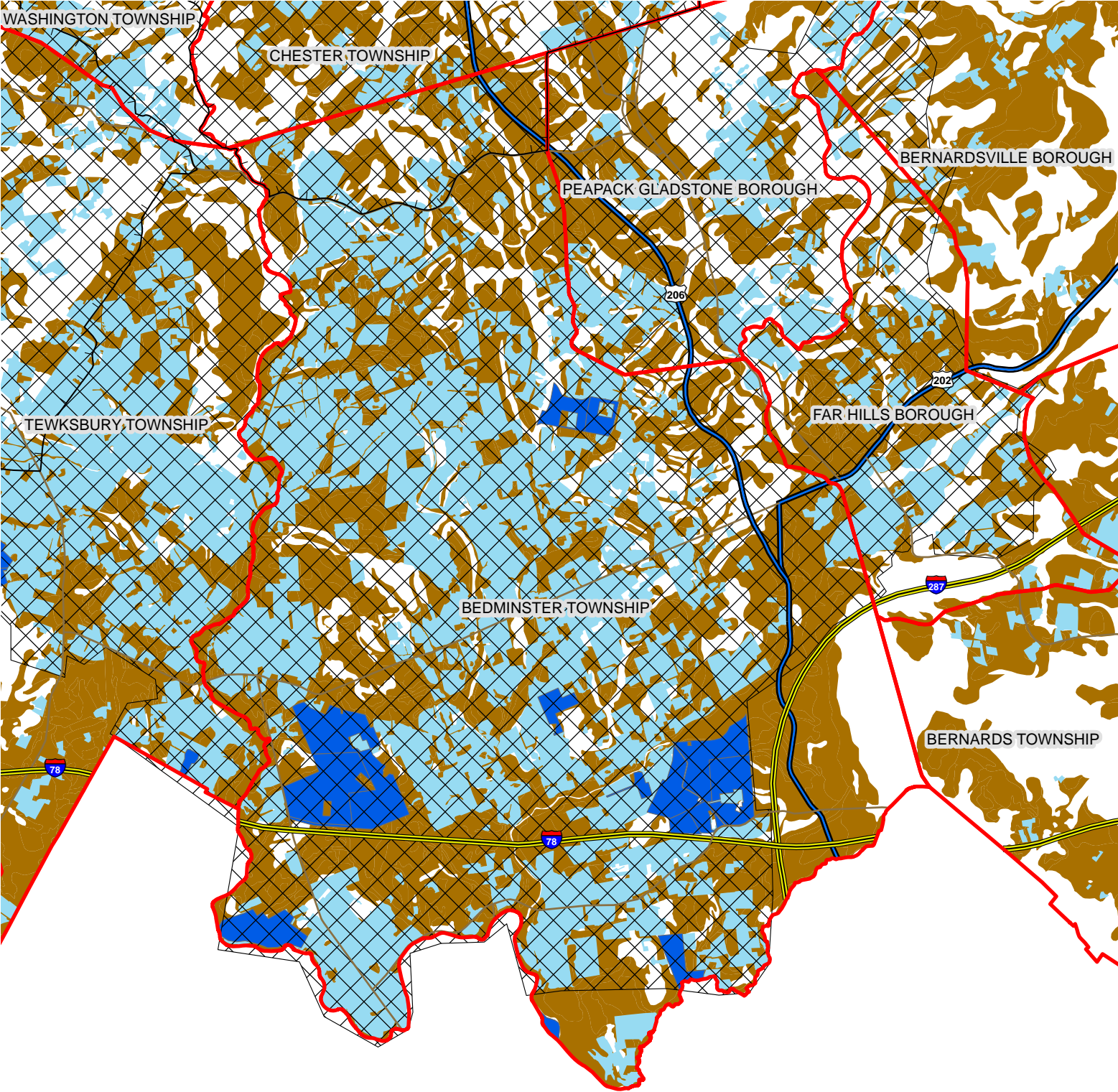
## Legend

- |                     |                         |
|---------------------|-------------------------|
| Preservation Area   | Forest Resource Area    |
| Highlands Municipal | Core Forest > 250 acres |
| Interstate Highways | All Forested Areas      |
| U.S. Routes         |                         |
| State Routes        |                         |
| County Routes       |                         |

0 0.25 0.5 1 Miles



# Agricultural Resources



**Legend**

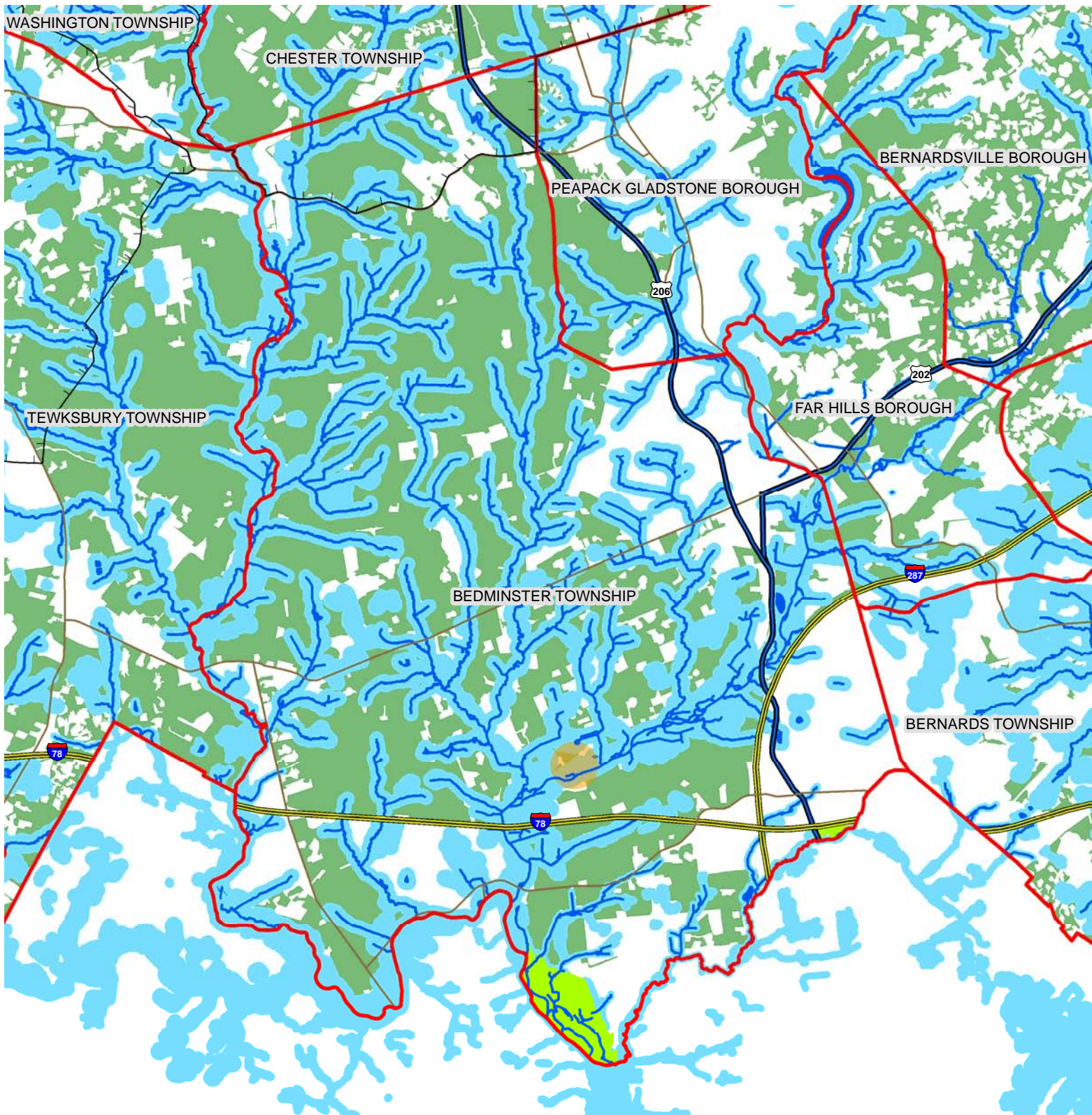
- |                     |                           |
|---------------------|---------------------------|
| Preservation Area   | Agriculture Resource Area |
| Highlands Municipal | Preserved Farms           |
| Interstate Highways | All Agricultural Uses     |
| U.S. Routes         | Important Farmland Soils  |
| State Routes        |                           |
| County Routes       |                           |

0 0.2 0.4 0.8  
Miles





# Water & Natural Resources

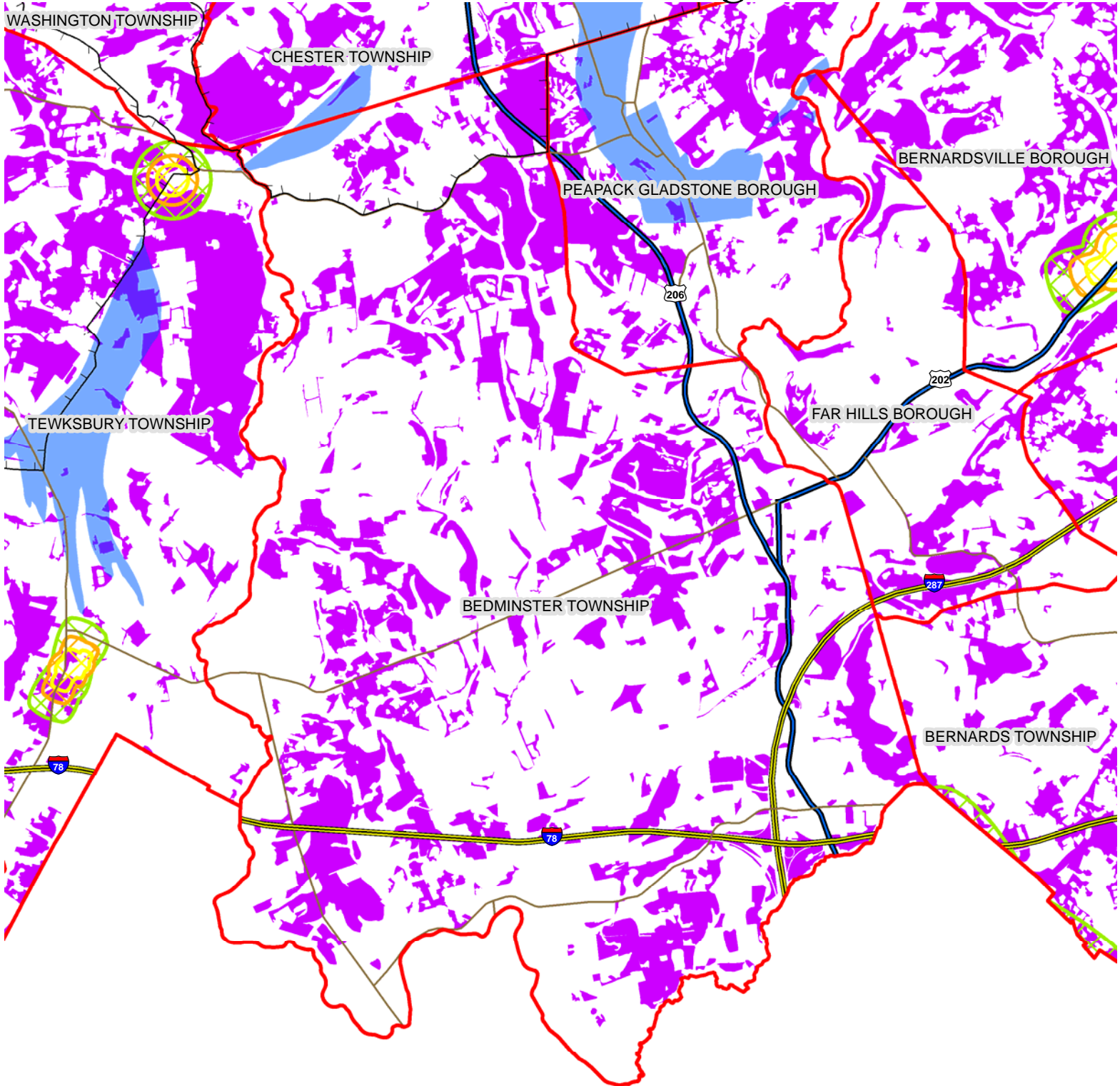


## Legend

- |                     |                                |
|---------------------|--------------------------------|
| Preservation Area   | Streams                        |
| Highlands Municipal | Confirmed Vernal Pools + 1000' |
| Interstate Highways | Significant Natural Areas      |
| U.S. Routes         | LAKES                          |
| State Routes        | Open Water Protection Area     |
| County Routes       | Critical Wildlife Habitat      |



# Carbonate Rock, Well Head Protection, & Prime Recharge



## Legend

- |                     |                |
|---------------------|----------------|
| Preservation Area   | 2-Year Tier    |
| Highlands Municipal | 5-Year Tier    |
| Interstate Highways | 12-Year Tier   |
| U.S. Routes         | Carbonate Rock |
| State Routes        | Prime Recharge |
| County Routes       |                |

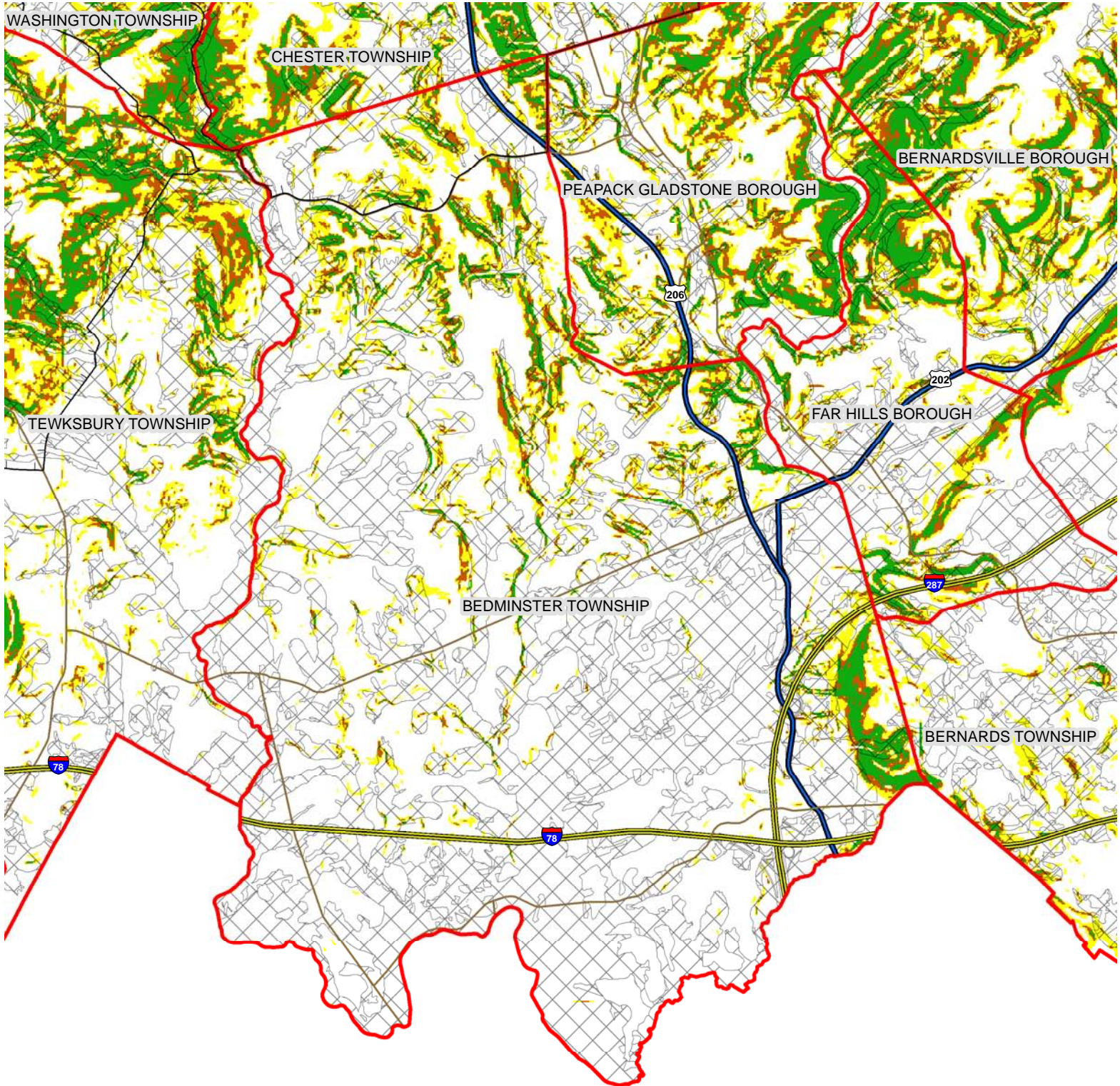
0.8

Miles





# Slopes & Riparian Area



## Legend

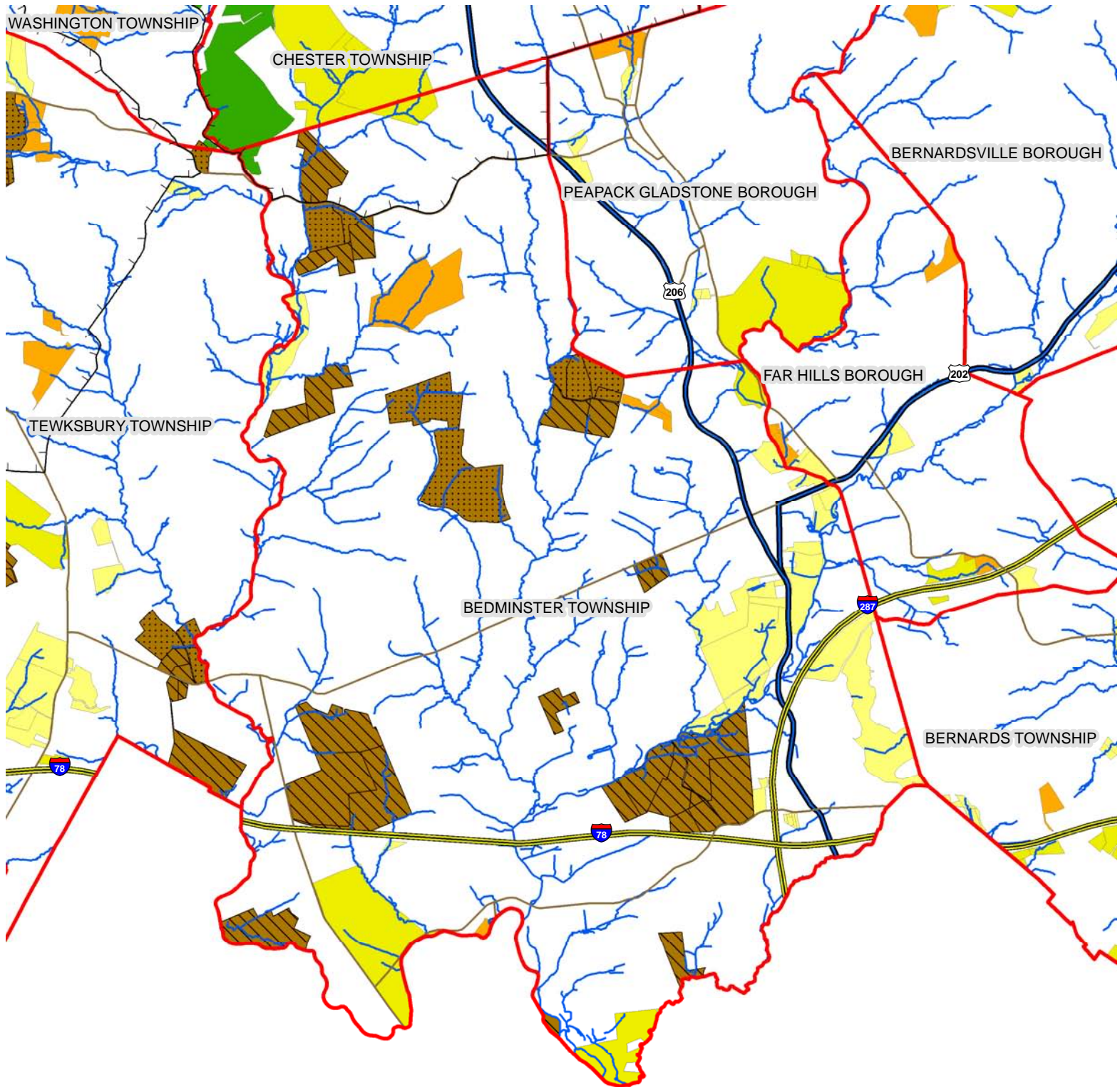
- |                     |                              |
|---------------------|------------------------------|
| Preservation Area   | Greater Than or Equal to 20% |
| Highlands Municipal | Greater Than or Equal to 15% |
| Interstate Highways | Greater Than or Equal to 10% |
| U.S. Routes         |                              |
| State Routes        |                              |
| County Routes       |                              |
| Riparian Area       |                              |

0 0.2 0.4 0.8  
Miles





# Preserved Open Space & Agricultural Lands



## Legend

- Preservation Area
- HighlandsMunicipal
- Interstate Highways
- U.S. Routes
- State Routes
- County Routes
- Streams

### EASEMENT\_TYPE

- GA CONSERVATION
- SADC Easements**
- SADC FINAL
- SADC 8 YEAR
- SADC PRESERVED

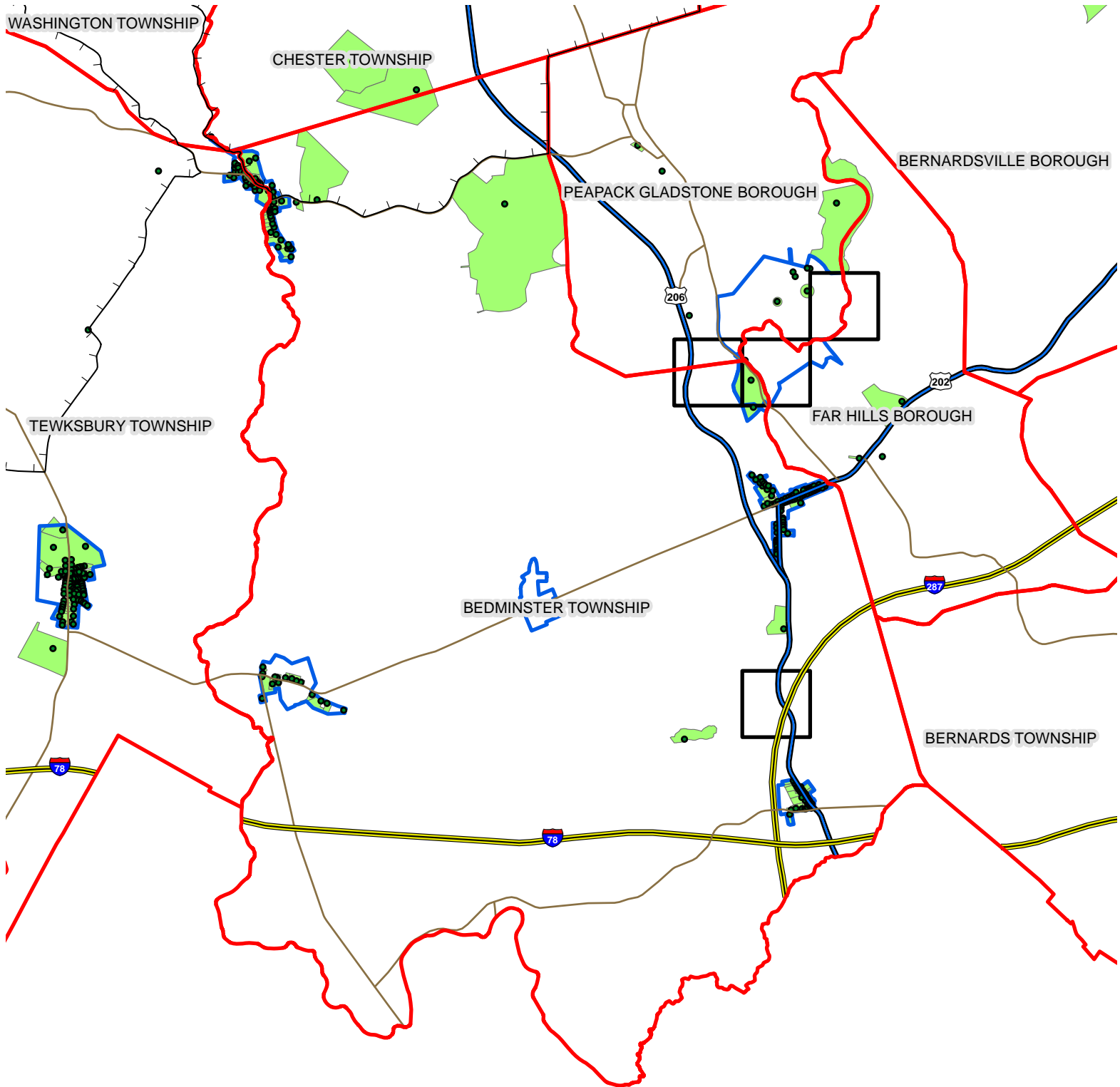
### Open Space Class

- MUNICIPAL
- COUNTY
- STATE
- FEDERAL
- NONPROFIT
- FARMLAND
- WSMA

0 0.25 0.5 1 Miles



# Historic, Cultural, & Archaeological Resources



## Legend

- |                     |                                     |
|---------------------|-------------------------------------|
| Preservation Area   | New Jersey Historic Property Points |
| HighlandsMunicipal  | Archeological 1 Sq Mi Grid          |
| Interstate Highways | New Jersey Historic Districts       |
| U.S. Routes         | New Jersey Historic Properties      |
| State Routes        |                                     |
| County Routes       |                                     |

1  
Miles



# Potential Redevelopment and Infill Opportunities



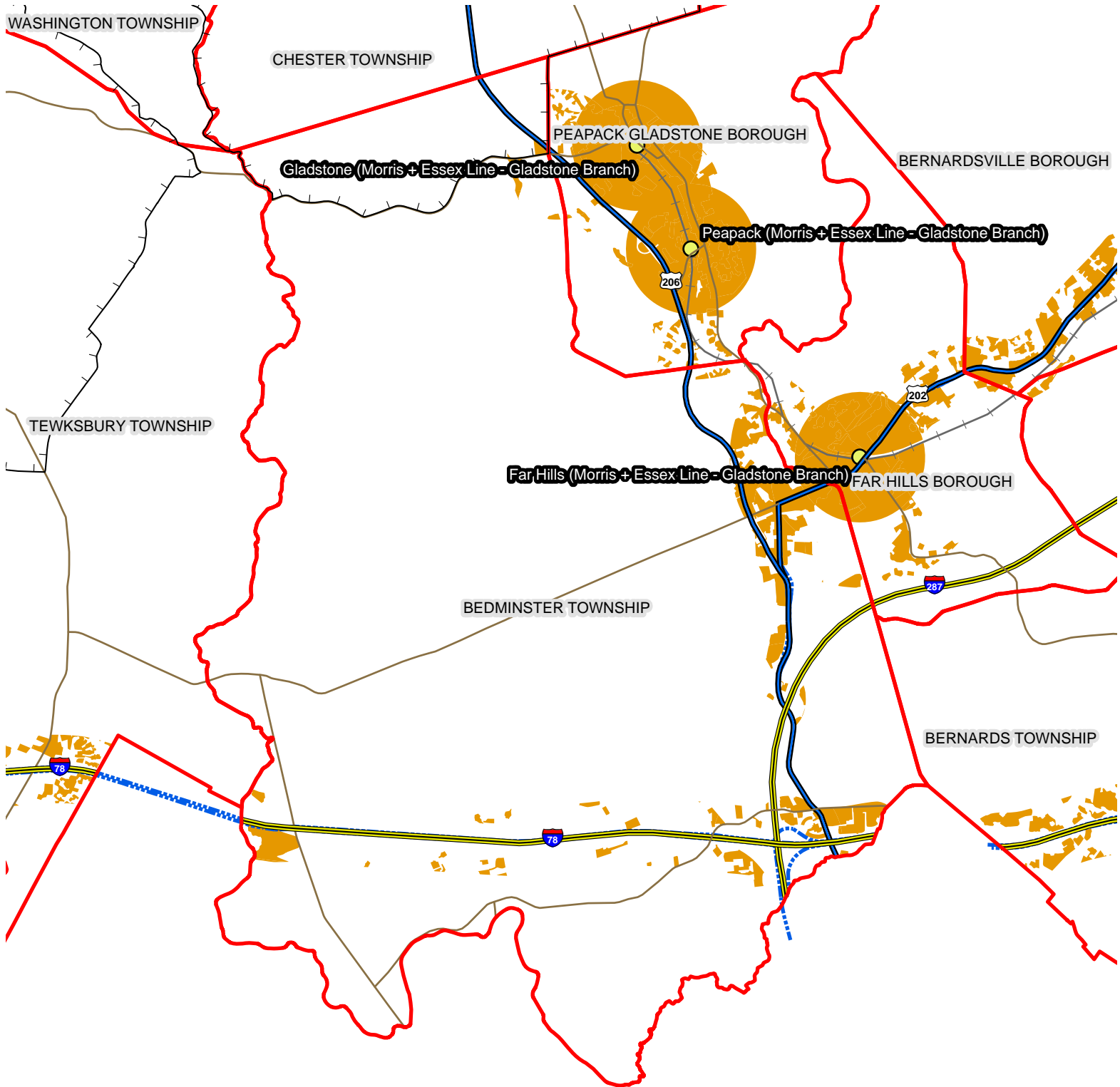
**Legend**

- |                     |                            |  |
|---------------------|----------------------------|--|
| Preservation Area   | <b>Redevelopment Score</b> | UEZ (Urban Enterprise Zones)             |
| Highlands Municipal | 3                          | ERI (Existing Redevelopment Initiatives) |
| Interstate Highways | 4                          | FTZ (Foreign Trade Zone)                 |
| U.S. Routes         | 5                          |  |
| State Routes        |                            |  |
| County Routes       |                            |  |

0.8  
Miles



# Transportation / Transit Conditions



## Legend

- |                     |   |                               |
|---------------------|---|-------------------------------|
| Preservation Area   | <b>Rail Stations</b>                    | Park and Ride Sites           |
| HighlandsMunicipal  | Bergen + Main Line                      | Private Bus Routes            |
| Interstate Highways | Montclair Boonton Line                  | New Jersey Transit Bus Routes |
| U.S. Routes         | Morris + Essex Line - Gladstone Branch  | Freight Rail Lines            |
| State Routes        | Morris + Essex Line - Morristown Branch | Abandoned Freight Rail        |
| County Routes       | Raritan Valley Line                     | Transportation Score >= 3     |

0 0.2 0.4 0.8  
Miles





# Impervious Surface Represented & Federal & State Potentially Contaminated Sites



## Legend

- |                     |                                     |
|---------------------|-------------------------------------|
| Preservation Area   | <b>Potential Contaminated Sites</b> |
| Highlands Municipal | Tier 1 Sites                        |
| Interstate Highways | Tier 2 Sites                        |
| U.S. Routes         | Tier 1 Site Polygons                |
| State Routes        | Impervious Surface                  |
| County Routes       |                                     |

0.8  
Miles



# **NJ Department of Environmental Protection**



## **State Development & Redevelopment Plan Plan Endorsement Opportunities & Constraints Analysis**

for:

Bedminster Township, Somerset County

*May 30, 2008*



*This document constitutes the Department of Environmental Protection's component of the State Opportunity and Constraints Analysis conducted as part of the Plan Endorsement process. This document should serve as a baseline to inform the rest of the Plan Endorsement process. This document provides a general overview of the Department's regulatory and policy concerns within Tuckerton Borough and Little Egg Harbor Township. While all reasonable efforts have been made to address all significant issues, the ever-evolving nature of regulatory programs and natural conditions dictates that the information contained within this document will need to be updated on a regular basis.*

*This document does not, and no portion of this document shall be interpreted to, grant any specific regulatory or planning approvals by the Department. This document is to be used solely as guidance for municipal planning purposes.*

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## 2002 Land Use/Land Cover

The 2002 Land Use/Land Cover (LULC) dataset captures the state of the land use and natural land cover statewide. The land use/land cover data sets contain important land use data used in a wide variety of environmental analyses, including this analysis, as well as in other DEP programs. This data set is intended to serve as a resource for analysis rather than regulatory delineations.

This latest series is based on photography captured in the Spring of 2002 and were produced by visually interpreting color infrared photography. Every effort has been made to ensure that all land use data sets are as accurate as possible. However LULC data are not intended to substitute for on the ground jurisdictional boundaries.

Freshwater wetlands were first mapped under the New Jersey Freshwater Wetlands Mapping Program and were incorporated into the land use land cover datasets. The freshwater wetlands delineations in these data are for screening purposes only and are **not** regulatory. The Division of Land Use Regulation of the NJDEP determines the extent and final determination of freshwater wetlands in the State of New Jersey.

Based on this analysis, the following land use/land cover types, and their approximate acreages, are found in Bedminster:

Type	Acres
Agriculture	6256.45
Barren Land	51.22
Forest	6277.88
Urban	3080.13
Water	178.58
Wetlands	1060.61

Attachments:

§ Map - Land Use/Land Cover in Bedminster

# Water & Wastewater Analysis

*Sufficient water supply and the ability to treat wastewater are essential to any community. The following information on Water Availability and Wastewater Treatment should be used by the community to evaluate its ability to meet current and future demand for water and wastewater treatment. Using this information to plan for future development allows a municipality to estimate the number of people the current (and/or future systems) can sustain. It also provides a way for a municipality to determine where growth is most appropriate, taking into account where water can be treated and supplied.*

## Water Availability

*The following information on Water Availability in Bedminster Township is based upon the best data readily available to DEP at the time of this analysis. This data should be used by Bedminster to inform its community vision and planning processes.*

There are two (2) Public Water Supply Systems in Bedminster, each serving a portion of Bedminster's population. The Deficit/Surplus tables, and a map showing the systems locations within the municipality, are provided with this report.

PWSID	Water System Name	Water System Type
<a href="#">2004002</a>	New Jersey American – Elizabethtown	Community
<a href="#">0712001</a>	NJ American Water Company–Short Hills	Community

The Deficit/Surplus tables for both NEW JERSEY AMERICAN – ELIZABETHTOWN, and NJ AMERICAN WATER COMPANY – Short Hills, show available capacity for those systems. However, the existing capacity may not be available to Bedminster as both are large systems serving areas beyond Bedminster Township.

The Deficit/Surplus tables for Public Water Systems may be found on the Department of Environmental Protection, Division of Water Supply website at <http://www.nj.gov/dep/watersupply/pws.htm>. Not all Public Water Supply Systems will have associated Deficit/Surplus tables available on the Department's website. The website currently contains public water systems that have a demand greater than 100,000 gallons of water per day and have had some water main extension activity since January 1, 2002. For safe demand and firm capacity information not available on this web site please contact the Bureau of Water System and Well Permitting at 609-984-6831 or for water allocation information please contact the Bureau of Water Allocation at 609-292-2957.

Refer to [Firm Capacity and Water Allocation Analysis](#) document for a detailed description of the methodology used to calculate capacity limitations.

There are also multiple Non-Community Water Systems serving specific uses in Bedminster Township.

PWSID	Water System Name	Population Served	Water System Type
<a href="#">1801309</a>	Lamington Presbyterian Church	3	Noncommunity Transient
<a href="#">1801309</a>	Lamington Presbyterian Church	50	Noncommunity Transient
<a href="#">1801308</a>	Trump National Golf Course	50	Noncommunity Non-transient
<a href="#">1801308</a>	Trump National Golf Course	100	Noncommunity Non-transient
<a href="#">1801308</a>	Trump National Golf Course	175	Noncommunity Non-transient
<a href="#">1801307</a>	Fiddlers Elbow Golf Course	100	Noncommunity Non-transient
<a href="#">1801307</a>	Fiddlers Elbow Golf Course	400	Noncommunity Non-transient

### Wastewater Treatment

*The following information on Wastewater Treatment in Bedminster is based upon the best data readily available to DEP at the time of this analysis. This data should be used by Bedminster to inform its community vision and planning processes.*

There are several regulated wastewater facilities serving Bedminster. The largest is the Environmental Disposal Corporation - NJPDES permit number NJ0033995. The annual average flow for this facility in 2006 was 1.4214 mgd; the permitted flow for this facility is 2.1 mgd. Based on this information, approximately one third of the permitted flow for this facility remains available to support development in the service area. Based on the assumption that a residential unit uses 300 gpd, the remaining flow for this facility could accommodate approximately 2,262 new residential units. However, this facility also serves the surrounding municipalities of Peapack Gladstone, Far Hills, and Bernards Township. Therefore, while there appears to be capacity for treatment of further development, it is not necessarily available to Bedminster Township. Bedminster Township has made note of this fact in its Municipal Self Assessment.

There are a number of additional small wastewater facilities in the Township, including those serving the Fiddler's Elbow Country Club, Hamilton Farm, Trump National Golf Course and the Willow School. These small wastewater facilities are permitted to handle flows associated with a particular entity and generally cannot accommodate significant additional flow.

Amendments to the Groundwater Quality Standards (N.J.A.C. 7:9C) have recently been proposed. The primary amendment related to this analysis is the proposal to establish 2 mg/L (or parts per million, or ppm) nitrate as representative of the existing ground water quality statewide, for the purpose of evaluating compliance with the antidegradation policy at N.J.A.C. 7:9C-1.8(a). Currently, the adopted Groundwater Quality Standard for nitrate is 5.2 mg/L. The implications of this proposal are that the Department will not approve a wastewater plan amendment unless the Department first determines that the existing ground water quality of 2 mg/L nitrate will be maintained on a HUC 11 watershed basis. Based on this proposal, the Department has developed a "septic density" for each HUC 11 watershed in the State that identifies what the *comparable residential zoning density* would be in order to meet the groundwater quality goal. Note

that the Department does not recommend uniformly zoning at these densities across the HUC 11 watershed. DEP intends this comparable residential zoning density to represent the total number of units that, if built, would not result in a degradation of groundwater quality by exceeding the 2 mg/L nitrate limit. Instead, the Department advocates center-based development, clustering, and protection of environmental features and agriculture land.

Bedminster falls within three (3) HUC11 watersheds – Lamington River (HUC11-33), Raritan River (above Lamington) (HUC11-40), and Raritan River NB (SB to Lamington) (HUC11-49). The following table indicates the residential density allowed under the two different nitrate limits.

	<b>5.2 mg/L nitrate limit</b>	<b>2 mg/L nitrate limit</b>
Lamington River	1.6 acres/ residential unit	4.1 acres/ residential unit
Raritan River (above Lamington)	1.6 acres/residential unit	4.0 acres/residential unit
Raritan River NB (SB to Lamington)	2.3 acres/ residential unit	6.0 acres/ residential unit

#### Water Quality Management Plan - Sewer Service Area Mapping

The Department has proposed amendments to the Water Quality Management Planning rules identifying the conditions where extension of sewer service is not appropriate. N.J.A.C. 7:15-5.24 sets forth the general policy that large contiguous areas of environmentally sensitive resources, coastal planning areas where the extension of sewers would be inconsistent with New Jersey's Coastal Zone Management program, and special restricted areas that are prone to natural hazards such as flooding, wave action and erosion should not be included in sewer service areas. The limitations on the extension of sewer service in these areas is consistent with the Department's mandate to protect the ecological integrity and natural resources of New Jersey, including water, threatened and endangered species, wetlands and unique and rare assemblages of plants.

Centralized wastewater is inappropriate for these areas because it subsidizes and otherwise encourages development in and around these natural resources at a density that is inconsistent with their protection and the environmental protection mandate of the Department. The Department has determined that the appropriate wastewater management alternative for these areas is individual subsurface sewage disposal systems that discharge less than 2,000 gallons per day, typically thought of as septic systems. Therefore, though excluded from the extension of sewer service, these areas have a wastewater management alternative that will promote a density of development consistent with the conservation of these resources.

In establishing the criteria for delineating a sewer service area boundary in consideration of environmentally sensitive areas, the Department identifies environmentally sensitive areas that are not appropriate for sewer service area as any contiguous area of 25 or more acres that contains any or all of the following four features: threatened and endangered species habitats, Natural Heritage Priority Sites, Category One stream buffers, and wetlands. The Department determined that 25 acres was the appropriate size threshold

based on a statewide GIS analysis showing that at least 90 percent of the environmentally sensitive features would be excluded from sewer service area, but that the threshold should be large enough to permit the reasonable application of zoning.

The Department is currently working with the County of Somerset through a pilot program in development of a county-wide Wastewater Management Plan based upon on the recent Water Quality Management Planning rules. Bedminster should continue to coordinate with the County to ensure consistency between municipal planning and the County WMP.

Attachments:

- § Deficit/Surplus table – New Jersey American Elizabethtown Water Company - <http://www.nj.gov/cgi-bin/dep/watersupply/pwsdetail.pl?id=2004002>
- § Deficit/Surplus table – New Jersey American – Short Hills - <http://www.nj.gov/cgi-bin/dep/watersupply/pwsdetail.pl?id=0712001>
- § Map - Water Purveyor Areas
- § Map - Sewer Service Areas in Bedminster Township
- § May - Nitrate Dilution Concentrate Target by HUC11

# Environmental Constraints Analysis

*The following section identifies those environmental constraints that should be considered by Bedminster in its planning efforts. These environmental constraints are divided into 3 sections - Regulated Constraints, Constraints to Avoid, and Constraints to Consider.*

## Regulated Environmental Constraints

*Wetlands and Category One Waters are environmental constraints currently regulated by DEP. Bedminster should recognize these environmental constraints in its visioning and planning processes.*

### § Wetlands

Freshwater wetlands and transition areas (buffers) are regulated by the Freshwater Wetlands Protection Act rules (NJAC 7:7A). The Highlands rule (NJAC 7:38), which implements the Highlands Water Protection and Planning Act, prohibits nearly all disturbance within all wetlands within the Highlands Preservation Area.

Wetlands are commonly referred to as swamps, marshes, or bogs. However, many wetlands in New Jersey are forested and do not fit the classic picture of a swamp or marsh. Previously misunderstood as wastelands, wetlands are now recognized for their vital ecological and socioeconomic contributions. Wetlands contribute to the social, economic, and environmental health of our state in many ways:

- § Wetlands protect drinking water by filtering out chemicals, pollutants, and sediments that would otherwise clog and contaminate our waters.
- § Wetlands soak up runoff from heavy rains and snow melts, providing natural flood control.
- § Wetlands release stored flood waters during droughts.
- § Wetlands provide critical habitats for a major portion of the state's fish and wildlife, including endangered, commercial and recreational species.
- § Wetlands provide high quality open space for recreation and tourism.

There are on-site activity limits on lands identified as wetlands. The NJ Freshwater Wetlands Protection Act requires DEP to regulate virtually all activities proposed in the wetland, including cutting of vegetation, dredging, excavation or removal of soil, drainage or disturbance of the water level, filling or discharge of any materials, driving of pilings, and placing of obstructions. The Department may also regulate activities within 150 feet of a wetland - called the transition area or buffer.

Land Use/Land Cover data based on 2002 aerial photography identifies approximately 1,060 acres of wetlands in Bedminster. It should be noted that these wetlands are based on aerial photo interpretation and are **not** appropriate for use in determining the true extent of wetlands on a specific site.



§ Category One (C1) Waterbodies & Associated Buffers

Category One designations are established in the Surface Water Quality Standards (NJAC 7:9B) – specifically in the tables in N.J.A.C. 7:9B-1.15(c) through (g) - for purposes of implementing the antidegradation policies set forth at N.J.A.C. 7:9B-1.5(d). These waters are designated to provide for their protection from measurable changes in water quality characteristics because of their clarity, color, scenic setting, other characteristics of aesthetic value, exceptional ecological significance (habitat, water quality, and biological functions), exceptional recreational significance, exceptional water supply significance, or exceptional fisheries resource(s).

The Department has proposed (May 21, 2007 NJ Register) to amend N.J.A.C. 7:9B-1.4 to revise the definition of “category one waters” and introduce new definitions for “Exceptional Ecological Significance”, “Exceptional Fisheries Resource(s)”, “Exceptional Water Supply Significance”, and “HUC 14”. In addition, the Department is proposing to upgrade the antidegradation designation of hundreds river miles to Category One throughout New Jersey.

The Stormwater Management rule (NJAC 7:8) is implemented through DEP Land Use and local regulation. The rule regulates development within 300 feet, and stormwater discharges within 150 feet, of Category One waterways and their tributaries, upstream within the same HUC14 subwatershed. The Stormwater rule establishes a 300-foot Special Water Resource Protection Area (SWRPA) along Category One (C1) waters and certain tributaries that applies only when a “major development” is proposed.

The recently adopted Flood Hazard Area Control Act (FHACA) rule (N.J.A.C. 7:13) (November 5, 2007 NJ Register) also establishes a 300-foot riparian zone along C1 waters and their upstream tributaries within the HUC-14. This FHACA rule applies to any activity that requires approval in the rule. The Riparian Zone under the FHACA rule is the land and vegetation both within a regulated waterbody and within 50 feet, 150 feet or 300 feet from the top of bank of a regulated waterbody. Given the many important ecological functions that a healthy riparian zone provides, adequately preserving such areas is essential to protecting New Jersey's natural resources and water supply.

For the purposes of this analysis, the Department is providing generalized information and mapping of C1 waterbodies and associated buffers. This analysis should be used only as a general planning tool. Specific development proposals may be affected, consistent with the information provided above.

The following waterbodies within or adjacent to Bedminster are designated Category one waters:

- § Herzog Brook
- § Lamington River
- § Peapack Brook

- § Cold Brook
- § Hollow Brook

300 foot buffers on these waterbodies constitute approximately 676 acres in Bedminster Township.

The following waterbodies within or adjacent to Bedminster are proposed for designation as Category one waters:

- § Muddy Run
- § Tributaries to Lamington River

300 foot buffers on these waterbodies constitute approximately 500 acres in Bedminster Township.

The Surface Water Quality Standards data used for this analysis is based on a DRAFT version released for general distribution as a preliminary product. NJDEP is releasing this draft version for public review and any potential data errors should be reported to the Department.

#### § Floodprone areas

Flood Hazard Areas - The recently adopted Flood Hazard Area Control Act rule (NJAC 7:13) regulates development within the floodplain and the Riparian Zone (50 - 300 feet adjacent to the water). Under this rule all projects that are adjacent to a “regulated water” that is designated C1 or is upstream within the HUC 14 of a “regulated water”, regardless of whether they are mapped, require a Flood Hazard Area Control Act permit. Bedminster Township should take the Flood Hazard Area Control Act and associated buffers into consideration when performing visioning requirement of Plan Endorsement.

The map provided shows the FEMA flood map zones. The Federal Emergency Management Agency continually updates these maps, and Bedminster Township and their residents should refer to their website for current information. Additional information regarding FEMA’s Flood Insurance Rate Map (FIRM) follows the map provided. Please note that the area regulated by the Flood Hazard Area Control Act rule do not necessarily align with the FEMA flood map zones.

#### § Total Maximum Daily Loads (TMDL)

In accordance with Section 303(d) of the Federal Clean Water Act (CWA) (33 U.S.C. 1315(B)), the State of New Jersey is required biennially to prepare and submit to the United States Environmental Protection Agency (USEPA) a report that identifies waters that do not meet or are not expected to meet Surface Water Quality Standards (SWQS) after implementation of technology-based effluent limitations or other required controls. This report is commonly referred to as the 303(d) List. In accordance with Section 305(b) of the CWA, the State of New Jersey is also required biennially to prepare and submit to the USEPA a report

addressing the overall water quality of the State's waters. This report is commonly referred to as the 305(b) Report or the Water Quality Inventory Report. The Integrated Water Quality Monitoring and Assessment Report combine these two assessments and assigns waterbodies to one of five sublists on the Integrated List of Waterbodies. Sublists 1 through 4 include waterbodies that are generally unimpaired (Sublist 1 and 2), have limited assessment or data availability (Sublist 3), or are impaired due to pollution rather than pollutants or have had a Total Maximum Daily Load (TMDL) or other enforceable management measure approved by the USEPA (Sublist 4). Sublist 5 constitutes the traditional 303(d) list for waters impaired or threatened by one or more pollutants, for which a TMDL may be required.

Therefore, in accordance with Section 305(b) and 303(d) of the Federal Clean Water Act (CWA), the State of New Jersey, Department of Environmental Protection (Department) is required to assess the overall water quality of the State's waters and identify those waterbodies with a water quality impairment for which TMDLs may be necessary. A TMDL is developed to identify all the contributors of a pollutant of concern and the load reductions necessary to meet the SWQS relative to that pollutant. The Department fulfills its assessment obligation under the CWA through the Integrated Water Quality Monitoring and Assessment Report, which includes the Integrated List of Waterbodies (303(d) list) and is issued biennially. The *Integrated List of Waterbodies* is adopted by the Department as an amendment to the Statewide Water Quality Management Plan, as part of the Department's continuing planning process pursuant to the Water Quality Planning Act at N.J.S.A.58:11A-7 and the Statewide Water Quality Management Planning rules at N.J.A.C. 7:15-6.4(a).

A TMDL represents the assimilative or carrying capacity of a waterbody, taking into consideration point and nonpoint sources of pollutants of concern, natural background, and surface water withdrawals. A TMDL quantifies the amount of a pollutant a water body can assimilate without violating a state's water quality standards and allocates that load capacity to known point and nonpoint sources in the form of waste load allocations (WLAs) for point sources, load allocations (LAs) for nonpoint sources, a margin of safety (MOS) and, as an option, a reserve capacity (RC).

TMDLs have been developed for two waterbodies impacting Bedminster Township – Lamington (Black) River NR Pottersville, and Lamington River at Burnt Mills. Further information on these TMDLs will be forthcoming.

The Department recognizes that TMDLs alone are not sufficient to restore impaired stream segments. The TMDL establishes the required pollutant reduction targets while the implementation plan identifies some of the regulatory and non-regulatory tools to achieve the reductions, matches management measures with sources, and suggests responsible entities for non-regulatory tools. This provides a basis for aligning available resources to assist with implementation activities. Projects proposed by the State, local government units and other stakeholders that would implement the measures identified within the impaired watershed are a priority for available State (for example, CBT) and

federal (for example, 319(h)) funds. In addition, the Department's ongoing watershed management initiative will develop detailed watershed restoration plans for impaired stream segments in a priority order that will identify more specific measures to achieve the identified load reductions. Urban and agricultural land use sources must be the focus for implementation. Urban land use will be addressed primarily by stormwater regulation. Agricultural land uses will be addressed by implementation of conservation management practices tailored to each farm.

The Department is in the process of updating the mapping of TMDLs for much of the State. Maps should be available in the near future and the Township can contact the Division of Watershed Management's Bureau of Environmental Analysis and Restoration at 609-633-1441 for additional information on TMDLs in their municipality. For more information on TMDLs, please visit the Department's website at: <http://www.state.nj.us/dep/watershedmgt/tmdl.htm>.

Attachments:

- § Map – Wetlands and C1 Streams and Buffers
- § Map – FEMA Flood Zones

## Environmental Constraints to Avoid

*Threatened and Endangered Species Habitat and Natural Heritage Priority Sites are geographically-identified environmental constraints prioritized for protection by DEP's mandate to protect the ecological integrity and natural resources of New Jersey. DEP recommends avoidance of these areas, to the extent possible, in order to protect these ecosystems from degradation and destruction.*

*While Threatened and Endangered Species Habitat and Natural Heritage Priority Sites are not specifically regulated as such, the species and sites that are the basis for this information are considered in several DEP regulatory and planning programs - such as the Freshwater Wetlands Program, Water Quality Management Planning, and the Flood Hazard Area Control Act rule.*

### § Threatened & Endangered Species Habitat

The New Jersey Endangered Species Conservation Act was passed in 1973 and directed the New Jersey Department of Environmental Protection (DEP) to protect, manage and restore the state's endangered and threatened species. The DEP Endangered and Nongame Species Program (ENSP) has since become the voice for more than 400 species of wildlife in New Jersey, with success stories related to the Bald Eagle, the Peregrine Falcon, the Pine Barrens Treefrog, the Osprey, and others. There are currently 73 endangered and threatened wildlife species in New Jersey. Wildlife professionals within DEP's Endangered and Nongame Species Program oversee research, conservation and protection of rare wildlife species such as the bog turtle, great blue heron, piping plover, bobcat, and other animals that are struggling to survive here in New Jersey.

ENSP has developed the Landscape Project to identify and systemically map the habitat most critical for New Jersey's fish and wildlife populations. This tool is being used to gauge healthy ecosystems and help identify areas appropriate for protection while giving citizens and local government officials valuable scientific information about their municipalities. The Landscape Project ranks habitat patches by the status of the species present, as follows:

- § **Rank 5** is assigned to patches containing one or more occurrences of at least one wildlife species listed as endangered or threatened on the Federal list of endangered and threatened species.
- § **Rank 4** is assigned to patches with one or more occurrences of at least one State endangered species.
- § **Rank 3** is assigned to patches containing one or more occurrences of at least one State threatened species.

There are approximately 11,941 acres of threatened and endangered species habitat in Bedminster. This habitat supports a wide range of species, including Bobolink, Barred Owl, Savannah Sparrow, Red-shouldered Hawk, and Wood Turtle. The attached *Threatened & Endangered Species Habitat map* shows the extent of habitat in Bedminster (including habitat for priority species – Rank 2 – that are discussed below in the 'Environmental Constraints to Consider' section).

Note that this analysis is based on recently updated Landscape Project data that was released in May, 2008. This data is available for download on the DEP website at: <http://www.nj.gov/dep/gis/landscape.html>.

## § Natural Heritage Priority Sites

Through its Natural Heritage Database, the DEP Office of Natural Lands Management (ONLM) identifies critically important areas to conserve New Jersey's biological diversity, with particular emphasis on rare plant species and ecological communities. The database provides detailed information on rare species and ecological communities to planners, developers, and conservation agencies for use in resource management, environmental impact assessment, and both public and private land protection efforts. Using the database, ONLM has identified 343 Natural Heritage Priority Sites (NHPS), representing some of the best remaining habitat for rare species and rare ecological communities in the state. In addition, each NHPS includes a Biodiversity Rank according to its significance for biological diversity using a scale developed by The Nature Conservancy, the network of Natural Heritage Programs and the New Jersey Natural Heritage Program. The global biodiversity significance ranks range from B1 to B5. The state biodiversity significance ranks for sites in the Highlands Region range from V1 to V5. The specific definitions for each rank for NHPS in Bedminster are as follows:

**B4** - Moderate significance on a global level, such as a viable occurrence of a globally rare element, a good occurrence of any ecological community, a good or excellent occurrence or only viable state occurrence of an element that is critically imperiled in the State, an excellent occurrence of an element that is imperiled in the State, or a concentration (4+) of good occurrences of elements that are imperiled in the State or excellent occurrences of elements that are rare in the State.

**B5** - Of general biodiversity interest.

**V3** - High significance on a state level. Includes sites containing the best occurrence in the state or an excellent occurrence of a state imperiled element; or multiple (2+) other occurrences for state imperiled elements and/or excellent, good or moderate quality occurrences of state rare elements.

**V5** - Any site with any other occurrence of a state rare element.

There are two (2) NHPS located within Bedminster Township, as follows:

SITE NAME	DESCRIPTION	BIODIVRANK	BIODIVCOMM
Burnt Mills	The site contains a large mature floodplain forest community associated with the Raritan River. Bordering the mature forest are additional	B4V5	The site contains a good quality occurrence of a state rare ecological community. Perhaps the best remaining floodplain forest stand on the Raritan River.

	younger forests and cleared areas associated with runways at Somerset Airport.		
Pluckemin Overlook	Rocky woods over trap rock.	B5V3	Contains occurrences for two state imperiled plant species.

Attachments:

- § Map - Threatened, Endangered & Priority Species Habitat and Natural Heritage Priority Sites

## Environmental Constraints to Consider

*Groundwater Recharge Areas, Wellhead Protection Areas, and Priority Species Habitat are geographically-identified environmental constraints recognized as important for the protection of water quality and biodiversity of New Jersey. DEP recommends avoidance of these areas, to the extent possible, in order to minimize the impact to water quality and species habitat.*

### § Groundwater recharge areas

Groundwater recharge areas are those sites where a high volume of precipitation and surface waters infiltrate into the soil and act to resupply surface and ground waters. Protection of these areas from over-development, and addressing stormwater runoff for these areas, directly affects the water quality of both drinking water supplies and water-based habitats.

The New Jersey Geological Survey (NJGS) has developed ground water recharge data sets using several data factors, such as land use patterns, impervious surface amounts, soil types, precipitation, and evaporation rates, among others, to calculate the amount of water each area of the state normally contributes to the underlying aquifers. The data are reported and mapped in several standard categories, in units of inches per year.

For the State Planning process, the original ground water recharge data, calculated for each Watershed Management Area, were converted to a volume-based rating, and then grouped into three classes to simplify further analysis, based on the percent contribution to the total recharge amounts. Those undeveloped areas contributing the highest one-third of the recharge volume in each Watershed Management Area were selected as high priority for protection. The final Ground Water Recharge layer used for this analysis includes all undeveloped areas in the state that were identified as contributing the highest one-third of the recharge volume in the appropriate Watershed Management Area.

There are no areas of high volume groundwater recharge areas located within Bedminster. Nonetheless, groundwater recharge does occur and Bedminster's efforts to protect groundwater recharge areas are important for the protection of the State's water supply.

### § Well Head Protection Areas

Areas of land surrounding public community wells, known as Well Head Protection Areas, from which contaminants may move through the ground to be withdrawn in water taken from the well, have been delineated. Protection of the public health, safety and welfare through protection of ground water resources, ensures a supply of safe and healthful drinking water.

Well Head Protection Areas (WHPA) are mapped areas calculated around a Public Community Water Supply (PCWS) well in New Jersey that delineates the horizontal extent of ground water captured by a well pumping at a specific rate over a two-, five-, and twelve-year period of time for confined wells. The



confined wells have a fifty foot radius delineated around each well that defines the well head protection area, which must be acquired and controlled by the water purveyor in accordance with Safe Drinking Water Regulations (see NJAC 7:10-11.7(b)1).

WHPA delineations are conducted in response to the Safe Drinking Water Act Amendments of 1986 and 1996 as part of the Source Water Assessment Program (SWAP). The delineations are the first step in defining the sources of water to a public supply well. Within these areas, potential contamination will be assessed and appropriate monitoring will be undertaken as subsequent phases of the NJDEP SWAP. WHPA delineation methods are described in ["Guidelines for Delineation of Well Head Protection Areas in New Jersey"](#) .

Updates for Public Community Water Supply Well Head Protection Areas are described in [Well Head Delineations Updates List](#).

A complete list of individual Public Community Water Supply Well Head Protection Area delineations is described in [Well Head Delineations List](#).

There is less than one acre of Well Head Protection area in Bedminster Township. This small area is located on the Township's border with Bridgewater Township.

#### § Priority Species Habitat

Similar to threatened and endangered species, the DEP Endangered Non-Game Species Program also considers "priority species." Priority Species are nongame wildlife that are considered to be species of *special concern* as determined by a panel of experts. These species warrant special attention because of some evidence of decline, inherent vulnerability to environmental deterioration, or habitat modification that would result in their becoming a Threatened species. This category would also be applied to species that meet the foregoing criteria and for which there is little understanding of their current population status in the state. The Landscape Project ranks habitat patches by the status of the species present, as follows:

§ **Rank 2** is assigned to patches containing one or more occurrences of at least one non-listed State priority species.

There are approximately 714 acres of Priority Species Habitat located within Bedminster. Mapping showing Priority Species Habitat is included on the *Threatened & Endangered Species Habitat map*, as discussed earlier in the 'Environmental Constraints to Avoid' section.

# Contaminated Areas Considerations

*All New Jersey municipalities can be home to contaminated sites, whether the contamination comes from industrial, agricultural, retail, or even residential sources. The information provided in this section is intended to help municipal officials identify known contaminated areas and incorporate consideration of these areas into planning efforts. The existence of a contaminated area does not necessarily mean that it is inappropriate for development or redevelopment. Nonetheless, the severity of the contamination, the potential for remediation, and the potential impact on human health must be considered before development or redevelopment plans are underway.*

## Known Contaminated Sites List

The Known Contaminated Sites List for New Jersey 2005 includes those sites and properties within the state where contamination of soil or ground water has been identified, or where there has been, or there is suspected to have been, a discharge of contamination. This list of Known Contaminated Sites may include sites where remediation is either currently under way, required but not yet initiated or has been completed. The data included here dates from 2001. Additionally, new contaminated sites have been identified since the creation of this list and are not included here. For further information contact NJDEP's Site Remediation Program and Waste Management (SRWM) lead program, which are identified with each site listed in this data base. Contact information for SRWMs lead program can be acquired at <http://www.state.nj.us/dep/srp/kcs-nj/>.

Note: There are some sites found in the 'official' KSCNJ list that do not exist in the GIS mapped version. There were about 50 sites that either had poor address descriptions and could not be located accurately or are 'sites' that actually describe a case covering several locations and cannot be expressed by a single point. These problem sites were intentionally omitted from the GIS map.

### ***A: Sites with On-Site Sources of Contamination***

Site Name	Site Address	Site Zip	Pref. ID	Site Link
155 KLINES MILL ROAD	155 KLINES MILL RD	07921	240730	<a href="#">More Info</a>
20 UNION GROVE ROAD	20 UNION GRV RD	07931	166098	<a href="#">More Info</a>
475 LARGER CROSS RD	475 LARGER CROSS RD	07921	221492	<a href="#">More Info</a>
BEDMINISTER STATE POLICE GARAGE	OLD US# 206	07921	015631	<a href="#">More Info</a>
BEDMINSTER MAINT YARD	RTES 202 & 206 M M 31	07921	012709	<a href="#">More Info</a>
CUMBERLAND GULF 061905	215 SH 202 & 206	07978	006397	<a href="#">More Info</a>

DUNWALKE FARM	1215 LARGER CROSS RD	07921	G000031255	<a href="#">More Info</a>
EXXON R/S 33480	RTE 206 & WASHINGTON VALLEY RD	08876	007960	<a href="#">More Info</a>
MARTHAS CLEANERS	75 WASHINGTON VALLEY RD	07978	254783	<a href="#">More Info</a>
SHELL SERVICE STATION #100111	RT 206 & LAMINGTON RD	08057	015940	<a href="#">More Info</a>
VILLAGE CLEANER	462 RTE 206 N	07921	G000060421	<a href="#">More Info</a>

***C: Closed Sites with Restrictions***

Site Name	Site Address	Site Zip	Pref. ID	Site Link
ROY BAKER CO	RTES 206 & 202	07921	003169	<a href="#">More Info</a>

The Known Contaminated Sites in New Jersey report (<http://www.nj.gov/dep/srp/kcs-nj/>) is produced by NJDEP in response to N.J.S.A. 58:10-23.16-17 that requires preparation of a list of sites affected by hazardous substances. It also satisfies the Site Remediation Program's obligations under the New Jersey New Residential Construction Off-Site Conditions Disclosure Act (N.J.S.A 46:3C1 et seq.).

**Known Contaminated Sites - Classification Exception Areas (CEA)**

Classification Exception Areas are DEP designated areas of groundwater contamination meeting certain criteria and associated with Known Contaminated Sites or sites on the Site Remediation Program (SRP) Comprehensive Site List. CEAs are institutional controls in geographically defined areas within which the New Jersey Ground Water Quality Standards (NJGWQS) for specific contaminants have been exceeded. When a CEA is designated for an area, the constituent standards and designated aquifer uses are suspended for the term of the CEA. A public understanding of where groundwater is known to be contaminated can help prevent inappropriate well placement, preventing potential health risks and can minimize unintended contaminant plume migration. Contaminants of concern within a CEA record are described in one of two ways, either in a field named for the contaminant, e.g., benzene; or listed in a general contaminant field, e.g., VO.

The Department currently identifies two (2) CEAs within Bedminster:

- § AT&T Communications (Also CEA-VO)
- § Barker Bus Co. (Also CEA-VO)

For further information about Classification Exception Areas:

[http://www.state.nj.us/dep/srp/guidance/cea/cea\\_guide.htm](http://www.state.nj.us/dep/srp/guidance/cea/cea_guide.htm)

## Landfills

NJDEP maintains a list of landfills in the state, including active facilities, properly closed facilities, those being remediated with public funds, those proposed for redevelopment, and inactive landfills. The state has a landfill strategy to notify and work with owners or other responsible parties to bring into compliance inactive landfills that are out of compliance with closure requirements. Two organizations in NJDEP oversee landfill permitting, remedial, and closure work: the vast majority of operating and inactive landfills come under the jurisdiction of the Solid and Hazardous Waste Program in the Department's Environmental Regulation Program. Those landfills that are being remediated with public funding are overseen by the Site Remediation Program, as are sites that are proposed for redevelopment with any component of future use that might directly impact human health, including industrial, commercial or residential use.

Landfills often represent some of the largest tracts of potentially developable land that a municipality and/or county can include in its smart growth and planning efforts. Turning a former landfill into a beneficial use may then enable the protection of other sensitive areas in a community. Innovative uses of landfills include passive open space, active open space, renewable energy "farms" for wind turbines, gas collection and use, and/or solar collection, shopping centers, and mixed use developments.

The Department's GIS coverage does not currently identify any solid waster landfills in Bedminster.

For questions regarding the redevelopment of landfill sites, please contact the Office of Brownfield Re-Use at (609) 292-1251.

### Attachments:

- § Map - Known Contaminated Sites and Groundwater Contamination Areas  
(Note: This map does not show the extent of contamination, therefore a buffer should be placed around the site for planning purposes.)

# Preserved Lands & Historic Resources

*Open space preservation helps to protect New Jersey's rich natural, historic, and cultural heritage. It ensures that animal and plant habitats are protected and that areas of scenic beauty and agricultural importance are preserved. It safeguards streams and water supplies and provides opportunities to enjoy the outdoors. Open space preservation lies at the core of the quality of life of New Jersey's communities - from the most urbanized cities to the most remote rural areas of the state. Besides enhancing the quality of life, protecting open space can provide economic benefits. It can help a community avoid the costly mistakes of misusing available resources. Protected open space usually raises the taxable value of adjacent properties and is less costly to maintain than the infrastructure and services required by residential development. Even taking into account the increased tax base that results from development, open space usually proves easier on the municipal budget in the long-run.*

*Historic preservation is the identification, evaluation, and protection of historic and archaeological resources so that they continue to play an integral, vibrant role in their communities. New Jersey's historic properties and the environment in which they exist are irreplaceable assets that contribute to the quality of life that residents enjoy and expect. Historic properties are the physical links to our past, providing meaning to the present and continuity with the future. They are the physical records of the events and people that shaped New Jersey's history. Historic properties add visual and intellectual spirit to the physical environment that New Jersey residents experience daily.*

## Preserved Lands

Based on the Department's records, the following two tables represent all of the preserved open space lands located in Bedminster. The total acreage of these lands is approximately 1,785 acres. DEP recognizes that its records may be incomplete or incorrect, and appreciates all assistance in keeping its records up-to-date.

### **State Owned Lands**

<b>NAME</b>	<b>APPROX. ACRES</b>	<b>BLOCK</b>	<b>LOT</b>
HACKELBERRY	28	1	1

### **Municipal, County and Non-Profit Owned Lands**

<b>NAME</b>	<b>ACRES</b>	<b>BLOCK</b>	<b>LOT</b>
(NP HAS C/EASE ON PROPERTY)	46.72	7	22
(NP HAS C/EASE ON PROPERTY)	25.14	7	22
THE POND	25.00	36	19
THE POND	1.62	36	21
THE POND	44.97	42	1.01
PEDESTRIAN ACCESS	73.65	41	26
RIVER ROAD PARK	140.46	41	34
RIVER ROAD PARK	34.07	41	34.01
AT&T SCHLEY MY ROAD	65.74	43.01	1
THE HILLS OPEN SPACE	161.36	59	1

RIVER ROAD PARK	28.34	53	2
PLUCKEMIN ARCHEOLOGICAL DIG	11.56	59	1.102
PEDESTRIAN ACCESS	2.18	53	1
PEDESTRIAN ACCESS	6.06	51	2
PEDESTRIAN ACCESS	6.90	51	2.01
PEDESTRIAN ACCESS	11.09	54	5
BEDMINISTER PARKS DEV	0.40	71	4
RIVER ROAD PARK	4.86	38.01	3.01
PEDESTRIAN ACCESS	0.62	26	8
PEDESTRIAN ACCESS	25.18	26	8
BEDMINISTER PARKS EXP	12.19	32	12
BEDMINISTER PARKS EXP	1.31	35	14
BEDMINISTER PARKS EXPANSION	12.88	35	23
PEDESTRIAN ACCESS	20.67	35	22
PEDESTRIAN ACCESS	14.19	36	14
PEDESTRIAN ACCESS	2.06	41	30
PEDESTRIAN ACCESS	10.59	41	32
RIVER ROAD PARK	4.94	53	1.02
PEDESTRIAN ACCESS	3.05	59	9.02
PEDESTRIAN ACCESS	19.11	53	1
PEDESTRIAN ACCESS	1.47	53	1.01
PEDESTRIAN ACCESS	27.75	51	1
PLUCKEMIN PARK	1.73	71	5
PLUCKEMIN PARK	1.59	71	6
PLUCKEMIN PARK	1.97	71	4.01
PLUCKEMIN PARK	1.00	71	3
LAMINGTON GREENWAY	243.58	45	1
REYNARD RD	0.14	442	19
(TAXMAP SAYS "OPEN SPACE")	0.09	441	1
OPEN SPACE PLAN	0.10	601	1
BRIDGEWATER TWP OS LAND ACQ	0.40	601	5
	1.15	447	14
BAMBOO BROOK	12.22	2	1
WILLOWOOD ARBORETUM	6.70	2	7
BLACK RIVER GREENWAY ACQ	7.15	2	6
COLD BROOK/LAMINGTON RIVER	0.52	23	36
COLD BROOK/LAMINGTON RIVER	2.04	24	20
Unnamed	9.73	40	1
		48 &	4 &
COLD BROOK /LAMINGTON RIVER	57.09	MANY	MANY
SNEAROWSKI FARM	116.77	61	7
SNEAROWSKI FARM	0.28	441	1.31
NORTH BRANCH GREENWAY	0.35	62	27
SECOND WATCHUNG MOUNTAIN GREEN	0.57	901	1
Black River Greenway	57.86	9	1
Black River Greenway	4.20	9	1
Black River Greenway	30.16	9	1
FAIRVIEW FARM	145.75	8	20.01
FAIRVIEW FARM EXPANSION	20.07	8	20
	25.95	8	24.06



	27.16	8	24.12
	9.31	14	1.01
	76.36	39	12
	38.90	39	12.03
Burnt Mills Tract	1.75	1	1
Burnt Mills Tract	0.14	3	1
Burnt Mills Tract	6.54	46	4
FAR HILLS FLOODPLAIN	0.98	16	10

### Historic Resources

The NJ Historic Preservation Office administers a variety of programs that offer protection for historic properties. The HPO consults with federal agencies under Section 106 of the National Historic Preservation Act for federally funded, licensed or permitted projects. At the state level, the New Jersey Register of Historic Places Act requires that actions by state, county, or local governments, which may impact a property listed in the New Jersey Register of Historic Places, be reviewed and authorized through the HPO. The HPO also provides advice and comment for a number of permitting programs within the Department of Environmental Protection, including some permits required under the [Land Use Regulation Program](#).

The most effective way to protect historic resources and promote our architectural and archaeological heritage is through local stewardship. When implemented at the local level, historic preservation activities may take the form of master plan elements, comprehensive zoning ordinances, regulated code enforcement, or public education and outreach programs. Local initiatives have far reaching effects on preserving historic resources for future generations. The HPO provides technical assistance, training, and other resources for historic preservation to New Jersey's communities through a variety of programs.

The following New Jersey and National Registers of Historic Places listings include properties and historic districts in New Jersey for which a formal action was taken by the State Historic Preservation Officer or designee. The listings are current through the end of 2002, and the HPO will update these listings on a periodic basis to reflect ongoing additions and corrections.

The listings itemize the buildings, structures, sites, objects, and districts listed on the New Jersey Register of Historic Places (SR) and the National Register of Historic Places (NR). They also include resources that have received Certifications of Eligibility (COE), opinions of eligibility from the State Historic Preservation Officer (SHPO Opinion), or Determinations of Eligibility (DOE) from the Keeper of the National Register. These properties and historic districts all meet the New Jersey and National Register criteria for significance in American history, archaeology, architecture, engineering or culture, and possess integrity of location, design, setting, materials, workmanship, feeling and association. Properties that have been entered on the New Jersey and/or National Registers of Historic Places are listed by their historic names, which may be different from their current names. Properties that have SHPO Opinions or DOE's are listed by their historic name, when known.

### New Jersey and National Registers of Historic Places

Bedminster Reformed Church (Grace Fellowship Church) (ID#3531) 375 Main Street SHPO Opinion: 2/25/1985 COE: 6/23/2005	Natirar Estate [Historic District] (ID #4089) County Route 512 COE: 10/25/2002
Greater Cross Roads Historic District (ID#3441) Lamington Road SHPO Opinion: 6/13/1997	Peapack Brook Rural Industrial Historic District (ID #3452) Old Dutch and Peapack roads SHPO Opinion: 5/2/1997 Also located in: Somerset County, Far Hills Borough Somerset County, Peapack and Gladstone Borough
A. Herzog Farmstead (ID#2459) 190 Pottersville Road SHPO Opinion: 12/29/1993	Pluckemin Village Historic District (ID#2465) District is concentrated along US Route 206 and Burnt Mills Road NR 7/26/1982 (NR Reference #: 82003303) SR: 2/22/1982
Lamington Historic District (ID#2461) Portions of Lamington, Black River, Rattlesnake Bridge and Cowperthwaite roads NR: 6/21/1984 (NR Reference # 84002802) SR: 5/7/1984	Pottersville Village Historic District (ID #1633) County Route 512, Hill Street, and McCann Mill Road, Black River and Hacklebarney roads NR: 9/18/1990 (NR Reference # 90001475) SR: 8/9/1990
Lesser Crossroads / Bedminster Village Historic District (ID #2462) Peapack and Lamington roads SHPO Opinion: 7/21/1992	Jacobus Vanderveer House (ID # 2808) US Routes 202 and 206, north of River Road NR: 9/29/1995 (NR Reference #: 95001137)
James Martin House (ID#2463) 120 Pottersville Road SHPO Opinion: 12/29/1993	Vanderveer Archaeological Site (28-So-97) (ID#2466) SHPO Opinion: 11/1/1988
McDonald's-Kline's Mill (ID#2464) Kline's Mill Road NR: 3/9/1987 (NR Reference # 87000410) SR: 11/20/1986	

# Regional Planning Areas

*New Jersey and the State Plan have recognized several regional planning areas with a varying degree of regulatory and planning controls. These areas may be specifically identified by an act of the NJ Legislature (Highlands, Meadowlands, Pinelands, Coastal areas) or recognized by the State Plan as Special Resource Areas in order to establish a receptive environment for regional planning efforts (Sourland Mountains, Delaware Bayshore). Information on applicable regional planning areas is included below.*

## HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL

The Highlands Water Protection and Planning Act was signed into law in August 2004, and instituted protective environmental standards for the portion of northern New Jersey, known as the Highlands region. The Act calls for a fifteen member Highlands Water Protection and Planning Council, which is charged with carrying out the provisions of the Act, including the development of a regional master plan for the Highlands Region. The Highlands Region covers portions of seven counties and 88 municipalities, provides drinking water for over 5 million people, and is approximately 1,250 square miles in area.

The Highlands Regional Master Plan seeks to determine the capacity of the Highlands Region to accommodate economic growth while ensuring the stability and safeguarding of the resources within the Region. The Region is divided between “Planning Areas” and “Preservation Areas”, and lands within the Preservation Area are governed by rules and regulations adopted by the New Jersey Department of Environmental Protection. The Highlands Preservation area is under sole planning authority of the Highlands Council. Any municipality, or portion of a municipality, located within the Highlands Preservation area must conform to the Highlands Regional Master Plan. In the Highlands Planning area, a municipality has the ability to choose between Plan Conformance with the Highlands Regional Master Plan, Plan Endorsement with the State Plan, or may choose to move forward with neither of these options.

Bedminster Township is located within the Highlands Region, and partially within in the Highlands Preservation area. The Department will consult with the Highlands Council regarding your petition for Plan Endorsement. Areas within Bedminster Township located within the Preservation Area are required to conform to the Highlands Regional Master Plan. The portion of your municipality located within the Highlands Planning area is being reviewed in the State Plan Endorsement process, and is the subject of this report.

### **Highlands Water Protection and Planning Council**

100 North Road(Route 513)

Chester, New Jersey 07930

(908) 879-6737

Fax: (908) 879 4205

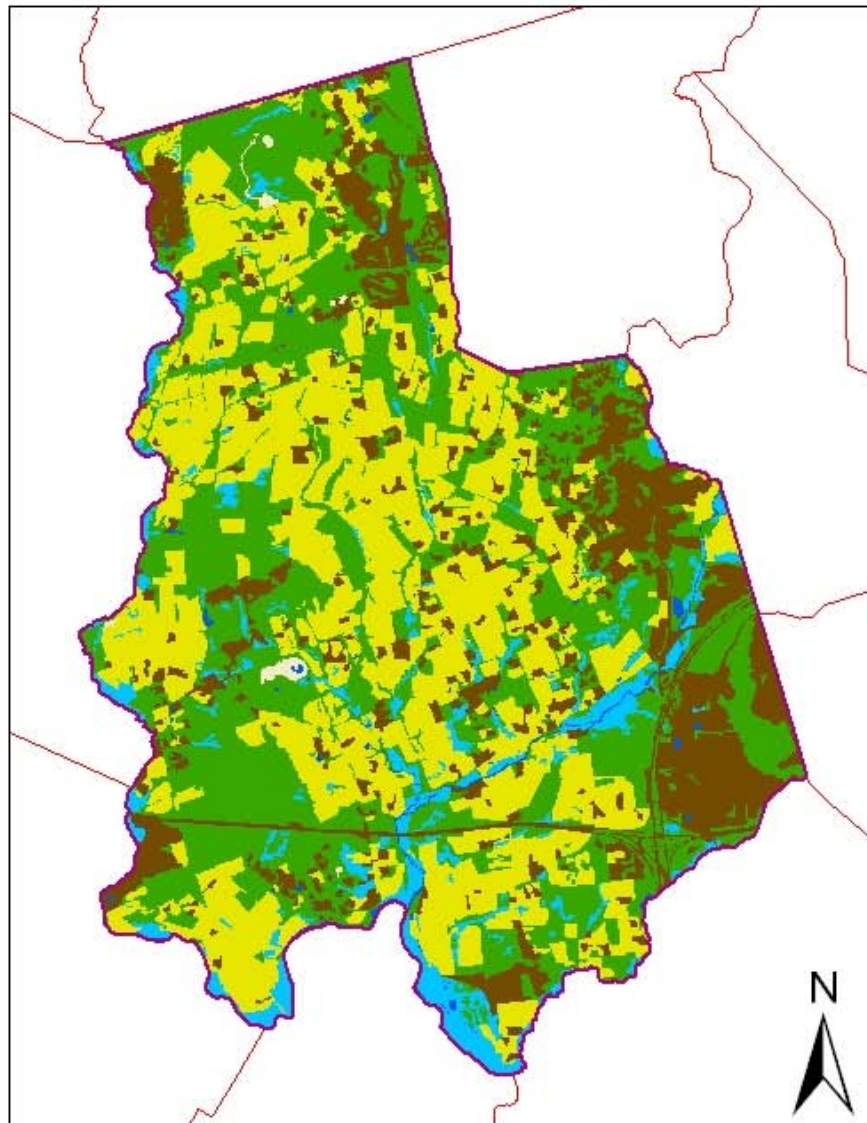
Email:[highlands@highlands.state.nj.us](mailto:highlands@highlands.state.nj.us)

# Summary of Major Issues

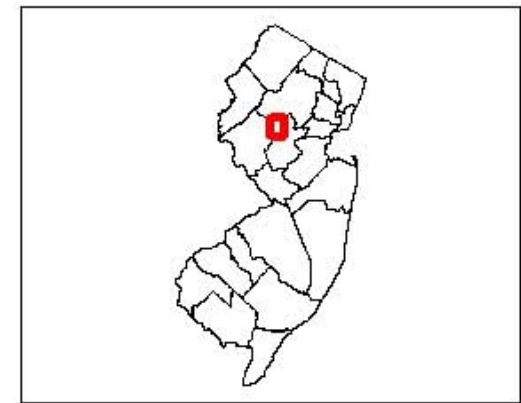
1. Mapping – The Figures cited within the Townships Municipal Self Assessment do not appear in the document. The Department will review these maps during the consistency review stage of the plan endorsement process.
2. Conservation Ordinances - Bedminster's Municipal Self Assessment demonstrates a high level of awareness of the Township's environmental resources and constraints. The Department will work with Bedminster through the Plan Endorsement process to ensure that its municipal ordinances provide adequate protection for these resources.
3. Highlands Region – Areas located within the Highlands Preservation area are required to conform to the Highlands Regional Master Plan.

## **Maps and Additional Information**

# Bedminster Land Use/ Land Cover 2002



0 6,000 12,000 24,000 Feet

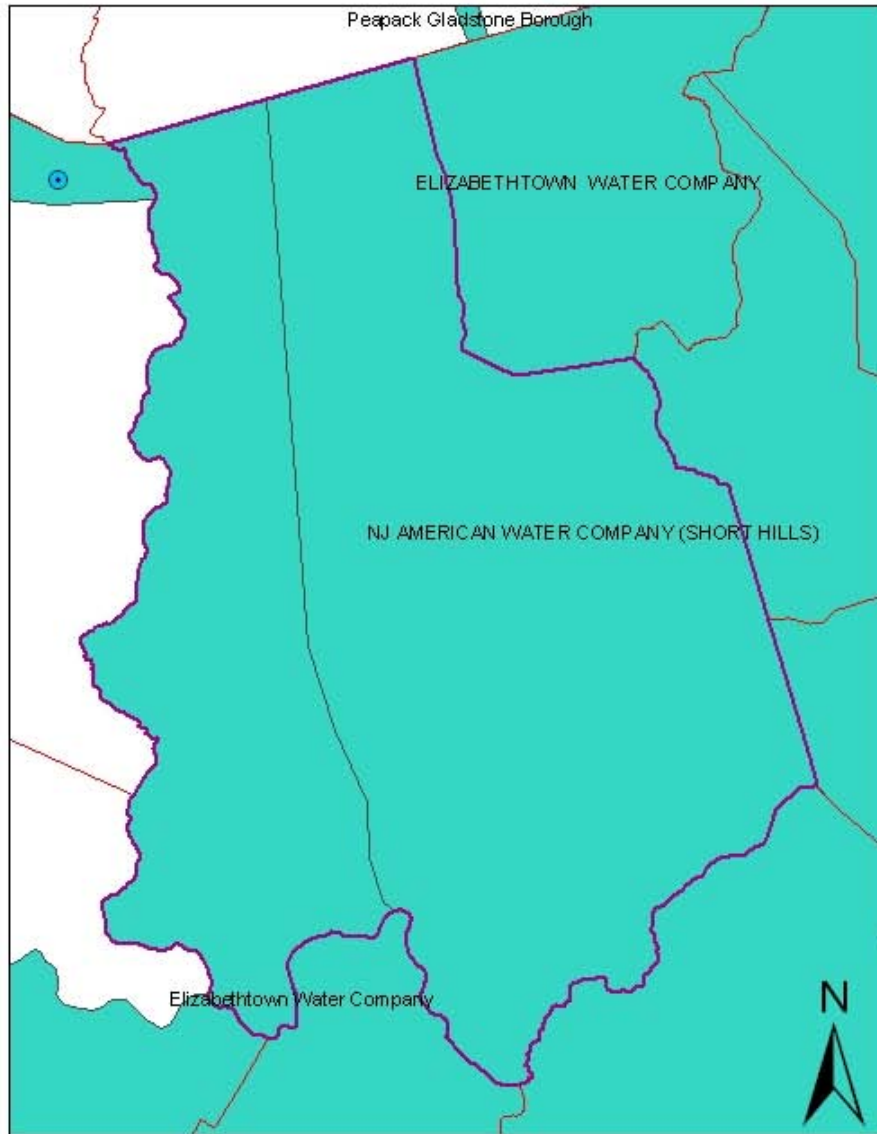


## Legend

-  Bedminster
- LULC Bedminster**
-  AGRICULTURE
-  BARREN LAND
-  FOREST
-  URBAN
-  WATER
-  WETLANDS
-  Municipalities
-  Counties








# Bedminster Water Purveyor Areas



0 6,000 12,000 24,000 Feet



## Legend

-  Bedminster
-  Municipalities
-  Counties
-  Public Community Water Supply Wells
-  Water Purveyor 1998

## Public Water System Deficit/Surplus

### ELIZABETHTOWN WATER COMPANY

PWSID: 2004002

County: Union

Last Updated: 04/15/08

Water Supply Firm Capacity: 231.500 MGD

#### Available Water Supply Limits

	Allocation	Contract	Total
Monthly Limit	6761.500 MGM	N/A MGM	6761.500 MGM
Yearly Limit	65022.500 MGY	N/A MGY	65022.500 MGY

#### Water Demand

	Current Peak	Date	Committed Peak	Total Peak
Daily Demand	188.460 MGD	08/2006	1.423 MGD	189.883 MGD
Monthly Demand	5842.250 MGM	08/2006	22.056 MGM	5864.306 MGM
Yearly Demand	55119.090 MGY	2007	173.131 MGY	55292.221 MGY

#### Water Supply Deficit or Surplus

Firm Capacity	Water Allocation Permit
41.617 MGD	897.194 MGM
	9730.279 MGY

**Note:** Negative values (a deficit) indicate a shortfall in firm capacity and/or diversion privileges or available supplies through bulk purchase agreements.

#### Bureau of Water System and Well Permitting Comments:

Well source capacity as reported is 16.50 MGD

#### Bureau of Water Allocation Comments:

Contractual commitments for the bulk sale of water may reduce any water supply surplus

For more information concerning water supply deficit and surplus, please refer to:

► [Firm Capacity and Water Allocation Analysis](#) (Pdf Format)

► [Currently Effective Water Allocation Permits by County](#)

This report displays all effective water allocation permits issued by the department.

► [Pending Water Allocation Permits with Requests for a Hearing](#)

All pending water allocation permits with public hearing requests.

► [Water Allocation Permits Made Effective within a Selected Timeframe](#)

This report displays water allocation permits based on a specified date range.

**Questions regarding safe demands and firm capacity please contact the Bureau of Water System and Well Permitting at 609-984-6831 or for questions concerning water allocation and status please contact the Bureau of Water Allocation at 609-292-2957.**

Questions may also be sent to the [Division of Water Supply](#)

## Glossary of Terms

**Allocation Limit:** The maximum allowed by a valid Water Allocation Permit issued by the Bureau of Water Allocation. This may be surface or ground water, and may be expressed in MGD, MGM, MGY or some combination thereof. Withdrawals may also be limited by other factors and have seasonal or other restrictions such as passing flow requirements.

**Committed Peak Demand:** The demand associated with projects that have been approved for ultimate connection to the system, but are not yet constructed as indicated through the submission of construction certifications or certificates of occupancy. This is calculated by totaling the demand as included in Water Main Extension (WME) permits and the demand associated with projects not requiring a WME permit. For various review purposes this quantity may be represented as MGD, MGM and/or MGY.

**Contract Limit:** Purchased water, where regulated by an approved service contract, may be included in the overall allocation quantity where appropriate. Contracts may exist with minimum, maximum, seasonal or other restrictions. In some instances, the value is an estimate, not an exact limit.

**Current Peak Demand:** This is the average day of the highest recorded demand month occurring within the last five (5) years. (For the purpose of this table, the calculation for current peak demand was based on 31 days. Systems will be reviewed on an individual basis.) This includes water from a system's own sources and all other sources of water (i.e. purchased water).

**Firm Capacity:** Adequate pumping equipment and/or treatment capacity (excluding coagulation, flocculation and sedimentation) to meet peak daily demand, when the largest pumping unit or treatment unit is out of service. The value is represented in MGD.

**Firm Capacity Deficit or Surplus = (Firm Capacity - Total Peak Daily Demand):** The difference between the Firm Capacity and the sum of the peak daily demand and committed daily demand. This is a measure of the physical ability to provide treated water at adequate pressure when the largest pumping unit or treatment unit is out of service. Negative values indicate a shortfall in Firm Capacity.

**Requested Allocation:** The amount of water the public water system is requesting as part of its water allocation permit application, including existing allocations. This value is represented in MGM and MGY.

**Total Peak Water Demand:** The sum of the public water system's current peak demand and committed peak demand. The value is represented in MGD, MGM, and MGY.

**Total Available Water Supply:** The sum of the Allocation Limit and Contract Limit. This value is represented in MGM and MGY.

**Water Supply Deficit or Surplus = (Total Water Allocation Permit Limit- Total Peak Demand):** The monthly and/or annual limitations of an Allocation Permit minus the sum of the monthly and/or annual demands recorded based on the water use records plus the monthly and/or annual demand projected for approved but not yet constructed projects. Negative values indicate a shortfall in diversion privileges or available supplies through bulk purchase agreements.

**Public Water System Deficit/Surplus**

## NEW JERSEY AMERICAN WATER COMPANY - SHORT HILLS

**PWSID:** 0712001

**County:** Essex

**Last Updated:** 02/25/08

**Water Supply Firm Capacity:** 73.367 MGD

### Available Water Supply Limits

	<b>Allocation</b>	<b>Contract</b>	<b>Total</b>
<b>Monthly Limit</b>	1113.000 MGM	952.200 MGM	2065.200 MGM
<b>Yearly Limit</b>	9820.000 MGY	8935.100 MGY	18755.100 MGY

### Water Demand

	<b>Current Peak</b>	<b>Date</b>	<b>Committed Peak</b>	<b>Total Peak</b>
<b>Daily Demand</b>	53.436 MGD	08/2005	1.136 MGD	54.572 MGD
<b>Monthly Demand</b>	1656.516 MGM	08/2005	17.608 MGM	1674.124 MGM
<b>Yearly Demand</b>	14447.055 MGY	2005	138.213 MGY	14585.268 MGY

### Water Supply Deficit or Surplus

<b>Firm Capacity</b>	<b>Water Allocation Permit</b>
18.795 MGD	391.076 MGM
	4169.832 MGY

**Note:** Negative values (a deficit) indicate a shortfall in firm capacity and/or diversion privileges or available supplies through bulk purchase agreements.

### Bureau of Water System and Well Permitting Comments:

Bulk purchase from NJAWC-Elizabethtown PVWC and Morris County MUA. 75% of the monthly and 50% of the annual maximum purchase amount for PVWC & MCMUA have been utilized in this table. The safe yield of the surface water component is 3942 MGY

### Bureau of Water Allocation Comments:

5008 5011 5013 5157 and 10786W. Overall combined Limit Permit Condition for all Permits is 11328 MGY. When applying S.Y. limits the annual limit becomes 9820 MGY.

For more information concerning water supply deficit and surplus, please refer to:

► [Firm Capacity and Water Allocation Analysis](#) (Pdf Format)

► [Currently Effective Water Allocation Permits by County](#)

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[back to search results](#)

## Glossary of Terms

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**Firm Capacity:** Adequate pumping equipment and/or treatment capacity (excluding coagulation, flocculation and sedimentation) to meet peak daily demand, when the largest pumping unit or treatment unit is out of service. The value is represented in MGD.

**Firm Capacity Deficit or Surplus = (Firm Capacity - Total Peak Daily Demand):** The difference between the Firm Capacity and the sum of the peak daily demand and committed daily demand. This is a measure of the physical ability to provide treated water at adequate pressure when the largest pumping unit or treatment unit is out of service. Negative values indicate a shortfall in Firm Capacity.

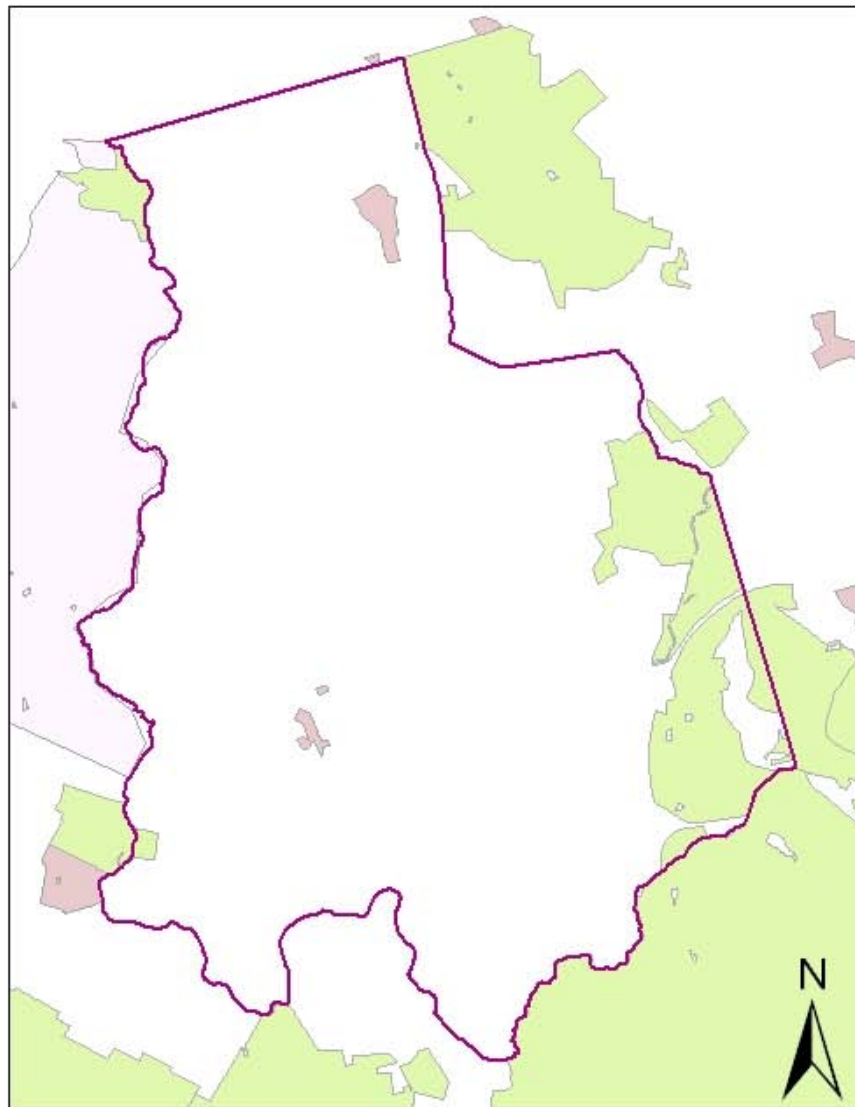
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# Bedminster Sewer Service Areas



0 6,000 12,000 24,000 Feet




## Legend

 Bedminster

### Sewer Service Areas - Existing


#### TYPE

 GW < 20,000

 GW < 20K, < 2K

 GWIND

 Holding Tank

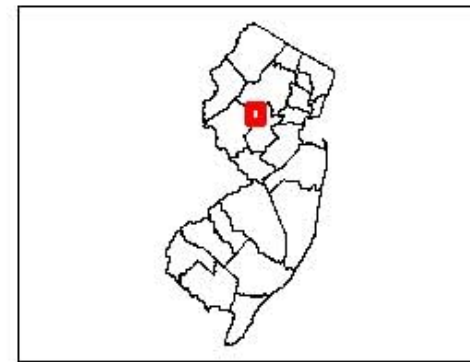
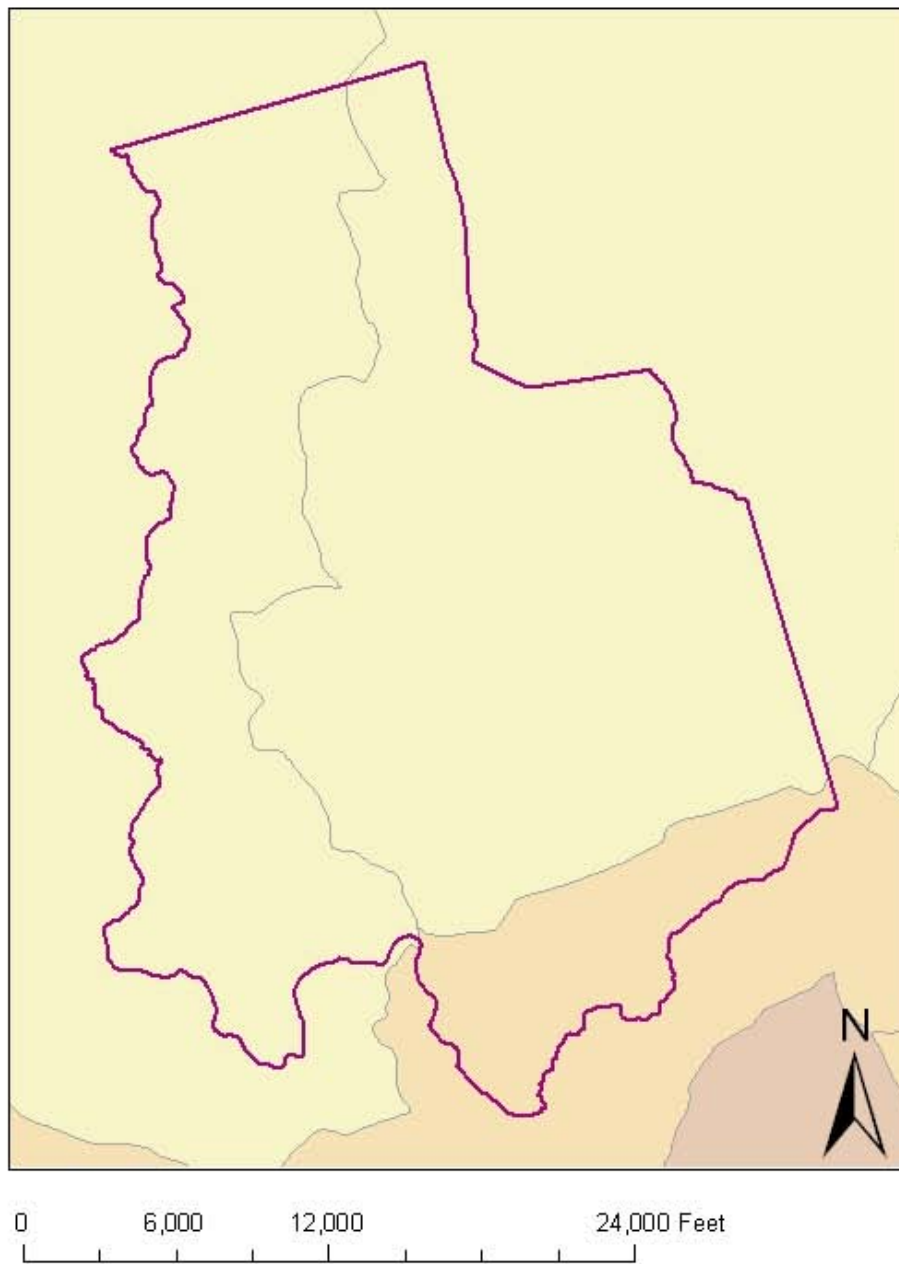
 Non-Discharge

 SW

 SW/GW



# Bedminster Nitrate Dilution Density by HUC11












## Legend

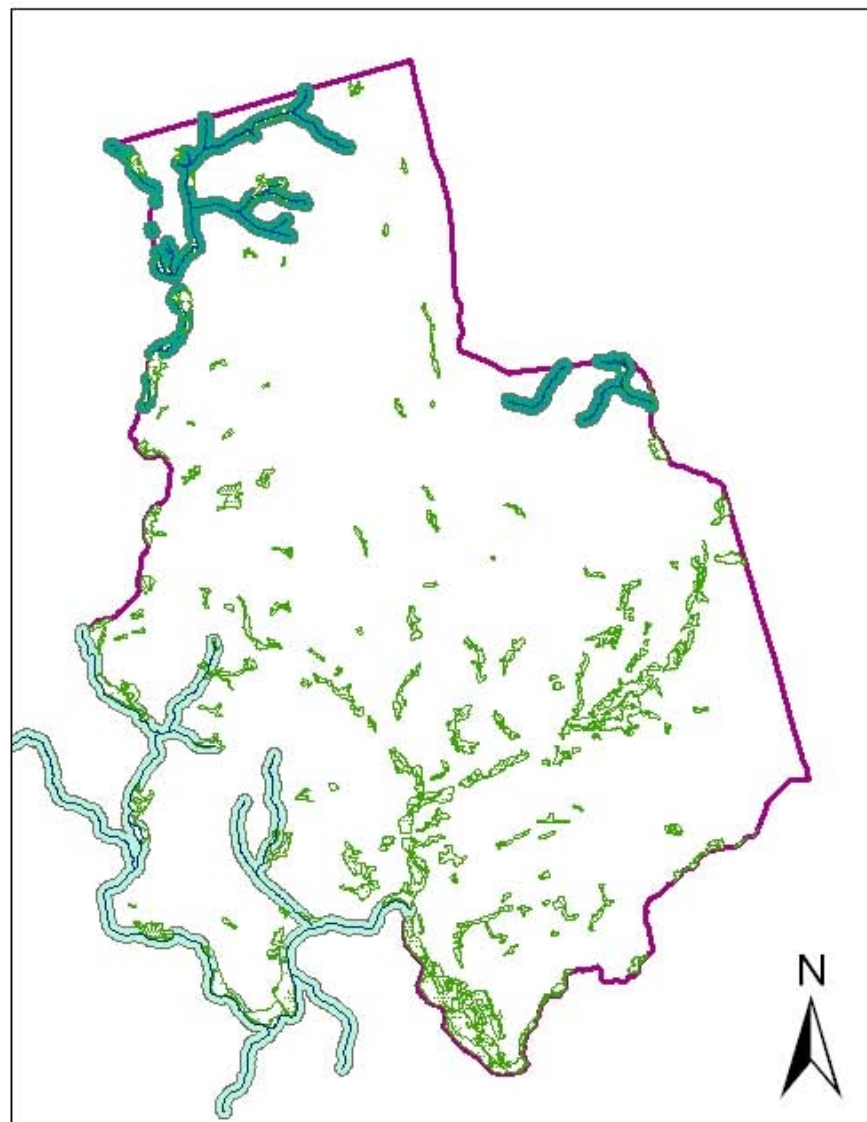
 Bedminster

**NO<sub>3</sub>\_Analysis\_HUC11**

## Descript

- 
-  3 acre lots
-  4 - 4.9 acre lots
-  5 - 5.9 acre lots
-  6 - 6.9 acre lots
-  7 - 7.9 acre lots
-  8 - 8.9 acre lots
-  9 - 9.9 acre lots
-  > 10 acre lots

## Bedminster Wetlands, C1 buffers, and proposed C1 buffers



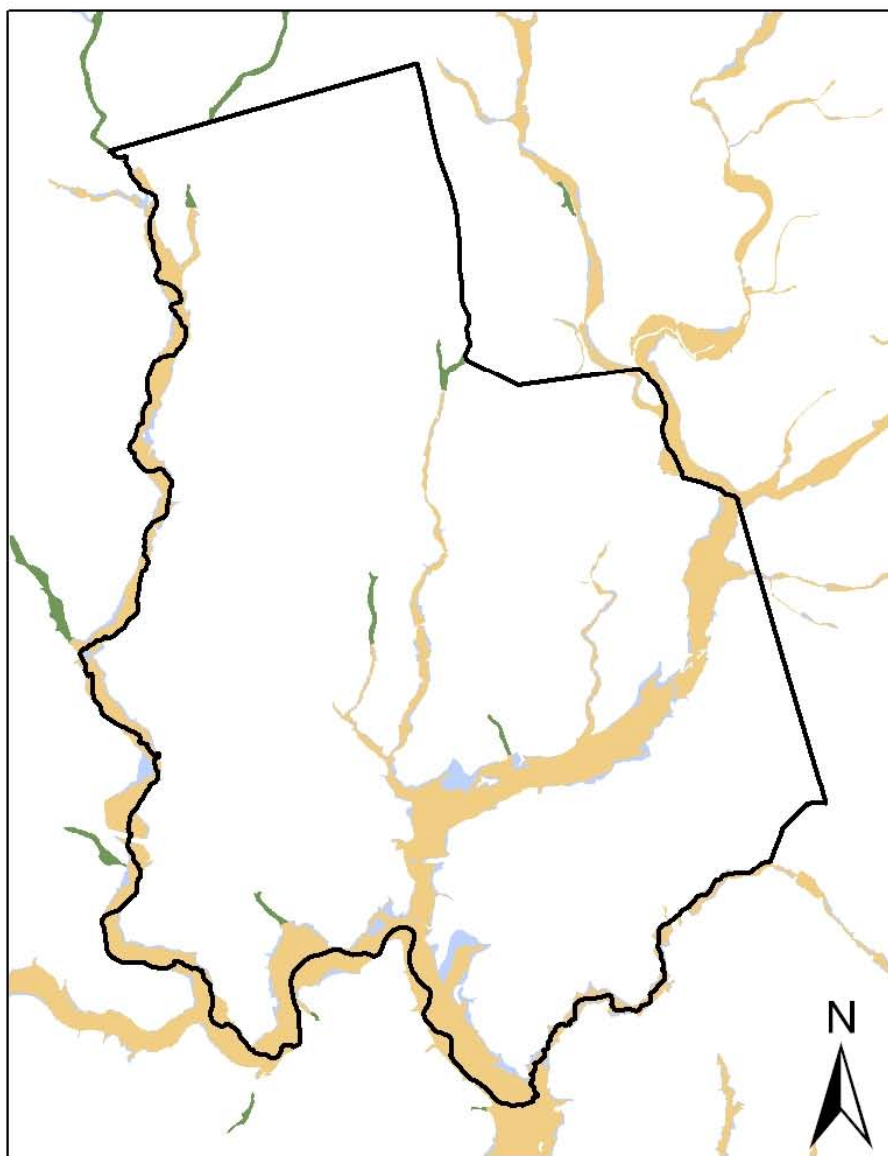
0 5,500 11,000 22,000 Feet



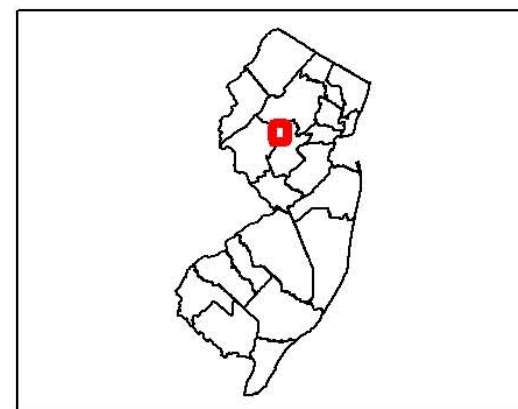
### Legend

- Bedminster C1 streams
- Bedminster proposed C1 streams
- Bedminster proposed C1 buffers
- Bedminster C1 buffers
- Bedminster wetlands
- Bedminster

# Bedminster FEMA Zones



0 6,000 12,000 24,000 Feet

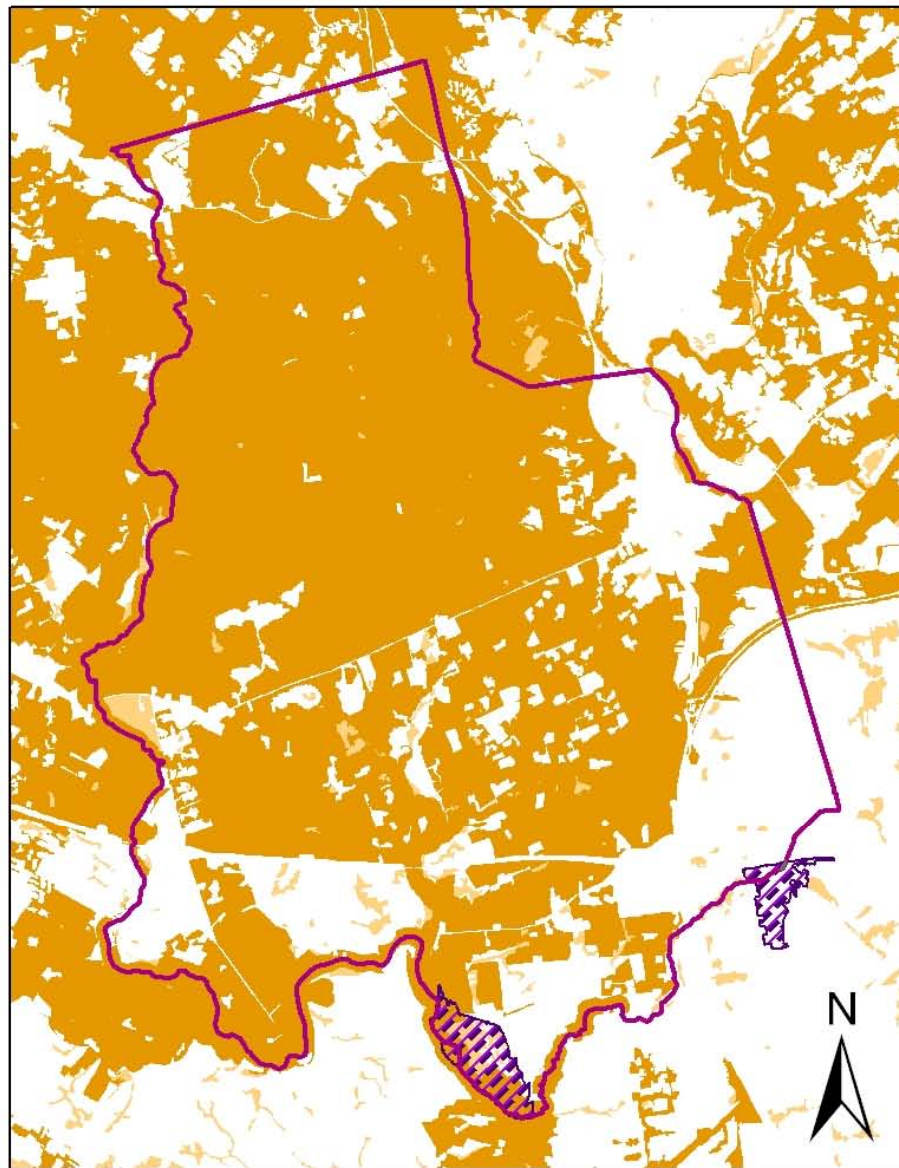


## Legend

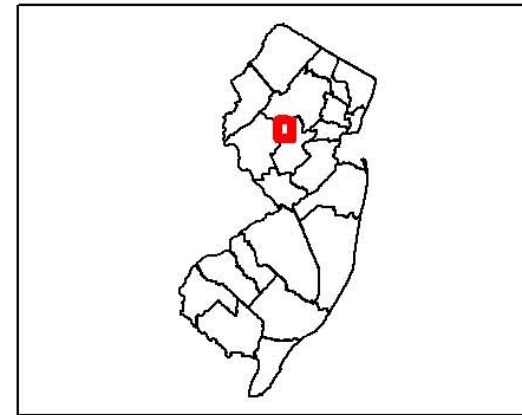
### NJFEMA ZONE






# Bedminster Priority, Threatened and Endangered Species Habitat



0 5,500 11,000 22,000 Feet

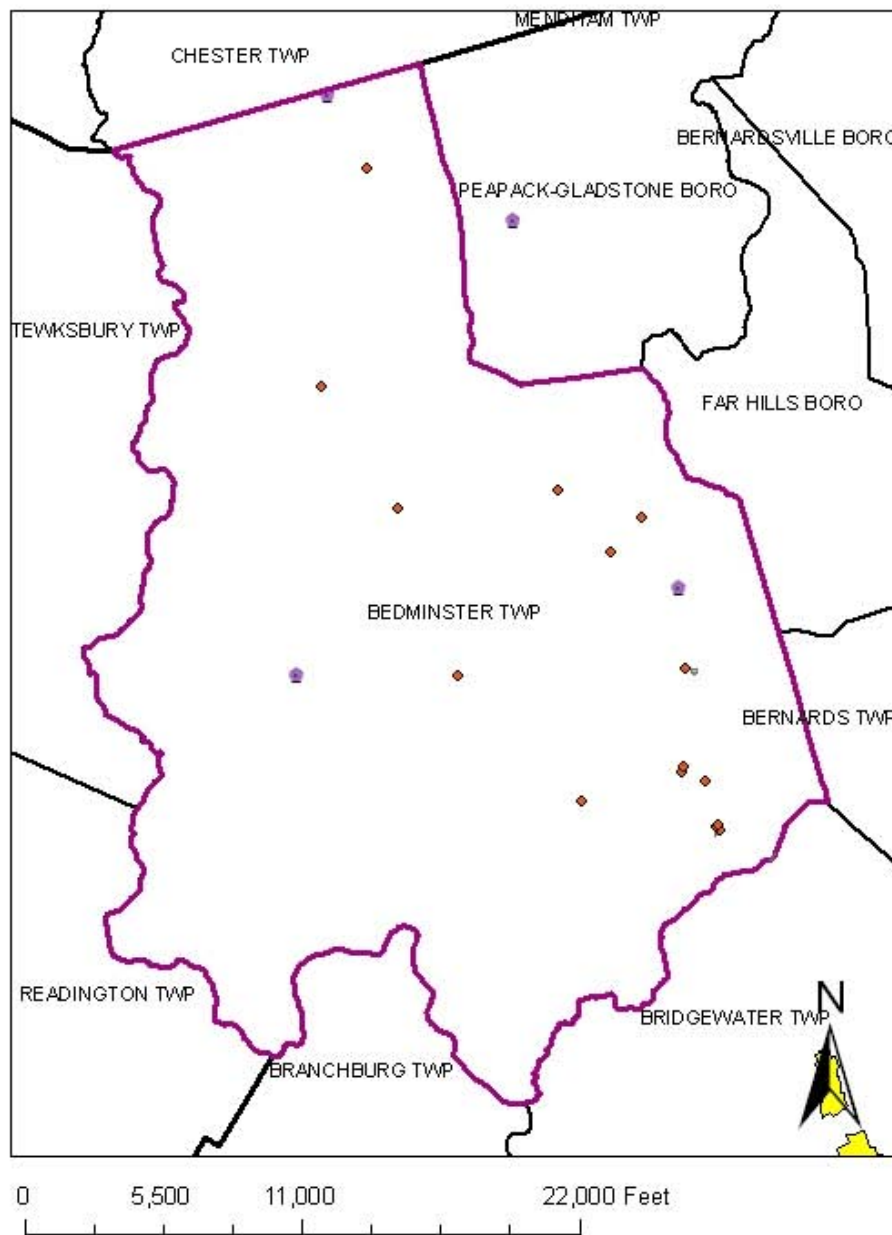


## Legend

-  NHPS
-  Landscape Project - Rank 2
-  Landscape Project - Rank 3, 4, 5



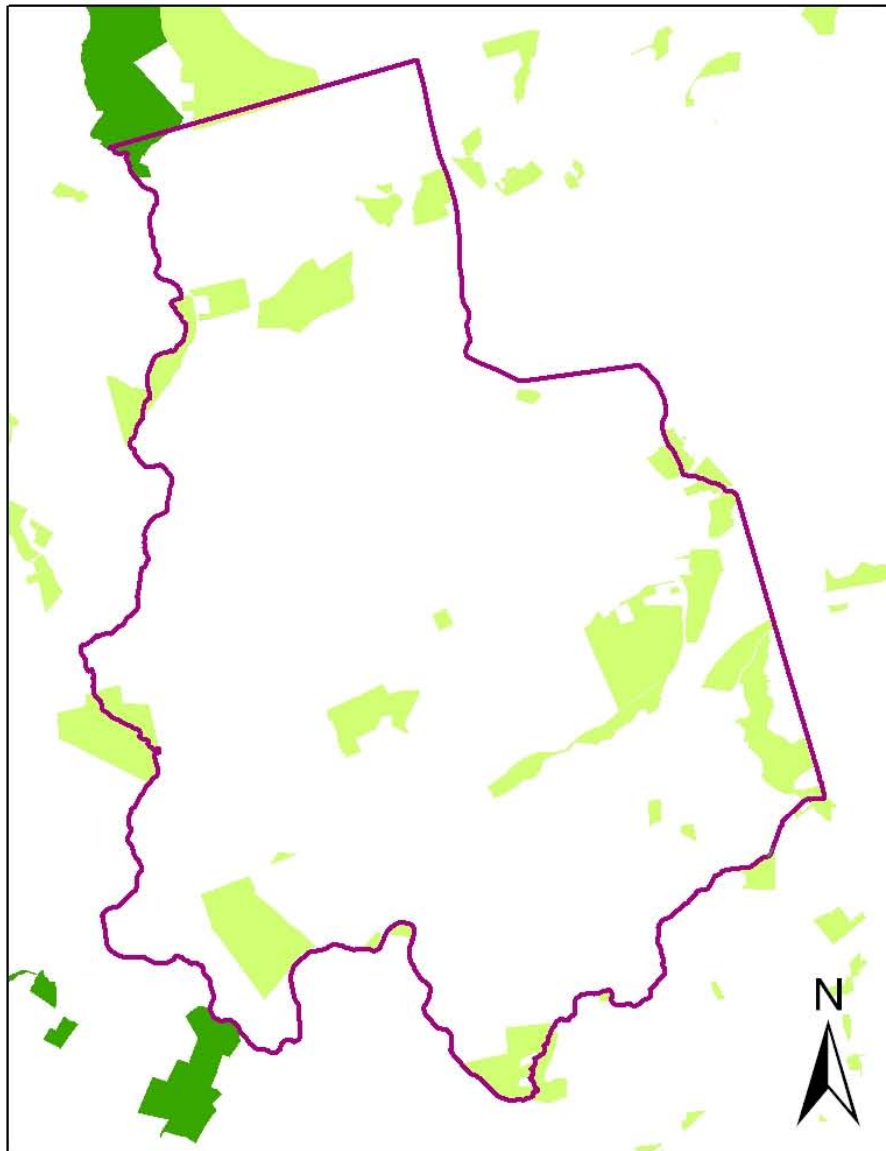
# Bedminster Known Contaminated Sites and Groundwater Contamination Areas



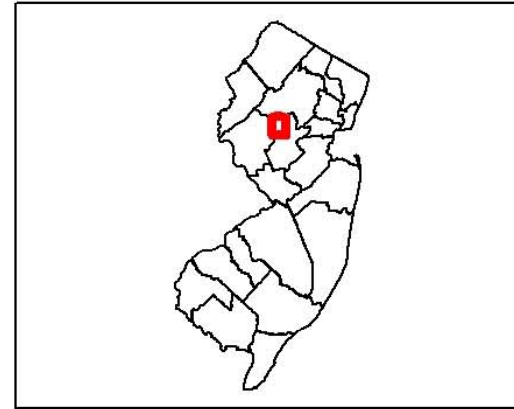
## Legend

- ◆ BedminsterKCS
- KCSL (Re-Evaluation Sites)
- Groundwater Contamination Areas (CKE)
- Groundwater Contamination Areas (CEA\_VO)
- Groundwater Contamination Areas (CEA)
- Bedminster
- Municipalities
- Counties



# Bedminster Preserved Open Space



0 5,500 11,000 22,000 Feet

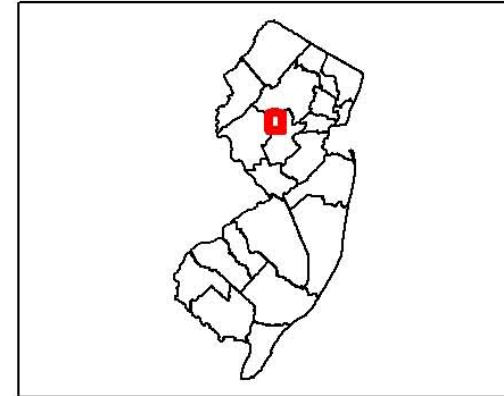
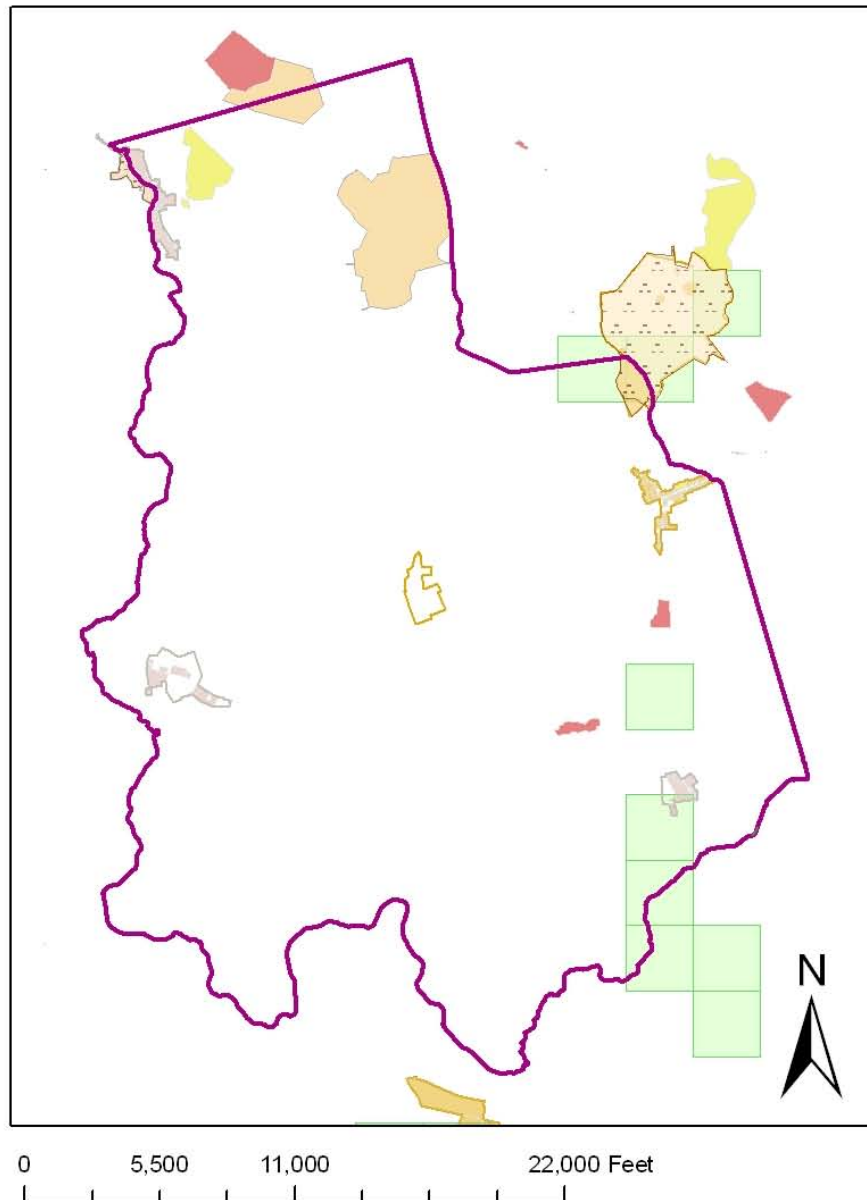


## Legend

-  OpenSpace-StateOwned
-  OpenSpace-Local & NonProfit



# Bedminster Historic Resources



## Legend

 Historical Sites

## Historic Properties

 Eligible (HD)

 Eligible (Indv.)

 Identified

 Identified (HD)

 Identified (Indv.)

 Listed (HD)

 Listed (Indv.)

## Historic Districts

 Eligible

 Identified

 Listed

 Historic Archaeological Site Grid

## **NJDEP Office of Planning and Sustainable Communities**

The Office of Planning and Sustainable Communities was formed to facilitate the Department's move toward a proactive planning approach based on principles of sustainability and environmental capacity-based planning.

### **Mission**

To coordinate the [sustainable development](#) and [environmental capacity-based planning](#) policies of the Department and proactively work with other state agencies, regional entities, local governments and other groups to incorporate these policies into all levels of land use and environmental planning.

### **Background**

In January, 2007, the Department of Environmental Protection (DEP) adopted its [Policy Priorities and Action Plan](#) which outlines the strategic direction of the agency over the next three years. The Plan identifies eight broad goal areas and underlying objectives.

One of the eight goal areas is Sustainable Growth:

Maximize use of department resources to encourage sustainable growth and livable communities by incorporating consistent criteria for the protection of natural resources and development of smart growth and green design principles into DEP rulemaking, priority setting and planning efforts, other state smart and economic growth priorities, and in regional and local planning efforts.

The first objective of this goal is:

“Incorporate sustainable growth and environmental protection criteria into state, regional and local planning.”

At the core of this goal is a recognized need for more progressive statewide environmental planning by the Department to help inform the local land use development and redevelopment process. Historically, the Department has engaged primarily in environmental planning in targeted areas based on statutory direction. Critically important work has been done in such areas as water quality management planning, water supply master planning, habitat protection planning (Landscape Project) and county/state solid waste planning. DEP is now committed to ensuring that these various planning programs are integrated and coordinated so that our guidance to regional and local planning agencies is consistent, comprehensive and supportive of both local and state priorities.

In a significant business practice improvement, DEP is also committed to implementing the Sustainable Growth goal by broadening the scope of its major project review process by requiring consideration and rewarding incorporating of green design the principles and practices.

The Department's extensive and innovative application of information technology systems, such as the New Jersey Environmental Management System (NJEMS), DEP's Geographic Information System, [i-MapNJ](#), and [Data Miner](#) now provide us with unprecedented opportunities to share information to help guide the development and redevelopment process.

Taken together, our advances with information technology and business practice reform now enable us to engage in progressive environmental planning to address such pressing statewide issues such as sustainable growth, environmental justice, greenhouse gas emissions reduction, and water resource protection in new, innovative ways.

**Office of Planning and Sustainable Communities**

401 E. State Street, 7 Floor East

P.O. Box 402

Trenton, NJ 08625-0402

Phone: (609) 341-5311

Fax: (609) 292-3268

NEW JERSEY DEPARTMENT OF TRANSPORTATION

MEMORANDUM

TO: Benjamin Spinelli  
Executive Director  
New Jersey Office of Smart Growth

FROM: Brent C. Barnes, AICP, PP  
Director  
Division of Statewide Planning

DATE: June 3, 2008

PHONE: 5-2866

SUBJECT: Township of Bedminster, Somerset County Opportunities and  
Constraints Analysis for Plan Endorsement

As you requested, I am attaching an assessment of the opportunities and constraints pertaining to transportation in the Township of Bedminster, Somerset County, prepared by staff with information and data collected from various relevant NJDOT units. Bedminster is traversed by two limited access highways, I-78 and I-287, as well as U.S. Routes 202 and 206, all heavily traveled and moderately to severely congested. A major initiative within the draft Statewide Transportation Improvement Plan (STIP) is a project that would eliminate unsafe weaving conditions at the interchanges of these four roadways. The Department encourages the Township to explore further biking and walking opportunities, as well as examine strategies to deal with truck freight. In addition, the Township should enhance its relationship with the Somerset Airport (George Walker Field) and the role the airport can play in the overall vision for the Township.

Please advise if we can further assist you in this effort.

Attachments

c: Jim Lewis  
Susan Weber

***NJ DEPARTMENT OF TRANSPORTATION***

**State Development and Redevelopment Plan  
Plan Endorsement  
Opportunities and Constraints Analysis**

For:

Township of Bedminster, Somerset County

*May 27, 2008*

*This document constitutes the New Jersey Department of Transportation's component of the State Opportunities and Constraints Analysis conducted as part of the Plan Endorsement process. This document provides a collection of the most recent data and information that exists in the Department pertaining to transportation features, studies, projects, grants, designations and other significant issues as applicable. The document should serve as a baseline to inform the remainder of the Plan Endorsement process. It should be understood that this assessment reflects conditions as they presently exist, and that changes may occur at any time during the Plan Endorsement process.*

NJDOT has examined the following categories for pertinent data:

### **State Highways**

Route 202 – MP 29.25 – 32.54

Route 206 – MP 78.32 – 80.22, 82.30 – 83.14

I-78 – MP 26.70 – 31.58

I-287 – MP 20.83 – 23.28

Route 9 – MP 62.15 – 64.15

Straight Line Diagram sheets are attached.

### **State Highway Access Management Code – Access Levels and Desirable Typical Sections**

The segments of highway on Routes I- 78 and I-287 are limited access highways with desirable typical sections (DTSSs) of 6A (6 lanes, divided with shoulders or parking) and 8A (8 lanes, divided with shoulders or parking), and 1A (same lane, shoulder and parking conditions as exist) and 8A, respectively.

The existing access classifications for Route 202 are as listed below. The most significant changes that will occur with the proposed update of Appendix B will be between mileposts 29.99 and 30.02, where the Access Level (AL) will change from 5 (driveway with provision for left-turn access limited by spacing requirements and safety considerations) to 4 (driveway with provision for left-turn access via left-turn lane) and is not consistent with adjacent segments. The segment between mileposts 30.49 and 31.12 will change from AL 3 (right-turn access with provision for left-turn access via jughandle) to AL 2 (access along street or interchange only) for that 0.63 miles which will be consistent with an adjacent segment, but for a more significant distance than any of the other changes. There are two DTS changes from 4A (4 lanes, divided with shoulders or parking) to 2A (two lanes with shoulders or parking) that are consistent with milepost adjustments.



ROUTE B	MILEPOST		Proposed Appendix B		Existing Appendix	
	DTS	BEGIN AL	END CELL	DTS	AL	CELL
202__ 3	29.00	29.54	4A	3	1	4A
202__ 3	29.54	29.55	4A	3	4	4A
202__ 3	29.55	29.65	4A	3	4	4A
202__ 3	29.65	29.69	2A	5	6	4A
202__ 5	29.69	29.99	2A	5	6	2A
202__ 5	29.99	30.02	2A	4	3	2A
202__ 3	30.02	30.49	4A	3	1	4A
202__ 3	30.49	31.12	4A	2	25	4A
202__ 2	31.12	31.50	4A	2	25	4A
202__ 3	31.50	31.51	4A	2	25	4A
202__ 3	31.51	31.79	4A	3	10	4A
202__ 3	31.79	31.80	2A	5	12	4A
202__ 5	31.80	32.77	2A	5	12	2A

The existing access classifications for Route 206 are AL 2 and DTS 4A between mileposts 78.32 and 78.65; AL 4 and DTS 4C (4 lanes, undivided with shoulders or parking) between mileposts 78.65 and 79.10; and AL 2 and DTS 4A between mileposts 79.10 and 83.14. There will be a proposed change between mileposts 79.10 and 80.20 from AL 2 to AL 3. The DTS will remain the same.

The designation of a Center that would encompass Route 202 between mileposts 30.49 and 31.51 would result in an access level change from AL 2 to AL 3. The designation of a Center that would encompass Route 206 between mileposts 78.32 and 78.65 and 82.30 and 83.14 respectively would result in an AL change from 2 to 3. A proposal to change the DTS within the above limits would result in a less restrictive AL of 4.

### **Congestion Management System**

According to the attached chart, U.S. Route 202 from milepost 29.25 to 32.54 is shown as “moderately congested,” with three links being “severely congested.”

U.S. Route 206 from milepost 78.32 to 80.22, and 82.30 to 83.14 is shown as “very congested”, with one link being severely congested.”

I-78 from milepost 26.70 to 31.58 is shown as “moderately congested.”

I-287 from milepost 20.83 to 23.28 is shown as “very congested.”

### **Major Capital Projects/Initiatives and Mitigation Projects**

The draft FY 2009-2018 Statewide Transportation Improvement Program (STIP) contains a project under the category of Safety Management-Safety Improvements for the Route I-287/I-78/202/206 Interchange in Bedminster and Bridgewater Townships. The project encompasses interchange improvements at the I-78 and I-287 interchange and at the ramps from I-287 to the Route 202/206 interchange. The improvements will include widening of the I-287 southbound ramp to I-78 westbound from one to two lanes and associated merging modifications with mainline I-78 westbound and I-287 northbound to the I-78 westbound ramp. In addition, the I-78 eastbound to I-287 northbound ramp will be shifted from a left-lane entrance onto I-287 northbound to a right-lane entrance onto I-287 northbound. This modification will eliminate the five-lane weave required for vehicles traveling on I-78 eastbound that use I-287 northbound to access Route 202/206 in Pluckemin. Finally, the project will modify the interchange at Route 202/206 and I-287 by introducing a new ramp from 202/206 northbound to I-287 southbound, requiring the shift in the I-287 southbound to 202/206 northbound and southbound ramp. This comprises a multi-year funded project, the total funding of which is anticipated at \$5,000,000.

### **Designated Transit Villages**

Not Applicable

### **Designated Scenic Byways**

Not Applicable

### **Open Local Aid Grant Projects**

Municipal Aid Formula Funding – FY 2008 – The municipality received funding for improvements to Black River Road in the amount of \$150,000. The project scope consists of installing storm drains to eliminate roadside ditches, roadway repairs, removal and replacement of roadway bases, leveling of shoulder construction and resurfacing.

### **Corridor Studies**

I-78 from County Route 523 to the New Jersey Turnpike – Intelligent Transportation System (ITS) Improvements – Milepost 0.00 to 67.83. The study will investigate various corridor management concepts and other strategies to address congestion along the 67-mile corridor.

### **Local Planning Assistance Projects**

Not Applicable

### **Bicycle and Pedestrian Local Planning Assistance Projects**

Not Applicable

### **Public Use/General Aviation Airports**

Somerset Airport (George Walker Field) is located on Airport Road, off of County Route 620 in Bedminster, 3 miles north of Somerville (see attachment). An Airport Layout Plan was created and signed in 2006. The airport could apply to the Department for funding for a new Layout Plan. The Airport Capital Improvement Plan for George Walker Field includes a list of desired improvements totaling \$6,205,000 for FY 2008-2012. No grant for these requested projects has been issued to date. A Design and Environmental Study for the north apron is funded at \$325,000. **Note: The Township has not yet adopted an Air Safety and Zoning Ordinance, which is required under the Municipal Land use Law (MLUL), as well as for Plan Endorsement.**

### **Rail Freight Lines**

The Township does not contain any rail freight lines. It should be noted that Rails-to-Trails Conservancy lists a Bedminster Hike and Bikeway. Pedestrians and bicyclists can travel paved paths to Township destinations by crossing over I-287 and Route 202/206, using a series of three bridges from The Hills development to River Road Park.

### **Traffic Engineering and Safety Initiatives**

Traffic Engineering and Investigations has job assignments for signal modifications at Route 202 at Schley Mountain Road and Route 202/206 at River Road.

### **Existing and Planned Park-and-Rides**

NJDOT does not have any current, or plans for, future park-and-rides in Bedminster Township.

### **Other Significant Issues**

None at this time.

### **ATTACHMENTS**

**Straight Line Diagram Sheets**

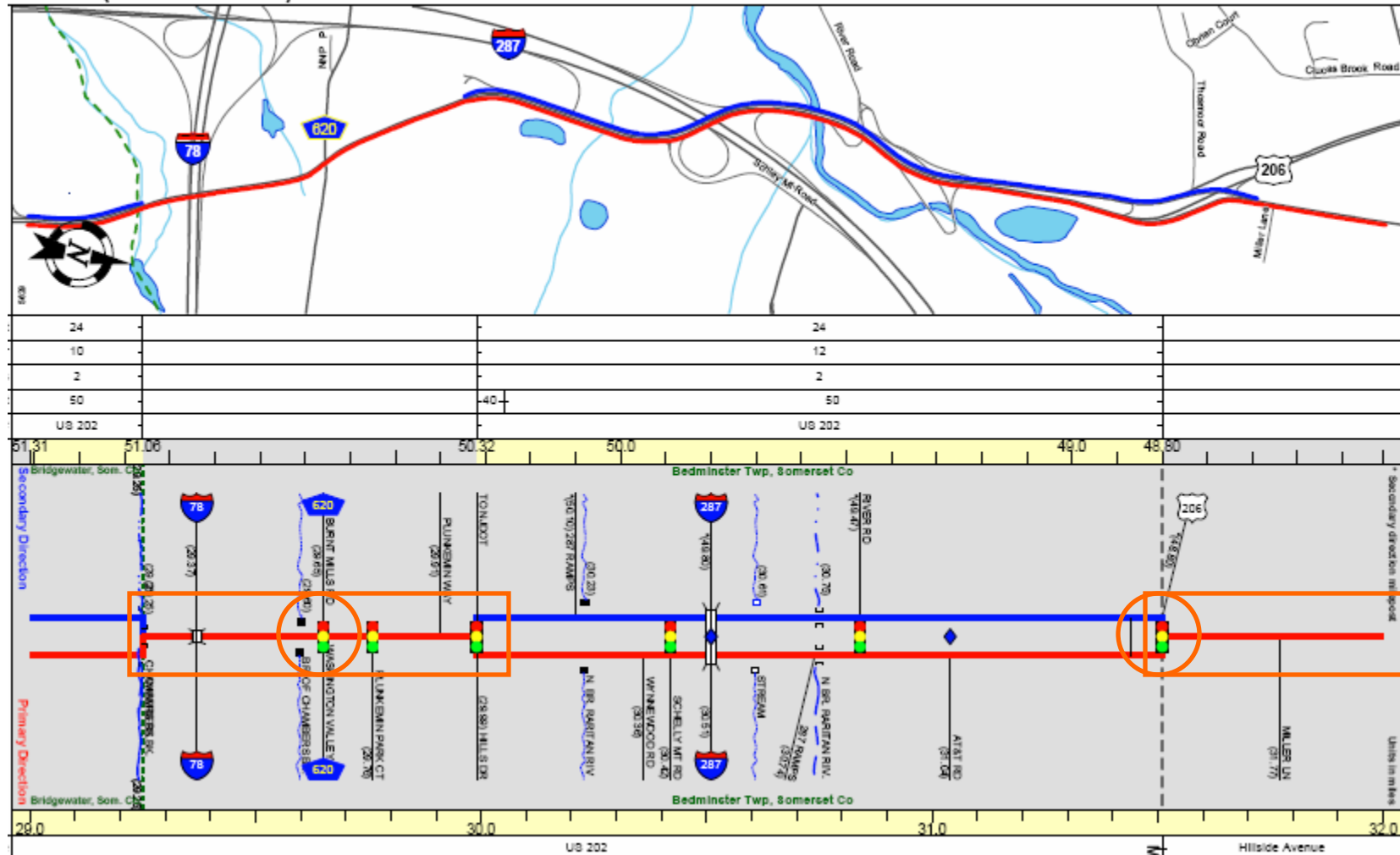
**Congestion Management System Charts**

**Somerset Airport (George Walker Field) Profile from Airport Directory**

**NOTE: GIS data layers have been provided to the OSG GIS unit by the NJDOT GIS unit.**

# US 202 (South to North)

Mile Posts: 29.000 - 32.000



Congested Area



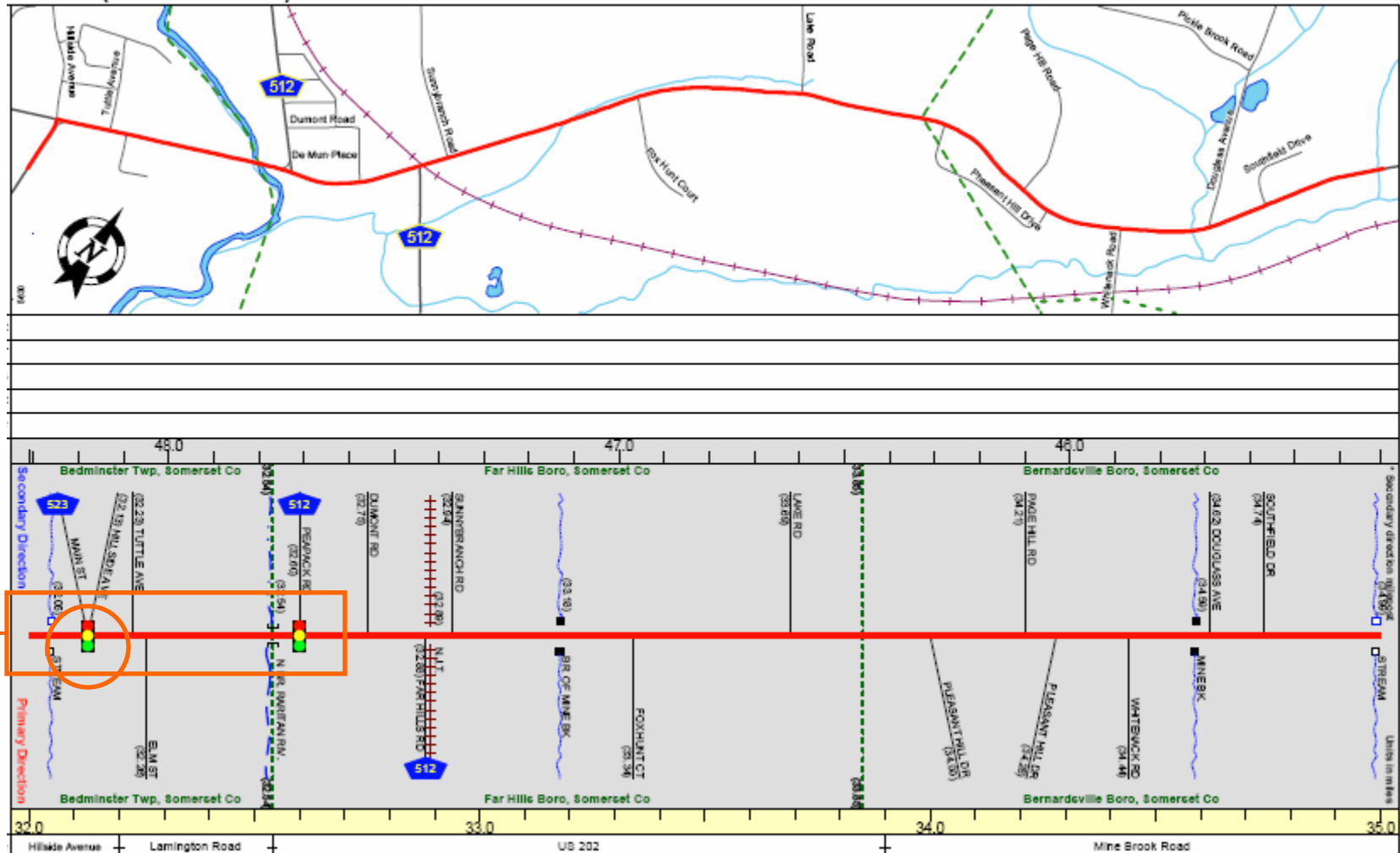
Congested Intersections

US 202 & CR 620

US 202 & US 206

US 202 (South to North)

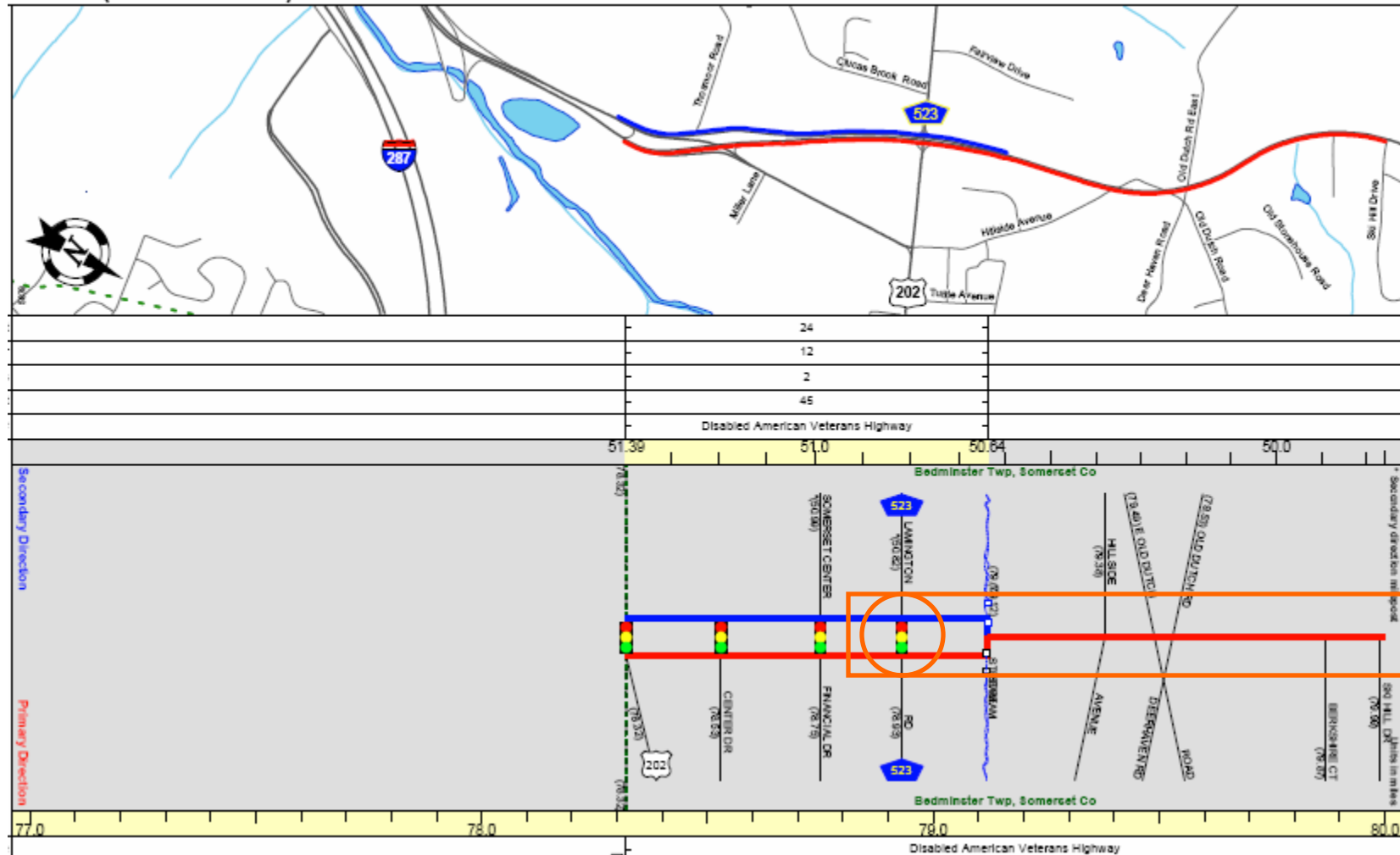
Mile Posts: 32.000 - 35.000





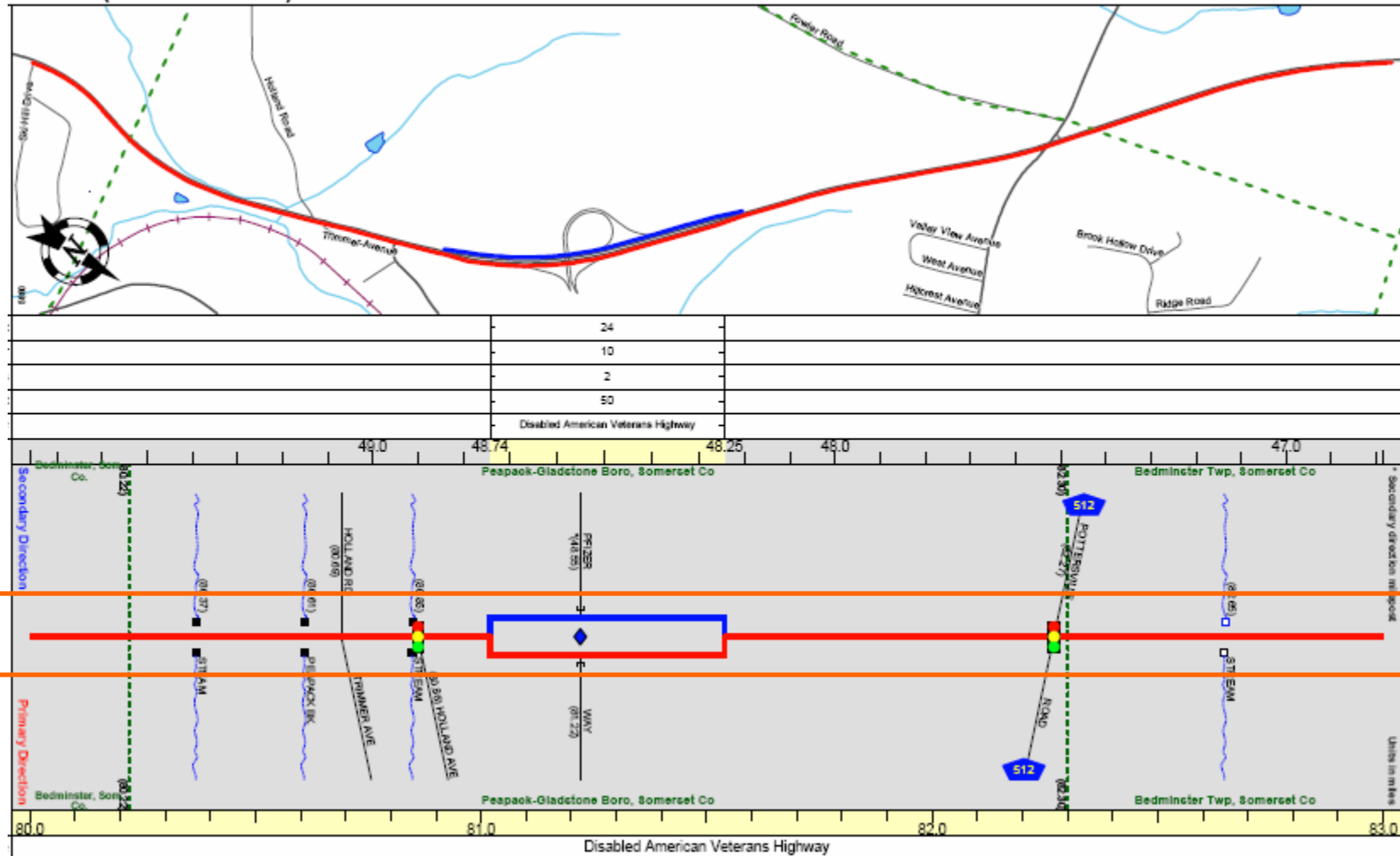
US 206 (South to North)

Mile Posts: 78.320 - 80.000



US 206 (South to North)

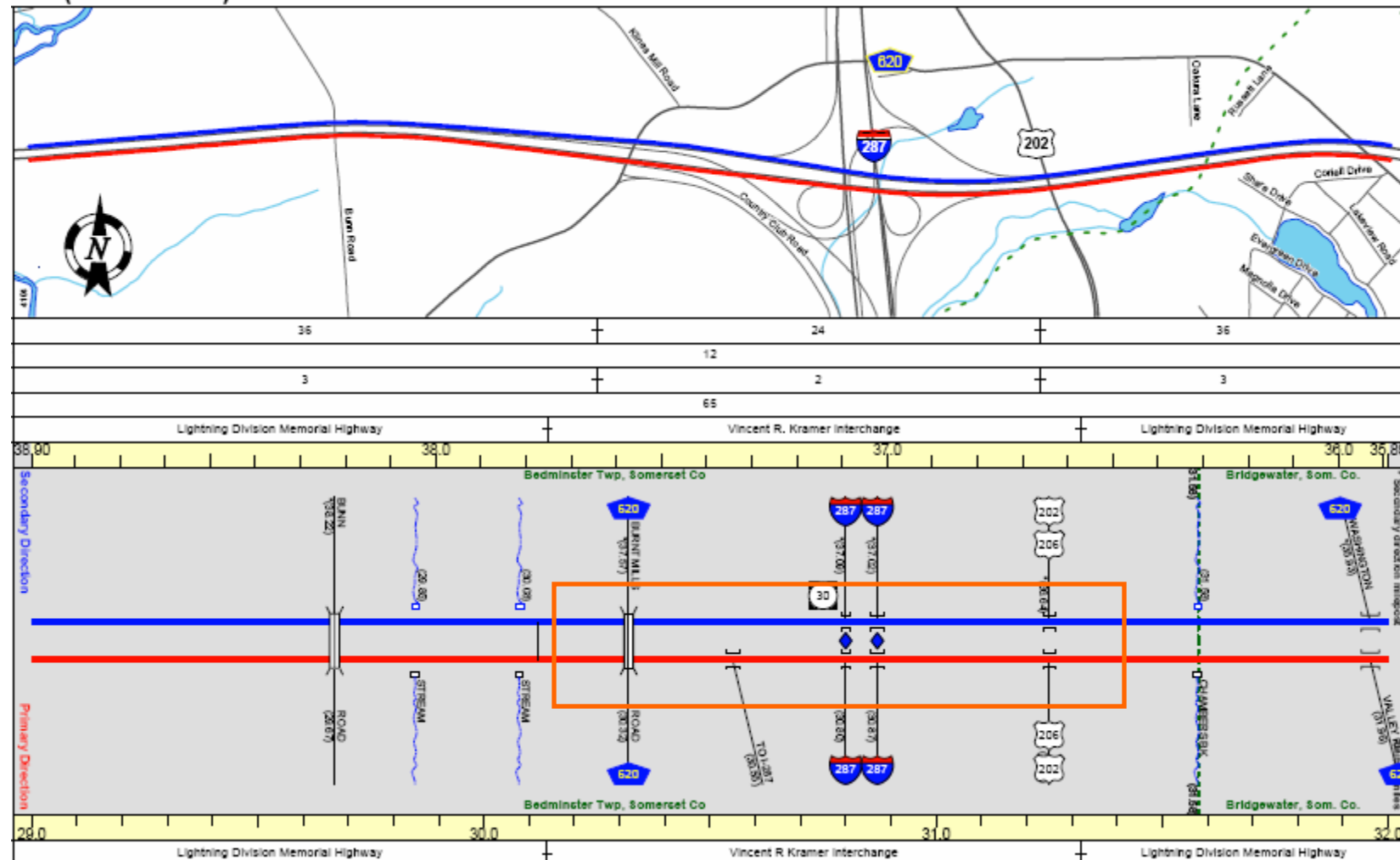
Mile Posts: 80.000 - 83.000



Congested Area

I-78 (West to East)

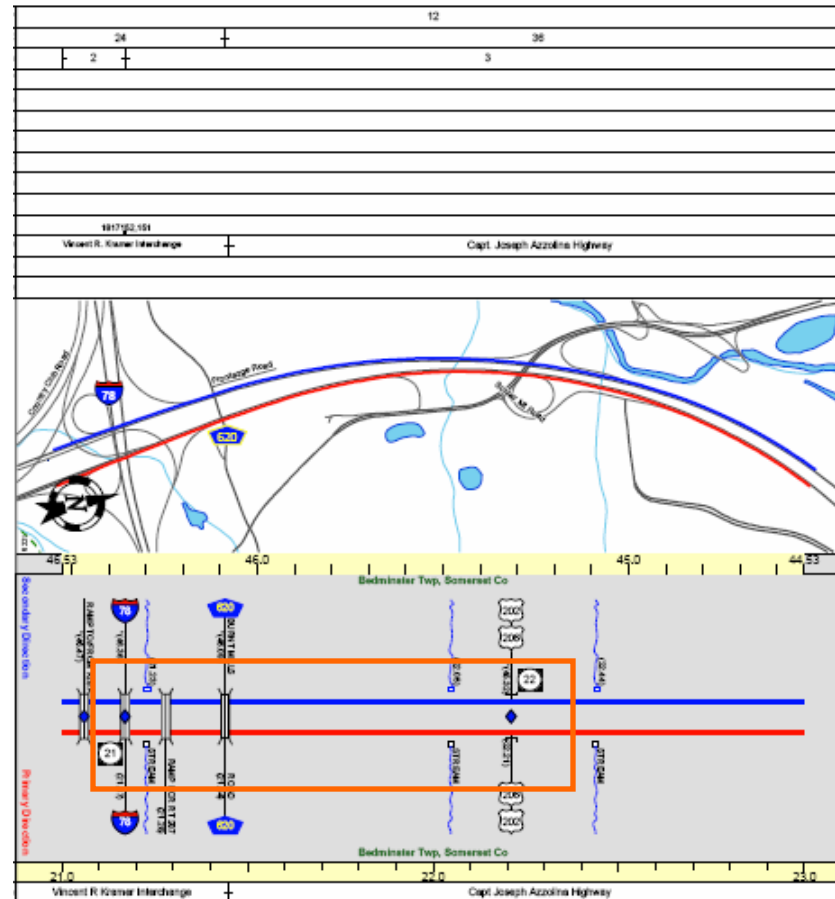
Mile Posts: 29.000 - 32.000



Congested Area

I-287 (South to North)

Mile Posts: 21.000 - 23.000



Congested Area



# New Jersey Department of Transportation

Bureau of Systems Development & Analysis

## CMS Priority Ranking

### US 202 (MP 29.25 - 32.54), Bedminster Twp., Somerset County

CMS Link Number	Route	Begin Milepost	End Milepost	One-Way ADT (2005) (Veh./Day)	No. of Lanes (NB/EB)	No. of Lanes (SB/WB)	Max V/C Ratio	Overall Score	CMS Link* Ranking (of 5253)	Priority Rating	Top Percentile	County	Rank in County (of 183)	County Top Percentile	MPO	Rank in MPO (of 3583)	MPO Top Percentile
5266	202	28.82	29.36	10882	1	1	1.20	7.40	794	High	16	Somerset	53	29	NJTPA	651	19
5267	202	29.36	29.82	10882	1	1	1.50	8.40	334	High	7	Somerset	18	10	NJTPA	276	8
780	202	29.82	30.12	11731	1	1	1.06	7.19	920	High	18	Somerset	61	34	NJTPA	753	22
781	202	30.12	30.57	12115	2	2	0.54	3.70	3612	Low	69	Somerset	171	94	NJTPA	2617	74
782	202	30.57	30.80	18045	2	2	0.46	4.34	3046	Low	58	Somerset	161	88	NJTPA	2296	65
783	202	30.80	31.35	17551	2	2	0.68	5.02	2482	Medium	48	Somerset	133	73	NJTPA	1922	54
784	202	31.35	31.50	16692	2	2	0.65	4.78	2662	Low	51	Somerset	142	78	NJTPA	2042	57
785	202	31.50	31.90	10281	1	1	0.80	5.87	1861	Medium	36	Somerset	108	60	NJTPA	1475	42
786	202	31.90	32.30	9891	1	1	1.50	8.09	466	High	9	Somerset	34	19	NJTPA	386	11
787	202	32.30	32.70	10364	1	1	0.80	5.92	1828	Medium	35	Somerset	104	57	NJTPA	1449	41

This section of roadway is "Moderately Congested" with three links being "Severely Congested".

### US 206 (MP 78.32 - 80.22, 82.30 - 83.14), Bedminster Twp., Somerset County

CMS Link Number	Route	Begin Milepost	End Milepost	One-Way ADT (2005) (Veh./Day)	No. of Lanes (NB/EB)	No. of Lanes (SB/WB)	Max V/C Ratio	Overall Score	CMS Link* Ranking (of 5253)	Priority Rating	Top Percentile	County	Rank in County (of 183)	County Top Percentile	MPO	Rank in MPO (of 3583)	MPO Top Percentile
967	206	78.32	78.61	14185	2	2	0.63	4.31	3065	Low	59	Somerset	163	90	NJTPA	2308	65
968	206	78.61	78.70	12993	1	2	0.74	6.54	1378	Medium	27	Somerset	87	48	NJTPA	1103	31
969	206	78.70	78.83	11729	1	2	0.80	6.33	1529	Medium	30	Somerset	96	53	NJTPA	1214	34
970	206	78.83	79.25	12585	1	1	1.09	7.57	718	High	14	Somerset	49	27	NJTPA	598	17
971	206	79.25	79.70	12498	1	1	1.06	7.42	788	High	16	Somerset	52	29	NJTPA	646	19
972	206	79.70	80.40	12056	1	2	1.06	7.28	868	High	17	Somerset	59	33	NJTPA	713	20
977	206	81.89	83.00	11435	1	1	1.36	8.11	457	High	9	Somerset	32	18	NJTPA	378	11
978	206	83.00	83.30	10551	1	1	1.09	6.93	1129	Medium	22	Morris	87	23	NJTPA	910	26

This section of roadway is "Very Congested" with one link being "Severely Congested".

**I-78 (MP 26.70 - 31.58), Bedminster Twp., Somerset County**

CMS Link Number	Route	Begin Milepost	End Milepost	One-Way ADT (2005) (Veh./Day)	No. of Lanes (NB/EB)	No. of Lanes (SB/WB)	Max V/C Ratio	Overall Score	CMS Link* Ranking (of 5253)	Priority Rating	Top Percentile	County	Rank in County (of 183)	County Top Percentile	MPO	Rank in MPO (of 3583)	MPO Top Percentile
3125	78	26.70	27.00	31500	3	3	0.75	4.68	2750	Low	53	Somerset	147	81	NJTPA	2112	59
3126	78	27.00	29.85	23495	3	3	0.56	3.49	3787	Low	73	Somerset	173	95	NJTPA	2724	77
3127	78	29.85	30.15	22170	3	3	0.53	3.29	3963	Low	76	Somerset	174	96	NJTPA	2824	79
3128	78	30.15	30.80	22170	2	2	0.81	5.01	2492	Medium	48	Somerset	134	74	NJTPA	1930	54
3129	78	30.80	30.90	22170	2	2	0.81	5.01	2493	Medium	48	Somerset	135	74	NJTPA	1931	54
3130	78	30.90	31.25	21000	3	2	0.75	4.69	2745	Low	53	Somerset	146	80	NJTPA	2108	59
3131	78	31.25	32.47	21369	4	3	0.50	3.14	4108	Low	79	Somerset	176	97	NJTPA	2907	82

This section of roadway is "Moderately Congested".

**I-287 (MP 20.83 - 23.28), Bedminster Twp., Somerset County**

CMS Link Number	Route	Begin Milepost	End Milepost	One-Way ADT (2005) (Veh./Day)	No. of Lanes (NB/EB)	No. of Lanes (SB/WB)	Max V/C Ratio	Overall Score	CMS Link* Ranking (of 5253)	Priority Rating	Top Percentile	County	Rank in County (of 183)	County Top Percentile	MPO	Rank in MPO (of 3583)	MPO Top Percentile
1454	287	20.57	21.10	51911	3	4	0.83	6.37	1499	Medium	29	Somerset	95	52	NJTPA	1196	34
1455	287	21.10	21.38	43847	4	2	1.18	8.49	288	High	6	Somerset	13	8	NJTPA	237	7
1456	287	21.38	21.50	43847	4	2	1.18	8.49	289	High	6	Somerset	14	8	NJTPA	238	7
1457	287	21.50	22.05	44250	4	3	1.05	6.57	1356	Medium	26	Somerset	83	46	NJTPA	1087	31
1458	287	22.05	22.20	44250	4	3	1.05	6.57	1357	Medium	26	Somerset	84	46	NJTPA	1088	31
1459	287	22.20	22.70	33593	4	3	0.80	4.99	2502	Low	48	Somerset	137	75	NJTPA	1937	55
1460	287	22.70	23.28	33593	4	3	0.80	4.99	2505	Low	48	Somerset	138	76	NJTPA	1940	55

This section of roadway is "Very Congested".

RED

HIGH = 7.00+

ORANGE

MEDIUM = 5.00 - 6.99

GREEN

LOW < 5.00

- Highest Score / Priority Ranking

\* The Congestion Management System consists of state routes and some county routes which are divided into sections of roadways identified as "Links" based on road geometry and intersecting roads. There are 5253 links on CMS which are ranked against each other.

**Note: The intersection of US 202 and CR 620 (MP 29.65) is ranked 26 out of 372 high need signalized intersections on State highways.  
The intersection of US 202 and US 206 (MP 31.51) is ranked 94 out of 372 high need signalized intersections on State highways.  
The intersection of US 202 and CR 523 (MP 32.13) is ranked 362 out of 372 high need signalized intersections on State highways.  
There are approximately 2500 signalized intersections on State highways.**





**Somerset Airport (SMQ)**  
Somerville, NJ

# Somerset Airport

**Mailing Address:** P.O. Box 1007  
Bedminster, NJ  
07921

**Phone:** (908) 722-2444

**Fax:** (908) 722-1359

**Location:** 150 Airport Rd.  
Off Rt. 620  
Bedminster Twp.  
3 miles N of Somerville

**Variation:** 12 West

## Latitude

N 40°37.56'

## Longitude

W 74°40.22'

## Elevation

105'

## Runways

Runway:	Length:	X	Width:	Surface:
12-30	2733'	X	65'	Asphalt
08-26	2200'	X	100'	Turf
17-35	1900'	X	200'	Turf

## Approaches/Lighting

**Approach:** GPS, VOR, VOR/DME  
RNAV  
**Lights:** Phone req for MIRL(12/30) & rotg  
bcn call (908) 722-2444/2474  
**Beacon:** Yes

## Nav aids

Type:	ID:	Freq:
VOR/DME	SMQ	112.9

## Services

**Attended:** Nov-Mar 0800-1700, Apr-Oct 0800-  
1900 except Easter, Christmas  
& New Years  
**Food:** No  
**Restroom/Phone:** Yes

## Communication

Type:	Freq:
CTAF	123.0
UNICOM	123.0

## APP/DEP Frequencies

Type:	Freq:
New York APP:	132.8
New York DEP:	132.8

## Other

**Traffic Patterns:** Standard  
**TPA:** 1100(995)  
**Weather:** ASOS 120.6: (908) 722-2139  
**Fees:** Hangar, landing, tiedown  
**Fuel:** 100LL, Jet A

## Notes

For IFR CLNC DEL contact NY APP 1(800) 645-3206

# County Ag Profile Package

11/07

**02 - NJ State Ag Profile (4/13/07)**

**03 -County Status Map (Preserved and Final Approvals – 11x17 (6/07))**

**04 - County Ag Profile (for their County Only) (4/13/07)**

**05 - County Comprehensive Farmland Preservation Plan Guidelines (12/14/06)**

**06 - Selected Municipal Status Maps (Preserved and Final Approvals – 11x17 (6/07))**

**07 - Guidelines for Municipal Comprehensive Farmland Preservation Plans (5/24/07)**

08 - Land in Farms vs. Permanently Preserved Farmland w/Projections (6/30/07)

**09 - NJ / County Land in Farms vs. Preserved Farmland Graphs (1954-2002, 12/31/06)**

**10 - Top 50 NJ Municipalities – “Active Ag” Acres Farmland Assessment w/Map (2003/2004)**

**11 - CRSSA Landscape Change by County w/Map (1984-2001)**

**12 - Summary of Preserved Farmland by County Spreadsheet (6/30/07)**

13 - Summary of Preserved and Pending Farmland by County Spreadsheet (6/30/07)

14 - Permanently Preserved Farmland by Program by State Fiscal Year (6/30/07)

15 - List of Preserved Farmland by Municipality and Program Option (3/31/07)

**16 - Existing Planning Incentive Grant Program Update (5/07)**

17 - List of Preserved Farmland by Municipality and Block/Lot (7/07)

18 - List of Farmland Preservation Applications by Municipality and Block/Lot (7/07)

19 - Farmland Assessment Statistics by Municipality (1983, 1990, 2000, 2004)

20 - Farmland Soils Classification for Active Agricultural Land (1995/1997)

21 - Selected NJDEP Municipal Growth in Developed Use Areas Map (1986 – 1995/1997)

**22 - NJDEP Land Use / Land Cover Change Statistics by County (1995/1997 – 2002)**

**23 - Residential Building Permits by County / Municipality (2007 Year-to-Date, 2000-2006)**

24 - State Development and Redevelopment Plan Preliminary Plan County Delta Map (1/07)

**25 - NJCF Garden State Greenways County Map**

26 - Summary of Preserved Farmland in the Highlands by County (12/06)

27 - NJ Ag Smart Growth Plan w/Tool Kit Overview w/Links (NJDA Website)

28 - Ag Economic Development Services w/Links (NJDA Website)

29 - 2007 Ag Economic Development Sector Strategies Overview w/Links (NJDA Website)

30 - NJ Agri-Tourism Events and Attractions w/Links (NJDA Website)

31 - SADC Proposed FY 2009 Funding Allocation Memorandum

32 - Transition Policy (P-50) Only For Existing PIGs

# Municipal Ag Profile Package

9/07

Guidelines for Municipal Comprehensive Farmland Preservation Plans (5/24/07)

NJ State Ag Profile (4/13/07)

County Status Map (Preserved and Final Approvals – 11x17 (6/07)

County Ag Profile (for their County Only) (4/13/07)

County Comprehensive Farmland Preservation Plan Guidelines (12/14/06)

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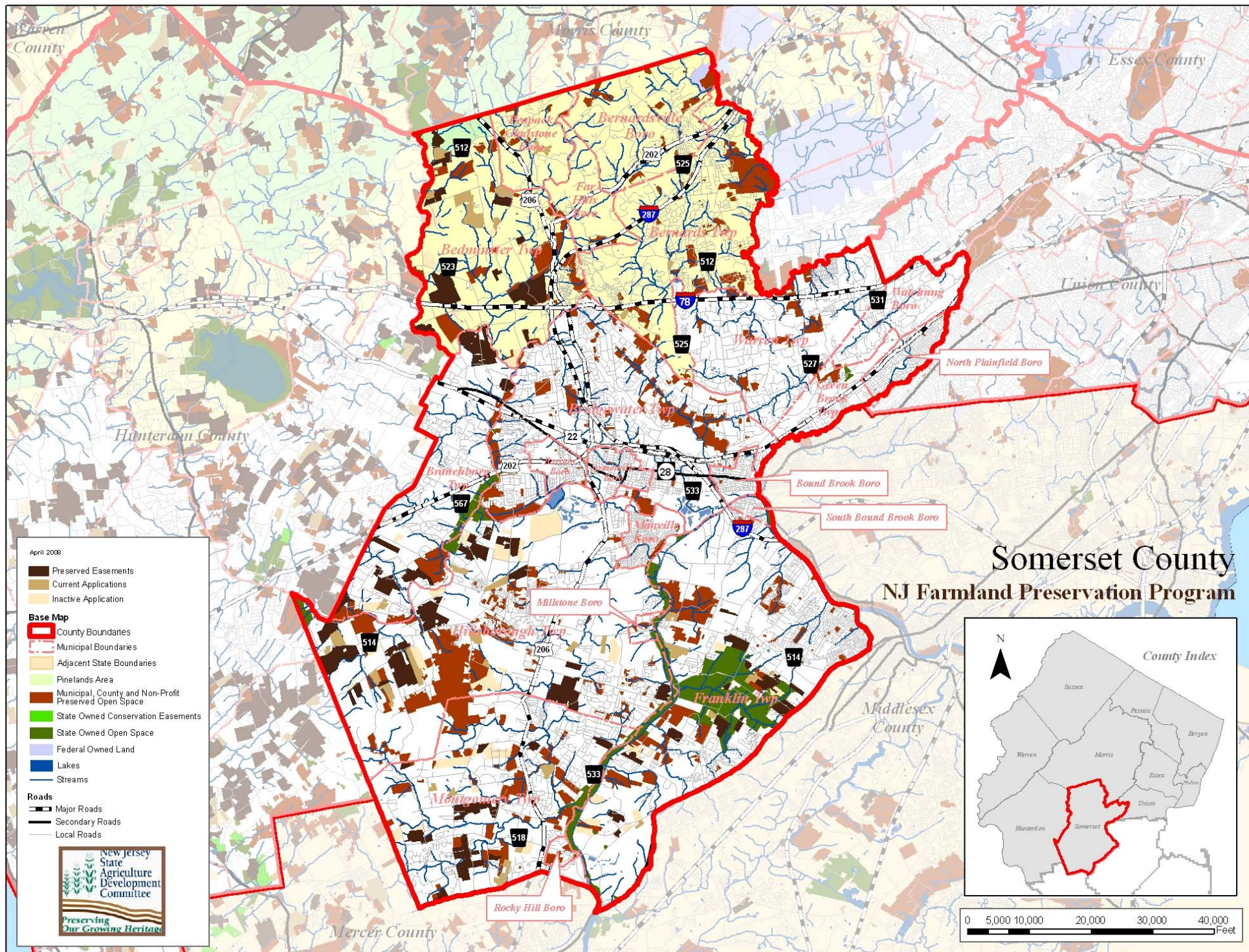
2007 Ag Economic Development Sector Strategies Overview w/Links (NJDA Website)

NJ Agri-Tourism Events and Attractions w/Links (NJDA Website)

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# Somerset County Agricultural Profile

4/13/2007

## US Census of Agriculture

	<b>2002</b>	<b>1997</b>	<b>1992</b>	<b>1987</b>	<b>1982</b>
Farms (number)	442	437	435	407	414
Land in Farms (acres)	36237	46258	43989	45190	49508
Average Size of Farm (acres)	82	106	101	111	120
Median Size of Farm (acres)	23	24	n/a	n/a	n/a
Estimated Market Value of Land and Buildings					
Average per Farm (dollars)	911321	796314	753472	1020115	676676
Average per Acres (dollars)	14440	8454	9521	6728	5984
Market Value of Agricultural Products Sold					
\$1,000	15064	14026	12644	17442	18547
Average per Farm (dollars)	34081	32096	29066	42856	44799
Top 5 Agricultural Commodities					
	1 Nursery				
	2 Milk				
	3 Grains				
	4 Hay/Other Crops				
	5 Horses				
Farms by Value of Sales					
Less than \$2500	241	183	159	150	150
\$2,500 to \$4,999	47	48	48	66	73
\$5,000 to \$9,999	44	56	74	53	51
\$10,000 to \$24,999	40	72	72	51	60
\$25,000 to \$49,999	26	23	31	28	24
\$50,000 to \$99,999	15	20	19	27	19
\$100,000 or More	29	35	32	32	36
Farms by Size					
1 to 9 Acres	106	84	98	69	65
10 to 49 Acres	220	206	187	178	168
50 to 179 Acres	73	84	94	88	114
180 to 499 Acres	25	42	37	51	44
500 to 999 Acres	12	14	12	18	14
1,000 to 1,999 Acres	5	4	6	2	7
2,000 Acres or More	1	3	1	1	2
Total Cropland					
Farms	373	394	386	372	373
Acres	22907	30988	31207	34226	34258
Harvested Cropland					
Farms	332	352	325	315	326
Acres	15931	21283	21316	22951	27945
Irrigated Land					
Farms	66	55	52	44	42
Acres	293	541	261	224	446
Principal Operator by Primary Occupation					
Farming	191	155	192	180	175
Other	251	282	243	227	239
Average Age of Operator	56.2	58.0	57.4	56.3	54.6

**NJ Farmland Assessment**

	<b>2004</b>	<b>2003</b>	<b>2002</b>	<b>2001</b>	<b>2000</b>	<b>1995</b>	<b>1990</b>	<b>1983</b>
Cropland Harvested (acres)	17876	18794	19357	20821	21767	25583	28980	31942
Cropland Pastured (acres)	2013	2612	2598	3026	3374	4000	5209	5635
Permanent Pasture (acres)	6532	6952	7241	6455	6433	7920	8425	9919
<b>"Active Agriculture" Subtotal (acres)</b>	<b>26421</b>	<b>28358</b>	<b>29196</b>	<b>30302</b>	<b>31574</b>	<b>37503</b>	<b>42614</b>	<b>47496</b>
Unattached Woodland (acres)	10430	10450	10050	10129	9698	10023	8615	
Attached Woodland (acres)	5832	6640	7178	7340	7280	9085	10643	18139*
Equine Acres	357	337	422	419	290	n/a	n/a	n/a
<b>Total for Ag Use (acres)</b>	<b>43040</b>	<b>45785</b>	<b>46846</b>	<b>48190</b>	<b>48842</b>	<b>56610</b>	<b>61873</b>	<b>62985</b>
Total County Land Area (acres)	195000	195000	195000	195000	195000	195000	195000	195000
Percentage Farmland Assessed	22.1%	23.5%	24.0%	24.7%	25.0%	29.0%	31.7%	32.3%
Land with Farmhouse (acres)	1639	2103	1636	1901	1662	1625	1647	1569
Other Non-Ag Land (acres)	2103	2129	2087	1997	2309	2474	2355	2236
Total Non-Ag Land (acres)	3742	4232	3723	3898	3971	4099	4002	4826
Total All Land (acres)	46782	50017	50569	52088	52813	60709	65875	70367
Number of Forms	1330	1377	1347	1370	1372	1418	n/a	n/a
Total Field Crops (acres)	15104	15841	16254	16574	17681	21042	23270	30526
Total Cover Crops (acres)	130	299	153	145	326	284	517	203
Total Fruit (acres)	132	122	136	169	162	151	163	231
Total Berries (acres)	12	8	1	1	14	10	23	45
Grapes (acres)	24	23	23	23	0	21	21	22
Total Nursery (acres)	1385	1249	1345	1489	1465	1727	1888	1913
Total Vegetables (acres)	212	214	293	420	396	532	380	338
Total Irrigated Acres	244	247	32	43	41	77	52	492
<b>Top 10 Municipalities by 2004 "Active Ag" Subtotal</b>								
1 Hillsborough	7930							
2 Bedminster	5816							
3 Montgomery	3554							
4 Franklin	3500							
5 Branchburg	2461							
<b>Top 5 Municipalities Subtotal</b>	<b>23261</b>							
6 Peapack - Gladstone	751							
7 Bernardsville	643							
8 Far Hills	580							
9 Bernards	483							
10 Warren	346							
<b>Top 10 Municipalities Total</b>	<b>26064</b>							

\* Total Woodland / Wetland

**Development Pressure / Trends**

	2006	2005	2004	2003	2002	2001	2000	1995	1990
<b>Residential Building Permits</b> (NJ Dept of Labor)									
Single Family Residences (units)	577	818	797	890	869	1103	1227	1564	943
Multi-Family Residences (units)	435	402	565	370	661	336	1055	433	330
Total Residential Units	1012	1220	1362	1260	1530	1439	2282	1997	1273
<b>Commercial Building Permits</b> (square feet)									
<b>Population</b> (US Census)		319900	316223	312136	307865	303200	297490	267163	240279
<b>Employment</b> (US Census)									
<b>Housing Units</b> (US Census)		119260	118303	117246	116298	115142	112023		92653
<b>Land Use / Land Cover (CRSSA)</b>	<b>1972</b>	<b>1984</b>	<b>1995</b>	<b>2002</b>					
Developed (acres)		63488	77916	83331					
Cultivated / Grassland (acres)		58314	52019	48577					
Upland Forest (acres)		58843	50320	47614					
Bare Land (acres)		1646	1534	2502					
Coastal Wetland (acres)		0	0	0					
Inland Wetland (acres)		14590	12225	12044					
Unconsolidated Shore (acres)		520	267	232					
Water (acres)		614	735	718					
Totals		195015	195015	195015					

**Farmland Preservation Status****Number of Farms Preserved (as of 12/31/06)**

Number of Easements Held by County	64
Number of Easements Held by SADC	12
Total Number of Farms Permanently Preserved	76

**Acres Permanently Preserved (as of 12/31/06)**

Acres Preserved by County	5282
Acres Preserved by SADC	1232
Total Acres Permanently Preserved	6514

**Total Cost of Acres Preserved (through 12/31/06)**

Per Acre Total Cost	11400
State Cost Share	7455
Percentage of Total Cost	65%
County Cost Share	
Percentage of Total Cost	
Municipal Cost Share	
Percentage of Total Cost	
Federal Cost Share	
Percentage of Total Cost	
Non Profit Organization Cost Share	
Percentage of Total Cost	

**Farms Preserved by Program Options**

Fee Simple	
Farms	1
Acres	107
Total Cost Share to Date	
SADC	1048813
County	
Municipalities	
SADC Direct Easement	
Farms	7
Acres	548
Total Cost Share to Date	
SADC	7765619
County	
Municipalities	
County Easement Purchase	
Farms	43
Acres	4299
Total Cost Share to Date	
SADC	26796718
County	
Municipalities	
Planning Incentive Grants	
Farms	19
Acres	861
Total Cost Share to Date	
SADC	12952988
County	
Municipalities	
Non Profit Grants	
Farms	4
Acres	185
Total Cost Share to Date	
SADC	429960
Non Profit	
Other	
Donations	
Farms	0
Acres	0

**Preserved Farms by Size**

1 to 9 Acres	3
Total Acres	24
10 to 49 Acres	29
Total Acres	930
50 to 179 Acres	39
Total Acres	3603
180 to 499 Acres	6
Total Acres	1958
500 to 999 Acres	0
Total Acres	0
1,000 to 1,999 Acres	0
Total Acres	0
2,000 Acres or More	0
Total Acres	0

**Pending Applications (as of 12/31/06)**

Farms	7
Acres	269

**Pending Applications by Program Option**

Fee Simple	
Farms	0
Acres	0
SADC Direct Easement	
Farms	1
Acres	65
County Easement Purchase	
Farms	0
Acres	0
Planning Incentive Grants	
Farms	6
Acres	204
Non Profit Grants	
Farms	0
Acres	0

**County Dedicated Tax (\$0.00/\$100 Assessed Value)**

Total Funding Generated in 2005	
Total Earmarked for Farmland Preservation	

**Number of Municipalities Participating in Program**

Number with Dedicated Taxes	7
Total Funding Generated in 2005	
Total Earmarked for Farmland Preservation	
Number of Planning Incentive Grant Municipalities	7
Number of Preliminarily Approved Project Areas	12
Number of Targeted Farms	141
Number of Targeted Acres	6965
Number of Municipal Ag Advisory Committees	7
Number of Municipalities Pursuing TDR Programs	2
Number of Municipalities with RTF Ordinances	

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**FARMLAND PRESERVATION PROGRAM**  
**GUIDELINES FOR DEVELOPING COUNTY**  
**COMPREHENSIVE FARMLAND PRESERVATION PLANS**

**Approved December 14, 2006**

The following guidelines provide uniform standards for the development of County Comprehensive Farmland Preservation Plans. With the recent SADC Process Review Committee recommendation for a county-wide Planning Incentive Grant (PIG) Program these plans will become increasingly important in providing strategic guidance for all Farmland Preservation Program partners and in ensuring the timely expenditure of future funding. SADC approval of a County Comprehensive Farmland Preservation Plan based on these standards will be a prerequisite for participation in the county-wide PIG Program. To be eligible for participation, counties must update their existing plans to the new standards or adopt completely new Farmland Preservation Plans. At least two (2) public meetings will also be required; one early in the process designed to gather input and another later in the process to review the draft Plan. SADC and Department of Agriculture staff will work with CADBs to provide and identify sources for the latest data with respect to agricultural statistics, water resources, agricultural economic development, land use and resource conservation.

In anticipation of the expansion of the Farmland Preservation Program under the Garden State Preservation Trust, County Agriculture Development Boards (CADBs) were asked to assemble Comprehensive Farmland Preservation Plans in 1998 – 1999. To date, ten (10) of New Jersey's 21 counties have adopted comprehensive plans to better coordinate their agriculture retention and planning efforts. Four (4) additional counties have some type of strategic, long-range plan, trust fund plan or growth management plan that provides considerable direction to their farmland preservation initiatives and two (2) counties have comprehensive farmland preservation planning processes underway.

These guidelines supplement proposed new rules at N.J.A.C. 2:76-17, and update previous planning standards and incorporate recommendations from the 2006 edition of the Agricultural Smart Growth Plan for New Jersey, the Planning Incentive Grant Statute (N.J.S.A. 4:1C-43.1) and the NJ Department of Agriculture Guidelines for Plan Endorsement under the State Development and Redevelopment Plan. Recently, the SADC was successful in securing State matching grant funding to assist counties in creating and / or updating comprehensive farmland preservation plans to these new standards. The attached timeline and draft grant policy will help guide the SADC and CADBs in developing plans to lead the Farmland Preservation Program into the future.

## **I. County's Agricultural Land Base**

The first section of the County Comprehensive Farmland Preservation Plan should provide a clear description of the agricultural characteristics and trends within the county over the last 20 years. SADC staff will provide each county with a County Agricultural Profile, combining Farmland Assessment, Census of Agriculture, Farmland Preservation, NJDEP Land Use / Land Cover, Building Permit and Census Bureau data. This data should be used by the county in preparation of its County Farmland Preservation Plan.

- A. Location and size of agricultural land base
- B. Distribution of soil types and their characteristics
- C. Number of irrigated acres and available water sources
- D. Farmland Assessment and Census of Agriculture statistics and trends
  - 1. Number of farms and farms by size
  - 2. Average and median farm size
  - 3. Cropland harvested, pasture, woodland, equine, total for agricultural use

## **II. County's Agricultural Industry – Overview**

The second section of the Plan must provide a thorough overview of the county's existing agricultural industry, including historical crop trends and the market value of agricultural products over the last 20 years. This chapter should also discuss the status of agricultural related industries from equipment and supply providers and services to food processors and distributors and direct marketing. Counties should share their observations about where the agricultural industry within the county seems to be heading.

- A. Trends in Market Value of Agricultural Products Sold
- B. Crop / Production Trends over the last 20 years
- C. Support Services within market region (equipment and seed dealers, fertilizer/pesticide suppliers, processing facilities, farmers markets, etc.)
- D. Other agricultural related industries

## **III. Land Use Planning Context**

The third chapter of the Plan must explore the land use planning context for farmland preservation and agricultural retention in the county. Starting with the State Development and Redevelopment Plan Planning Areas, Designated Centers and Endorsed Plans, the county Plan should discuss the relationship of land use, land value, infrastructure and development trends to the county Master Plan and county development regulations. An overview of municipal master plans, zoning and subdivision regulations, including the use of innovative planning techniques such as the Transfer of Development Rights (TDR), mandatory clustering, non-contiguous clustering and lot size averaging, should also be provided.

- A. State Development and Redevelopment Plan Planning Areas, Designated Centers and Endorsed Plans



- B. Special Resource Areas (Highlands, Pinelands, CAFRA, etc.)
- C. County Master Plan and Development Regulations
- D. Current Land Use and Trends
- E. Sewer Service Areas / Public Water Supply Service Areas
- F. Municipal Master Plan and Zoning – Overview
  - 1. General lot size categories and distribution by municipality
    - a. Small lots (less than 1 acre minimum lots on sewer/water)
    - b. Medium lots ( $\geq 1 \leq 5$  acre minimum; septic/well)
    - c. Large lots ( $> 5 \leq 10$  acre minimum; septic/well)
    - d. Very large lots ( $> 10$  acre minimum; septic/well)
  - 2. Description of Innovative Planning Techniques Employed
    - a. Cluster zoning
    - b. Non-contiguous cluster zoning
    - c. Lot size averaging
    - d. Transfer of Development Rights
    - e. Use of mandatory vs. voluntary options
  - 3. Discussion of Development Pressures and Land Value Trends
- G. Discussion of Municipal and Regional TDR Opportunities including implementation strategy recommendations

#### **IV. County's Farmland Preservation Program – Overview**

The county's Farmland Preservation Program is presented in chapter four of the Plan. In addition to a thorough description of farmland preservation program participation and expenditures by municipality and by program type, the county must provide their latest Agricultural Development Area (ADA) criteria and map in relation to the latest agricultural land use map and preserved farmland. This section should also compare the county's progress to date in relation to the SADC's Strategic Targeting Project and any municipal and / or county Planning Incentive Grant Project Areas or TDR programs in the area. Coordination with open space and recreational preservation initiatives as well as easement monitoring and enforcement should also be discussed.

- A. Agricultural Development Areas
  - 1. Designation Criteria (see N.J.A.C. 2:76-1)
  - 2. Geographic Information System mapping / current location map
- B. Farmland preserved to date by program and municipality
  - 1. County Easement Purchase
  - 2. County Planning Incentive Grants
  - 3. Municipal Planning Incentive Grants
  - 4. SADC Direct Easement Purchase
  - 5. SADC Fee Simple
  - 6. Non-profit
  - 7. Transfer of Development Rights
  - 8. Other programs and partnerships

- C. Consistency with SADC Strategic Targeting Project, including:
  - 1. Municipal Planning Incentive Grant Program(s) – Targeted farms and Project Areas / Agricultural Advisory Committee Coordination
- D. Eight Year Programs
- E. Coordination with Open Space Preservation Initiatives
- F. Farmland Preservation Program Funding Expended to Date by Source
- G. Monitoring of Preserved Farmland
- H. Coordination with TDR Programs

## **V. Future Farmland Preservation Program**

Chapter five must provide clear goals and objectives for the county's farmland preservation efforts over the next 10 years. County ranking and minimum eligibility criteria as well as county policies with respect to housing opportunities, division of the premises and exceptions should be presented in detail. This section should also include a staffing and funding plan to ensure efficient and effective program implementation in the years to come. Efforts to develop and utilize a county Geographic Information System and Farmland Preservation Program database must be described. Factors that would limit implementation of the Plan should be identified with potential strategies provided to minimize their impact.

- A. Preservation Goals (1, 5 and 10 year acreage targets)
- B. Project Area Summaries
- C. Minimum eligibility criteria
- D. County ranking criteria
- E. County Policies Related to Farmland Preservation Applications, including:
  - 1. Approval of housing opportunities
    - a. Agricultural labor housing
    - b. House replacement
    - c. Residual Dwelling Site Opportunity allocation
  - 2. Division of the Premises
  - 3. Approval of exceptions
    - a. Severable
    - b. Non-severable
- F. Funding Plan
  - 1. Description of county funding sources (dedicated tax, bond proceeds, annual revenues (total), annual revenues dedicated to FPP)
  - 2. Financial policies related to cost-share requirements between county and municipal / other funding partners / installment purchases
  - 3. Cost projections and funding plan associated with 1, 5 and 10 year preservation goals
  - 4. Any other financial information as appropriate
- G. Farmland Preservation Program / CADB Administrative Resources
  - 1. Staff resources
  - 2. Legal support

3. Database development
4. Geographic Information System capacity and staff resources
- H. Factors Limiting Farmland Preservation Implementation
  1. Funding (county or municipal)
  2. Projected Costs
  3. Land supply
  4. Landowner interest
  5. Administrative resources
  6. Other

## **VI. Economic Development**

Agricultural economic development strategies of the county must be described in chapter six. The county's agricultural industry retention, expansion and recruitment strategies should be compared to the NJ Department of Agriculture's Economic Development Strategies for consistency. Coordination with business and institutional support providers including marketing, public relations and education, estate planning, and community supported agriculture opportunities should be discussed. To the greatest extent possible, the county's Plan should also anticipate the needs of consumers, farmers and agriculture related industries in the years to come and discuss opportunities for new community markets, suppliers, processors and distributors.

- A. Consistency with NJ Department of Agriculture Economic Development Strategies
- B. Agricultural industry retention, expansion and recruitment strategies
  1. Institutional
    - a. Farmer Support (e.g., Farm Link Program, Estate Planning)
    - b. Marketing / Public Relation Support (e.g., local use of the Jersey Fresh promotional program)
    - c. Community Farmers Markets
    - d. Community Supported Agriculture
    - e. Agricultural Education and Market Research Coordination
      - i. Rutgers Cooperative Extension
      - ii. New Jersey Agricultural Experiment Station
      - iii. Rutgers School of Environmental and Biological Sciences
      - iv. Other
  2. Businesses
    - a. Input Suppliers and Services
    - b. Product Distributors and Processors
  3. Anticipated Agricultural Trends
    - a. Market Location
    - b. Product Demand
  4. Agricultural Support Needs
    - a. Agricultural Facilities and Infrastructure (e.g., farm markets, food processors)

- a. Type
  - b. Placement / Location
- b. Flexible Land Use Regulations
- c. Agriculture Representation in Economic Development Organizations
- 5. Agricultural Support Implementation
  - a. Cost
  - b. Funding Opportunities
  - c. Timeline

## **VII. Natural Resource Conservation**

The county's efforts to promote natural resource conservation should be presented in chapter seven. The degree of coordination with established federal and state soil and water conservation programs, including landowner participation in conservation planning and matching grant programs must be discussed in this section of the Plan. Special attention should be paid to water conservation and allocation strategies in areas where water supplies are threatened by increasing competition from both agricultural and non-agricultural users. Non-traditional energy conservation and waste management efforts, as well as future conservation enhancements, should also be presented.

- A. Natural Resource Protection Coordination
  - 1. Natural Resources Conservation Service
  - 2. Soil Conservation Districts
- B. Natural Resource Protection Programs
  - 1. SADC Soil and Water Conservation Grant Program
  - 2. Federal Conservation Programs (EQIP, WHIP, CREP, etc.)
  - 3. NJDEP Landowner Incentive Program
- C. Water Resources
  - 1. Supply Characteristics
  - 2. Agricultural Demand & Supply Limitations
  - 3. Conservation & Allocation Strategies
- D. Waste Management Planning (e.g., animal waste, plastic mulch, tires, etc.)
- E. Energy Conservation Planning (e.g., solar, wind, etc.)
- F. Outreach and Incentives

## **VIII. Agricultural Industry Sustainability, Retention and Promotion**

Chapter eight should expand on the county's vision for farming and the agricultural industry beyond preservation of its agricultural land base alone. Right to Farm programming and

agricultural mediation services should be described including an inventory of municipal Right-to-Farm ordinances in relation to the SADC model. This section of the Plan should also document the county's efforts to work with municipal partners on issues from permit streamlining to agricultural vehicle movement, labor housing and general agricultural education and promotion.

- A. Existing Agricultural Industry Support
  - 1. Right to Farm / Agricultural Mediation Programs
  - 2. Farmland Assessment
- B. Other Strategies, including:
  - 1. Permit streamlining
  - 2. Agricultural vehicle movement / routes
  - 3. Agricultural labor housing / training
  - 4. Wildlife Management Strategies
  - 5. Agricultural education and promotion



# Bedminster Twp, Somerset County

## NJ Farmland Preservation Program

September 2007

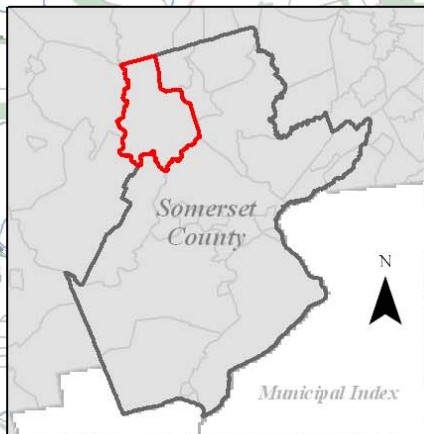
- Preserved Easements
- Current Applications
- Inactive Application

### Base Map

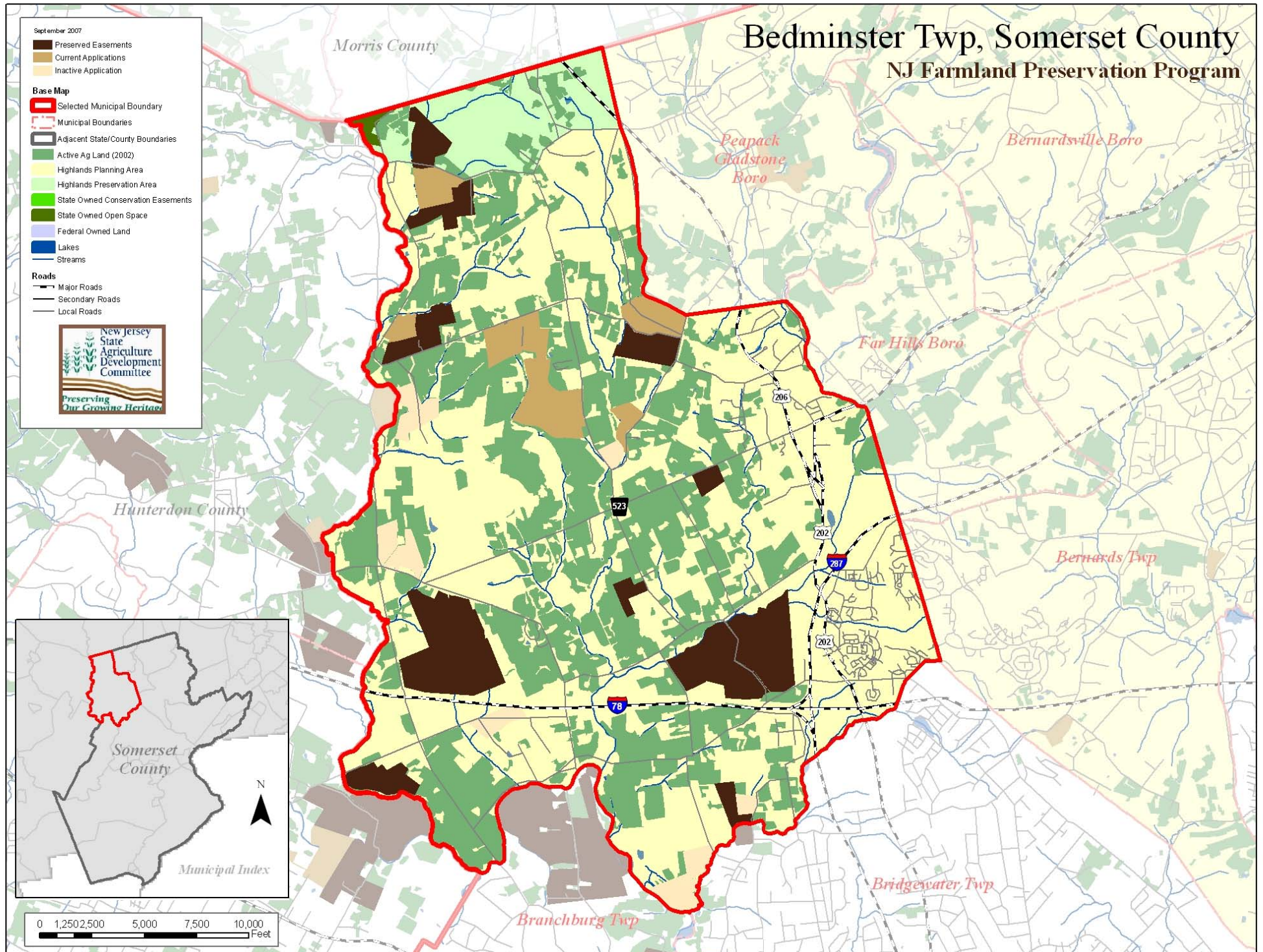
- Selected Municipal Boundary
- Municipal Boundaries
- Adjacent State/County Boundaries
- Active Ag Land (2002)
- Highlands Planning Area
- Highlands Preservation Area
- State Owned Conservation Easements
- State Owned Open Space
- Federal Owned Land
- Lakes
- Streams

### Roads

- Major Roads
- Secondary Roads
- Local Roads



0 1,250 2,500 5,000 7,500 10,000 Feet



**STATE AGRICULTURE DEVELOPMENT COMMITTEE**

**FARMLAND PRESERVATION PROGRAM**

**GUIDELINES FOR DEVELOPING MUNICIPAL  
COMPREHENSIVE FARMLAND PRESERVATION PLANS**

**ADOPTED: May 24, 2007**

The following guidelines provide uniform standards for the development of Municipal Comprehensive Farmland Preservation Plans. These guidelines supplement proposed new rules at N.J.A.C. 2:76-17A, update previous planning standards and incorporate recommendations from the 2006 edition of the Agricultural Smart Growth Plan for New Jersey, the Planning Incentive Grant Statute (N.J.S.A. 4:1C-43.1) and the NJ Department of Agriculture Guidelines for Plan Endorsement under the State Development and Redevelopment Plan.

Development of a Municipal Comprehensive Farmland Preservation Plan should be performed in consultation with the municipal Agricultural Advisory Committee, Municipal Planning Board, County Agriculture Development Board, County Planning Board and County Board of Agriculture. Where appropriate, the plan should also have a regional focus and be coordinated with surrounding municipalities and the County Comprehensive Farmland Preservation Plan. At least two (2) public meetings are recommended including the required public hearing; one early in the process designed to gather input and another later in the process to review the draft Plan. SADC and Department of Agriculture staff will work in partnership with municipal officials to provide and identify sources for the latest data with respect to agricultural statistics, water resources, agricultural economic development, land use and resource conservation.

The attached timeline will help guide municipalities, the SADC and CADBs in developing plans to lead the Farmland Preservation Program into the future.

**I. Municipality's Agricultural Land Base**

The first section of the Municipal Comprehensive Farmland Preservation Plan should provide a clear description of the agricultural characteristics and trends within the municipality over the last 20 years. SADC staff will provide each municipality with the County's Agricultural Profile, a Municipal Agricultural Profile, combining Farmland Assessment, Census of Agriculture, Farmland Preservation, NJDEP Land Use / Land Cover, Building Permit and Census Bureau data. This data should be used by the municipality in preparation of its Municipal Comprehensive Farmland Preservation Plan.

- A. Location and Size of Agricultural Land Base including an inventory of farm properties in the entire municipality and a map illustrating significant areas of agricultural land and the proposed farmland preservation project areas
- B. Distribution of Soil Types and their characteristics
- C. Number of Irrigated Acres and available water sources
- D. Farmland Assessment and Census of Agriculture Statistics and Trends
  - 1. Number of Farms and Farms by Size
  - 2. Average and Median Farm Size
  - 3. Cropland Harvested, Pasture, Woodland, Equine, Total for Agricultural Use



## **II. Municipality's Agricultural Industry – Overview**

The second section of the Plan must provide a thorough overview of the municipality's existing agricultural industry in relation to the region, including historical crop trends and the market value of agricultural products over the last 20 years. This chapter should also discuss the status of agricultural related industries from equipment and supply providers and services to food processors and distributors and direct marketing. Counties should share their observations about where the agricultural industry within the municipality seems to be heading.

- A. Trends in Market Value of Agricultural Products Sold
- B. Crop / Production Trends over the last 20 years
- C. Support Services within Market Region (equipment and seed dealers, fertilizer/pesticide suppliers, processing facilities, farmers markets, etc.)
- D. Other Agricultural Related Industries

## **III. Land Use Planning Context**

The third chapter of the Plan must explore the land use planning context for farmland preservation and agricultural retention in the municipality. Starting with the State Development and Redevelopment Plan Planning Areas, Designated Centers and Endorsed Plans, the Plan should discuss the relationship of land use, land value, infrastructure and development trends to the municipal Master Plan and municipal development regulations. An overview of the municipal master plan, zoning and subdivision regulations, including the use of innovative planning techniques such as the Transfer of Development Rights (TDR), mandatory clustering, non-contiguous clustering and lot size averaging, should also be provided.

- A. State Development and Redevelopment Plan Planning Areas, Designated Centers and Endorsed Plans
- B. Special Resource Areas (Highlands, Pinelands, CAFRA, etc.)
- C. Municipal Master Plan and Development Regulations
- D. Current Land Use and Trends
- E. Sewer Service Areas / Public Water Supply Service Areas
- F. Municipal Master Plan and Zoning – Overview
  - 1. General Lot Size Categories and Distribution throughout the municipality
    - a. Small lots (less than 1 acre minimum lots on sewer/water)
    - b. Medium lots ( $\geq 1 \leq 5$  acre minimum; septic/well)
    - c. Large lots ( $> 5 \leq 10$  acre minimum; septic/well)
    - d. Very large lots ( $> 10$  acre minimum; septic/well)
  - 2. Description of Innovative Planning Techniques
    - a. Cluster zoning
    - b. Non-contiguous cluster zoning
    - c. Lot size averaging
    - d. Transfer of Development Rights
    - e. Use of mandatory vs. voluntary options
  - 3. Description of the Buffer Requirements that separate agricultural uses from other land uses
  - 4. Discussion of Development Pressures and Land Value Trends
- G. Discussion of Municipal and Regional TDR Opportunities including implementation strategy recommendations

#### **IV. Municipality's Farmland Preservation Program – Overview**

The municipality's Farmland Preservation Program is presented in chapter four of the Plan. In addition to a thorough description of farmland preservation program participation and expenditures by program type, the municipality must provide its latest agricultural land use map identifying the county's adopted ADA within the municipality and preserved farmland. This section should also compare the municipality's progress to date in relation to the SADC's Strategic Targeting Project and any municipal and / or county Planning Incentive Grant Project Areas or TDR programs in the area. Coordination with municipal and county open space and recreational preservation initiatives as well as easement monitoring and enforcement should also be discussed.

- A. County Agricultural Development Areas
  - 1. Geographic Information System Mapping / current location map
- B. Farmland preserved to date by program
  - 1. County Easement Purchase
  - 2. County Planning Incentive Grants
  - 3. Municipal Planning Incentive Grants
  - 4. SADC Direct Easement Purchase
  - 5. SADC Fee Simple
  - 6. Non-profit
  - 7. Transfer of Development Rights
  - 8. Other programs and partnerships
- C. Consistency with SADC Strategic Targeting Project, including:
  - 1. Municipal Planning Incentive Grant Program(s) – Targeted farms and Project Areas / Agricultural Advisory Committee Coordination
- D. Eight Year Programs
- E. Coordination with Municipal and County Open Space Preservation Initiatives
- F. Farmland Preservation Program Funding Expended to Date by Source
- G. Monitoring of Preserved Farmland
- H. Coordination with TDR Programs

#### **V. Future Farmland Preservation Program**

Chapter five must provide clear goals and objectives for the municipality's farmland preservation efforts over the next 10 years. Municipal and county ranking and minimum eligibility criteria as well as municipal and county policies with respect to housing opportunities, division of the premises and exceptions should be presented in detail. This section should also include a staffing and funding plan to ensure efficient and effective program implementation in the years to come. Efforts to develop and utilize a municipal Geographic Information System and Farmland Preservation Program database must be described. Factors that would limit implementation of the Plan should be identified with potential strategies provided to minimize their impact.

- A. Preservation Goals (1, 5 and 10 year acreage targets)
- B. Project Area Summaries
- C. Municipal and County Minimum Eligibility Criteria Coordination
- D. Municipal and County Ranking Criteria used to prioritize farms
- E. Municipal and County Policies Related to Farmland Preservation Applications, including:

1. Approval of Housing Opportunities
  - a. Overall housing opportunities permitted
  - b. House replacement
  - c. Residual Dwelling Site Opportunity allocation
2. Division of the Premises
3. Approval of Exceptions
  - a. Severable
  - b. Non-severable
- F. Funding Plan
  1. Description of Municipal and County Funding Sources (dedicated tax, bond proceeds, annual revenues (total), annual revenues dedicated to Farmland Preservation Program)
  2. Financial Policies related to cost-share requirements between county and municipal / other funding partners / installment purchases
  3. Cost Projections and funding plan associated with 1, 5 and 10 year preservation goals
  4. Any Other Financial Information as appropriate
- G. Farmland Preservation Program / Agriculture Advisory Committee Administrative Resources
  1. Municipal Staff and/or Consultant Resources
  2. Legal Support
  3. Database Development
  4. Geographic Information System Capacity and staff resources
- H. Factors Limiting Farmland Preservation Implementation
  1. Funding (county or municipal)
  2. Projected Costs
  3. Land Supply
  4. Landowner Interest
  5. Administrative Resources
  6. Other

## **VI. Economic Development**

Agricultural economic development strategies of the municipality in support of and in relation to county and state efforts must be described in chapter six. The municipality's perspectives on agricultural industry retention, expansion and recruitment strategies should be compared to the NJ Department of Agriculture's Economic Development Strategies and regional programs for consistency. Coordination with business and institutional support providers including marketing, public relations and education, estate planning, and community supported agriculture opportunities should be discussed. To the greatest extent possible, the municipality's Plan should also anticipate the needs of consumers, farmers and agriculture related industries in the years to come and discuss opportunities for new community markets, suppliers, processors and distributors.

- A. Consistency with NJ Department of Agriculture Economic Development Strategies and other regional economic development plans and initiatives
- B. Agricultural Industry Retention, Expansion and Recruitment Strategies
  1. Institutional
    - a. Farmer Support (e.g., Farm Link Program, Estate Planning)
    - b. Marketing / Public Relation Support (e.g., local use of the Jersey Fresh promotional program, agritourism)
    - c. Community Farmers Markets
    - d. Community Supported Agriculture

- e. Agricultural Education and Market Research Coordination
    - i. Rutgers Cooperative Extension
    - ii. New Jersey Agricultural Experiment Station
    - iii. Rutgers School of Environmental and Biological Sciences
    - iv. Other
- 2. Businesses
  - i. Input Suppliers and Services
  - ii. Product Distributors and Processors
- 3. Anticipated Agricultural Trends
  - a. Market Location
  - b. Product Demand
- 4. Agricultural Support Needs
  - a. Agricultural Facilities and Infrastructure (e.g., farm markets, food processors)
    - i. Type
    - ii. Placement / Location
  - b. Flexible Land Use Regulations
  - c. Agriculture Representation in Economic Development Organizations
- 5. Agricultural Support Implementation
  - a. Cost
  - b. Funding Opportunities
  - c. Timeline

## **VII. Natural Resource Conservation**

The municipality's efforts to coordinate with regional efforts to promote natural resource conservation should be presented in chapter seven. The degree of coordination with established federal and state soil and water conservation programs, including landowner participation in conservation planning and matching grant programs must be discussed in this section of the Plan. Special attention should be paid to water conservation and allocation strategies in areas where water supplies are threatened by increasing competition from both agricultural and non-agricultural users. Non-traditional energy conservation and waste management efforts, as well as future conservation enhancements, should also be presented.

- A. Natural Resource Protection Coordination
  - 1. Natural Resources Conservation Service
  - 2. Soil Conservation Districts
- B. Natural Resource Protection Programs
  - 1. SADC Soil and Water Conservation Grant Program
  - 2. Federal Conservation Programs (EQIP, WHIP, CREP, etc.)
  - 3. NJDEP Landowner Incentive Program
- C. Water Resources
  - 1. Supply Characteristics
  - 2. Agricultural Demand & Supply Limitations
  - 3. Conservation & Allocation Strategies
- D. Waste Management Planning (e.g., animal waste, plastic mulch, tires, etc.)
- E. Energy Conservation Planning (e.g., solar, wind, etc.)
- F. Outreach and Incentives

## **VIII. Agricultural Industry Sustainability, Retention and Promotion**

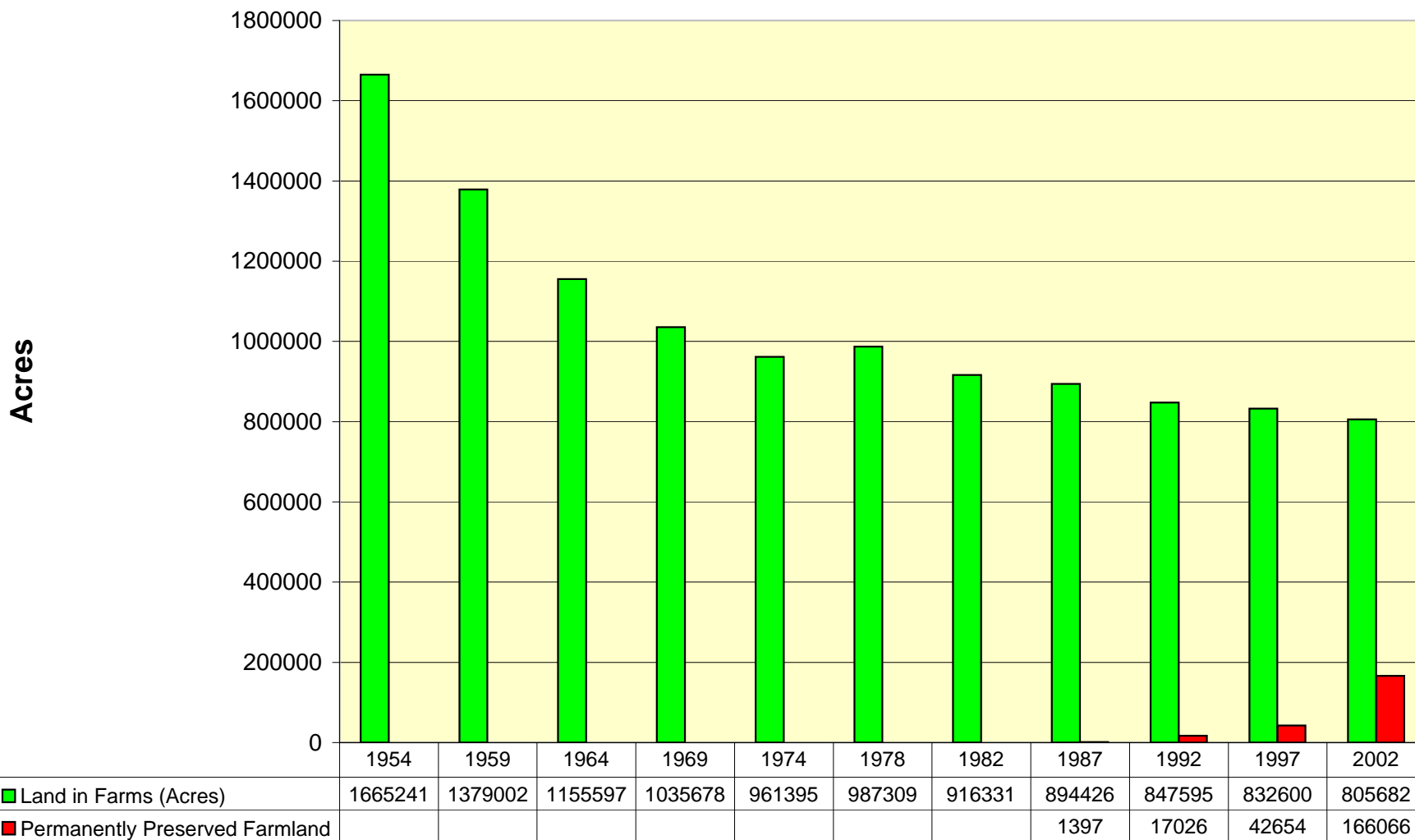
Chapter eight should expand on the municipality's vision for farming and the agricultural industry beyond preservation of its agricultural land base alone. Coordination with CADB Right to Farm programming and agricultural mediation services should be described and include a copy of the municipal Right-to-Farm ordinance, as required (N.J.A.C. 2:76-17A.3). This section of the Plan should also document municipal and county efforts on issues from permit streamlining to agricultural vehicle movement, labor housing and general agricultural education and promotion.

- A. Existing Agricultural Industry Support
  - 1. Right to Farm / Agricultural Mediation Programs
  - 2. Farmland Assessment
- B. Other Strategies, including:
  - 1. Permit Streamlining
  - 2. Agricultural Vehicle Movement / Routes
  - 3. Agricultural Labor Housing / Training
  - 4. Wildlife Management Strategies
  - 5. Agricultural Education and Promotion



# New Jersey Land in Farms 1954 - 2002

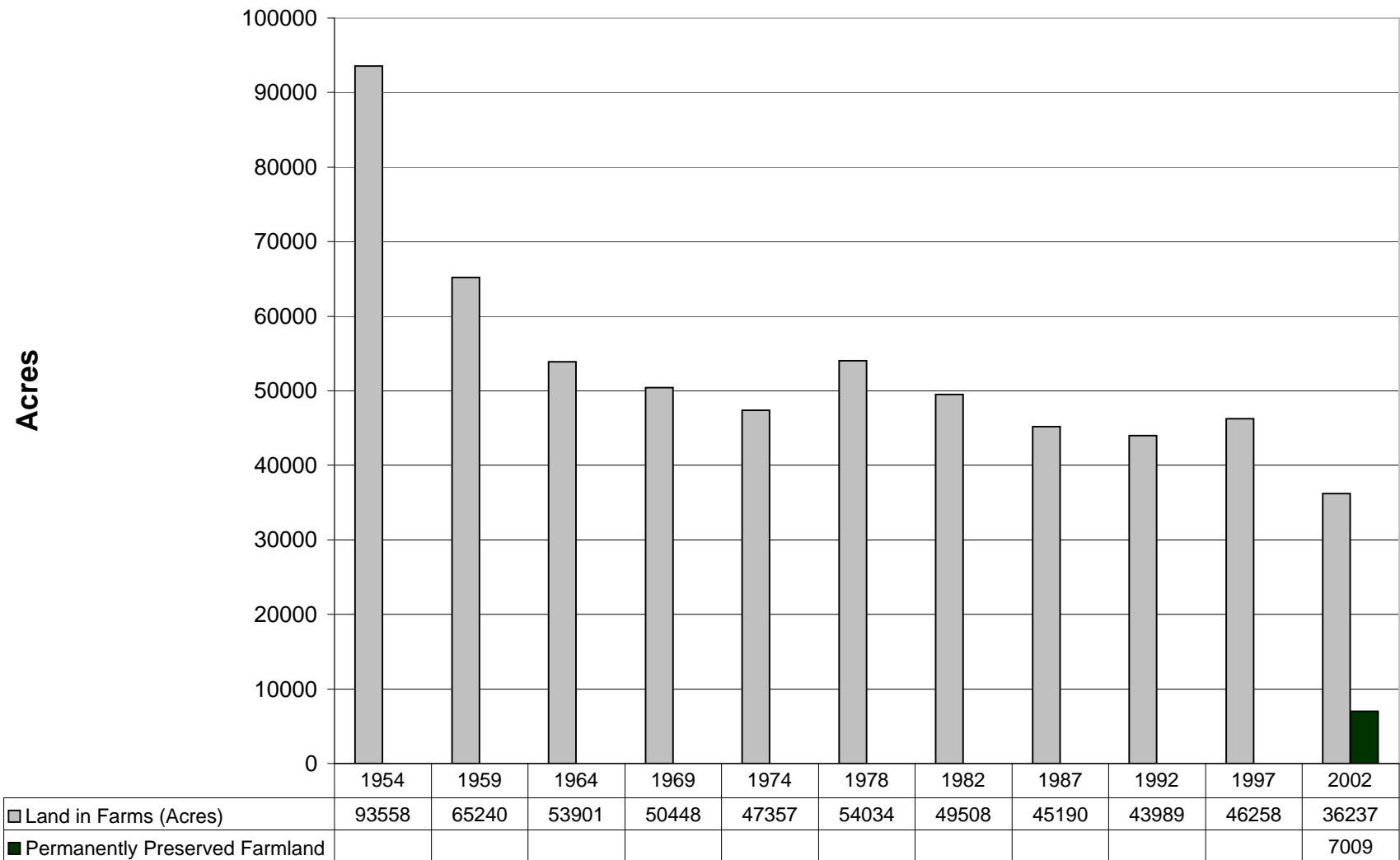
Permanently Preserved Farmland as of 5/20/08





## Somerset County Land in Farms 1954 - 2002

## Permanently Preserved Farmland as of 5/20/08



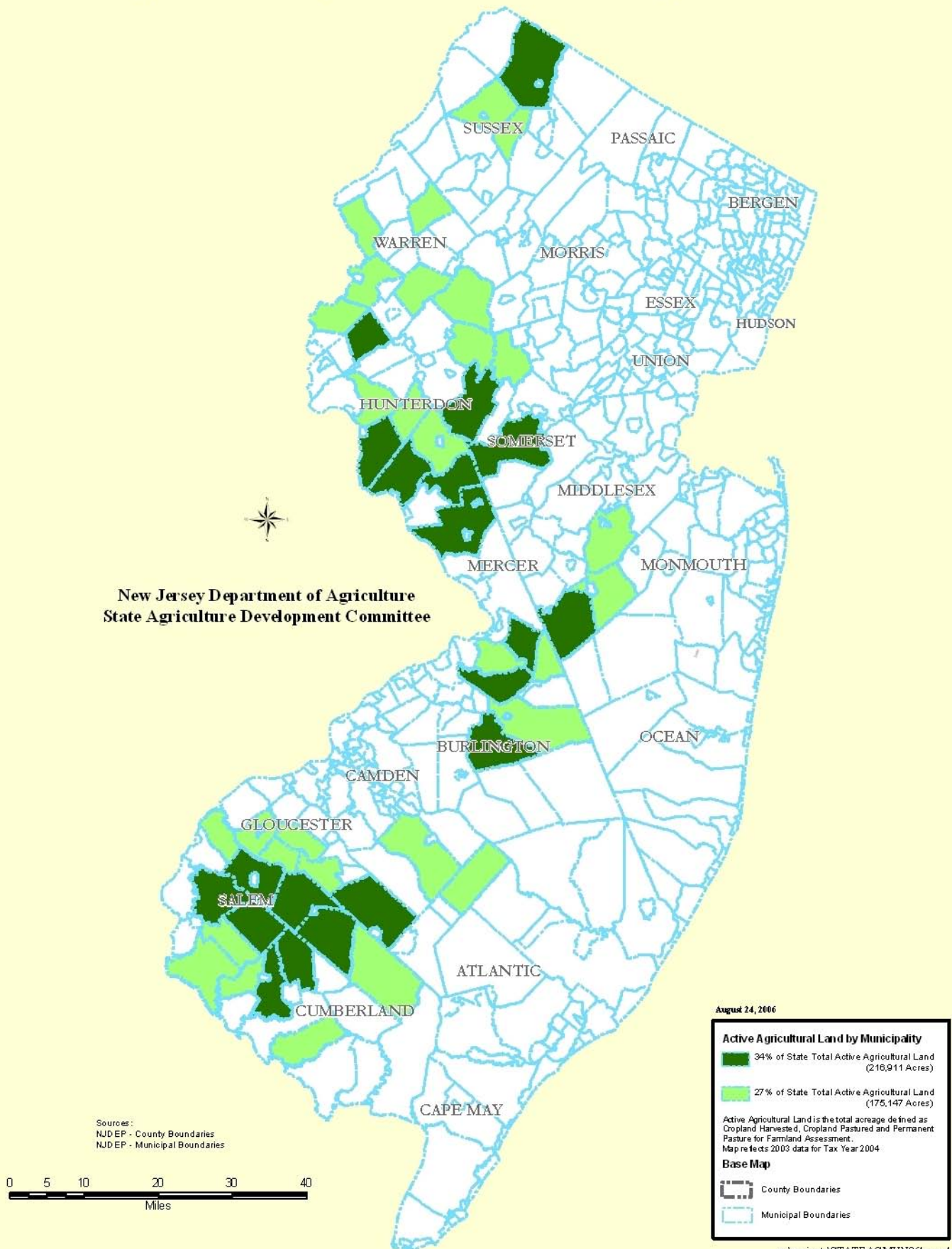
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**2003/2004 FARMLAND ASSESSMENT DATA**  
**HIGHEST MUNICIPAL CONCENTRATION OF AGRICULTURAL LAND**

<b>Municipality</b>	<b>County</b>	<b>Active Ag</b>	<b>Cropland Harvested</b>	<b>Cropland Pastured</b>	<b>Permanent Pasture</b>	<b>Total Farm Assd Acres</b>
Upper Pittsgrove	Sal	17,569	15,964	381	1,224	21,298
Upper Freehold	Mon	15,239	11,862	403	2,974	19,644
Pilesgrove	Sal	15,122	11,925	650	2,547	16,975
Wantage	Sus	14,008	8,489	1,719	3,800	23,586
Mannington	Sal	13,075	12,061	339	675	18,621
Hopewell	Cum	11,600	10,681	301	618	14,166
Upper Deerfield	Cum	11,555	10,935	303	317	13,476
Delaware	Hun	11,203	8,236	1,047	1,920	16,073
Springfield	Bur	11,187	9,114	890	1,183	13,555
Hopewell	Mer	10,144	6,044	1,639	2,461	16,012
Kingwood	Hun	9,491	6,780	1,054	1,657	15,204
Southampton	Bur	9,354	7,650	580	1,124	14,425
Alloway	Sal	9,321	7,335	863	1,123	13,103
Hillsborough	Som	8,766	6,196	552	2,018	13,264
Readington	Hun	8,568	5,905	745	1,918	12,703
Pittsgrove	Sal	8,544	7,945	223	376	12,228
Franklin	War	8,324	6,656	403	1,265	11,283
E. Amwell	Hun	8,097	5,636	1,193	1,268	11,180
Franklin	Glo	7,929	7,315	158	456	14,399
Chesterfield	Bur	7,815	6,703	390	722	10,162
<b>Top 20 Subtotal</b>		<b>216,911</b>	<b>173,432</b>	<b>13,833</b>	<b>29,646</b>	<b>301,357</b>
% of State Total		<b>34%</b>	<b>34%</b>	<b>32%</b>	<b>32%</b>	<b>28%</b>
Frankford	Sus	7,049	4,348	487	2,214	10,868
Alexandria	Hun	6,944	5,031	636	1,277	9,873
Franklin	Hun	6,925	5,350	789	786	9,493
Woolwich	Glo	6,855	6,424	123	308	8,240
Mansfield	Bur	6,788	5,867	138	783	8,264
<b>Bedminster</b>	<b>Som</b>	<b>6,486</b>	<b>3,485</b>	<b>629</b>	<b>2,372</b>	<b>10,568</b>
Hammonton	Atl	6,437	6,200	114	123	7,067
Tewksbury	Hun	6,386	3,592	712	2,082	11,113
Millstone	Mon	6,368	5,354	247	767	9,680
Pemberton Twp	Bur	6,350	5,597	338	415	10,477
Vineland	Cum	6,248	5,816	148	284	10,090
Stow Creek	Cum	6,186	5,610	189	387	8,797
Winslow	Cam	5,985	5,480	154	351	7,789
Monroe	Mid	5,818	5,185	256	377	8,512
Washington	Mor	5,779	4,390	324	1,065	10,983
Lower Alloways Creek	Sal	5,695	4,706	275	714	10,376
Raritan	Hun	5,607	4,551	332	724	7,557
Elk	Glo	5,541	5,240	156	145	7,068
S. Harrison	Glo	5,524	4,863	209	452	7,227
Frelinghuysen	War	5,474	3,088	703	1,683	10,094
White	War	5,425	4,423	261	741	9,097
Oldmans	Sal	5,420	5,072	56	292	7,078
Harmony	War	5,294	4,374	448	472	7,182
Harrison	Glo	5,078	4,754	81	243	6,150
Lafayette	Sus	5,058	2,489	743	1,826	7,267
Quinton	Sal	5,003	3,919	307	777	7,807
N. Hanover	Bur	4,947	4,287	290	370	6,915
Mansfield	War	4,922	3,672	331	919	9,461
Lawrence	Cum	4,879	4,756	70	53	6,139
Knowlton	War	4,676	2,930	636	1,110	8,212
<b>Next 30 Subtotal</b>		<b>175,147</b>	<b>140,853</b>	<b>10,182</b>	<b>24,112</b>	<b>259,444</b>
% State Total		<b>27%</b>	<b>28%</b>	<b>23%</b>	<b>26%</b>	<b>24%</b>
<b>Top 50 Total</b>		<b>392,058</b>	<b>314,285</b>	<b>24,015</b>	<b>53,758</b>	<b>560,801</b>
		<b>61%</b>	<b>62%</b>	<b>55%</b>	<b>57%</b>	<b>52%</b>
<b>State Total</b>		<b>643,348</b>	<b>506,104</b>	<b>43,477</b>	<b>93,767</b>	<b>1,069,549</b>

# Highest Municipal Concentrations of Agricultural Land

New Jersey Department of Agriculture  
State Agriculture Development Committee



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**Land in Farms 1992 - 2002  
vs. Permanently Preserved Farmland as of 12/31/07**

County	1992	1997	Adjusted 1997	2002	1997-2002 Difference	1997-2002 % Change	12/31/07 Preserved	% of County Base Preserved	12/31/07 Potential	Potential % of Cty Base Preserved	200,000 Acre Projection	600,000 Acre County Target	Preserved Difference	Potential Difference	Potential Less Preserved
Atlantic	29,606	31,050	31,620	30,337	-1,283	-4.1%	4,000	13.2%	4,784	15.8%	5,295	22,592	18,592	17,808	784
Bergen	2,636	2,633	2,955	1,283	-1,672	-56.6%	318	24.8%	318	24.8%	352	955	637	637	0
Burlington	97,186	103,667	103,627	111,237	7,610	7.3%	22,086	19.9%	24,716	22.2%	27,357	82,839	60,753	58,123	2,630
Camden	7,799	9,007	9,446	10,259	813	8.6%	467	4.6%	729	7.1%	807	7,640	7,173	6,911	262
Cape May	11,644	9,669	9,840	10,037	197	2.0%	2,551	25.4%	2,627	26.2%	2,908	7,475	4,924	4,848	76
Cumberland	68,627	66,288	67,194	71,097	3,903	5.8%	12,782	18.0%	14,091	19.8%	15,597	52,947	40,165	38,856	1,309
Essex	613	Withheld	Withheld	153	N / A	N / A	0	0	0	0.0	0	114	114	114	0
Gloucester	61,748	58,373	58,888	50,753	-8,135	-13.8%	8,880	17.5%	9,579	18.9%	10,603	37,796	28,916	28,217	699
Hudson	N / A	N / A	N / A	N / A	N / A	N / A	0	0	0	0.0	0	0	0	0	0
Hunterdon	106,324	105,230	113,975	109,241	-4,734	-4.2%	23,299	21.3%	26,180	24.0%	28,977	81,353	58,054	55,173	2,881
Mercer	35,786	28,391	28,395	25,070	-3,325	-11.7%	6,749	26.9%	7,384	29.5%	8,173	18,670	11,921	11,286	635
Middlesex	25,011	28,100	28,635	21,824	-6,811	-23.8%	4,543	20.8%	4,603	21.1%	5,095	16,253	11,710	11,650	60
Monmouth	58,758	59,405	61,358	47,198	-14,160	-23.1%	10,949	23.2%	12,547	26.6%	13,888	35,149	24,200	22,602	1,598
Morris	23,915	22,351	23,623	17,233	-6,390	-27.0%	6,481	37.6%	7,093	41.2%	7,851	12,834	6,353	5,741	612
Ocean	10,365	11,381	12,061	12,239	178	1.5%	2,675	21.9%	2,803	22.9%	3,103	9,115	6,440	6,312	128
Passaic	1,838	2,232	2,485	1,526	-959	-38.6%	0	0	15	0.7	17	1,136	1,136	1,121	15
Salem	98,256	92,047	92,890	96,238	3,348	3.6%	23,572	24.5%	23,905	24.8%	26,459	71,669	48,097	47,764	333
Somerset	43,989	46,258	48,299	36,237	-12,062	-25.0%	6,697	18.5%	7,454	20.6%	8,251	26,986	20,289	19,532	757
Sussex	75,531	73,001	76,461	75,496	-965	-1.3%	11,171	14.8%	14,197	18.8%	15,714	56,223	45,052	42,026	3,026
Union	325	Withheld	Withheld	182	N / A	N / A	0	0	0	0.0	0	136	136	136	0
Warren	87,638	82,900	84,494	78,042	-6,452	-7.6%	15,115	19.4%	17,667	22.6%	19,555	58,119	43,004	40,452	2,552
<b>Total</b>	<b>847,595</b>	<b>832,600</b>	<b>856,909</b>	<b>805,682</b>	<b>-51,227</b>	<b>-6.0%</b>	<b>162,335</b>	<b>20.1%</b>	<b>180,692</b>	<b>22.4%</b>	<b>200,000</b>	<b>600,000</b>	<b>437,665</b>	<b>419,308</b>	<b>18,357</b>

Source: US Census of Agriculture  
NJ State Agriculture Development Committee

**NJ State Agriculture Development Committee**  
**Planning Incentive Grant Program Update**  
**May 2007**

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2000A Round	SADC Preliminary Approval 1/27/00 and 2/24/00 12 Project Area Applications 194 Farms 12,518 Acres
2000B Round	SADC Preliminary Approval 8/24/00, 4/27/00, and 2/22/01 8 Project Area Applications 131 Farms 5,296 Acres
	<i>PIG Ranking Policy Adopted 1/25/01</i>
2001A Round	SADC Preliminary Approval 1/25/01 and 2/8/01 10 Project Area Applications 145 Farms 7,903 Acres
2001B Round	Preliminary Approval 5/8/01 6 Project Area Applications 156 Farms 9,304 Acres
2002A Round	Preliminary Approval 5/8/01 4 Project Area Applications 45 Farms 2,816 Acres
2003A Round	Preliminary Approval 12/19/02 and 2/27/03 15 Project Area Applications 235 Farms 10,073 Acres
2004A Round	Preliminary Approval 6/26/03 and 7/24/03 9 Project Area Applications 390 Farms 28,265 Acres
2005A Round	Preliminary Approval 5/27/04 15 Project Area Applications 275 Farms 13,975 Acres
2006A Round	Preliminary Approval 4/28/05 10 Project Area Applications 321 Farms 19,906 Acres
2007A Round	Preliminary Approval 4/27/06 7 Project Area Applications 132 Farms 7,567 Acres

## PIG Totals to Date

10 Funding Rounds (With Project Area Application Amendments)

96 Project Areas with Preliminary Approval

2,117 Farms / 122,382 Acres Targeted

142 Farms / 7,566 Acres Preserved

Another 79 Farms / 5,345 Acres with Final Approvals

Another 125 Farms / 9,937 Acres in Active Applications

## Overview

Since the passage of enabling legislation in August 1999, New Jersey's counties and municipalities have a powerful new tool to assist in the preservation of farmland and the retention of the Garden State's agricultural industry. The Farmland Preservation Planning Incentive Grant (PIG) Program enables the State Agriculture Development Committee (SADC) to provide grants to eligible counties and municipalities to purchase development easements for permanent preservation of farmland in designated project areas. The goal of the PIG Program is to preserve a significant area of reasonably contiguous farmland that will promote the long-term viability of agriculture as an industry.

Farmland Preservation Planning Incentive Grant Project Areas are now active in 63 New Jersey Municipalities in 12 Counties, as listed below:

<u>Municipality</u>	<u>County</u>	<u># of PA Aps</u>
Chesterfield Township	Burlington*+	1
Southampton Township	Burlington*+	2
Pemberton Township	Burlington*+	3
Lumberton Township*+	Burlington*+	1
MansfieldTownship	Burlington*+	1
Medford Township	Burlington*+	1
Shamong Township	Burlington*+	1
SpringfieldTownship	Burlington*+	1
Tabernacle Township	Burlington*+	2
Washington Township	Burlington*+	1
North Hanover Township*+	Burlington*+	2
Winslow Township	Camden*+	2
Hopewell Township*+	Cumberland+	1
Woolwich Township*+	Gloucester	2
Franklin Township*+	Gloucester	2
Alexandria Township*+	Hunterdon+	2
Raritan Township*+	Hunterdon+	3
Readington Township*+	Hunterdon+	3
Bethlehem Township*+	Hunterdon+	2
Lebanon Township*+	Hunterdon+	1
East Amwell Township*+	Hunterdon+	1



<u>Municipality</u>	<u>County</u>	<u># of PA Aps</u>
Delaware Township*+	Hunterdon+	2
Holland Township*+	Hunterdon+	1
Franklin Township*+	Hunterdon+	1
Tewksbury Township*+	Hunterdon+	4
West Amwell Township*+	Hunterdon+	1
Kingwood Township*+	Hunterdon+	1
Hopewell Township*+	Mercer	1
Colts Neck Township*+	Monmouth+	1
Roosevelt Borough	Monmouth*+	1
Millstone Township	Monmouth*+	5
Howell Township+	Monmouth*+	3
Holmdel Township*+	Monmouth+	1
Upper Freehold Township*+	Monmouth+	1
Manalapan Township*+	Monmouth+	4
Marlboro Township*+	Monmouth+	1
Chester Township	Morris*+	1
Washington Township*+	Morris*+	2
Rockaway Township	Morris*+	1
Denville Township	Morris*+	1
Boonton Township	Morris*+	1
Mendham Township	Morris*+	1
Mendham Borough	Morris*+	1
Plumsted Township*+	Ocean+	1
Pilesgrove Township*+	Salem	3
Pittsgrove Township*+	Salem	1
Bernards Township*+	Somerset+	1
Franklin Township*+	Somerset+	2
Hillsborough Township*+	Somerset+	3
Bedminster Township*+	Somerset+	2
Peapack & Gladstone Borough*+	Somerset+	1
Branchburg Township*+	Somerset+	1
Montgomery Township*+	Somerset+	1
Harmony Township*+	Warren	3
White Township*+	Warren	2
Greenwich Township*+	Warren	1
Knowlton Township*+	Warren	2
Washington Township*+	Warren	2
Pohatcong Township*+	Warren	4
Franklin Township*+	Warren	1
Blairstown Township*+	Warren	3
Frelinghuysen Township*+	Warren	3
Hope Township*+	Warren	1

\* "Lead" Agency Submitting Application

+ Comprehensive Plan / Master Plan Element Adopted

Municipal staff and volunteers are adding a new dimension and enthusiasm for farmland preservation. These new “program partners” along with other State agencies and Nonprofit groups are expanding the capacity and outreach of the overall Farmland Preservation Program beyond previous efforts at the County and State levels of government. Finally, the PIG Program integrates the critical premise that agricultural retention efforts can’t stop with the preservation of the land base.

## Enhancing the Economic Viability of Agriculture

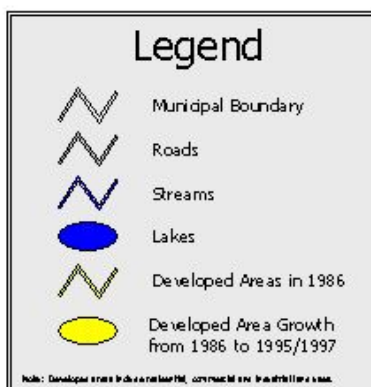
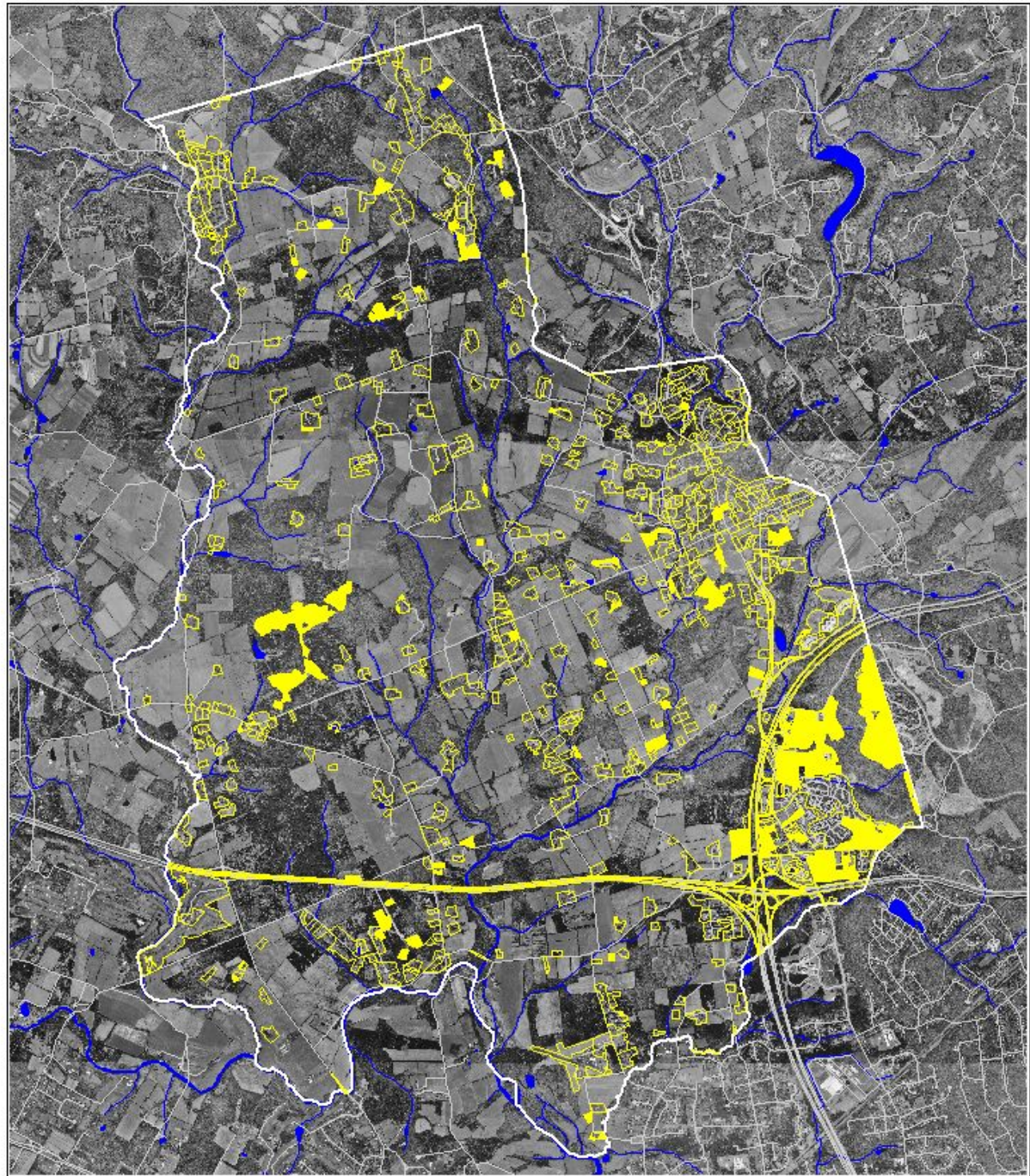
Municipal Agricultural Advisory Committees, County Agriculture Development Boards and other individuals or organizations with an interest in Farmland Preservation PIGs should consider close coordination with the NJ Agricultural Smart Growth Plan, including the following suggestions of activities municipalities and counties can do to enhance the economic viability of agriculture as an industry:

1. **Survey Farmers and Ag-Related Businesses** to obtain a better understanding of their economic concerns and requirements.
2. **Review Existing Regulations** to determine potential agricultural constraints and opportunities (e.g., zoning and subdivision regulations, fees, permits, etc.)
3. **Review Existing and Planned Programs** for agricultural impacts, both positive and negative (e.g., community and economic development, housing, tax assessment, code enforcement, capital improvements, etc.)
4. **Consider Direct Marketing**, where appropriate, to keep more dollars on the farm (e.g., farm markets and stands, pick-your-own operations, farm directories, etc.)
5. **Promote Agri-Tourism** as a way to supplement farm income and familiarize visitors and residents with agricultural issues (e.g., farm vacations, special events, corn mazes, etc.)
6. **Develop an Ag Component in Economic Development Plans** to recruit businesses that support adjacent farmers (e.g., food processors, equipment suppliers and services, ag-oriented industrial parks, etc.)
7. **Technical Support for the Right to Farm** beyond the passage of an ordinance to resolve often difficult issues and provide opportunities for mediation
8. **Sponsor Educational Forums** to discuss agricultural issues and the future of the industry (e.g., with municipalities, clubs, interest groups, rural residents, students, etc.)
9. **Review of Site Plan and Subdivision Applications** in Agricultural Development Areas and PIG Project Areas to minimize impacts on farms and the agricultural industry
10. **Coordinate Recreation, Open Space and Historic Preservation Efforts** to ensure that these initiatives complement agricultural retention efforts.



# Bedminster Twp, New Jersey

## Showing Growth in Developed Use Areas from 1986 to 1995/97



The yellow outlined areas delineate areas that were developed as of 1986.

The solid yellow areas have been developed between 1986 and 1995/97.

The total area of impervious surface (buildings, sidewalks, driveways, parking lots, etc.) is about 328 acres.

About 20 acres of this total were added since 1986. The total area of impervious surface constitutes 2% of the total (16,905) acres in the municipality.



**RESIDENTIAL BUILDING PERMITS AUTHORIZED 2000-2006****SOMERSET COUNTY**

<b>MUNICIPALITY</b>	<b>TYPE</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>Total</b>
Bedminster Twp.	Total	4	7	8	4	5	2	1	31
	Single	4	7	8	4	5	2	1	31
	Multi	0	0	0	0	0	0	0	0
Bernards Twp.	Total	162	113	52	76	30	23	21	477
	Single	162	113	52	36	28	23	21	435
	Multi	0	0	0	40	2	0	0	42
Bernardsville Boro.	Total	44	17	15	7	8	10	10	111
	Single	44	17	15	7	8	10	10	111
	Multi	0	0	0	0	0	0	0	0
Bound Brook Boro.	Total	2	1	4	3	4	3	50	67
	Single	2	1	4	3	4	3	2	19
	Multi	0	0	0	0	0	0	48	48
Branchburg Twp.	Total	45	25	19	11	9	15	15	139
	Single	45	25	19	11	9	15	15	139
	Multi	0	0	0	0	0	0	0	0
Bridgewater Twp.	Total	233	92	52	36	38	50	172	673
	Single	123	77	52	36	38	44	32	402
	Multi	110	15	0	0	0	6	140	271
Far Hills Boro.	Total	8	7	4	5	2	1	3	30
	Single	8	7	4	5	2	1	3	30
	Multi	0	0	0	0	0	0	0	0
Franklin Twp.	Total	1,083	494	316	616	1,075	587	344	4,515
	Single	218	430	226	541	522	518	344	2,799
	Multi	865	64	90	75	553	69	0	1,716

**RESIDENTIAL BUILDING PERMITS AUTHORIZED 2000-2006****SOMERSET COUNTY**

<b>MUNICIPALITY</b>	<b>TYPE</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>Total</b>
Green Brook Twp.	Total	203	82	14	23	17	39	3	381
	Single	203	82	14	23	17	39	3	381
	Multi	0	0	0	0	0	0	0	0
Hillsborough Twp.	Total	98	204	32	8	4	15	114	475
	Single	18	59	6	5	4	15	37	144
	Multi	80	145	26	3	0	0	77	331
Manville Boro.	Total	8	16	1	1	9	5	8	48
	Single	8	16	1	1	9	5	8	48
	Multi	0	0	0	0	0	0	0	0
Millstone Boro.	Total	0	0	0	0	0	0	0	0
	Single	0	0	0	0	0	0	0	0
	Multi	0	0	0	0	0	0	0	0
Montgomery Twp.	Total	207	176	655	399	60	17	6	1,520
	Single	207	132	370	149	60	17	6	941
	Multi	0	44	285	250	0	0	0	579
North Plainfield Boro.	Total	2	1	3	4	3	2	2	17
	Single	2	1	3	4	3	2	2	17
	Multi	0	0	0	0	0	0	0	0
Peapack-Gladstone Boro.	Total	6	3	1	1	2	1	2	16
	Single	6	3	1	1	2	1	2	16
	Multi	0	0	0	0	0	0	0	0
Raritan Boro.	Total	5	2	5	13	9	246	133	413
	Single	5	2	5	11	5	4	6	38
	Multi	0	0	0	2	4	242	127	375

# RESIDENTIAL BUILDING PERMITS AUTHORIZED 2000-2006

## SOMERSET COUNTY

MUNICIPALITY	TYPE	2000	2001	2002	2003	2004	2005	2006	Total
Rocky Hill Boro.	Total	0	1	0	0	0	0	0	1
	Single	0	1	0	0	0	0	0	1
	Multi	0	0	0	0	0	0	0	0
Somerville Boro.	Total	0	1	1	4	8	10	5	29
	Single	0	1	1	4	8	10	5	29
	Multi	0	0	0	0	0	0	0	0
South Bound Brook Boro.	Total	1	1	1	2	8	121	115	249
	Single	1	1	1	2	2	44	80	131
	Multi	0	0	0	0	6	77	35	118
Warren Twp.	Total	151	114	74	40	45	30	32	486
	Single	151	114	74	40	45	30	32	486
	Multi	0	0	0	0	0	0	0	0
Watchung Boro.	Total	20	82	273	7	26	43	22	473
	Single	20	14	13	7	26	35	14	129
	Multi	0	68	260	0	0	8	8	344
Somerset County	Total	2,282	1,439	1,530	1,260	1,362	1,220	1,058	10,151
	Single	1,227	1,103	869	890	797	818	623	6,327
	Multi	1,055	336	661	370	565	402	435	3,824

Source: U.S. Census Bureau, Manufacturing & Construction Division

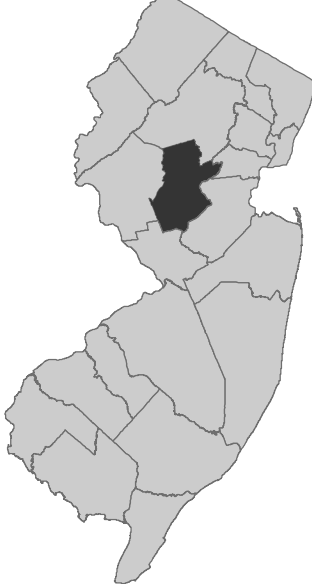
Prepared by: New Jersey Department of Labor, 7/07



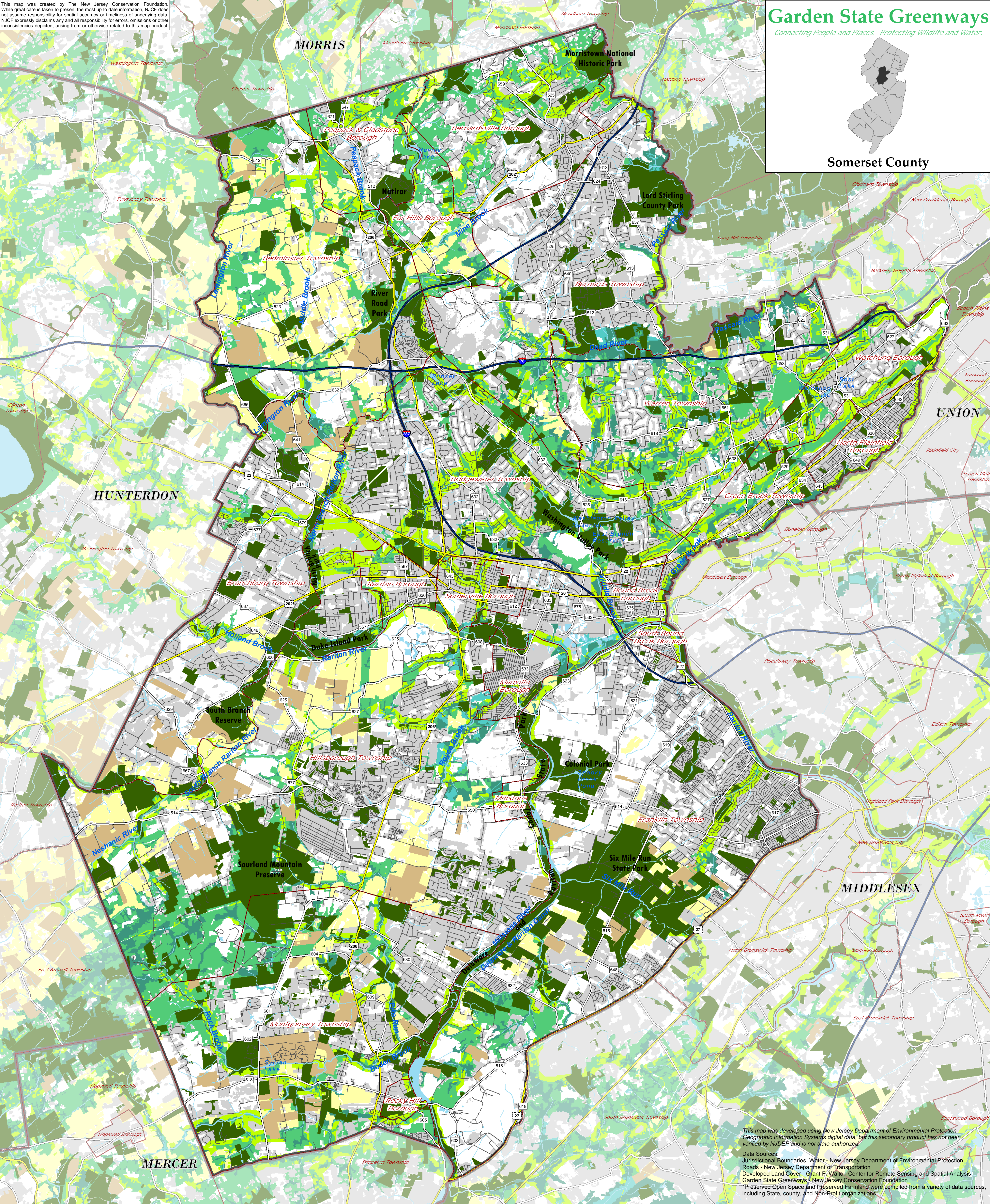
This map was created by The New Jersey Conservation Foundation. While great care is taken to present the most up to date information, NJCF does not assume responsibility for spatial accuracy or timeliness of underlying data. NJCF expressly disclaims any and all responsibility for errors, omissions or other inconsistencies depicted, arising from or otherwise related to this map product.

# Garden State Greenways

Connecting People and Places. Protecting Wildlife and Water.



Somerset County



This map was developed using New Jersey Department of Environmental Protection Geographic Information Systems digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

Data Sources:  
Jurisdictional Boundaries, Water - New Jersey Department of Environmental Protection  
Roads - New Jersey Department of Transportation  
Developed Land Cover - Grant F. Walton Center for Remote Sensing and Spatial Analysis  
Garden State Greenways - New Jersey Conservation Foundation  
\*Preserved Open Space and Preserved Farmland were compiled from a variety of data sources, including State, county, and Non-Profit organizations.

<b>Garden State Greenways</b>	<b>Other Land Cover</b>
Agriculture/Grassland	Preserved Open Space
Emergent Wetland	Preserved Farmland
Forested Wetland	Water
Upland Forest	Developed 2001
Beach/Dune	County Boundary
Connectors	Municipal Boundary

Interstate/Toll Highway
U.S./State Highway
County Road
Local Road

0 0.75 1.5 2.25 3 Miles

1:55,000

Garden State Greenways (GSG) is a vision for an interconnected, statewide system of open space. GSG county maps depict the results of the New Jersey Green Infrastructure Assessment (NJGIA) conducted by the New Jersey Conservation Foundation in cooperation with the New Jersey Department of Environmental Protection Green Acres Program and the Grant F. Walton Center for Remote Sensing and Spatial Analysis at Rutgers University.

The NJGIA identified large tracts of undeveloped land that could function as 'hubs' of an interconnected open space system in New Jersey. Linear 'connectors' were also identified by the NJGIA in order to represent potential linkages among identified hubs.

Garden State Greenways refers to the 'green infrastructure' identified by the NJGIA and represents a vision of interconnected open space that can help to lessen the environmental and social impacts of sprawl and maintain quality of life in New Jersey.

Green infrastructure plays a vital role in maintaining public health and quality of life in New Jersey by providing close-to-home recreation opportunities, safeguarding surface and underground water supplies and productive soils, protecting native plant and animal populations, and upholding scenic, cultural and historic amenities contributing to community character and livability throughout the state.

Garden State Greenways sets forth eight broad goals towards achieving the vision of a 'green infrastructure':

1. Establish parks, trails, or other protected lands within walking distance of every New Jersey resident.
2. Permanently protect New Jersey's critical natural resource lands: those contributing to groundwater or aquifer recharge, surface water quality, rare and endangered species habitat, and prime soils.
3. Permanently protect large, contiguous tracts of natural land for the long-term survival of native plant and animal species.
4. Permanently protect large, contiguous tracts of farmland for the long-term viability of agriculture and the maintenance of scenic and cultural landscapes.
5. Permanently protect parks, natural lands, and farmland surrounding historic sites, in order to maintain their historic character, visual context and interpretive value.
6. Link together New Jersey's protected natural, agricultural, historic, and recreation lands via trails and greenway connectors.
7. Grant public access and trail rights-of-way, where appropriate, across green infrastructure lands to allow the public to benefit from the scenic, recreational and interpretive opportunities provided therein.
8. Coordinate state, local, and private preservation as well as land use planning efforts, around common maps and shared GIS data, towards achieving goals one through seven.

**New Jersey Conservation**  
FOUNDATION

visit the GSG website at  
[www.gardenstategreenways.org](http://www.gardenstategreenways.org)