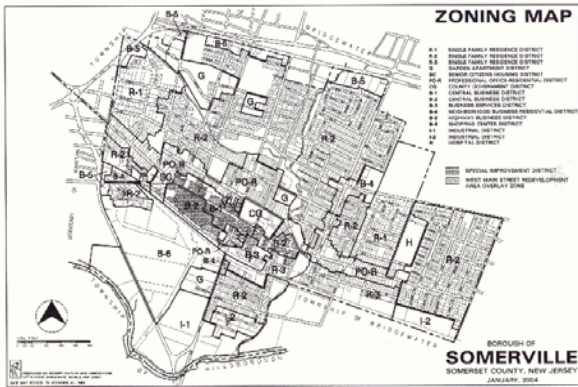


***Borough of Somerville
Somerset County Regional Center
Plan Endorsement
Municipal Self-Assessment Report***



Prepared by:
Borough of Somerville Plan Endorsement Citizen's Advisory Committee

***With the Assistance of:
Saltel Consultants, LLC
88 East Main St., Suite 514
Mendham, NJ 07945***

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Borough of Somerville

Municipal Self-Assessment Report

ACKNOWLEDGMENTS

Borough of Somerville Plan Endorsement Citizens' Advisory Committee

Brian Gallagher, Mayor, Regional Center Partnership Representative

Phil Decker, Class IV Planning Board Member, Historic Advisory Committee, Regional Center Partnership Representative

Wayne Harmer, Somerville Planning Board, Somerville Board of Education

Kris Williams, Member of the Public

Hugh McAleavy Jr., Member of the Public

Bernie Navatto, Somerville Planning Board Chair

Sean Decker, Borough Council, Regional Center Partnership Representative

Michael Cole, Cole and Associates, Borough Planner

Borough of Somerville Council

Somerville Planning Board

Somerset County Board of Chosen Freeholders

Somerset County Planning Board

Regional Center Partnership



TABLE OF CONTENTS

Introduction.....	7
Location and Regional Context	11
Demographics	15
Community Inventory.....	27
Community Vision and Public Participation	68
Status of Master Plan and Other Relevant Planning Activities	75
Recent and Upcoming Development Activities.....	84
Statement of Planning Coordination.....	88
State, Federal, and Non-Profit Programs, Grants and Capital Projects	103
Internal Consistency in Local Planning	104
Sustainability Statement.....	105
Consistency with State Plan Goals- Policies and Indicators.....	108
Consistency with State Plan – Center Criteria and Policies	116
Consistency with State Plan - Planning	120
State Assistance	128
Conclusion	131



Borough of Somerville

Municipal Self-Assessment Report

LIST OF MAPS

- Map 1: Base Map
- Map 2: Land Use/Land Cover Map
- Map 3: Location Map
- Map 4: Regional Center Old/New Boundaries Comparison
- Map 5: Somerville Redevelopment Areas
- Map 6: Flood Prone Areas
- Map 7: Freshwater Wetlands
- Map 8: Historic Sites & Open Space
- Map 9: Transportation Facilities
- Map 10: Regional Center Zoning/Joint Planning Opportunities



Borough of Somerville

Municipal Self-Assessment Report

LIST OF FIGURES

- Figure 1: Demographic Summary
- Figure 2: Racial/Ethnic Breakdown – Municipal, County and State Comparisons
- Figure 3: Age Distribution - Municipal, County and State Comparisons
- Figure 4: Workers by Industry - Municipal, County and State Comparisons
- Figure 5: Population Trends and Projections
- Figure 6: Household Trends and Projections
- Figure 7: Employment Trends and Projections
- Figure 8: Water Course/Water Quality Classification
- Figure 9: Borough Owned or Maintained Park Facilities
- Figure 10: Borough Park Facilities and National Standards
- Figure 11: Public Schools Enrollment
- Figure 12: Long-Term Care Facilities
- Figure 13: Licensed Child Care Centers
- Figure 14: Social Service Providers
- Figure 15: Street Classification
- Figure 16: Brownfields
- Figure 17: Summary of Known Contaminated Sites
- Figure 18: Active Sites with Confirmed Contamination
- Figure 19: Pending Sites with Confirmed Contamination
- Figure 20: Closed Sites with Remediated Contamination
- Figure 21: Major/Minor Subdivisions (2003-Present)
- Figure 22: Site Plans (2003 - Present)
- Figure 23: Grants Summary (2006-2007)



Borough of Somerville

Municipal Self-Assessment Report

APPENDICES

- Appendix 1: Borough of Somerville List of Documents Submitted for Plan Endorsement Pre-Petition Meeting, May 07, 2007
Somerset Regional Center List of Documents Submitted for Plan Endorsement Pre-Petition Meeting, May 07, 2007
Somerset Regional Center Pre-Petition Self-Assessment Survey, July 12, 2007
- Appendix 2: Borough Resolution to Create the Plan Endorsement Citizens' Advisory Committee (PEAC), adopted January 22, 2008
Borough Council Meeting Minutes January 22, 2008
Public Meeting Notice Ad, March 29, 2008 and Borough Council Meeting Minutes, April 7, 2008
- Appendix 3: Resolution to Pursue Plan Endorsement and Submit Municipal Self-Assessment Report to the Office of Smart Growth
Public Meeting Notice Ad (date to be determined) and Borough Council Meeting Minutes April 20, 2009
- Appendix 4: *Examination of Population, Household and Employment Trends and Projections Somerset County and Municipalities*,
Somerset County Planning Board, June 5, 2008
- Appendix 5: Planning Board Resolution Approving the *Somerset County Regional Center Strategic Master Plan* (2007) as a Sub-Plan
Element of the Borough of Somerville Master Plan, adopted September 24, 2008
Planning Board Meeting Minutes September 10 and September 24, 2008
- Appendix 6: Somerville Plans prepared/adopted since submission of documents to OSG at Pre-Petition Meeting in July, 2007
- *Housing Element*, (January 19, 2009)
 - *Historic Preservation Plan Element* (May 2008)
 - *Borough of Somerville Survey Historic Property Inventory* (May 2008)
 - *Kirby Avenue Vision and Redevelopment Plan* (March, 2008)
 - *Eastern Central Redevelopment Plan* (January 2008)
 - *West Main Street Area Redevelopment Plan* (Amended September 2007)
- Appendix 7: Somerset County Planning Board Land Development Committee Reports for Somerville for Major/Minor Subdivisions and
Site Plans for the period January 1, 2003 to March 31, 2008
- Appendix 8: GIS Data Source Information for Maps produced by Somerset County Planning Board



Borough of Somerville

Municipal Self-Assessment Report

INTRODUCTION

In 1996, the Borough of Somerville, together with the Township of Bridgewater and the Borough of Raritan, became the first multi-jurisdictional Regional Center to be designated by the State Planning Commission. The boundaries of the Somerset Regional Center include all of Raritan, all of Somerville, and the “Bridgewater core” area which includes the Bridgewater Commons shopping mall, the 6th Avenue Redevelopment Area, the Bridgewater municipal complex, the Somerset County Corporate Center and the County facilities, the largely residential area of Bridgewater northwest of Raritan Borough known as “Vanderhaven Farms” and the Finderne section of Bridgewater.

The Permit Extension Act – S1919 or A2867, approved in September 2008, temporarily re-instates to December 2010 those expired centers actively pursuing Plan Endorsement. Somerville recognizes the many benefits of maintaining the Somerset Regional Center and continuing to create planning documents which are consistent with regional and state objectives. In addition, there are a number of important municipal needs and initiatives that the Plan Endorsement process can help to implement in the Borough. Somerville is thus seeking Plan Endorsement from the State Planning Commission.

The State Planning Commission (SPC) updated the guidelines for Plan Endorsement in 2007. These new guidelines for Plan Endorsement require municipalities to follow a nine step process. Somerville fulfilled Step 1, together with the Borough of Raritan and Bridgewater Township, by completing a Pre-Petition meeting with the Office of Smart Growth and other state agencies on July 12, 2007. The Borough Council then fulfilled Step 2 by appointing a Plan Endorsement Citizens Advisory Committee (PEAC) by resolution in January 2008.

This document represents Step 3, the completion of a Municipal Self Assessment Report. This Self Assessment report will review Somerville’s plans for consistency with the State Development and Redevelopment Plan (State Plan) and will act as the Borough’s petition for Plan Endorsement. This report details the community visioning and public participation efforts undertaken in Somerville in support of the Borough’s request for a waiver of the Community Visioning requirements of Plan Endorsement. This document finds that Somerville’s Master Plan and its various elements are consistent with the goals of the State Plan. This report also acknowledges Somerville’s support for Bridgewater Township’s petition to OSG through the Plan Endorsement process to alter the Regional Center boundaries in accordance with changes recommend in 2004.



Borough of Somerville

Municipal Self-Assessment Report

PURPOSE OF PLAN ENDORSEMENT

Municipal Plan Endorsement is a voluntary review process designed to ensure the coordination of state, county and municipal planning efforts in achieving the goals and policies of the State Planning Act (Act). The State Development and Redevelopment Plan (State Plan) is the blueprint for achieving these goals and provides the template for coordination. The endorsement process expands upon the requirements of the Municipal Land Use Law (MLUL) and incorporates the planning initiatives of the state agencies. It is through Plan Endorsement that local, county and state governments may work together to develop coordinated capital investment and planning decision-making mechanisms that are consistent with the State Plan and with each other.

PLAN ENDORSEMENT BENEFITS

Once the State Planning Commission has endorsed a petitioner's plan as consistent with the State Plan, state agencies will provide benefits to the municipality that will assist in implementing the endorsed plan. This assistance will include technical assistance, direct state capital investment, priority for state grants and low-interest loans, preferential interest rates, and a coordinated regulatory review for projects consistent with endorsed plans. Somerville has identified a number of key projects that are recommended for state financial and technical assistance.

STATE PLAN AND REDEVELOPMENT PLAN

The State Plan adopted in 1992 and readopted in 2001 responds to the principles of the State Planning Act and establishes a vision for the future of New Jersey. It is intended to serve as a guide for how public policy decisions should be made at all levels of government to achieve the goals of the State Planning Act.

The purpose of the State Plan is to coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.

SOMERVILLE'S EFFORTS RELATED TO PLAN ENDORSEMENT

The Borough of Somerville, together with Bridgewater Township and the Borough of Raritan, convened a Pre-Petition meeting with the Office of Smart Growth and other state agencies on July 12, 2007. The primary purpose of this Pre-Petition step was to gather all relevant available local and regional data, and bring interested parties together to preliminarily consider this information and discuss next steps for endorsement.



Borough of Somerville

Municipal Self-Assessment Report

At this meeting, the Borough submitted an impressive compilation of existing municipal and Regional Center planning documents and visioning summaries spanning over a ten year time period. A Pre-Petition Self-Assessment Survey for the Regional Center was also presented which identified a number of important projects in Somerville that support State Plan objectives and policies. A complete list of Somerville's and the Regional Center's submitted documents and the Regional Center Pre-Petition Self-Assessment Survey are attached as **Appendix 1**. In addition, the Borough of Somerville has completed and/or adopted a number of key documents since the convening of the Pre-Petition meeting in July 2007. These plans are attached as **Appendix 6**.

In January 2008 Somerville created a Plan Endorsement Citizens Advisory Committee (PEAC) to guide the plan endorsement process. The Committee serves as a liaison between the municipality and the Office of Smart Growth. It is also responsible for increasing public awareness of and participation in the Plan Endorsement process for the community. A copy of the Resolution creating the Plan Endorsement Citizens Advisory Committee (PEAC) and meeting minutes for the January 22, 2008 Borough Council meeting are attached as **Appendix 2**. Also attached and included in **Appendix 2** are a copy of the public notice ad from the *Courier News* on March 29, 2008 and meeting minutes from April 7, 2008 Borough Council meeting at which the PEAC member names were read aloud into the public record. This action was taken in order to respond to public meeting notice requirements by the Office of Smart Growth regarding the formation of the PEAC.

On April 20, 2009 Somerville's PEAC presented this Municipal Self Assessment Report to the Borough Council with the request that the report be submitted to the Office of Smart Growth along with a resolution to pursue Plan Endorsement. Attached as **Appendix 3** is a copy of the Resolution authorizing the submittal of the Municipal Self-Assessment and pursuit of Plan Endorsement, proof of notice and affidavit of publication and meeting minutes from the April 20, 2009 Borough Council meeting.

SOMERVILLE'S GOALS IN SEEKING PLAN ENDORSEMENT

There are five major reasons for the Borough filing for Plan Endorsement. The first reason is to maintain the Somerset Regional Center designation. The Permit Extension Act – S1919 or A2867, approved in September 2008, temporarily re-instates to December 2010 those expired centers actively pursuing Plan Endorsement. The Borough of Raritan and Bridgewater Township are also pursuing Plan Endorsement in order to maintain the Regional Center designation. All three municipalities acknowledge that Plan Endorsement is critical in maintaining the Regional Center designation status and in coordinating local and regional planning efforts with State agencies.



Borough of Somerville

Municipal Self-Assessment Report

The current Plan Endorsement rules provide for municipalities desiring to amend their designated Center boundaries to petition OSG through the Plan Endorsement process to alter Center boundaries. The Township of Bridgewater has included as part of its petition to OSG for Plan Endorsement a request that the State Planning Commission approve an amended Regional Center boundary. In 2004, the Regional Center boundary was changed to respond to new local priorities regarding development and redevelopment in Bridgewater. This change resulted in the Regional Center encompassing only 12.63 square miles or 1.58 square miles smaller than the initial Regional Center area. The reduction in land area is entirely located in Bridgewater. The Office of Smart Growth has recently advised that, from the standpoint of their official records concerning the Somerset Regional Center, the original 1996 Regional Center boundary alignment is still intact. The Borough of Somerville supports the petition to OSG by the Township of Bridgewater to amend the Regional Center boundaries through the Plan Endorsement process and acknowledges this to be one of the Borough's goals in seeking Plan Endorsement.

The third reason for the Borough to pursue Plan Endorsement is in order to assist in achieving the long term vision identified for Somerville in the November 2006 *Somerset County Regional Center Strategic Master Plan*. This Vision was developed following an intensive public input and visioning process. In response to this process, the Borough Planning Board passed a resolution in September 2008 approving the *Somerset County Regional Center Strategic Master Plan* as a Sub-Plan Element of the Borough of Somerville Master Plan. (See **Appendix 5**.) The vision in this Plan specifically identifies a number of key recommendations for the Borough including: that the riparian ecosystem in Somerville will be protected and restored; Downtown Somerville will be revitalized and enhanced; and that Somerville's residential neighborhoods will be strengthened as the heart of the community. The Borough acknowledges that this Vision can best be achieved by developing a process of coordination with State, County and adjacent municipalities. The Plan Endorsement process provides the framework within which this coordination can take place.

Somerville is also seeking Plan Endorsement to in order to promote the vision and implementation of smart growth and sustainable development recommendations identified for the Somerset Regional Center in the *Somerset County Regional Center Strategic Master Plan*. The long term vision for the Somerset Regional Center is that that "the Regional Center will be gradually redesigned to repair natural and manmade connective systems, improve the built environment, sustain residential neighborhoods, and enhance community life." Somerville, together with Bridgewater and Raritan, recognize that it is through Plan Endorsement that local, county and state governments may work together to develop coordinated capital investment and planning decision-making mechanisms that are consistent with the State Plan and with each other.



Borough of Somerville

Municipal Self-Assessment Report

The final reason for Somerville to pursue Plan Endorsement is in order to qualify and participate in the various important benefits and programs available to municipalities to implement endorsed plans that are consistent with the State Plan. The Plan Endorsement benefits list provided by OSG identifies a variety of different types of initiatives all important to Borough of Somerville including: land use/environmental protection; economic development; brownfields; agriculture; housing; recreation, historic and cultural resources, and transportation. The Borough of Somerville PEAC has identified a list of priority projects that they are recommending for state financial and/or technical assistance. They include a variety of essential initiatives that will encourage the implementation of Somerville's long-term vision, the Regional Center vision, as well as the State Plan vision.

LOCATION AND REGIONAL CONTEXT

GENERAL LOCATION

Somerville Borough is located in the middle of Somerset County and is one of the three municipalities that make up the Somerset County Regional Center. This Center is the residential, commercial and governmental core of the County and a convergence point for major transportation networks providing easy accessibility to the New York-Northern New Jersey metropolitan area and other major regional markets. (See **Map1: Base Map.**)

Somerville is a small, fully developed municipality measuring approximately 2.3 square miles in area and having a population of 12,423 residents. The Borough is characterized as a mature community with a varied land use pattern. It serves as the County seat for Somerset County, and is the location of a regional medical center. The Borough is located adjacent to the Raritan River and has an extensive park system including Peter's Brook Greenway. (See **Map1: Base Map.**)

BORDERING MUNICIPALITIES

Somerville borders three (3) other municipalities. (See **Map1: Base Map.**) The Borough shares borders with the Regional Center municipalities of Raritan on the west and Bridgewater on the north, east and south. Somerville Borough also borders Hillsborough Township on the south. The Raritan River separates the Borough from Hillsborough, while Route 206 connects the two municipalities across the river.



Borough of Somerville

Municipal Self-Assessment Report

LAND USE CONTEXT

Somerville has the dual role of a busy regional destination for government, services, and employment, and a small town community with attractive neighborhoods, a traditional downtown, and a pleasant quality of life. The Borough has evolved into a major destination because of the presence of the Somerset County government complex, Somerset County Courthouse, Somerset Medical Center and associated services. At the same time, it has also retained its small town character by preserving residential neighborhoods, revitalizing the Main Street central business district and providing a system of parks, recreation and open space.

Somerville's land use pattern has been influenced by the presence of railroads and the Raritan River that facilitated commerce and early industrial development. The Borough has also benefited from its strategic location in the County that made it a trade and transportation hub for the region. Somerville has also inherited a compact and mixed-use development pattern arising from the rapid growth of the 19th and early 20th centuries that resulted in a traditional downtown core surrounded by dense and walkable residential areas. (See **Map 2: Land Use/Land Cover.**)

Somerville's diverse land use pattern varies by area depending upon the neighborhood, date of development and supporting infrastructure. The central section of the Borough between Peter's Brook and the NJ Transit Raritan Valley Line and including Washington Place is the oldest section of the community and has a strong orientation towards the Main Street central business district and NJ Transit train station. This section is characterized by mixed commercial, residential and public uses on smaller lots at a relatively high intensity of development.

The northern and eastern sections of Somerville beyond Peter's Brook developed at a later date and are oriented toward the County road and State highway system. These sections are characterized by a predominance of residential uses with scattered commercial and public/semi-public development on larger lots at a moderate intensity of development.

The southern section of the Borough between the NJ Transit Raritan valley Line and Raritan River also developed at a later date and is oriented towards the South Bridge Street and Route 206 corridors. It is characterized by an established residential neighborhood on small lots, industrial uses on larger lots and a neighborhood business district at a relatively high intensity of development.



Borough of Somerville

Municipal Self-Assessment Report

The Borough is adjacent to the Raritan River and has a considerable amount of environmentally sensitive land. The Borough also has an extensive park system including the Peter's Brook Greenway. An NJ Transit train station on the Raritan Valley Line is located in the Borough's Downtown area and there are several regional roadways including Routes 22 and 206.

SOMERSET REGIONAL CENTER DESIGNATION

Somerville is included as part of the Somerset Regional Center. The Regional Center consists of all of the Borough of Somerville, all of the Borough of Raritan, and the "Bridgewater core" area which includes the Bridgewater Commons shopping mall, the 6th Avenue Redevelopment Area, the Bridgewater municipal complex, the Somerset County Corporate Center and the County facilities, the largely residential area of Bridgewater northwest of Raritan Borough known as "Vanderhaven Farms" and the Finderne section of Bridgewater. (See **Map 3: Location Map.**) The Somerset Regional Center is the economic and governmental focal point of the area.

The Somerset Regional Center received designation from the New Jersey State Planning Commission in 1996. Established as a collaborative effort to address common concerns through coordinating planning, it was the first multi-jurisdictional center approved by the State Planning Commission.

Based on the application of Somerset County's current GIS technology and updated digital information, the original area within the Regional Center when it was first designated in 1996 was 14.2 square miles in size including: 2.02 square miles in Raritan, 2.34 square miles in Somerville and 9.84 square miles in Bridgewater. In 2004, the Regional Center boundary was changed which resulted in the Regional Center encompassing only 12.63 square miles or 1.58 square miles smaller than the initial Regional Center area. The reduction in land area is entirely located in Bridgewater. (See **Map 4: Regional Center Old/New Boundaries Comparison**) The boundary was altered to respond to new local priorities regarding development and redevelopment in Bridgewater and is the current alignment depicted on Regional Center maps.

The Office of Smart Growth has recently advised that, from the standpoint of their official records concerning the Somerset Regional Center, the original 1996 Regional Center boundary alignment is still intact. The current Plan Endorsement rules provide for municipalities desiring to amend their designated Center boundaries to petition OSG through the Plan Endorsement process to alter Center boundaries. Pursuant to this, the Township of Bridgewater has included as part of its petition to OSG for Plan Endorsement a request that the State Planning Commission approve the amended Regional Center boundary to be consistent with the desired boundary alignment



Borough of Somerville

Municipal Self-Assessment Report

depicted on the aforementioned **Map 3: Location Map**. The Borough of Somerville supports this request by the Township of Bridgewater.

The Regional Center Partnership was created in 1998 to guide the planning process for the Center. The partnership is made up of representatives from the three communities, Somerset County, the Somerset County Business Partnership, non-profit representatives and the private sector. The Regional Center Partnership functions include providing technical assistance, planning studies, communication, coordination, funding and education for the Regional Center communities. Since its formation, the Regional Center Partnership has undertaken a number of important planning projects. One of the first initiatives of the Regional Center Partnership was convening a five day workshop held in 1999 that was intended to create a future vision for the Regional Center. That vision addresses design, transportation and policy to create a consensus image of the Regional Center. One of the key recommendations of the workshop initiative was to prepare a *Strategic Master Plan* for the Regional Center which was completed in November 2006. This strategic planning process involved multiple stages, each consisting of an extensive and multifaceted public participation process.



Borough of Somerville

Municipal Self-Assessment Report

DEMOGRAPHICS

BACKGROUND

The following **Figure 1: Demographic Summary** provides a brief background of demographic information for Somerville and reveals how the Borough compares to that of Somerset County and the State. Some key data that indicates opportunities and/or challenges unique to Somerville is revealed and discussed on the following pages. The data presented in this background section is from the US 2000 Census, with the exception of land area and State Department of Labor Statistics(2004 data).

Figure 1: Demographic Summary

	Borough of Somerville	Somerset County	New Jersey
Land Area (sq mi.)	2.36	304.83	7,417
Population	12,423	297,490	8,414,350
Households	4,743	108,984	3,064,645
Average Household Size	2.49	2.69	2.68
Housing Units	4,882	112,023	3,310,275
Home Ownership Rate	48.6%	77.2%	66%
Vacancy Rate	2.8%	2.7%	7.4%
Median Household Income	\$51,237	\$76,933	\$55,146
Per Capita Income	\$23,310	\$37,970	\$27,006
Poverty Rate	7.7%	3.8%	8.5%
Unemployment Rate	5.9 %	3.7%	4.8%



Borough of Somerville

Municipal Self-Assessment Report

As revealed in the preceding **Figure 1**, Borough of Somerville encompasses 2.36 square miles, which is almost 1 percent of the over 300 square miles that comprise Somerset County. Somerville's 12,423 residents make up over 4 percent of the County's total population of 297,490 people.

The total number of households in Somerville is 4,743, which represents over 4 percent of the total number of households in Somerset County. The average household size in Somerville is 2.49, which is less than the 2.69 average size for Somerset County and the 2.68 average size for State. The home ownership rate in Somerville is relatively low at only 48.6 percent. The average homeownership rate in Somerset County of 77 percent is over 28 percent higher than the rate in Somerville. The State average of 66 percent is over 17 percent higher than the home ownership rate in Somerville. The vacancy rate in Somerville of 2.8 percent is almost the same as the rate in Somerset County and 4.6 percent lower than that in the State.

The median household income in Somerville is relatively low at \$51,237. This amount is over \$25,000 less than Somerset County's median household income and almost \$4,000 less than the median household income in New Jersey. The per capita income in Somerville is also low. The average in Somerville of \$23,310 is \$14,660 less than that in Somerset County and \$3,696 less than the State average during the same time period.

The poverty rate in Somerville of 7.7 percent is much higher than the County rate of 3.8 percent but lower than the State rate of 8.5 percent. Lastly, unemployment in Somerville is relatively high at 5.9 percent. The unemployment rate in Somerset County is almost 2.2 percent lower at 3.7 percent and over 1 percent lower to the State rate.



Borough of Somerville

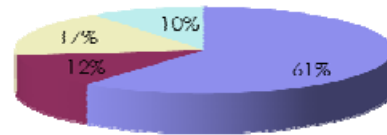
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RACIAL/ETHNIC BREAKDOWN

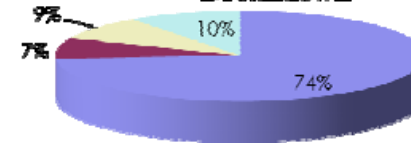
As revealed in the following **Figure 2**, the Borough of Somerville is more racially diverse than Somerset County and New Jersey as a whole. 61 percent of the population is classified as White versus 74 percent in Somerset County and 66 percent in New Jersey. The population classified as Latino comprises the next largest component of the population at 17 percent, followed by Black at 12 percent.

Figure 2: Racial/Ethnic Breakdown – Municipal, County and State Comparisons

Somerville Racial/Ethnic Breakdown



Somerset County Racial/Ethnic Breakdown



New Jersey Racial/Ethnic Breakdown





Borough of Somerville

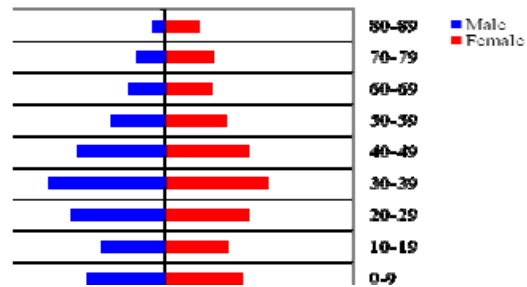
Municipal Self-Assessment Report

AGE DISTRIBUTION

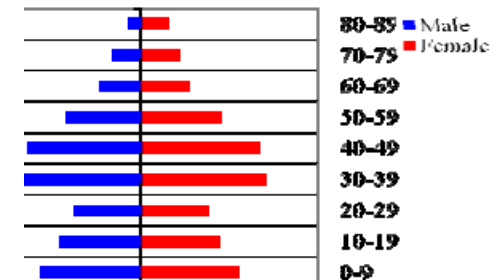
Somerville is relatively similar to Somerset County and New Jersey with respect to age distribution. As revealed in the following **Figure 3**, the only exception is that Somerville has slightly more males than females in the 30-39 age cohort and 20-29, which is not the case in Somerset County and New Jersey.

Figure 3 Age Distribution – Municipal, County and State Comparisons

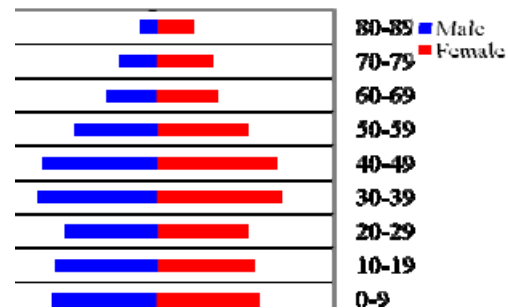
Somerville Age Distribution



Somerset County Age Distribution



New Jersey Age Distribution





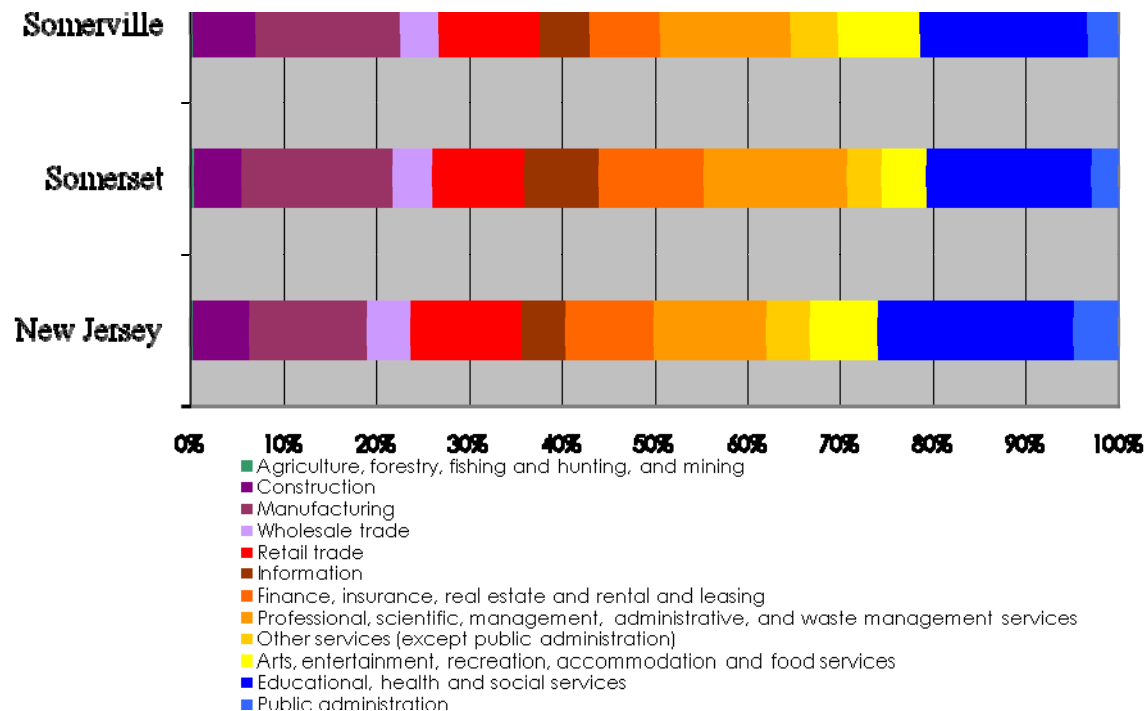
Borough of Somerville

Municipal Self-Assessment Report

WORKERS BY INDUSTRY

Somerville has slightly more manufacturing and construction jobs than Somerset County and the State. It also has a slightly higher number of retail trade jobs, but less for information and finance related jobs. The Borough has approximately the same number of professional jobs as the the County, which is a little more than the average in the State. Somerville has slightly more arts and educational related jobs than the County and the State. The Borough has less public administration jobs than either the County or the State.

Figure 4: Workers by Industry – Municipal, County and State Comparisons





Borough of Somerville

Municipal Self-Assessment Report

PROJECTIONS

Projections are a valuable planning tool. They aide in identifying public policy, community service and program needs in areas such as education, economic development, human services and housing. Projections are also helpful in assessing the capacity of natural and manmade infrastructure, and for capital investment decisions affecting water supply, wastewater management, transportation, energy and other systems. Projections are useful for shaping plans and policies, including open space, redevelopment and affordable housing.

In place of using the projections provided by the Office of Smart Growth, the projection data utilized in this report for Borough of Somerville have been provided by the Somerset County Planning Board in the report entitled *Examination of Population, Household and Employment Trends and Projections Somerset County and Municipalities*, Somerset County Planning Board, June 5, 2008. (A copy of this report is attached as **Appendix 4.**)

Four years have passed since the Somerset County Planning Board worked with its municipalities to develop Municipal Cross Acceptance projections, which were included in the *Somerset County Final Cross Acceptance Report*, March 2005. A build-out analysis, completed by the National Center for Neighborhood and Brownfield Redevelopment at Rutgers as part of the Somerset County Smart Growth Strategic Plan; Municipal Growth Targets prepared for the Somerset County Planning Board by the Center of Urban Policy Research at Rutgers University; and draft projections prepared by the North Jersey Transportation Authority were taken into consideration by the Somerset County Planning Board and Municipal Cross Acceptance Committees when developing the Cross Acceptance Projections during 2004.

The NJTPA agreed to accept the Cross Acceptance Population and Household Projections in February 2005. However, NJTPA did not change its employment projections to concur with the County's Cross Acceptance Employment Projections due to differences in base-year data. NJTPA did agree to re-distribute its employment projections in accordance with the municipal distribution pattern represented by the County Cross Acceptance Employment Projections.

Municipalities submitted review comments and recommendations regarding the projections they believed best represented realistic growth expectations at that time, along with information about future development and redevelopment initiatives prior to finalization of the County Cross Acceptance Report. A summary of municipal feedback on the projections is included in the *Final County Cross Acceptance Report*, which was used to develop the Cross Acceptance Projections.



Borough of Somerville

Municipal Self-Assessment Report

When the County Cross Acceptance Report was finalized at the end of 2004, the majority of the County's municipalities, including Borough of Somerville, had expressed interest in pursuing Plan Endorsement by the State Planning Commission. It was anticipated that many would have achieved Plan Endorsement by this time, especially since half of the county's municipalities had designated Centers scheduled to expire at the end of 2007, and Plan Endorsement was required in order for these municipalities to continue to receive the benefits of Center Designation (12 centers had been designated at that time).

The *Cross Acceptance Report* stated that the projections therein were to be considered interim until such time as more refined projections are developed through the Plan Endorsement process. To date, six (6) of the County's municipalities, including the Borough of Somerville, have initiated the process. As of June, 2008, none of these municipalities have completed the Plan Endorsement process. Due to uncertainties as to when new municipal projections will be generated as part of the Plan Endorsement process; and the growing need for more accurate, updated projection figures, the County Planning Board prepared the report entitled *Examination of Population, Household and Employment Trends and Projections Somerset County and Municipalities*, June 5, 2008 (see **Appendix 4**) to help coordinate and facilitate municipal review and update of the municipal and county projection figures for 2010, 2020, 2025 and 2030.

All of the County's municipalities, including the Borough of Somerville, have been encouraged to re-examine the Cross Acceptance population, household and employment projections. Municipal planners and officials were requested to give consideration to the following factors when reviewing and refining their projections:

- Past and recent local demographic and economic trends including age group and migration trends
- New State and regional land use plans, policies and regulations including but not limited to the new Highlands Regional Master Plan, newly adopted State Water Quality Management Planning Rules, and COAH Third Round rules
- Updated municipal master plans and zoning ordinances
- Local redevelopment, adaptive reuse and brownfield initiatives planned and underway
- Targeted growth areas identified in municipal master plans including, but not limited to transit-oriented development; downtown revitalization and transfer of development rights – receiving zones
- Vacant available developable land and corresponding municipal zoning densities
- Environmental and infrastructure capacity constraints
- Affordable housing obligations
- Approved subdivisions and site plans



Borough of Somerville

Municipal Self-Assessment Report

- Changes in the regional and local housing market and economic conditions, such as the current downturn in the housing industry, slower income gains, increasing taxes and slow job growth
- National and global forces such as rising energy costs and food prices, decreased consumer spending, weak dollar and trade deficit.

The Borough of Somerville has reviewed the updated projections included in the June 5, 2008 report entitled *Examination of Population, Household and Employment Trends and Projections Somerset County and Municipalities* and concurs with the projections identified for Somerville by the Somerset County Planning Board. It is the goal of the Borough of Somerville and the Somerset County Planning Board to include the most appropriate projections in all future plans and for the projections used in future planning initiatives to be consistent. As such, the Borough recommends that these projections be used in this Plan Endorsement Municipal Self Assessment report.

Preparation of the County Smart Growth Strategic Plan document is currently underway, and comprises an update of the 1987 Somerset County Master Plan. In addition, the re-write of the State Development and Redevelopment Plan document is also currently underway. It will be recommended that both the Draft Updated State Plan and the Draft Somerset County Smart Growth Strategic Plan, scheduled to be released in November 2009, use the updated projections presented in the *Examination of Population, Household and Employment Trends and Projections Somerset County and Municipalities*.

In addition, Somerville officials and planners will be using these updated projections to help them evaluate the NJ Council on Affordable Housing's (COAH) proposed amendment of the 2018 municipal household and employment growth projections (N.J.A.C. 5:97, Appendix F(2)) and associated affordable housing obligations authorized for publication in the NJ Register by COAH on May 6, 2008. The deadline for public comment on the proposed amendments is August 15, 2008.

The Somerset County Planning Board is currently working on the preparation of a Countywide Wastewater Management Plan. Future wastewater and water supply demand will be based on 2030 growth projections for municipalities that are 90% developed (Bound Brook, Manville, Millstone, North Plainfield, Somerville, Raritan and South Bound Brook) and a GIS build-out analysis for the balance of the County's municipalities. The documentation on development, redevelopment, vacant land and other factors submitted by Somerville officials for the purpose of substantiating changes to the municipal projections presented in the *Examination of Population, Household and Employment Trends and Projections Somerset County and Municipalities* will be used by the County Planning Board in the



Borough of Somerville

Municipal Self-Assessment Report

preparation of the County Wastewater Management Plan and vice-versa, in order to support and advance planning consistency and coordination at the regional, county and local levels.

Lastly, both the North Jersey Transportation Planning Authority (NJTPA) and the NJ Dept. of Labor and Work Force development are undertaking comprehensive updates of their projections at this time. Their updated projections are expected to be released in autumn 2008. Somerville officials and the County Planning Board seek the opportunity to work in coordination with these entities to develop projections that are reasonable and reflective of past trends, recent conditions and anticipated changes in the foreseeable future and that are valuable for planning purposes.

The following pages present the trends and projections for Somerville and Somerset County for Population (**Figure 5**), Households (**Figure 6**) and Employment (**Figure 7**). These tables reveal the following trends:

The population growth rate expected in the Borough of Somerville is less than that in Somerset County for all horizon years with the exception of 2010 and 2015. A rather significant increase of 6.8 percent is projected in Somerville between 2006 and 2010. During this same time period only a 0.4 percent increase is expected in the County.

Similar trends, as those projected for population, are expected in the rate of new households in the Borough of Somerville. The growth rate of new households expected in Somerville is less than that Somerset County for all horizon years with the exception of 2010 and 2015. A rather significant increase of 5.7 percent is projected in Somerville between 2007 and 2010. During this same time period only a 0.4 percent increase is expected in the County.

The employment growth rate in the Borough of Somerville is different than that expected in Somerset County. The rate in Somerville is expected to decrease between 2000 and 2006 by over 11 percent. During this same time period the rate in the County is expected to increase slightly by 1.6 percent. A rather significant increase of 25 percent is expected in Somerville between 2006 and 2010. The increase expected in the County during this same time period is only 16 percent. The expected growth rate in Somerville for employment is less than that expected for the County for all the remaining horizon years.



Borough of Somerville

Municipal Self-Assessment Report

Figure 5: Population Trends and Projections

	2000 Census	2006 DOL Estimate	2010 CAIII*	2015 CAIII*	2020 CAIII*	2025 CAIII*	2030 NJTPA*
Somerville	12,423	12,550	13,400	14,090	14,400	14,750	14,765
Growth Rate		1.0%	6.8%	5.1%	2.2%	2.4%	0.1%
Somerset County	297,490	324,186	325,480	337,190	349,240	361,560	367,100
Growth Rate		9.0%	0.4%	3.6%	3.6%	3.5%	1.5%

Notes:

* Cross Acceptance, Round 3 (CAIII) and NJTPA Population and Household Projections through 2025 are consistent and were developed in a coordinated manner with municipal involvement during the State Plan Cross Acceptance Process, and included in the Final Somerset County Cross Acceptance Report, March, 2005. The CAIII Employment Projections are not the same as NJTPA's Employment Projections due to differences in the 2000 base year data. NJTPA extended its projections to 2030.

Sources:

US Bureaus of the Census, Census of Population and Housing, 1990 and 2000

Final Somerset County Cross Acceptance Report, March 2005



Borough of Somerville

Municipal Self-Assessment Report

Figure 6: Household Trends and Projections

	2000 Census	2007 SCP^B**	2010 CA^{III}*	2015 CA^{III}*	2020 CA^{III}*	2025 CA^{III}*	2030 NJTPA*
Somerville	4,743	4,788	5,060	5,440	5,590	5,760	5,770
Growth Rate		0.9%	5.7%	7.5%	2.8%	3.0%	0.2%
Somerset County	108,984	118,499	118,930	123,730	128,410	134,500	136,700
Growth Rate		8.7%	0.4%	4.0%	3.8%	4.7%	1.6%

Notes:

* Cross Acceptance, Round 3 (CA^{III}) and NJTPA Population and Household Projections through 2025 are consistent and were developed in a coordinated manner with municipal involvement during the State Plan Cross Acceptance Process, and included in the Final Somerset County Cross Acceptance Report, March, 2005. The CA^{III} Employment Projections are not the same as NJTPA's Employment Projections due to differences in the 2000 base year data. NJTPA extended its projections to 2030.

**2000 US Bureau of the Census Occupied Households as base year plus annual Certificates of Occupancy minus annual demolitions as reported by municipalities to the Somerset County Planning Board through its Annual Certificate of Occupancy Survey.

Sources:

US Bureaus of the Census, Census of Population and Housing, 1990 and 2000

Final Somerset County Cross Acceptance Report, March 2005

NJ COAH Task 1 – “Allocating Growth to Municipalities”, Figures A1 and A2, May 1, 2008, proposed by COAH on May 6, 2008, and scheduled to be published in the NJ Register on June 16, 2008.



Borough of Somerville

Municipal Self-Assessment Report

Figure 7: Employment Trends and Projections

	2000 DOL	2006 DOL Estimate	2010 CAIII*	2015 CAIII*	2020 CAIII*	2025 CAIII*	2030 NJTPA*
Somerville	15,839	14,045	17,560	17,630	17,700	17,700	18,950
Growth Rate		-11.3%	25.0%	0.4%	0.4%	0.0%	7.1%
Somerset County	170,574	173,271	200,870	214,470	227,580	243,140	278,800
Growth Rate		1.6%	15.9%	6.8%	6.1%	6.8%	14.7%

Notes:

* Cross Acceptance, Round 3 (CAIII) and NJTPA Population and Household Projections through 2025 are consistent and were developed in a coordinated manner with municipal involvement during the State Plan Cross Acceptance Process, and included in the Final Somerset County Cross Acceptance Report, March, 2005. However, the CAIII Employment Projections are not the same as NJTPA's Employment Projections due to differences in the 2000 base year data. NJTPA extended its projections to 2030.

Sources:

NJ Department of Labor and Workforce Development, Division of Planning and Research, Office of Demographic and Economic Analysis, "Covered Employment Trends", 1990, 2000 and 2006.

Final Somerset County Cross Acceptance Report, March 2005

NJ COAH Task 1 – "Allocating Growth to Municipalities", Figures A1 and A2, May 1, 2008, proposed by COAH on May 6, 2008, and scheduled to be published in the NJ Register on June 16, 2008.



Borough of Somerville

Municipal Self-Assessment Report

COMMUNITY INVENTORY

GENERAL INFORMATION

State Plan Policy Map Planning Areas

The State Plan organizes the entire State of New Jersey into different planning areas and centers based on the presence of infrastructure (roads and sewer) and environmental constraints (wetlands, flood zones, forested areas, threatened or endangered habitats.) The Borough of Somerville is located within a number of State Plan Policy Map Planning Areas.

The vast majority of Somerville is located inside the State Planning Area 1 - the Metropolitan Planning Area. This area consists of existing developed areas with substantial amounts of existing land and infrastructure. In the Metropolitan Planning Area, the State's Plan's intention is to:

- Provide for much of the state's future redevelopment;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

A few small areas located adjacent to the Raritan River in the Borough are identified as Environmentally Sensitive Planning Area 5. The State Plan's goals for these areas are to:

- Protect environmental resources through the protection of large contiguous areas of land;
- Accommodate growth in Centers;
- Protect the character of existing stable communities;
- Confine programmed sewers and public services to Centers; and
- Revitalize cities and towns.



Borough of Somerville

Municipal Self-Assessment Report

Lastly, there are a few areas in the Borough located in Planning Area 6 – Local Park and one area located in Planning Area 8 –State Park. The area identified as Planning Area 8 – State Park includes the Wallace House and Old Dutch Parsonage, two State owed historic sites. The State Plan’s goals for these areas are to:

- Provide for the protection of critical natural resources;
- Provide public recreational and educational opportunities;
- Ensure the maintenance of associated facilities; and
- Ensure the connection of these areas into a system of open lands.

Municipal and Regional Boundaries and Area

The Borough of Somerville contains a total area of 2.36 square miles. The Borough shares borders with the Regional Center municipalities of Raritan on the west and Bridgewater on the north, east and south. Somerville Borough also borders Hillsborough Township on the south. The Raritan River separates the Borough from Hillsborough, while Route 206 connects the two municipalities across the river. (See **Map1: Base Map.**)

Somerville is included as part of the Somerset Regional Center. The Regional Center consists of all of the Borough of Somerville, all of the Borough of Raritan, and the “Bridgewater core” area which includes the Bridgewater Commons shopping mall, the 6th Avenue Redevelopment Area, the Bridgewater municipal complex, the Somerset County Corporate Center and the County facilities; the largely residential area of Bridgewater northwest of Raritan Borough known as “Vanderhaven Farms” and the Finderne section of Bridgewater. The Regional Center covers an area of 12.63 square miles, of which 2.02 square miles is in Raritan, 2.36 miles is in Somerville and 8.25 square miles is in Bridgewater. (See **Map 3: Location Map.**)

Potential Growth Area Designations

The Borough of Somerville is a small, mature and almost fully built-out municipality. As a consequence, it is anticipated that most new development in the Borough will occur through the redevelopment of transitional and underutilized sites that were previously used for industrial, commercial and residential purposes. The Borough is aggressively pursuing the redevelopment of four designated Redevelopment Areas: the former municipal Landfill (Station Area and Landfill area), West Main Street, Eastern Central Business District and Kirby Avenue. (See **Map 5: Somerville Redevelopment Areas.**) All have adopted Redevelopment Plans and currently are in various stages of redevelopment.



Borough of Somerville

Municipal Self-Assessment Report

It is hoped that redevelopment will occur in each of these designated Redevelopment Areas as outlined in their Redevelopment Plans in the immediate future, but due to the current economic downturn, it is unknown when redevelopment will occur. If necessary, the Redevelopment Plans will be amended to address the changing economic conditions as the ultimate goal of redevelopment is to create a plan that meets the needs of the stakeholders and is economically viable. To that end, activities associated with spurring redevelopment (request for proposals, meetings and negotiations with developers including revisions to the Redevelopment Plans/Redevelopment Agreements -as warranted) are on-going and will continue until a signed executed redevelopment agreement is obtained and construction commences. Below is a brief review of these major redevelopment projects and potential growth areas in Somerville.

Somerville Landfill and Station Area Redevelopment Area

The Somerville Landfill and Station area is the most important future redevelopment site in the Borough of Somerville because of its large size, strategic location, long-term underutilization, impact on local quality of life and economic development potential. There is no other site in the Borough that has such potential to generate employment, tax ratable, housing opportunities and parks/open space.

The Somerville Landfill and Station area site is an underutilized and largely vacant tract consisting of 115 acres. The majority of the Landfill site is owed by the Borough, with 37 acres owned by NJ Transit and 19 acres privately owned. The site was used primarily as a municipal landfill from 1965 to 1984 and the major remaining use is the NJ Transit Somerville station and parking lot.

The Landfill site abuts the Main Street central business district and is strategically located between the downtown area and the Raritan River Greenway. It is also bordered by established residential neighborhoods in the South Bridge Street corridor to the east and Washington Place to the west. The site has frontage on South Bridge Street, Route 206 and direct access to the NJ Transit Somerville station.

The *Somerville Landfill & Station Area Redevelopment Plan* adopted in 2007 requires new streets, parks, and other public spaces. It also includes guidelines for pedestrian-friendly, compact development around the existing train station and creates two new residential neighborhoods as well as a regional node of signature office development. Based on 2006 calculations the project when complete will generate an estimated \$9 million in tax revenues, 460 new jobs, a (post tax) payroll of \$20.6 million, and \$88.7 million in annual personal expenditures. During construction this project can be expected to create directly or indirectly up to 2,500 jobs, \$140 million in payroll, and \$113 million in personal expenditures.



Borough of Somerville

Municipal Self-Assessment Report

West Main Street Area (Landmark Shopping Center)

The West Main Street Area (Landmark Shopping Center) site is a large commercial tract assembled as part of a 1970's era urban renewal project that razed several downtown blocks. The area is centrally located in the heart of the Main Street central business district and is bordered by Main Street to the north, Veteran's Memorial Drive to the south, Division Street to the east and South Doughty Avenue to the west.

The West Main Street area has significant potential to support the continued revitalization of the central business district by providing new commercial space, increasing downtown housing, creating employment opportunities and contributing to the municipal tax base. Perhaps most important, the West Main Street Area is critical to transforming the central business district into a vibrant evening destination for shopping, dining and entertainment after 5 PM when most workers have gone home.

The *West Main Street Area Redevelopment Plan* was adopted in February 2004, amended in December 2004 and recently amended again September 2007. (See **Appendix 6.**) The Redevelopment Plan includes the creation of new retail stores with apartments above that will create a traditional downtown environment, new commercial space to the rear of the site that will bring new businesses into town and through this more customers for existing and new retail establishments, up to 275 new residential units will also spur economic growth, plus, the addition of two new parking structures, one for the residential units, the other for shared use by shoppers/visitors and commercial tenants.

Eastern Central Business District Redevelopment Area

The Eastern Central Business District Redevelopment Area encompasses the easternmost section of the Borough of Somerville's central business district and was designated a Redevelopment Area during 2000. The Redevelopment Area is bordered by Park Avenue and the Somerset County government complex to the north, NJ Transit Raritan Valley Line to the south, Peter's Brook to the east and South Bridge Street to the west. It functions as a transition from the intensive, commercial core of the central business district west of South Bridge Street to the predominately low-density residential neighborhoods to the east. The Redevelopment Area is characterized by neighborhood commercial uses on East Main Street, larger-scale service and industrial uses on Veteran's Memorial Drive and residential uses on Hamilton Street, Mechanic Street and Franklin Street/South Bridge Street. It also has strategic connections to the Peter's Brook Greenway, Somerset County government complex and NJ Transit train station.



Borough of Somerville

Municipal Self-Assessment Report

The Redevelopment Area is important because of its strategic location, current underutilization and potential to anchor the continued revitalization of the central business district. The area is also different in character from other redevelopment sites in the Borough because it is an existing mixed-use neighborhood with established residential uses. This contributes to a complex planning environment where there is a need to balance the goal of new mixed-use development with protection of existing residential uses and encourage incremental, in-fill growth in conjunction with targeted, large-scale redevelopment. The Eastern Central Business District Redevelopment Area represents a unique opportunity to strengthen an existing neighborhood while providing for new uses that will generate employment, increased tax revenues, market-rate housing opportunities and activity that will support the central business district.

The *Eastern Central Business District Redevelopment Plan* dated January 23, 2008 (see **Appendix 6**) provides for two layers of development standards. The first, or base, layer is intended to guide the continued use and development of existing properties in the area under current ownership and development conditions. The second, or overlay, layer is intended to guide major redevelopment projects within the area. The overlay standards will apply only if and when a developer acquires larger contiguous blocks of property that provide adequate space for buildings, off-street parking and other improvements in accordance with the plan. The permitted intensity of development for these areas is higher than under the first layer of development standards.

Kirby Avenue

The Kirby Avenue area includes the former Baker & Taylor warehouse and a number of privately owned properties bounded by Kirby Avenue, Fairview Avenue, Loeser Avenue, South Adamsville Road and the NJ Transit railway tracks. The Borough Council recently adopted in May 2008 the *Kirby Avenue Vision and Redevelopment Plan*. (See **Appendix 6**) The vision outlined in this plan capitalizes on a myriad of opportunities to achieve complementary goals of community development, “smart growth” and environmental restoration. If properly planned and designed, the redevelopment area has the potential to accomplish many things. The redevelopment of this site will strengthen, invigorate the economic viability of the area; reinforce the neighborhoods vitality; improve pedestrian and automobile circulation; restore the environment of the area; reinforce the regional significance of Somerville; and provide new recreational and open space opportunities for the residents of Somerville.



Borough of Somerville

Municipal Self-Assessment Report

NATURAL AND CULTURAL FEATURES

Lakes Rivers, Streams

The topography of the region around the Borough of Somerville is diverse and includes flat river valleys. The most prominent drainage feature is the Raritan River. All of Borough of Somerville is part of the Raritan drainage basin. Almost all of Somerset County and parts of adjoining counties are also included in the Raritan basin. The location of the Raritan River System and branches including Peter's Brook and Ross Brook to the Borough are depicted on **Map 1: Base Map**.

The Borough contains watercourses that have been classified by the State of New Jersey regarding water quality. The Surface Water Quality Standards are contained in N.J.A.C. 7:9B et als and apply to all surface waters of the State. Watercourses located within the Borough are associated with the drainage basins of the Raritan River. Water quality classifications within the Borough consist of the following qualifiers:

FW-2 The general surface water classification for those fresh waters that are not designated as FW-1 or Pinelands Waters. (FW-1 waters are those waters that have been designated to be maintained in their natural state of quality and not subjected to any man-made wastewater discharges or increases in runoff from anthropogenic activities. These waters typically include those with unique ecological, recreational, or water supply significance.)

NT The water classification for those waters considered "Non Trout."

The specific water courses located within the Borough and the associated water quality classifications according to N.J.A.C. 7:7B are listed in **Figure 8**.

Figure 8: Water Course/Water Quality Classification

Water Course	Water Quality Classification
Raritan River	FW2 - NT
Peter's Brook	FW2 - NT
Ross Brook	FW2 - NT



Borough of Somerville

Municipal Self-Assessment Report

In accordance with N.J.A.C. 7:7B-1.12(c), (d) and (e) the designated uses of FW-2 waters include those listed below. In all FW-2 waters the designated uses include:

1. Maintenance, migration and propagation of the natural and established biota;
2. Primary and secondary contact recreation;
3. Industrial and agricultural water supply;
4. Public potable water supply after conventional filtration treatment and disinfection; and
5. Any other reasonable uses.

Floodprone Areas

The Borough contains a number of watercourses that would be regulated by the NJDEP due to having an individual drainage area greater than 50 acres. These areas include the Raritan River, as well as its branches such as Peter's Brook. In accordance with N.J.A.C. 7:13-1.3, any development proposed for construction within the area of a regulated floodplain would require a Stream Encroachment Permit from the Land Use Regulation Program of the NJDEP.

A floodplain is defined as the area inundated by the regulatory flood including the watercourse that creates it. The regulatory flood includes the 100-year flood along non-delineated watercourses or specifically the Flood Hazard Area Design Flood along State delineated watercourses. Mapping representing USGS designated floodprone areas is attached to this report (see **Map 6: Flood Prone Areas.**) The NJDEP has defined this data by the following summary:

Flood-prone documentation taken directly from USGS Flood-prone Maps:

Approximate boundaries of flood-prone areas are shown. There is on the average about 1 chance in 100 that the designated areas will be inundated in any year.

The flood-prone areas have been delineated through the use of readily available information on past floods rather than from detailed surveys and inspections. The delineated areas are for natural conditions and do not take into consideration the possible effects of existing or proposed flood control structures except where those effects could be evaluated. Flood areas have been identified for: (1) urban areas where the upstream drainage basin exceeds 25 square miles, (2) rural areas in humid regions where the upstream drainage basin exceeds 100 square miles, (3) rural areas where in semiarid regions where the upstream drainage basin exceeds 250 square miles, and (4) smaller drainage basins, depending on topography and potential use of the flood plains.



Borough of Somerville

Municipal Self-Assessment Report

Freshwater Wetlands

Freshwater Wetlands in Somerville are depicted on **Map 7: Freshwater Wetlands**. Four classifications of Freshwater Wetlands are depicted on the map and include the following: (Definitions provided by NJ DEP.)

Herbaceous Wetlands

Herbaceous wetlands are those that include herbaceous plant life which means plant life relating to or having the characteristics of an herb, that is, a seed producing annual, biennial or perennial that does develop persistent woody tissue but dies down at the end of a single growing season.

Deciduous Wooded Wetlands

These wetlands are closed canopy swamps dominated by deciduous trees normally associated with watercourses, edges of marshes, and isolated wetlands. The important canopy species includes Acer rubrum, Nyssa sylvatica, Fraxinus pennsylvanica, Salix nigra, Quercus bicolor, Q. phellos, Q. falcata, Liquidambar styraciflua, and Platanus occidentalis. These species combine to form a series of mixed hardwood lowland habitats throughout the entire state and have photographic signatures that exhibit height, rough texture, and are dark blue-gray to dark gray or black on winter infrared, and gray to dark gray.

Agricultural Wetlands

Included in this category are lands under cultivation that are modified former wetland areas, and which still exhibit evidence of soil saturation on the photography. These lands will exhibit the textural signature characteristics described for the other agricultural categories, but will have darker color and tonal signatures. Colors will range from blue-gray to black on winter CIR film and dark gray to black on panchromatic film. In addition, these agricultural wetlands also exist in areas shown on soil surveys of the Natural Resources Conservation Service to have hydric soils

Managed Wetland in Built-up Maintained Recreation Area

This includes former natural wetland areas that now are part of an altered managed recreational area, but which still exhibit signs of soil saturation on the imagery. These areas do not support typical wetland vegetation, but are vegetated primarily by grasses and other planted vegetation that may be routinely mowed. Examples would be saturated portions of golf courses, and fields used for baseball and other sports in designated recreation areas. None of the wetlands included in this category are routinely inundated, although portions may be on occasion. These altered wetlands exist on areas shown on the US Soil Conservation Service soil surveys to have hydric soils.



Borough of Somerville

Municipal Self-Assessment Report

Parks, Recreation and Open Space

The Borough provides a diverse range of parks, recreation and open space opportunities to maintain its character and enhance quality of life. A number of these parks and open space are depicted on **Map 8: Historic Sites and Open Space**.

The following **Figure 9** presents an inventory of open space, parklands and recreational facilities within Somerville that are owned or maintained by the Borough. The parks listed in the following table are included in the *Somerville Parks and Recreation Needs Assessment and Master Plan* (2006). This Plan includes an inventory of facilities and conditions, and observations for improvements.

The total acres of Borough owned or maintained park facilities are 155 acres. This includes Van derveer Field, a 33 acres size park owned by the Board of Ed. Somerville also owns Arthur Chambers (24.84 acres) and Clarks' Woods (35 acres), both located in Bridgewater.



Figure 9: Borough Owned or Maintained Park Facilities

<i>Park Name</i>	<i>Size (acres)</i>	<i>Location</i>	<i>Usage</i>
Baker & Taylor	0.25	Kirby Street	Mini Park
Arthur Chambres	24.84	Southside Avenue, Bridgewater Township	Community Park
Clark's Woods	35.00	Route 202/206, Bridgewater Township	Community Park
Ken Cornell Wheel Park and Firehouse Field	2.0	Veterans Memorial Drive, Adjacent to Firehouse	Neighborhood Park
Flockhart Park	0.25	Mercer & West Summit Street	Mini Park
Kuglar Park	0.83	Mercer & Green Street	Mini Park
John P. Long Park/ Brookside/Open Space	7.04	Mountain Avenue to Mercer Street	Neighborhood Park
Michael Lepp Park	5.34	Park Avenue	Neighborhood Park
Van derveer Field*	33.00	Union Ave (Route 28)	School Park
Claude Walck Park	13.80	Walnut Street	Neighborhood Park
Carol Pager-Exchange Field	7.79	Green Street	Community Park
Open Space Parkland	7.20	Williams and Grove Streets	Neighborhood Park
WWI Memorial Site and Skate Park	3.20	Corner of Culvert & High Streets	Neighborhood Park
Children's Park	0.15	Davenport Street & West Summit	Mini Park
Peter's Brook Greenway	5.94	Grove & Cliff Streets	Greenway
Elsworth Van Fleet Gardens	3.26	Bridge & Williams Streets	Mini Park
Mastogen Drive Open Space	0.92	Mastogen Drive	Mini Park
Prospect Drive Island	0.20	Island inside Prospect Drive	Mini Park
Borough Property (Unnamed)	6.00	South Bridge Street	Natural Resource Area

TOTAL ACRES 155.01
(122.01 Acres without Van derveer Field Acreage)

* Board of Education Property



Borough of Somerville
Municipal Self-Assessment Report

The following **Figure 10** identifies national standards of facility type, the number facilities of each type recommended per 1,000 residents and the actual number of Somerville providers.

Figure 10: Borough Park Facilities and National Standards

<i>Facility Type</i>	<i>Standard</i>	<i>Recommended Minimum</i>	<i>Number Provided</i>	<i>Location</i>
Full Basketball Courts	1 per 5,000	3	1 2 1 1 1 1	Arthur Chambres Park Kuglar Park Michael Lepp-Lighted Van derveer Field Claude Walck Carol Pager
Official Baseball (350' Min. Outfield)	1 per 5,000 1 per 30,000 lighted	3 1	1 1 1	Arthur Chambres Park Van derveer-Unlighted Van derveer Field
Little League	1 per 5,000 1 per 30,000 lighted	3 1	1 4	Arthur Chambres Park Carol Pager
Football Fields w/ Uprights	1 per 20,000	1	2	Firehouse Field
Multi Purpose Court	1 per 10,000	2	1	Van derveer Field
¼ Mile Running Track	1 per 20,000	1	1	Brooks Field (Board of Education)
Youth Soccer Facilities	1 per 10,000	2	1 3 1 1	Clark's Woods Van derveer Field Carol Pager Firehouse Field
General Softball	1 per 5,000	4	1 1 1	Arthur Chambres Park-Lighted Michael Lepp Park Van Derveer Field
Tennis	1 per 2,000	9	2 1	John Long Park Ken Cornell
Volley Ball	1 per 5,000	4	0	
Practice Tennis Wall	1 per 22,000	1	1	Ken Cornell
Horseshoe Pits	1 per 15,000	1	0	
Shuffleboard Courts	1 per 20,000	1	0	



Borough of Somerville

Municipal Self-Assessment Report

The general condition of Somerville's parks is good and the Borough has a number of facilities that are unique for a community of its size. The Borough maintains three pools, a skate park, and a bicycle/pedestrian network that parallels Peter's Brook from the northwest corner to the southwest. An additional park system is situated along Ross Brook and a canoe launch is provided at the Raritan River.

Mountains

The region surrounding Somerville includes the location of some mountains. Most prominent in the area around Somerville are the Sourland Mountain ridge, southwest of the Borough, and the Watchung Mountains. The first ridge of the Watchung Mountains begins north of Somerville and extends in a curving fashion southeasterly through Bridgewater Township to Green Brook and the North Plainfield area. The second ridge is somewhat higher than the first ridge and runs parallel to it, forming the boundary between Bridgewater Township and Bernards and Warren Townships.

Greenways and Trail Systems

The Peter's Brook and Raritan River Greenways are a central element of the Regional Center Vision Initiative and their completion, connection and extension is strongly supported by the Borough of Somerville.

Peter's Brook Greenway is one of the Borough's major parks, recreation and open space facilities. (See **Map 8**) According to the *Somerville Parks and Recreation Needs Assessment and Master Plan* (2006), the Peter's Brook Greenway portion owned or maintained by Somerville is currently one (1) mile in length and runs from Mountain Avenue to High Street. The Greenway is approximately 8 feet in width. Peter's Brook flows the entire distance. The total park acreage is 5.94 acres. Peter's Brook Greenway serves as the north-south spine of the Regional Center open space system and provides the Borough with much needed additional recreational land.

The Raritan River Greenway has been described as the most significant natural resource and potential recreation amenity in the Borough and Regional Center. According to the Somerset County Recreation and Open Space Inventory (ROSI) dated 1/7/08, approximately 27 acres of the Raritan River Greenway are located in Somerville. The total size of the Raritan Greenway is over 470 acre, of which over 204 acres are located in Bridgewater, over 107 acres in Manville and 1 acre in Raritan Borough. Phase I of the Bikeway Plan was completed, providing for a future bicycle path along the river from Duke Island Park to Raritan Borough. Other major components of the Greenway include: the creation of a regional active and passive recreation complex servicing the Regional Center and its member municipalities; establishment of open space areas and passive recreation opportunities including seating, viewing areas and wooded land; expansion of riverfront access for fishing, canoeing and other water related activities; and preservation of floodway and flood hazard zones for conservation purposes.



Borough of Somerville

Municipal Self-Assessment Report

Threatened & Endangered Species and Natural Heritage Priority Sites

Based upon a review of NJDEP's Natural Heritage Priority Sites list of the Raritan Basin dated July 2001, the Borough of Somerville does not contain any NHP Priority Sites.

Farmland

The Borough of Somerville was once a large farming community, prior to the suburban development that has consumed most of the farmland. The Borough's most recent tax assessor records report that Somerville has no farmland properties.

Historic Sites

The Borough of Somerville has a rich historic legacy dating back to pre-colonial times. Many significant events that helped to shape the future of our Nation took place in Somerville and important founders, including George Washington, visited and lived there (*38 Washington Place, Wallace House*). The period of historical significance for Somerville spans from 1751, the date of the construction of the earliest surviving building in the town (*65 Washington Place, Old Dutch Parsonage*), to 1950, the end of the post World War II period, by which time the Borough was almost fully developed.

The Borough of Somerville is also significant for a range of surviving architecture that reflects its development over almost two centuries. The buildings include examples of work by nationally-recognized architects such as William Appleton Potter, George B. Post, John Russell Pope and J. Riely Gordon, as well as those known for their work in New Jersey, such as Frank V. Bodine. The Borough contains high-style and vernacular examples of a broad range of styles, from Georgian through Federal, Greek Revival, Gothic Revival, Italianate, Queen Anne, and Richardsonian Romanesque to early 20th century Neo-Classical.

A survey was undertaken in Somerville in 1992 and an inventory was created of buildings and structures with potential architectural and historic merit. This survey was updated in 2008 as part of the process of preparing a Historic Preservation Plan Element for the Master Plan. The *2008 Historic Property Inventory Survey of Somerville* identifies close to 1,000 buildings throughout the Borough. (See **Appendix 6.**) The properties are located in seven (7) areas identified by the Borough as proposed Historic District Overlay Zone areas. A photo record and inventory form was created for each property. Current conditions and use were recorded and any major changes in significance since the preparation of the 1992 survey were noted. The majority of the close to 1,000 properties that were inventoried were deemed to contribute to the significance of Somerville and are in good to excellent condition. Non-contributing buildings and structures generally consist of properties that post-date the period of significance.



Borough of Somerville

Municipal Self-Assessment Report

Thirty three (33) of the over 1,000 properties inventoried have been identified as key contributing sites. A key contributing property is one that is usually in excellent condition and/or excellent integrity, and has historical and/or architectural significance. The key contributing historic sites indentified in this *Inventory* are presented below in alphabetical and numerical order. Following this, inventory forms for the seven (7) sites listed in the State and National Registers are presented. (See **Map 8: Historic Sites and Open Space.**)

228 Altamont Place, J.Harper Smith House*
246 Altamont Place
254 Altamont Place, Samuel Miller House
41 N. Bridge St., Craig House
57 S. Bridge St., Richard Hoaglund House
31 E. Cliff St.
6 W. Cliff St., William H. Dakin House
15 N.Doughty Ave, WE Hose Co Firehouse*
24 Franklin St.
45 Grant Ave., Vanderveer Farmstead
77 E. High St.
40 W. High St.
154-158 W. High St., St. John's Church*
198 W. High St., Noey-Hope-Case House
E. Main & N. Bridge, First Reformed Church
E .Main & Grove, Old County Courthouse*
48-50 W. Main Street
54-58 W. Main Street, Gaston Building
W. Main, United Reformed Church
166 N. Middaugh Street
16 Mountain Ave.
35 Mountain Ave., J. Vanderbeek House
165 Mountain Ave., Alvah A. Clark House
280 W. Summit St.
1 Veterans Memorial Dr., Train Station
38 Washington Pl., Wallace House*
65 Washington Pl., Old Dutch Parsonage*
77 Washington Pl., Mann House
10 West End Ave., John Lindsley House
20 West End Ave., William Steel House
25 West End Ave, Somerville Borough Hall*
58 West End Ave.
102 West End Ave.

** Historic Sites listed on the State and National Registers*



Borough of Somerville

Municipal Self-Assessment Report

Address: 228 Altamont Place

Property Name:

Date: Pre-1882 **Source:** Fowler

Style: Late Victorian Eclectic

Condition & Integrity: Excellent

Contributing Status: Key Contributing

Current Use: Residential

Context: Large carriage house at rear of property, of brick with slate roof, contemporary with main house. Numerous mature trees.

Inventory/Designation: National & State Registers; County Survey 18-18-31

Historical Significance: Once occupied by Temple Beth El.

Property Description: Exceptionally intact 2 ½-story mansion. Combines features of many styles – Chateausque towers, round-arched windows, and Queen Anne turned porch posts.





Borough of Somerville

Municipal Self-Assessment Report

Address: 15 N. Doughty Avenue

Property Name: West End Hose Company Firehouse

Date: 1888 **Source:** Keystone, Somerville Fire Dept

Style: Italianate

Condition & Integrity: Excellent & Excellent

Contributing Status: Key Contributing

Current Use: Institutional

Context:

Inventory/Designation: National & State Registers, County Survey 18-18-108

Historical Significance:

Property Description: 2 story brick building, according to local tradition constructed in part from brick salvaged from demolition of house that stood on site of present Borough Hall at 25 West end Ave.; former firehouse, now Fireman's Museum. Façade has two story arched opening with checkered strained glass on the second floor above the garage doors on the first. Hip on gable roof.





Borough of Somerville

Municipal Self-Assessment Report

Address: 154-158 W. High Street

Property Name: St. John's Episcopal Church

Date: 1920-1940 **Source:** 1992 Survey

Style: Period Revival: Gothic / Tudor

Condition & Integrity: Excellent & Excellent

Contributing Status: Key Contributing

Current Use: Institutional

Context:

Inventory/Designation: County Survey 18-18-103

Historical Significance: A wooden church was built at this site in 1851 on land donated by Joshua Doughty and is shown on 1857 map. Present church was designed by Horace Trumbauer and dates to 1900-1902. The present rectory was built in 1909.

Property Description: Structure of rusticated stone; square tower facing the street has buttresses, crenellations, gargoyles and a corner turret. The attached rectory is a 2 ½ story residence of rusticated stone with a half timbered gable.





Borough of Somerville

Municipal Self-Assessment Report

Address: NE corner E. Main and Grove Streets

Property Name: Old Somerset County Courthouse

Date: 1909 **Source:** 1992 Survey

Style: Neo-Classical

Condition & Integrity: Excellent & Excellent

Contributing Status: Key Contributing

Current Use: Government

Context: Marble fountain, completed in 1909 designed by John Russell Pope; it was erected in honor of John Haynes Lord by his sister Alliene Lord, who left a bequest in her will for the purpose; the fountain was intended to serve people, horses and dogs, with basins at different heights for each.

Inventory/Designation: National & State Registers; County 18-148

Historical Significance: Building was the scene in 1927 of famous Hall-Mills murder trial. Third court house in Somerville, following log and then brick buildings.

Property Description: Designed by J. Riely Gordon, with Tracy and Swartwout; small in scale but monumental in character; raised in two stories over a full basement; round, columned cupola topped by a statue of Justice; rotunda with coffered dome and stained glass oculus, scagliola and gilt columns, marble balustrade.





Borough of Somerville

Municipal Self-Assessment Report

Address: 38 Washington Place

Property Name: Wallace House

Date: c.1777 **Source:** 1992 Survey

Style: Dutch Vernacular / Georgian

Condition & Integrity: Excellent & Excellent

Contributing Status: Key Contributing

Current Use: Museum

Context: To the west on the same lot stands a 2 ½ story frame house; 2/2 windows with shutters; clapboard siding; gabled roof with large dormer at center front; main roof slope extends forward over front porch; single brick chimney at roof ride near center; demilune windows at side gables; just west of this stands a modern 3-car garage. Numerous mature trees.

Inventory/Designation: National & State Registers; County Survey 18-93

Historical Significance: Served as Washington's headquarters during winter of 1778-79; adjacent to city parkland; John Wallace purchased site in 1775 with an existing building; demolished all of it except kitchen wing (c. 1765) and constructed full Georgian house. State owned since 1947.

Property Description: 2 ½ story, double pile, center-hall frame house with side wing and kitchen shed; north elevation was originally the front; windows on that side are symmetrical while those on present front are not; small porches added to both front and rear doors c. 1840.





Borough of Somerville

Municipal Self-Assessment Report

Address: 65 Washington Place

Property Name: Old Dutch Parsonage

Date: c. 1751 **Source:** 1992 Survey

Style: Dutch Vernacular / Georgian

Condition & Integrity: Excellent & Excellent

Contributing Status: Key Contributing

Current Use: Museum

Context: Family cemetery to rear. Numerous mature trees.

Inventory/Designation: National & State Registers; County Survey 18-18-94

Historical Significance: Built for Rev. John Frelinghuysen by the congregation; Hardenburgh, who succeeded Frelinghuysen as minister, founded Queen's College here, predecessor of Rutgers. Building moved to present location in 1913 or 1914 to avoid demolition by railroad.

Property Description: 2 ½ story block; center hall plan; Flemish bond brick with glazed headers; gable roof with large interior chimneys at either end.





Borough of Somerville

Municipal Self-Assessment Report

Address: 25 West End Avenue

Property Name: Daniel Robert House/Somerville Borough Hall

Date: 1888, 1939 **Source:** 1992 Survey

Style: Gothic Revival / Victorian

Condition & Integrity: Excellent & Excellent

Contributing Status: Key Contributing

Current Use: Institutional

Context:

Inventory/Designation: National & State Registers; County 18-18-77

Historical Significance: Original house on site built for Albert Cammann in early 1840s; later known as “Doughty’s Castle” while owned by State Senator Eugene S. Doughty; sold to Robert of New York, who demolished that house and built present one; his widow sold property to Somerville Lodge of Elks; in 1939 they built rear wing containing ballroom, now occupied by public library; Borough acquired in 1956.

Property Description: Built of stretcher bond brick on stone foundation; irregular plan; asymmetrical crenellated octagonal towers; oriels, stone label moldings and pointed-arch window surrounds; stained glass windows with tracery detail; rear wing built in 1939 during period when Elks organization occupied the building, now public library.





Borough of Somerville

Municipal Self-Assessment Report

Cultural Sites

Somerville Borough operates one library located in the historic Daniel Robert House at 25 West End Avenue (see preceding Historic Site inventory form). The library provides books, videos, books on tape, and CDs and sponsors community events. The Borough is also home to the West End Hose Company Fireman's Museum located in the historic firehouse on N. Doughty (see preceding Historic Site inventory form).

COMMUNITY FACILITIES

Schools

Public elementary and secondary education in the Borough is provided by the Somerville Public Schools. The district operates one elementary school for grades K-5, a middle school for grades 6-8 and a high school for grades 9-12. The high school also serves students from Branchburg Township. According to the National Center for Education Statistics, the 2005-06 enrollment data for Somerville public schools was as follows:

Figure11: Public Schools Enrollment

School	Grades	Students
Van Derveer Elementary	Pre K – 5	798
Somerville Middle School	6 – 8	365
Somerville High School	9-12	1,028

Immaculata High School is a private, coeducational, Roman Catholic high school, founded in 1962, and operated within the Roman Catholic Diocese of Metuchen. The school enrolls approximately 850 students. Immaculate Conception School is a Catholic private coeducational day school, founded in 1957, for students in grades Pre-K through 8.

Somerset County provides vocational and technical education for Somerville residents. The Somerset County Vocational and Technical High School, serving grades 9-12, is located in the Regional Center in Bridgewater. Somerville is served by the Raritan Valley Community College, a regional two year college serving Somerset and Hunterdon Counties. The College offers approximately 70 associate degree programs as well as customized and non-credit courses. The campus is located in Branchburg Township, approximately 6 miles west of the Borough. Two major research universities, Rutgers and Princeton, are also located within 20 miles of Somerville.



Borough of Somerville

Municipal Self-Assessment Report

Long Term Care Facilities

Somerville is home to one (1) licensed long-term care facility according to New Jersey Department of Health and Senior Services.

Figure 12: Long-Term Care Facilities

Facility	Address	Type
Cooperative Housing Corporation	62 East High Street	Assisted Living Program

Assisted Living Residence means a facility that is licensed to provide apartment-style housing and congregate dining and to assure that assisted living services are available when needed, to four or more adult persons unrelated to the proprietor. Apartment units offer, at a minimum, one unfurnished room, a private bathroom, a kitchenette, and a lockable door on the unit entrance.

Child Care Centers

There are ten (10) licensed child care centers in Somerville according to the NJ Department of Children and Families (as of 05/05/08). They are listed as follows:

Figure 13: Licensed Child Care Centers

Center Name	Address	Licensed Capacity	Ages Served
First Baptist Church Pre-School	132 W High Street	83	2 ½ to 6
Good Shepherd Christian Day Care	300 Union Ave	30	2 ½ to 13
Immaculate Conception After-School Program	41 Mountain Ave	60	6 to 13
Old York Before & After School Program	580 Old York Road	60	6 to 13
Somerset Valley YMCA/Kiddie Corner	2 Green Street	126	0 to 13
Sunshine Suite	110 Rehill Ave	10	0 to 13
The Ethicon Family Center	US Route 22 West	275	0 to 13
United Reformed Church Pre-School	100 W Main Street	27	2 ½ to 6
Van Derveer School Before/After School Program	51 Union Ave	93	6 to 13
Wee Care 2	200 E Main Street	30	2 ½ to 6



Borough of Somerville

Municipal Self-Assessment Report

Social Service Providers

The Somerset County United Way identifies ten (10) affiliated agencies located in Somerville. To be affiliated agencies meet certain standards and are reviewed by a team of United Way volunteers. These agencies include:

Figure 14: Social Service Providers

Agency	Program(s)
American Red Cross, Greater Somerset County Chapter	Blood, First Aid, CPR, AIDS education, disaster relief
Community Visiting Nurse Association	Provides home health care services and also hospice services to the terminally ill
Interfaith Hospitality Network of Somerset County	Provides shelter, meals, and assistance to homeless families and single women
Jewish Family Service	Provides counseling, information and referral services for people of all faiths
Legal Services of Northwest Jersey	Provides free legal assistance in civil matters to low-income people
Somerset Council on Alcoholism & Drug Dependency	Works toward the prevention of and education on alcoholism and drug dependency
Somerset Treatment Services	Evaluations, therapy, information and referral, methadone detoxification and crisis intervention
Volunteers of America (Agape House Program)	Provides shelter for homeless families
Women's Health & Counseling Center	Provides primary health care, STD/HIV testing, counseling and treatment, sexual assault education, adolescent reproductive health education
YMCA Somerset Valley	Helps people develop a healthy body, mind and spirit



Borough of Somerville

Municipal Self-Assessment Report

Government Buildings and Public Services

The Borough of Somerville provides a full range of community facilities for its residents, including administrative services, police, emergency response, and a library. The municipal administration building is located at 25 West End Avenue in a historic mansion which it shares with the Somerville Library (see preceding Historic Site inventory form). This structure houses the Borough administration and municipal court. In addition, Somerville serves as the county seat, with many county services having their offices in the Borough.

Somerville operates its own police department with its headquarters, constructed in 1978, located at 24 South Bridge Street. In recent years this building has become overcrowded, and consideration has been given to the construction of a new Public Safety complex that would house the police and fire departments and the rescue squad.

Fire protection in Somerville is provided by the Somerville Fire Department, which consists of four volunteer fire companies. Engine Company No. 1 on East Main Street, West End Hose Company No. 3 on West High Street, Lincoln Hose Company No. 4 on Warren Street, and Central Hook and Ladder Company on Division Street. Emergency response services are provided by the Somerville First Aid and Rescue Squad located on Park Avenue.

The Borough prepared a *Somerville Emergency Services Facilities Analysis and Master Plan Report* in 2004 that contains the findings of detailed needs assessment and existing facilities analysis of the Borough's current emergency services facilities. The *Master Plan Report* offers a set of guidelines for a new Emergency Services Complex.

Somerville has the only full-service hospital within the Somerset Regional Center. The Somerville Medical Center, located at 110 Rehill Avenue in eastern Somerville, is a 365-bed medical center that provides a range of outpatient, inpatient and community services. The hospital has expanded numerous times over the years into the surrounding residential neighborhood and has recently completed a major expansion which includes a new emergency room, additional inpatient beds, a cancer center, and a renovated surgical suite with new rooms for outpatient procedures. Additional specialized hospital services are available at St. Peter's Hospital and Robert Wood Johnson University Hospital in New Brunswick.

The Somerset County Mental Health Center, located in Bridgewater, provides comprehensive services to county residents, including the Borough of Somerville, experiencing mental or emotional illness. Outpatient care, 24-hour acute care, an adult care program, school liaison services and an adolescent program are among the services provided.



Borough of Somerville

Municipal Self-Assessment Report

INFRASTRUCTURE

County Roads and Highways

The Borough of Somerville is served well by many local and county roads and state and federal highways. (See **Map 9: Transportation Facilities**.) There are approximately 36 miles of public roads in Somerville Borough. The bulk of these consist of municipal roads (over 86%) followed by state and federal roadways (over 9%), then roads under county jurisdiction (5%).

State Highway 206 is located in the western portion of the Borough and runs southeasterly through the Borough. State Highway 28 is mostly east-west through the Borough, running north-south for a short segment near the center of the Borough. State Route 28 (Main Street) runs through the downtown area between Middaugh Street and Gaston Avenue. Roads under the jurisdiction of the County of Somerset include Mountain Avenue from Somerset Street to Route 22, East Main Street from Gaston Avenue to the Bridgewater Township line, and Somerset Street from Main Street to Route 206.

Existing roads in Somerville Borough are described as the following type:

Figure15: Street Classification

Classification	Roadways
Principal Arterial (State Roadway)	U.S. Route 206, State Route 28
Minor Arterial (Borough or County)	Mountain Avenue, E. Main Street, Somerset Street, Urban Drive and Extension Road, Bridge Street, Cliff Street, High Street, Park Avenue, Somerville Mall Connector Road and Grove Street
Collectors (Borough)	Rehill Avenue, Loeser Avenue, William Street, Green Street, Davenport Street, Mercer Street, Cornell Boulevard/Hillcrest Avenue, and Hamilton Street
Local Streets	All streets not listed above



Borough of Somerville

Municipal Self-Assessment Report

Wastewater Management and Sewer Service Areas

Pursuant to the State Water Quality Management Planning Rules (N.J.A.C. 7:15), Somerset County is in the process of updating their 1997 Wastewater Management Plan (WMP). The current Wastewater Management Plan, adopted in 1997 under the title “Somerset County/Upper Raritan Watershed Wastewater Management Plan Volume I” (SC/URW WMP), documents the collection and treatment of wastewater from Bridgewater Township and Raritan and Somerville Boroughs.

According to the 1997 SC/URW WMP, the Somerset Raritan Valley Sewerage Authority (SVRSA) provides sanitary sewer service to residential, commercial and industrial properties in Raritan and Somerville Boroughs and almost all of Bridgewater Township. SVRSA treats this wastewater at its wastewater treatment plant located off Polhemus Lane in Bridgewater. Under the State Department of Environmental Protection (NJDEP)’s New Jersey Pollution Discharge Elimination System (NJPDES) permitting program, SVRSA under Permit No. NJ0024864 operates a wastewater treatment plant with a permitted treatment capacity of 21.3 million gallons per day (MGD); the treated wastewater is discharged to the Raritan River near Bound Brook.

Water Supply

The vast majority of Somerville, Bridgewater and Raritan are served by public water provided by the New Jersey-American Water Company. NJ-American operates a water intake, treatment and distribution operation in Bridgewater at the confluence of the Raritan and Millstone Rivers and distributes potable water to residential, commercial, institutional and industrial users throughout all of Bridgewater, Raritan and Somerville, an area that includes the entire Regional Center, and beyond.

High Tension Wires

Public Service Electric & Gas (PSE&G) supplies electrical power and gas throughout the Borough of Somerville.

Energy Substations

The Borough is served by three energy substations located within the Regional Center. In Bridgewater, PSE&G operates a substation located at the intersection of East Main Street and Polhemus Lane; the second substation is located along Routes 202-206 just north of the Somerville Circle; and, in Somerville Borough, a third substation is located off South Bridge Street.



Borough of Somerville

Municipal Self-Assessment Report

UNDERUTILIZED LAND

Redevelopment Areas

There are currently four redevelopment projects planned within the Borough of Somerville. (See **Map 5: Somerville Redevelopment Areas.**) Each project is at a different stage in its own redevelopment cycle. The term “redevelopment”, as used here, is an official New Jersey legal term. An area undergoing “redevelopment” connotes that the area has gone through a formal process of self-identification initiated by the municipality and has met specific criteria codified in state law. By obtaining this designation a municipality gains certain powers and authority such as the ability to use eminent domain, acquire properties and select a redeveloper without a formal bidding process. The four redevelopment projects in Somerville are identified below and a status report is provided on the planning process.

Somerville Landfill and Station Area Redevelopment Area

The Somerville Landfill and Station Area site includes a large parcel of land located just south of the New Jersey Transit station that was operated by the Borough as a municipal landfill between 1954 and 1984. The redevelopment area includes public and private lands and comprises approximately 160 acres, extending from the Somerville Railway Station to the Raritan River. It is bisected by Route 206 with the lands to the east of this road consisting of wetlands and flood plains.

The Federal Government designated the former landfill parcels as a superfund site in 1984, which was later revoked. In 1986 the Borough entered into a developer’s agreement which called for the site to be capped and redeveloped. In 1994, after several years of inaction, the Borough rescinded the developer’s agreement which led to litigation. During this time, a comprehensive study was undertaken by the Borough and the area was designated as an area in need of redevelopment. In 1998 and a formal Redevelopment Plan for the site was adopted. Litigation with the developer was settled in 2004, with the Borough regaining the redevelopment rights to the site.

In 2005, the New Jersey Department of Community Affairs (DCA) along with Somerset County approved a grant for the preparation of the Landfill Visioning Plan. This effort was funded jointly by the Office of Smart Growth, New Jersey (NJG) and the New Jersey Department of Transportation. The visioning process engaged stakeholders and Borough residents in a number of public workshops and meetings over a period in excess of a year. This effort resulted in the production of two documents which form the underpinning of the Redevelopment Plan: *Somerville Station Area and Landfill Vision Plan* and the draft *Somerville Landfill Design Guidelines*.



Borough of Somerville

Municipal Self-Assessment Report

In September, 2007 the Borough Council unanimously adopted the revised Redevelopment Plan for the Landfill project. Titled the *Somerville Landfill & Station Area Redevelopment Plan*, this document provides the specifications and details needed by developers to evaluate the project and to make a judgment as to whether they wish to pursue the project.

The *Somerville Landfill & Station Area Redevelopment Plan* provides for a compact, walkable, moderate-density, and mixed-use station area neighborhood enlivened by new residents and transit riders, as well as two lower density residential neighborhoods consisting of townhouses and apartments. These areas will act as an extension of downtown Somerville and its surrounding neighborhoods. While the train station area serves as the gateway to the Redevelopment Area from downtown Somerville, two additional gateways are envisioned, one from the northwest (beginning at the Orlando Drive jug handle), containing a significant office use, and the other, a green gateway from the southeast, leading into planned open space within the Redevelopment Area. This “Green Seam” as it is referred to, is an expansive open space, which follows a stream corridor, and ties together the three main planning areas within the Redevelopment Area.

In October, 2007, the Borough of Somerville in conjunction with NJ Transit issued a Request for Qualifications & Proposals for the redevelopment of the Landfill and Station Area, the final submission date was in March 2008. The Borough received only one proposal from a team of development partners. In April, 2008, this group made a public presentation of their proposal at the Borough Council and answered questions from the council and public in attendance. Following this presentation the Borough’s proposal review committee conducted a detailed review of the proposal and prepared a report for the council to consider. This committee consists of representatives of the Borough, NJ Transit, Regional Plan Association, County of Somerset, and NJ Department of Transportation. The consensus of the proposal review committee was that the proposal submitted did not adequately address some of the goals and objectives of the RFQ/P, Vision Plan, and Redevelopment Plan.

Based on the committee’s preliminary findings report and the lack of response to the RFQ/P, the Council asked an independent organization to conduct interviews of redevelopers who received the RFQ/P, but did not submit a proposal. Specifically to determine the strength and weaknesses of the project in general and the RFQ/P in particular, and to determine if there were other reasons proposals were not submitted. These interviews revealed there are no major flaws in the project or its supporting plans, the Redevelopment Plan and the Vision Plan. The collapse of the financial and housing markets was seen as the major contributor to the lack of response.

The Council determined that in the best interests of the Borough not to accept the submitted proposal but not reject it either; instead, with the proposer’s permission, it would be kept for consideration once the following actions are complete. The Borough in September 2008



Borough of Somerville

Municipal Self-Assessment Report

issued a Request for Qualifications. Upon review of qualifications from interested developers, the redevelopment committee will interview developers to discuss the project and then invite them to submit detailed proposals. The Borough has extended to the current proposer the opportunity to resubmit its qualifications or have the Borough consider its existing proposal and the qualifications contained within as its response to the new RFQ.

It is hoped that redevelopment will occur in the Somerville Landfill and Station Area as outlined in the Redevelopment Plan in the immediate future, but due to the current economic downturn, it is unknown when redevelopment will occur. If necessary, the Redevelopment Plan will be amended to address the changing economic conditions as the ultimate goal of redevelopment is to create a plan that meets the needs of the stakeholders and is economically viable. To that end, activities associated with spurring redevelopment (request for proposals, meetings and negotiations with developers including revisions to the Redevelopment Plan/Redevelopment Agreement -as warranted) are on-going and will continue until a signed executed redevelopment agreement is obtained and construction commences.

West Main Street Redevelopment Area (Landmark Shopping Center)

The West Main Redevelopment area includes two properties. The first property totals 13.55 acres is owned by JSM at Somerville, LLC and is known as the Landmark Shopping Center. The second property is a .46 acres in size site owned by the Borough of Somerville that functions solely as a metered surface parking lot. This area was designated as an area in need of redevelopment by the Borough Council in November 2003. The Redevelopment Plan for this area was adopted by the Borough Council in February 2004 and amended in December 2004 and again in September 2007. (A copy of the amended *Redevelopment Plan West Main Street Area* is included in **Appendix 6.**)

JSM at Somerville, LLC was designated by the Borough Council in November 2005 to construct a proposed mixed use development, entered into a Redevelopment Agreement with the Borough in May 2004 and received site plan approval from the Planning Board in April 2005 which would include:

- up to 275 residential units
- 147,000 s.f. retail
- 73,500 s.f. office
- Residential parking deck
- Public parking deck
- Surface parking.



Borough of Somerville

Municipal Self-Assessment Report

In July 2007, the Borough and JSM entered into a Memorandum of Understanding (MOU) which contemplates in part, changes to the mixed use development, increasing the number of residential units to a maximum of 350; the square footage of retail space to a maximum of 150,000; and the square footage of office space to a maximum of 80,000. The South Street parking structure will be constructed by the Borough and shall include a minimum of 440 spaces. The Borough and JSM shall enter into an Amended and Restated Redevelopment Agreement and any changes to the current design and approval shall require site plan approval by the Planning Board.

It is hoped that redevelopment will occur in the West Main Redevelopment area as outlined in the Redevelopment Plan in the immediate future, but due to the current economic downturn, it is unknown when redevelopment will occur. If necessary, the Redevelopment Plan will be amended to address the changing economic conditions as the ultimate goal of redevelopment is to create a plan that meets the needs of the stakeholders and is economically viable. To that end, activities associated with spurring redevelopment (request for proposals, meetings and negotiations with developers including revisions to the Redevelopment Plan/Redevelopment Agreement -as warranted) are on-going and will continue until a signed executed redevelopment agreement is obtained and construction commences.

Eastern Central Business District Redevelopment Area

The Eastern Central Business Redevelopment Area includes the area roughly bounded by South Bridge Street, Veterans Memorial Highway, and Main Street. This area is a mix of older residential and commercial establishments with a number of vacant lots. Traffic and parking are problems for existing residents, who constantly have to combat heavy commercial and through traffic.

The Somerville Borough Council designated the eastern portion of the Borough's central business district an area in need of redevelopment in 1999. The redevelopment area was designated after investigations and findings by the Planning Board and presented in a report entitled *Eastern Central Business District Redevelopment Study*, dated February, 1999. This Redevelopment Plan was never adopted by the Borough as it did not take into account the many and varied uses currently active within this compact area of town.

The Planning Board recently reexamined this plan to provide revisions and alternative uses. A revised *Eastern Central Business District Redevelopment Plan* was prepared in January 2008 (see **Appendix 6**). The goals and objectives of this plan include addressing several problems affecting the area including the following:



Borough of Somerville

Municipal Self-Assessment Report

- To reinforce and support the retail base of the central business district through general redevelopment of the area, promoting an appropriate mixture of retail, service, office and residential uses, prohibiting inappropriate uses, providing additional parking for shoppers, employees and residents, and encouraging aesthetic improvements.
- To eliminate conflicts between various existing land uses either by removal or alteration of such uses. When elimination of such conflicts is not possible, the plan seeks to mitigate such conflicts through use, bulk and buffer regulations.
- To provide improved housing conditions through the development of new dwelling units, including both market-rate and affordable housing.
- To improve vehicular traffic flow and safety by reducing the number of driveway openings and inappropriate on-street parking spaces, by planning for various street improvements, and by promoting transit-oriented development within walking distance of the Somerville rail station and local bus routes.
- To encourage the assembly of undersized parcels in order to accommodate improved use, layout and design of buildings and other improvements.
- To provide incentives for fuller utilization of vacant or under-developed properties.
- To reduce overcrowding of buildings and pavement on undersized lots.
- To promote the creation of additional off-street parking to serve existing and new development within the area.
- To enhance the streetscape through pedestrian improvements such as upgraded pavement, lighting, street trees and planters, benches and similar improvements, and through the installation/relocation of electric, telephone and cable television lines underground.
- To increase property values and tax revenues in the area through general redevelopment of the area.
- To improve the esthetic appearance of the area through general redevelopment, upgraded design, increased landscaping, buffers and screening of unattractive areas.



Borough of Somerville

Municipal Self-Assessment Report

- To provide incentives for the remediation of existing soil and/or groundwater contamination in the area through redevelopment of contaminated properties.
- To mitigate impacts from flooding by increasing open space along Peter's Brook and through the redesign and redevelopment of flood-prone areas.

It is hoped that redevelopment will occur in the Eastern Central Business Redevelopment Area as outlined in the Redevelopment Plan in the immediate future, but due to the current economic downturn, it is unknown when redevelopment will occur. If necessary, the Redevelopment Plan will be amended to address the changing economic conditions as the ultimate goal of redevelopment is to create a plan that meets the needs of the stakeholders and is economically viable. To that end, activities associated with spurring redevelopment (request for proposals, meetings and negotiations with developers including revisions to the Redevelopment Plan/Redevelopment Agreement -as warranted) are on-going and will continue until a signed executed redevelopment agreement is obtained and construction commences.

Kirby Avenue Area

The Somerville Borough Council adopted a resolution in February, 2006 to undertake a preliminary investigation to determine whether the area known as Kirby Avenue is eligible to become a redevelopment area. The Kirby Avenue study area consists of the contiguous tract of land bounded by Loeser, Adamsville, Fairview & Kirby Avenues, and the NJ Transit right-of-way and is approximately 26 acres in size. A report, entitled *Preliminary Investigation for Determination of an Area in Need of Redevelopment- Kirby Avenue Redevelopment Area*, was prepared in March 2006 and concluded that the entire study area is eligible for designation as an area in need of redevelopment. In June, 2006, the Planning Board held a public hearing for the purpose of receiving comments from stakeholders who are interested in or would be affected if the Kirby Avenue Area is designated as a redevelopment area. The Borough Council adopted a resolution declaring the area to be a redevelopment area in July, 2006.

Over recent years there had been a number of proposals brought before the Planning Board for the redevelopment of certain lots within this area, most recently the former Baker & Taylor warehouse on Kirby Avenue. When the developers' proposal was presented to the Planning Board it met with great resistance from residents of the surrounding areas. This resistance centered on massing, bulk density and potential traffic increases. Residents felt that the design of the proposed townhouses "crowded" the street and would generate significant new vehicular traffic through the streets of the area. Concern was also expressed about the potential of the school system becoming overcrowded with an influx of children from this type of high density development project.



Borough of Somerville

Municipal Self-Assessment Report

Stemming from this concern the Planning Board and Borough Council formed the Kirby avenue stakeholders committee, to study and recommend how redevelopment should occur in this area. Stakeholders from the Kirby Avenue area participated in a number of visioning workshops. The purpose of these workshops was to develop a vision and plan for the ultimate redevelopment of the area. An initial strategy meeting was held late 2006 and in February of 2007 the first workshop was held. A “consensus” plan was developed which was then presented to the stakeholders for modification and refinement over the summer of 2007. A draft redevelopment plan detailing the uses of each block and lot was prepared from the final input from the stakeholders and presented to them in early October 2007. As a result of a review of the draft plan it was decided to create a vision statement in addition to the formal (statutory) plan to better articulate the vision and desires of the residents of the area as the project continues forward.

The Borough then conducted a comprehensive public visioning study for the area. The visioning study resulted in the *Kirby Avenue Vision and Redevelopment Plan* (see **Appendix 6**). This Redevelopment Plan was adopted by the Borough Council in May 2008. The Kirby Avenue Vision Plan calls for a primarily residential redevelopment but including mixed uses such as active and passive recreation and commercial office space included. Residential units should reflect the character of the existing area with complimentary architecture and landscaping treatments. Commercial development should also reflect the area and be designed to meld with the surrounding structures and not be of a utilitarian design.

A Request for Proposals (“RFP”) has been issued by the Borough of Somerville as of August, 2008. The Borough of Somerville is seeking proposals from qualified developers to redevelop the Kirby Avenue Redevelopment Area into a vibrant development consistent with the *Kirby Avenue Area Redevelopment and Vision Plan*. The deadline for the submission of an RFP is December, 2008.

It is hoped that redevelopment will occur in the Kirby Avenue Redevelopment Area as outlined in the Redevelopment Plan in the immediate future, but due to the current economic downturn, it is unknown when redevelopment will occur. If necessary, the Redevelopment Plan will be amended to address the changing economic conditions as the ultimate goal of redevelopment is to create a plan that meets the needs of the stakeholders and is economically viable. To that end, activities associated with spurring redevelopment (request for proposals, meetings and negotiations with developers including revisions to the Redevelopment Plan/Redevelopment Agreement -as warranted) are on-going and will continue until a signed executed redevelopment agreement is obtained and construction commences.



Borough of Somerville

Municipal Self-Assessment Report

Brownfields

Brownfield are defined as any former or current commercial or industrial site, currently vacant or underutilized and on which there has been, or there is suspected to have been, a discharge of a contaminant. The State of New Jersey Brownfields SiteMart lists sites that are determined to be Brownfields. There currently a total of twenty nine (29) Brownfield Sites in Somerville. These sites are listed below.

Figure 16: Brownfields

Site	Address	DEP Brownfields Site Number	Planning Area Designation
Somerville Dodge Inc	1050 Rt 22	10097	Planning Area 1
Somerville Service Station	131 N Gaston Ave	10098	Planning Area 1
Towne Laboratories Inc	6 10 Bell Ave	10099	Planning Area 1
Exxon Store 3-1505	134 140 Somerset St	10100	Planning Area 1
NJ Electric Motors Corp	84 Somerset St	10101	Planning Area 1
Somerville Board of Ed	51 W Cliff St	10102	Planning Area 1
Towne Laboratories Inc	1 Rt 206	10103	Planning Area 1
Amoco Service Station 84817	157 E Main St	10104	Planning Area 1
Somerset Medical Center	110 Rehill Ave	10105	Planning Area 1
Daves' WM Penn S/S David Lebelt	340 Union Ave	10106	Planning Area 1
Safelite Auto Glass	148 E Main St	10107	Planning Area 1
28 Veterans Memorial Dr	28 Veterans Memorial Dr	10108	Planning Area 1
Autosport Inc	1028 Rt 22	10109	Planning Area 1
West Essex Industrial Park	Rt 206	10110	Planning Area 2
Hockenbury Electrical Co Inc	91 2 nd St	10111	Planning Area 1
Taylor Oil Co Inc	20 Franklin St	10112	Planning Area 1
Department of Public Works	32 5 th St	10113	Planning Area 1
Exxon Store 3-3491	1 Union Ave	10114	Planning Area 1
Exxon Store 3-0116	50 W End Ave	10115	Planning Area 1
Lexington Apartments	21 Oak Ter	10116	Planning Area 1
American Tube Inc	20 Vanderveer Pkwy	10117	Planning Area 1
Somerville Borough Sanitary Landfill	Rt 206 E	10118	Planning Area 1
40 Haynes St GRD WTR Contamination	40 Haynes St	10119	Planning Area 1
Deutsch Property	Franklin St & Meadow St	10120	Planning Area 1
Morgan Chemicals Inc	James St	10121	Planning Area 1
70 Veterans Memorial Dr	70 Veterans Memorial Dr	10122	Planning Area 1
Union Ave Plaza	21 29 Union Ave	10123	Planning Area 1
Brookside Garden Apts	170 Mercer St	10124	Planning Area 1
Courthouse Square Office Bldg	75 Veterans Memorial Dr	10125	Planning Area 1



Borough of Somerville

Municipal Self-Assessment Report

Greyfields

Greyfields are defined by the New Jersey Department of Community Affairs as abandoned and underutilized properties in areas with existing infrastructure. An example of a greyfield site is abandoned strip shopping centers along urban corridors that are contributing to the decline in property values and livability in many urban and older suburban communities. The Somerville Landfill and Station Area Redevelopment site and West Main Street Redevelopment Area could both be defined as a greyfield site.

Hazardous Sites

The *Known Contaminated Sites in New Jersey* (KCS-NJ) report (May 2008) contains basic information on contaminated sites in New Jersey. The report, prepared by the New Jersey Department of Environmental Protection's (NJDEP) Site Remediation Program (SRP), provides a list of sites in three (3) different site categories. These categories are as follows:

- Active sites with confirmed contamination have one or more active case with any number of pending and closed cases.
- Pending sites are those sites having one or more pending cases, no active cases, and any number of closed cases.
- Closed sites are those sites having only closed cases. Sites in this category have no active or pending cases.

Over 150 known contaminated sites in Somerville are identified in the KCS-NJ report. A summary of these known contaminated sites are listed below. A complete list of all the sites is presented in the following pages.

Figure 17: Summary of Known Contaminated Sites

Site Category	Total Number in Somerville
Active Sites with Confirmed Contamination	45
Pending Sites with Confirmed Contamination	10
Closed Sites with Remediated Conditions	103
Total	158



Figure 18: Active Sites with Confirmed Contamination

Site ID	PI Number	Name	Address
230858	302014	114 North Doughty Ave	114 N Doughty Ave
365443	451720	129 North Auten Ave	129 N Auten Ave
258642	331236	165 Mountain Ave	165 Mountain Ave
214124	279553	206 West Cliff St	206 W Cliff St
30028	440937	28 Veterans Memorial Drive	28 Veterans Memorial Dr
214153	279593	34 East Orchard St	34 E Orchard St
196799	258365	353 Main Street	353 Main St
368492	455826	39 Fairmont Ave	39 Fairmont Ave
66869	G00009551	40 Haynes Street	40 Haynes St
86557	G000036688	70 Veterans Memorial Dr	70 Veterans Memorial Dr
201636	265199	90 3 Rd Street	90 3 rd St
55051	024995	American Tube Inc	20 Vanderveer Pkwy
1529	001190	Amoco Services Station 84817	157 E Main St
42542	002985	Autosport Inc	1028 Rt 22
205200	269870	Courthouse Square Office Building	75 Veterans Memorial Dr
122068	160601	C & S Mountain Ave LLC	165 Mountain Ave
1522	006736	Cumberland Gulf 120177	12 Mountain Ave
24047	003244	Daves WM Penn S/S David Lebelt	340 Union Ave
46146	006930	Department of Public Works	32 5 th St
67080	G000010672	Deutsch Property	Franklin St. & Meadow St
46464	008357	Exxon Store 3-0116	50 W End Ave
1503	008359	Exxon Store 3-1505	134 140 Somerset St
46360	007955	Exxon Store 3-3491	1 Union Ave
1498	014291	Getty 56263	176 W End Ave
1520	008401	Hess Station 30226	280 Rt 202/206
43612	006421	Hockenbury Electric Co Inc	91 2 nd St
51751	017571	Lexington Apartments	21 Oak Ter
1497	007246	Lukoil 57309	914 Rt 22
67427	G00013761	Morgan Chemicals Incorp	James St



**Figure 18: Active Sites with Confirmed Contamination
(continued)**

Site ID	PI Number	Name	Address
1501	G00041104	NJ Electric Motors Corp	84 Somerset St
1809	001912	Raceway Petroleum Inc	1004 Rt 202
14461	002364	Richards Fuel Oils Inc	110 S Bridge St
26391	G000031830	Safelite Auto Glass	148 E Main St
1499	012659	Shell Service Station 100151	900 Rt 22
369677	457443	Shiloh Pentecostal Church Inc	139 Davenport St
14728	022863	Somerset Medical Center	110 Rehill Ave
66422	G000005206	Somerville Borough Sanitary Landfill	Rt 206 E
1500	002280	Somerville Dodge Inc	1050 Rt 22
1501	019559	Somerville Service Station	131 N Gaston Ave
1530	014837	Sunoco 0005-0211	201 E Main St
1524	016516	Sunoco 0010-3283	1062 1070 Rt 22
43876	007542	Taylor Oil Co Inc	20 Franklin St
1502	026331	Towne Laboratories Inc	6 10 Bell Ave
1515	G0000029847	Towne Laboratories Inc	1 Rt 206
67748	331085	Triangle Associates Inc	166 W Main St

Figure 19: Pending Sites with Confirmed Contamination

Site ID	PI Number	Name	Address
1535	004859	Color Technology Inc	60 Cornell Blvd
13313	008355	Exxon R/S 30857	960 Rt 22
258849	331550	Former Electra Inc	Rt 206
52342	019063	Lohner Enterprises Inc	985 Rt 202
49592	025464	Mechanic Street Garage	Mechanic St
43631	006456	Noise Unlimited Inc	102 104 S Bridge St
66721	G000008944	Readington Raritan Grd Wtr Contam	Various Locations
46943	032309	Somerset County Adm Bldg	18 22 Grove St
1509	004932	Somerset Wood products Co	61 5 th St
67748	G0000021874	Triangle Associates Incor	166 W Main St



Borough of Somerville
Municipal Self-Assessment Report

Figure 20: Closed Sites with Remediated Contamination

Site ine1 Address			
Site ID	PI Number	PI Name	Address
365851	452243	10 Adams St	10 Adams St
87474	G0000061139	10 Eastern Ave	10 Eastern Ave
86505	G0000035470	114-116-118 N Gaston Ave	114 118 N Gaston Ave
342022	423012	11 South Richards Ave	11 S Richards Ave
205073	269709	126-128 Mountain Ave	126 128 Mountain Ave
86888	G0000044380	135 - 139 E Cliff St	135 139 E Cliff St
126101	166478	14 Van Doren Ave	14 Van Doren Ave
86302	G0000027782	14 West Cliff St	14 W Cliff St
341362	422147	153 Cortelyous Lane	153 Cortelyous Ln
86241	G0000025371	15-17 West Main St	15 17 W Main St
86722	G0000041095	15 West Cliff St	15 W Cliff St
49312	261433	168 North Bridge St	168 N Bridge St
121925	160411	16 Culver Street	16 Culver St
201514	265035	20 Mechanic Street	20 Mechanic Street
86257	G0000025624	210 East High St	210 E High St
54768	024350	21-29 Davenport St	21 29 Davenport St
88077	G00000616959	21 Grant Ave	21 Grant Ave
87108	G0000060702	21 Vanderveer Ave	21 Vanderveer Ave
197875	259741	224 West Summit St	224 W Summit St
147026	194372	22 Putnam St	22 Putnam St
170308	223838	23 Fairmont Ave	23 Fairmont Ave
86249	G00000025504	24 Eastern States Parkway	24 Eastern States Pkwy
69477	G00000030057	25 to 29 Park Ave	25 29 Park Ave
86355	G00000029691	26 Putnam St	26 Putnam St
86719	G00000041039	29 E Orchard St	29 E Orchard St
175670	230260	305 Altamont Place	305 Altamont Place
187912	246972	34 Eastern Ave	34 Eastern Ave
129101	171562	36 Young St	36 E Young St
86678	G0000039825	3 S Richards Ave	3 S Richards Ave
344007	425486	406 William St	406 William St
373375	462658	43 N Adamsville Road	43 N Adamsville Rd
67622	G0000020123	45 Gaston Ave N	45 N Gaston Ave
86334	G0000028995	4 Richard Ave S	4 Richard Ave S
154419	203713	52 Reimer St	52 Reimer St



Borough of Somerville

Municipal Self-Assessment Report

147102	194467	57 Adams St	57 Adams St
692220	G000029069	57 N Auten Ave	57 N Auten Ave
177959	233212	58 Grant Ave	58 Grant Ave
121588	159965	61 Adams St	61 Adams St
164091	215771	68 Grant Ave	68 Grant Ave
86748	G00000419709	69 N Doughty Ave	69 N Doughty Ave
191802	251941	71 Doughty Ave	71 Doughty Ave
126103	1666481	75 Auten Dr	75 Auten Ave
168629	221624	78 Grove St	78 Grove St
214372	279961	7 Clark Ave	7 S Clark Ave
225604	294470	81 Southside Ave	81 Southside Ave
229763	300701	81 West Main St	81 W Main St
86850	G00000043599	82 Grove St	82 Grove St
86831	G00000043061	85 87 Grove St	85 87 Grove St
118223	155799	9 Grant Ave	9 Grant Ave
49748	026681	Acme Electric	129 Somerset St
45013	011717	Admin Bldg	40 N Bridge St
53742	0222253	AEG Corp	3140 Rt 22
1841	030472	Apsley Inc	3 Van Dyke Rd
203044	267058	Brookside Garden Apts	170 Mercer St
203046	267061	Brookside Garden Apts	31 41 W Brown St
46943	011719	Court Annex	18 22 Grove St
50550	013416	D A Stuart Oil Co Limited	206 Valley Rd
53250	021194	Devco Realty Co Bldg	69 71 W Main St
51152	015869	Devro Inc	Southside Ave
42715	003560	D & L Contracting Co Inc	1106 Millstone River Rd
163859	214714	DOM Tufaro	144 E Main St
86555	G0000036565	E Cliff St Associates	11 E Cliff St
92148	130144	East Gate Center	151 159 Adamsville Rd
52114	018498	Edgewood Terrace Mobile Home Park	400 Kenbury Rd
85889	G0000010358	Ferraros Restaurant	18 W Main St
86214	G0000024420	First Baptist Church	130 132 W High St
57727	03333332	Fleet Bank	1 W Main St
86809	G00000042710	Forbes Newspapers	44 Veterans Memorial Dr
50453	013064	Fox Hollow Gold Club	59 Fox Chase Run
55779	027134	Granco	205 W Main St
85983	G00000131288	Holbar Manuf Corp	176 Rt 206



Borough of Somerville

Municipal Self-Assessment Report

40263	023110	Immaculate Conception	41 Mountain Ave
44032	008549	J & J Baby Products	45 Columbia Rd
55311	025711	Kar Klean Professional	3373 Rt 22
1506	011315	K & L Auto Body	30 Warren St
122380	161020	Knights of Columbus Lodge	495 E Main St
30314	165907	Labern Machine Products Co	3388 Rt 22
86209	G0000024282	Loch Associates	10 Codington Pl
28469	030533	G Mack	22 5 th St
66942	G0000009928	NJ Dept Motor Vehicles	61 Central Ave
1801	019168	Old York School	580 Old York Rd
57706	033270	Pioneer Glass Corp	23 Park Ave
1803	004454	Preus Construction Corp	57 Tannery Rd
46943	032996	Public Safety Center	18 22 Grove St
50493	013145	Pymah Corp	89 Rt 206
50571	013472	River Lea Farm	2084 S Branch Rd
69383	G0000029734	Saint Pauls Baptist Church	85 Hamilton St
85860	G0000008884	Signo Trading International	40 Haynes St
57763	033413	Smith Land & Improvement Corp	61 County Line Rd
54148	023057	Somerset Valley YMCA	2 Green St
55292	025663	Somerville Auto Sales	109 E Main St
1536	027129	Somerville High School	222 Davenport St
1508	019239	Squibb	76 4 th St
95787	134811	St Jonhs Episcopal Church	158 W High St
86872	G000044024	Stuart Steel Protection Corp	411 Elizabeth Ave
86504	G000035456	TGIA Incorp	29 Division St
124406	018129	Somerset Raritan Valley Sewerage	Southside Ave
1614	020090	Triangle School	156 Triangle Rd
126636	167115	Union Ave Plaza	21 29 Union Ave
37765	015260	Valley Road Sewage Co	Fieldhedge Dr
1518	027128	Van Derveer School	51 Union Ave
76762	G00006814	Versa Machinery Corp	46 4 th St
86928	G000045030	Veterans Memorial Drive	Veterans Memorial Dr
1800	000599	Warren Distributing Co	47 Readington Rd



COMMUNITY VISION & PUBLIC PARTICIPATION

The Borough of Somerville has recently undertaken a number of significant planning initiatives in which long-range community visions were developed through a multi-faceted and extensive public input and participation process. Two initiatives will be briefly reviewed in this section: the *Somerville Landfill & Station Area Redevelopment Plan* (2007) and the *Somerset County Regional Center Strategic Master Plan* (2006). The summary includes a presentation of the long-term visions proposed in the plans, details how the visions examine major planning issues such as land use, housing, economic development, infrastructure and services, and natural and cultural resource protection in Somerville 20 years in the future; and summarizes the extensive public participation that has occurred to develop the visions proposed in the plans. Following this, an analysis about how the Plans visions support the State Plan vision, with specific references to the State Plan goals and policies is provided. This information is being presented in support of the Borough's request for a waiver of the Community Visioning requirements of Plan Endorsement.

Somerville Landfill & Station Area Redevelopment Plan (2007)

The vision of the former Borough landfill site included in the *Somerville Landfill & Station Area Redevelopment Plan* (2007) provides for a compact, walkable, moderate-density, and mixed-use station area neighborhood enlivened by new residents and transit riders, as well as two lower density residential neighborhoods consisting of townhouses and apartments. These areas will act as an extension of downtown Somerville and its surrounding neighborhoods. While the train station area serves as the gateway to the Redevelopment Area from downtown Somerville, two additional gateways are envisioned, one from the northwest (beginning at the Orlando Drive jug handle), containing a significant office use, and the other, a green gateway from the southeast, leading into planned open space within the Redevelopment Area. This "Green Seam" as it is referred to, is an expansive open space, which follows a stream corridor, and ties together the three main planning areas within the Redevelopment Area.

The *Station Area and Landfill Redevelopment Plan* (2007) is the end result of a two year long public process began in October of 2005 with the first of a series of public forums and workshops designed to allow residents to work with urban planners and Borough officials to create a vision for the ultimate redevelopment of the landfill area. Over a period of 16 months a series of increasingly intensive workshops provided residents the opportunity to design in detail the overall uses for all portions of the redevelopment area. Factors they addressed included; cost of environmental clean-up, cost of site preparation and construction, wetlands preservation, road network, utilities infrastructure and property tax generation among a myriad of other factors. The result of these workshops was the award winning *Somerville Station Area and Landfill Vision Plan* (Vision Plan). This *Vision Plan*, together with the draft of the *Somerville Landfill*



Borough of Somerville

Municipal Self-Assessment Report

Design Guidelines, serves as underpinnings for the *Station Area and Landfill Redevelopment Plan* adopted by the Borough Council in January of 2007.

Following the visioning process, Somerville residents completed a Visual Preference Survey and Communities Amenities Ranking in May 2007. Building in the momentum of the visioning process, residents were asked to indicate their preference in regard to a series of images linked closely to building types. The results of the survey indicated that Somerville residents desire buildings of traditional materials and architectural design. It is anticipated that this survey will provide insight to the ultimately designated redeveloper as to what design style Somerville residents would prefer to see on the redeveloped landfill site.

Considering the size of the Station Area and Landfill Redevelopment area, and its location adjacent to downtown Somerville and its train station, the site represents the most important planning and redevelopment opportunity in the Borough and the region. The extensive award winning visioning undertaken for this project serves as justification that further visioning exercises in the Borough of Somerville are not warranted in conjunction with this application for Plan Endorsement.

Somerset County Regional Center Strategic Master Plan (2006)

In addition to the visioning and public participation undertaken for the *Station Area and Landfill Redevelopment Plan* (2007), another very significant initiative the Borough participated in is the *Somerset County Regional Center Strategic Master Plan* completed in November, 2006. This Plan was adopted in September 2008 as a Sub-Plan Element of the Borough of Somerville Master Plan (see Appendix 5). While the Plan includes broad goals and recommendations about existing and future conditions in the Regional Center as a whole, it also includes specific recommendations related only to the Borough of Somerville. This plan is important to the Regional Center municipalities and Somerville because it provides a vision of the Regional Center and Somerville, Raritan and Bridgewater 20 years in the future and identifies specific implementation strategies for each community and the Regional Center.

The vision of the Regional Center communities including the Borough of Somerville included in the *Somerset County Regional Center Strategic Master Plan* (2006) is very detailed and specific. It considers seven major focus areas for future planning attention including: downtowns and main streets; redevelopment areas, economic development and community design; train station areas; neighborhoods and housing; circulation; recreation, open space and natural systems; and shared services, community facilities and historic and cultural resources. The vision specifically proposes the following for the Regional Center municipalities of Raritan, Somerville and Bridgewater twenty (20) years in the future:



Borough of Somerville

Municipal Self-Assessment Report

Over the next twenty years, the Regional Center will be gradually redesigned to repair natural and manmade connective systems, improve the built environment, sustain residential neighborhoods, and enhance community life.

The Regional Center's location alongside the Raritan River and amid numerous streams provides a unique opportunity to increase human contact with water. The Regional Center will protect and restore its riparian ecosystems and will simultaneously provide access to the water for its human inhabitants. Waterways will connect communities as corridors for the movement of people. They will connect the Region to its past by improving access to and knowledge of historic sites. Their role as place of migration and interaction for plant and animal species will be restored.

The Regional Center will provide a robust, multi-modal network of transportation options that facilitate the movement of its entire people. Strategic roadway improvements will reduce traffic congestion, diminishing the amount of time that individuals must spend in their cars. A new network of paths and trails will make walking and bicycling viable for larger segments of the population. Redesigned streetscapes on both main streets and state highways will provide a pleasing aesthetic experience for travelers in cars and buses, on bicycles, and on foot.

Appropriate space will be allotted in the Regional Center's circulation network to all modes of transportation. People will feel safe walking to commercial uses, schools, and their neighbor's homes. Bicycling along the Raritan River and along streets will be safe and common. New developments of office parks and retail shopping areas will be walkable and served by mass transit. Trucks will use appropriate roadways, and will be directed away from residential areas. Traffic calming measures and vehicular circulation will be designed to provide a safe pedestrian environment. Frequent mass transit service will allow for better access throughout the Regional Center.

The adaptive reuse of existing buildings and places will foster a heightened sense of community throughout the Regional Center. New infill development and redevelopment of vacant sites will strengthen downtown Somerville and Raritan, making them even more desirable places to live, work, and play. In Bridgewater, the Finderne Main Street area will be revitalized and the designs of corporate campuses, shopping centers, and office parks are altered to improve their connections to other parts of the Regional Center.

The Regional Center will continue to offer high quality employment opportunities, hosting a large variety of major corporations and a multitude of local and regional businesses. Major employment, office and business uses and retail opportunities will concentrate in this area. Large scale business uses will continue to be concentrated along the major highway corridors (Routes



Borough of Somerville

Municipal Self-Assessment Report

22, 202 and 206) and within the "Golden Triangle" area of Bridgewater Township - an area which currently includes the Bridgewater Commons, Somerset Corporate Center, Bridgewater Marriott Hotel and Bridgewater Crossings.

The downtowns of Raritan and Somerville will see new business growth, brownfield and greyfield redevelopment and economic revitalization appropriate to the historic characters of these areas and compatible with surrounding neighborhoods. The Regional Center's downtowns, Main Streets and train station areas will be vibrant places of commerce, entertainment, housing, and work. Downtown Somerville and Raritan, and the Finderne CDB area will be revitalized and enhanced by facade and streetscape improvements. Train stations and the surrounding areas will become focal points within the community centers thus increasing transit ridership.

Residential neighborhoods throughout the Regional Center will be strengthened as the heart of the community. New neighborhood plans will ensure that physical changes to the neighborhoods will be thoughtful and will respect the character of these communities. Streets and pathways, which constitute much of the public space in these neighborhoods, will be enhanced. New, safer connections for cars, bicycles, and pedestrians will ensure the harmonious coexistence of multiple users of the neighborhoods' public space.

The Regional Center will continue to be a place of innovative cooperation between its member municipalities. The municipal and county governments will continue to seek out and implement ways to share services and facilities, thereby achieving higher levels of service to residents at a lower cost than they could achieve on their own. A joint community center may be developed to provide recreational, artistic, and cultural opportunities within the Regional Center. Lastly, historic resources will be preserved and better appreciated and understood by future generations.

The foundation for the *Somerset County Regional Center Strategic Master Plan* (2006) was first laid in 1999, when a five-day workshop was held to develop a unified vision for the Regional Center. The Regional Center Vision Initiative brought together a broad cross section of design professionals, planners, elected officials and civic associations to envision the next twenty years of growth based on the principles of sustainable and center based growth. Interdisciplinary teams of architects, landscape architects and urban designers worked with local government and non-profit agencies to address three major design issues:

- Reinforcing existing connections of land uses and the connections among them;
- Reexamining the role of the major and minor highway corridors in shaping development patterns and enhancing mobility through carefully planned infrastructure improvements; and



Borough of Somerville

Municipal Self-Assessment Report

- Establishing the role of the natural systems in guiding future development.

The results of this model process was the development of a vision for the Regional Center that addresses design, transportation, and policy to create a consensus image of the Regional Center twenty years into the future.

Following this, a strategic planning process was initiated that involved multiple stages. The initial phase consisted of an extensive and multifaceted public participation process over a six month period. The process included a community questionnaire, public meetings/workshops, stakeholder interviews and the Regional Center Partnership website. A *Strategic Master Plan Issues Report* released in March 2002 revisited the vision from the 1999 workshop and recommended some modifications. The twelve major issues detailed in the 2002 Issues Report included: land use, circulation, parks, open space & recreation, community design, conservation, housing, redevelopment, economic development, quality of life/neighborhoods, community facilities, cultural resources and policy.

The next phase in the strategic planning process included working with the Regional Center communities to develop the *Regional Center Strategic Draft Plan* in November 2002. This plan addresses broader Regional Center issues and recommends implementation agendas for the Regional Center. Seven major focus areas for future planning attention are proposed and include: downtowns and main streets; redevelopment areas, economic development and community design; train station areas; neighborhoods and housing; circulation; recreation, open space and natural systems; and shared services, community facilities and historic and cultural resources.

In June 2005 the Regional Center Partnership hosted a planning retreat to chart a New Action Agenda. Workshop participants identified a number of new opportunities and strategies for future joint planning initiatives. In addition, six new functions for the Regional Center Partnership to move forward on were identified. They included: providing technical assistance; planning studies; communication; coordination; funding and education for the Regional Center communities.

Following the retreat, the decision was made to revisit the Regional Center Strategic Draft Plan. The purpose of the review was to update the plan, confirm priorities and add some new important sections including a detailed analysis of land uses and zoning along the municipal borders and recommendations about joint planning opportunities. The release of the updated *Somerset County Regional Center Strategic Master Plan* (2006) culminates the planning process by confirming the vision and implementation strategies for Somerville, Bridgewater and Raritan and the entire Region.



Borough of Somerville

Municipal Self-Assessment Report

In acknowledgement of this process, the Borough Planning Board passed a resolution on September 24, 2008 adopting the *Somerset County Regional Center Strategic Master Plan* as a Sub-Plan Element of the Borough of Somerville Master Plan. (See **Appendix 5.**) This resolution was adopted after careful consideration and review and public hearings. The Plan was discussed at the September 24 and September 10, 2008 meetings of the Somerville Planning Board. (See **Appendix 5.**) Unanimous support for the recommendations of the *Somerset County Regional Center Strategic Master Plan* (2006) was obtained from the Somerville Planning Board members and members of the public at these important meetings.

Consistency with State Development and Redevelopment Plan Goals and Policies

The visions for Somerville presented in the *Somerset County Regional Center Strategic Master Plan* (2006) and the *Somerville Landfill & Station Area Redevelopment Plan* (2007) are both consistent with the State Plan vision and they support the goals and policies included in the State Plan.

The State Development and Redevelopment Plan includes eight statewide goals:

- Revitalize the State's Cities and Towns
- Conserve the State's Natural Resources and Systems
- Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey
- Protect the Environment, Prevent and Clean Up Pollution
- Provide Adequate Public Facilities and Services at a Reasonable Cost
- Provide Adequate Housing at a Reasonable Cost
- Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value
- Ensure Sound and Integrated Planning and Implementation Statewide

These goals are intended to fulfill the vision of the State Planning Act in which development and economic growth are encouraged in suitable locations with existing infrastructure, sprawl is reduced, and areas of environmental quality are preserved. The *Somerset County Regional Center Strategic Master Plan* (2006) and *Somerville Landfill & Station Area Redevelopment Plan* (2007) strive to implement the overall goals of the State Plan. The Plans sets forth policies which further the revitalization of established neighborhoods in the Borough and identify a core area in which to focus further growth and development. The Plans also recommend policies which protect the Borough's environmental assets.



Borough of Somerville

Municipal Self-Assessment Report

The State Development and Redevelopment Plan also includes 19 Policies which provide detailed recommendations on the process and tools to be used to implement the goals. The *Somerset County Regional Center Strategic Master Plan* (2006) and *Somerville Landfill & Station Area Redevelopment Plan* (2007) advance many of these policies in tangible ways.

The *Somerset County Regional Center Strategic Master Plan* (2006) fulfills the goals of Statewide Policy #2, Comprehensive Planning, in being fully integrated with the Master Plan Updates for the adjacent municipalities of Bridgewater and Raritan. Additional Statewide Policies which are tangibly advanced by the *Somerset County Regional Center Strategic Master Plan* (2006) and *Somerville Landfill & Station Area Redevelopment Plan* (2007) include:

#3: Public Investment Priorities: The Plans recommend that public resources be used to upgrade infrastructure to maintain and enhance the values and quality of life of existing developed neighborhoods within a designated Center.

#6: Urban Revitalization: The Plans promote a number of policies related to urban revitalization including local economic development, adaptive reuse of commercial and industrial properties, transportation improvements and revitalization for sustainability.

#7: Housing: The Plans recommend additional housing in downtown Somerville within walking distance of employment, shopping and transit facilities.

#8: Transportation: The Plans recommend transportation investments that improve access to the regional transit system as well as a transit village which will direct new growth to areas near the existing train station.

#11: Water Resources: The Plans seek to protect the Raritan River and its tributaries through the designation of greenways along stream corridors.

#12: Open Lands and Natural Systems: The Plans recommend providing connecting corridors along the Raritan River Greenway throughout the Region which will protect environmentally sensitive areas and provide expanded habitat for a variety of species.

#14: Waster Management, Recycling and Brownfields: The Plans promote the cleanup and reuse of a number of existing Brownfield sites located within the Regional Center, including the Somerville Landfill site.



Borough of Somerville

Municipal Self-Assessment Report

#19: Design: The Plans propose planning initiatives in established neighborhoods in the Regional Center which will identify community design improvements to maintain and enhance the quality of life of these areas. They also proposes community design principles for redevelopment projects that seek to complement the existing structural/historic character of the community incorporate provisions for public open space; enhance connections to the existing street grid system and greenways; and encourage strong links to mass transit opportunities.

STATUS OF MASTER PLAN AND OTHER RELEVANT PLANNING ACTIVITIES

Somerville has a comprehensive inventory of plans and reports that examine a variety of important issues to the community. Attached as **Appendix 1** is a copy of Somerville's list of documents submitted at the Plan Endorsement Pre-Petition Meeting in July 2007. This list includes over 20 plans examining a range of factors including emergency services facilities, parks and recreation needs, stormwater management plan, heritage survey, parking reports, various housing plans, downtown vision plan, numerous master plan reports and amendments, and vision and redevelopment plans for key areas including the Station Area and Landfill site, West Main Street, Eastern Central Business District and Kirby Avenue.

Also attached as **Appendix 6** are copies of key plans prepared and adopted in Somerville since the submission of the Borough's documents in July 2007 at the Plan Endorsement Pre-Petition Meeting. This includes the following key documents:

- *Housing Element*, (January 19, 2009)
- *Historic Preservation Plan Element* (May 2008)
- *Borough of Somerville Survey Historic Property Inventory* (May 2008)
- *Kirby Avenue Vision and Redevelopment Plan* (March, 2008)
- *Eastern Central Redevelopment Plan* (January 2008)
- *West Main Street Area Redevelopment Plan* (Amended September 2007)

In addition to this, the Borough has also participated in a number of important regional plans and activities undertaken for the Regional Center. Included in **Appendix 1** is a copy of the Regional Center's list of documents submitted for the Plan Endorsement Pre-Petition



Borough of Somerville

Municipal Self-Assessment Report

Meeting. Close to 20 documents were submitted that present recommendations related to transportation improvements, sustainable corridors, watershed protection, long-range visions and strategic recommendations.

Community involvement and consensus building were key building blocks in the development of all the plans and initiatives undertaken in Somerville Borough and the Regional Center. (See above section COMMUNITY VISION AND PUBLIC PARTICIPATION.) A brief summary and update of some of the key plans prepared by Somerville and the Regional Center is presented below:

SOMERVILLE BOROUGH PLANNING INITIATIVES

Somerville Master Plan (1990- Present)

The current *Somerville Master Plan* was adopted in 1990 and a *Reexamination of the Master Plan* was conducted in 1998 and 1997. To update various elements of the Master Plan (including preparation of new elements), a planning consulting firm was retained by the Borough in January 2005. The planning consulting firm was also charged with performing the Master Plan reexamination. Specifically, the following Master Plan elements were to be updated and/or added to the Master Plan:

1. Housing Element/Fair Share Plan;
2. Land Use Plan;
3. Economic Development Plan; and
4. Historic Preservation.

The draft documents submitted by the planning consultant were reviewed by the Planning Board and were found (in general) to be lacking the depth of detail the Borough was anticipating. The planning consultant was instructed to revise the documents with directions as to the amount of detail required and a mutually agreed to deadline established for submittal of the revised documents. The revised documents were not received by the deadline and the planning consultant was advised to cease all work. Ultimately the Borough decided to assign the Planning Board Planner the role of updating the master plan. The planning consultant disputes that the draft documents were lacking and that time deadlines were missed. The matter is currently in dispute.

The Borough retained another planning consultant to prepare the *Historic Preservation Plan Element* of the Master Plan and the Historic Element was adopted by the Planning Board in November, 2008. The Housing Element/Fair Share Plan was completed in January 2009. The other elements should be complete by April 2009.



Borough of Somerville

Municipal Self-Assessment Report

Historic Preservation Plan Element (2008)

The *Historic Preservation Plan Element* (2008) fulfills three roles in accordance with the requirements of the New Jersey Municipal Land Use Law (MLUL). First, the *Element* indicates the location and significance of historic sites and historic districts. Of the over 1,000 properties inventoried, thirty three (33) are identified as key contributing. These properties are located within seven (7) areas identified by the Borough as proposed Historic District Overlay Zone areas. Second, the *Element* identifies the standards used to assess worthiness for historic site and district identification. Third, the *Element* analyzes the impact of each component and element of the master plan on the preservation of historic sites and districts.

Somerville Survey Historic Property Inventory (2008)

The *Somerville Survey Historic Property Inventory* (2008) identifies close to 1,000 buildings and structures throughout the Borough with potential historical and architectural merit. A historic property survey was first undertaken in Somerville in 1992. This survey was updated in 2008 as part of the process of preparing the *Historic Preservation Plan Element* for the Master Plan. A photo record and inventory form was created for each property. Current conditions and use were recorded and any major changes in significance since the preparation of the 1992 survey were noted. The majority of the close to 1,000 properties that were inventoried was deemed to contribute to the significance of Somerville and are in good to excellent condition. Thirty three (33) properties have been identified as key contributing sites. The properties are located in seven (7) areas identified by the Borough as proposed Historic District Overlay Zone areas.

Housing Plan Elements (1990-2009)

A number of Housing Elements have been prepared in Somerville since 1990. The most recent Housing Plan Element was adopted in January 2009. A Housing Element is technically an optional element of a master plan but a municipality may not pass a zoning ordinance until the housing plan element of the master plan is adopted (as set forth by N.J.S.A. 40:55D-62a). The 2009 Housing Element incorporates the plan elements required under N.J.S.A. 52:27D-310 of the New Jersey Fair Housing Act and N.J.A.C. 5:97-2.3 of NJ COAH Round III Substantive Rules (amendments through 10/20/08). These requirements are as follows:

- a. An inventory of Borough's housing stock by age, condition, purchase or rental value, occupancy characteristics, and types including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;



Borough of Somerville

Municipal Self-Assessment Report

- b. Future construction of low and moderate income housing, for the next six years;
- c. An analysis of the Borough's demographic characteristics, including but not necessarily limited to household size, income level, and age;
- d. An analysis of the existing and probable future employment characteristics of the Borough;
- e. A determination of the Borough's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing;
- f. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing;
- g. The household and employment projections for the municipality as provided by N.J.A.C 5:97 Appendix F;
- h. The municipality's prior round obligation provided by N.J.A.C. 5:97 Appendix C
- i. The municipality's rehabilitation share provided by N.J.A.C. Appendix B.

Kirby Avenue Vision and Redevelopment Plan (2008)

The *Kirby Avenue Vision and Redevelopment Plan* (2008) responds to the area, bounded by, South Adamsville, Kirby Avenue, Fairview Avenue, Loeser Avenue and the NJ TRANSIT railway tracks, being determined as an area in need of redevelopment by the Borough Planning Board and Borough Council. Upon the review of a draft plan for the area in 2007, it was decided to create a vision statement in addition to the formal (statutory) plan to better articulate the desires of the residents of the area as the project continues forward. The vision outlined in the Plan capitalizes on a myriad of opportunities to achieve complementary goals of community development, "smart growth" and environmental restoration. The Kirby Avenue Vision Plan calls for a primarily residential redevelopment but including mixed uses such as active and passive recreation and commercial office space included, it does not include a retail component due to location (within the borough) and other considerations. Residential units should reflect the character of the existing area with complimentary architecture and landscaping treatments. Commercial development should also reflect the area and be designed to meld with the surrounding structures and not be of a utilitarian design.



Borough of Somerville

Municipal Self-Assessment Report

Eastern Central Business District Redevelopment Plan (2008)

The *Eastern Central Business District Redevelopment Plan* (2008) responds to the Somerville Borough Council's designation of the eastern portion of the Borough's central business district an area in need of redevelopment. The goal of the redevelopment plan is to improve all or a portion of the study area and to address several problems affecting the area to the greatest extent practicable. The redevelopment plan provides for two layers of development standards. The first, or base, layer is intended to guide the continued use and development of existing properties in the area under current ownership and development conditions. The second, or overlay, layer is intended to guide major redevelopment projects within the area. The overlay standards will apply only if and when a developer acquires larger contiguous blocks of property that provide adequate space for buildings, off-street parking and other improvements in accordance with the plan.

Somerville Station Area and Landfill Redevelopment Plan (2007)

The *Somerville Station Area and Landfill Redevelopment Plan* (2007) sets forth the Redevelopment Plan, including the proposed land uses, bulk and area requirements and design standards for redevelopment within the area around the Somerville rail station and the former municipal landfill site within the Borough of Somerville. The Plan requires new streets, parks, and other public spaces. It also includes guidelines for pedestrian-friendly, compact development around the existing train station and creates two new residential neighborhoods as well as a regional node of signature office development. The vision included in the Plan provides for a compact, walkable, moderate-density, and mixed use station area neighborhood enlivened by new residents and transit riders, as well as two lower density residential neighborhoods consisting of townhouses and apartments.

West Main Street Area Redevelopment Plan (Amended 2007)

The *West Main Street Area Redevelopment Plan* (Amended 2007) responds to the Somerville Planning Board recommendation to the Borough Council that an area located at the western end of Main Street be designated as an area in need of redevelopment. The Redevelopment Plan was adopted by the Borough Council in February 2004, amended in December, 2004 and amended again in September 2007. The West Main Street Redevelopment Area includes two properties: one owned by the Borough of Somerville and approximately 19,890 s.f. in size or .46 acres. The property functions solely as a metered surface parking lot, with no structures on site. The West Main Street Redevelopment Area also included a property owned by JSM at Somerville, LLC. Known as the Landmark Shopping Center, it totals 13.55 acres and is composed of 139,452 s.f. of gross leasable area, the rest of the site being surface parking.



Borough of Somerville

Municipal Self-Assessment Report

Somerville Parks and Recreation Needs Assessment and Master Plan (2006)

The purpose of the *Somerville Parks and Recreation Needs Assessment and Master Plan* (2006) is to conduct a broad survey of Somerville residents to determine their park and recreation needs. From the broad survey, a focus group was selected to provide a more in-depth view of their vision for Somerville Parks. The *Parks and Recreation Needs Assessment and Master Plan* provides an inventory of existing parkland facilities with the intent of developing a long range plan for improvements. Recommendations of the Plan include issues to improve connections and greenway resources along Peter's Brook, Ross Brook and Raritan River and to expand Peter's Brook bank stabilization programs. The Plan discusses the need to connect Somerville pedestrian and cyclists with the proposed 206 south, Riverside Drive, and Clarks Woods. And finally, needs for various facilities at the landfill site are discussed including the need for a community center.

Somerville Emergency Services Facilities Analysis and Master Plan Report (2004)

The *Somerville Emergency Services Facilities Analysis and Master Plan Report* (2004) contains the findings of detailed needs assessment and existing facilities analysis of the Borough's current emergency services facilities, as well as recommendations and suggestions to improve and upgrade the Borough's emergency services readiness and capabilities while containing to encourage Somerville's 16- plus – year tradition of volunteerism. The emergency facilities studied in the Plan were the Somerville Police Department, the Hook and Ladder Company No. 1, the West End Hose Company No. 3, Engine Company No. 1, the Lincoln Hose Company No. 4, and the first Aid and Rescue Squad. The *Master Plan Report* offers a set of guidelines for a new Emergency Services Complex.

Draft Municipal Stormwater Management Plan (2004)

The *Municipal Stormwater Management Plan* (MSWMP) documents the strategy for Somerville Borough to address stormwater related impacts. The creation of this plan is required by N.J.A.C. 7:14A-25 Municipal Stormwater Regulations. This plan contains all of the required elements described in N.J.A.C. 7:8 Stormwater Management Rules. The plan addresses groundwater recharge, stormwater quantity, and stormwater quality impacts by incorporating stormwater design and performance standards for new major development, defined as projects that disturb one or more acre of land. These standards are intended to minimize the adverse impact of stormwater runoff on water quality and water quantity and the loss of groundwater recharge that provides baseflow in receiving water bodies. The plan describes long-term operation and maintenance measures for existing and future stormwater facilities. This plan also addresses the review and update of existing ordinances, the Borough Master Plan, and other planning documents to allow for project designs that include low impact development techniques. In addition, the plan includes a mitigation strategy for when a variance or exemption of the



Borough of Somerville

Municipal Self-Assessment Report

design and performance standards is sought. As part of the mitigation section of the stormwater plan, specific stormwater management measures are identified to lessen the impact of existing development.

Somerville Parking Report (2002)

The Borough of Somerville commissioned a *Parking Report* in 2002 to study parking conditions within the downtown area. The study area is bounded by Mountain Avenue to the west, Park Avenue to the East, 2nd Street to the south, and Cliff Street to the north. It also includes Mountain Avenue and several other streets immediately adjacent to Immaculata High School. Among the issues examined were: parking utilization and duration of vehicles in the study area; operational methods used to manage parking; parking rates and time limits; overall public perception of parking in the Borough; analysis of parking demand versus current parking supply and parking conditions related to and surrounding Immaculata High School. The *Parking Report* includes recommendations on how to maximize current parking inventory, effectively manage parking using the latest available technology, provide greater levels of customer satisfaction, streamline operations while effectively managing short-term and long-term parking demand, and centralize parking operations under one focused parking administrator. It is anticipated that Somerville Borough will create a parking entity (i.e. Utility, Commission, etc.) in the near future and the role of the parking entity will be to implement the recommendations contained in the 2002 Parking Report.

Vision Plan for Downtown Somerville (1991)

The *Vision Plan* (1991) indicates in general the type, scale and location of major development and redevelopment projects necessary and desirable in revitalizing the downtown area. The Plan was adopted by the Planning Board as a sub-element of the Borough's Master Plan. As a sub-element, the *Vision Plan* provides a basis for the creation of a performance-type zoning for the CBD. The performance or flexible zoning concepts are intended to encourage a mix of uses, allow for increased development, beyond a base intensity, as specified performance criteria are met, and enhance the physical quality of downtown area.

SOMERSET REGIONAL CENTER PLANNING INITIATIVES

Somerset Regional Center Pedestrian, Bicycle & Greenways Systems Connection Plan (Ongoing)

Somerset County, with grant assistance from the North Jersey Transportation Planning Authority (NJTPA), initiated the *Regional Center Pedestrian, Bicycle & Greenways Systems Connection Plan* in December 2007. The intent is to progress recommendations specifically related to pedestrian, bicycle and greenway transportation, that were contained in the Planning and Implementation Agenda (PIA) established during Regional Center designation in May 1996. The study will create a plan that will provide a planning framework with



Borough of Somerville

Municipal Self-Assessment Report

the goal of improving pedestrian, bicycle and greenways connectivity within the Regional Center through the integration of pedestrian safety measures, bicycle-friendly facility design and innovative “green” and sustainable design practices. The study is expected to be completed sometime in 2009.

Somerset County Regional Center Strategic Master Plan (2006)

The *Somerset County Regional Center Strategic Master Plan* completed in 2006 provides a vision of the regional center 20 years in the future, identifies major opportunities and constraints, presents key planning issues, identifies goals and objectives, provides an action strategy and strategic implementation plan recommendations and presents indicators and targets to evaluate progress and implementation. The Plan recommends specific implementation strategies in the following seven major focus areas: downtowns and main streets; redevelopment areas, economic development and community design; train station areas; neighborhoods and housing; circulation; recreational, open space and natural systems; and shared services, community facilities and historic and cultural resources. (See the preceding COMMUNITY VISION AND PUBLIC PARTICIPTION section.)

Development, Redevelopment and the Protection of Critical Environmental Areas: Opportunities for Watershed Protection and Economic Growth in New Jersey’s Urban and Suburban Watersheds – Case Study the Somerset Regional Center (2007)

The New Jersey Water Supply Authority (NJWSA) developed an innovative GIS-based model for identifying undeveloped and underutilized sites near critical water resources and determining whether such sites are more appropriate for economic development, open space preservation or a combination of both. Two sites in the Somerset Regional Center were used as a sample area for testing the model – the Peter’s Brook site located at the center of the Regional Center in Somerville and the Regional Athletic site located along the Raritan River in Bridgewater adjacent to the Frank “Nap” Torpey complex.

Regional Center Community Bus Shuttle Strategic Plan (2005)

The purpose of the *Regional Center Community Bus Shuttle Strategic Plan* is to examine the potential for the creation of a local bus “community shuttle” to serve the Somerset County Regional Center. Phase 1 of the report addresses all aspects relating to the development of the selected route, including an analysis of the potential places to link within the Regional Center. Phase 2 addresses the implementation of the selected service and provides an overview of potential funding.

Regional Center Neighborhood Traffic Calming and Implementation Plan Phase II (2005) Phase I (2003)

The Somerset County *Regional Center Neighborhood Traffic Calming and Implementation Plan* project seeks to improve the quality of life for residents by eliminating cut-through traffic and reducing speeds, thereby improving safety and pedestrian activities in residential



Borough of Somerville

Municipal Self-Assessment Report

neighborhoods, and along several commercial corridors by implementing traffic calming measures. The project was conducted in two phases: Phase 1 - Inventory, Analyze and Prioritize Potential Traffic Calming Locations, and Phase 2 - Develop and Institutionalize a Regional Center Traffic Calming and Implementation Plan. This project establishes the foundation for a long-term strategy to institutionalize the identification of potential traffic calming locations and the implementation plan for traffic calming measures within the Regional Center area.

Regional Center Strategic Master Plan Issues Report (2002)

The *Strategic Master Plan Issues Report* released in 2002 revisited the vision developed in 1999 and recommended some modifications. The twelve major issues detailed in this report included: land use, circulation, parks, open space & recreation, community design, conservation, housing, redevelopment, economic development, quality of life/neighborhoods, community facilities, cultural resources and policy.

Route 22 Sustainable Corridor Plan (2001)

The focus of the *Route 22 Sustainable Corridor Plan* is to redefine Route 22 from a high-speed arterial, which only accommodates motor vehicle traffic, into a boulevard or parkway design, which can accommodate local and through motor vehicle traffic as well as no motorized travel modes. The effort results in an improvement concept, in which Route 22 links the communities that form it, while also serving through travelers.

Regional Center Vision Initiative (1999)

The *Regional Center Vision Initiative* (1999) provided a summary of the five-day workshop held to develop a unified vision for the Regional Center. That vision addresses design, transportation, and policy to create a consensus image of the Regional Center 20 years into the future. This Vision Initiative laid the foundation for the *Somerset County Regional Center Strategic Master Plan* (2006).



Borough of Somerville

Municipal Self-Assessment Report

RECENT AND UPCOMING DEVELOPMENT ACTIVITIES

Attached to this report as **Appendix 7** are copies of the Somerset County Planning Board Land Development Committee Reports for Somerville for Major/Minor Subdivisions for residential and non-residential properties and Site Plan applications for residential/non-residential projects for the period January 1, 2003 to March 31, 2008. This information represents submissions made to the Somerset County Planning Board and thus does not indicate total approved/built projects in Somerville.

The total number of lots/units submitted to the County for Somerville since 2003 for Major/Minor Subdivisions was 21. Of these, 5 Major Residential Subdivision units were submitted, 11 Minor Residential Subdivision units and 5 Non-Residential Minor Subdivisions.

Figure 21: Major/Minor Subdivisions (2003 - Present)

Name	Address	Block	Lot	Description	Lots/Unit	Action
Carol Lane	Grove & Young Streets	93	3	Residential Minor	1	Withheld
County of Somerset/ Bernhardt	NJ State Hwy 206	123.03	5	Non-Residential Minor	1	Approved
Frank Tobias	Fairview Ave	51	18	Residential Minor	2	Approved
Pendleton	Grove St	78	3	Residential Minor	1	Withheld
Peter H. & Sonia best	N Doughty Ave & West	142	12 & 15	Residential Minor	0	Approved
PSR Holdings	13 Fairview Ave	47	3	Residential Minor	2	Approved
Riga	North Richards St	8	6	Residential Minor	1	Approved
Rosen	East Main Street	5	5	Residential Minor	1	Withheld
Sena Builders	S.W. corner of Catherine St	79	15	Residential Minor	2	Approved
Somerville Town Center	West Main Street	117/118	1/21	Non-Residential Minor	2	Withheld
Somerville Town Center	West Main Street	117	1	Non-Residential Minor	2	Withheld
Specht	West Brown Street	102	19	Residential Minor	1	Withheld
Tobias	2 & 4-6 Fairview Ave	51	23 & 24	Residential Minor	0	Withheld
Viamare	William St & North Gasto	74	16 & 17	Residential Major	5	Withheld



Borough of Somerville

Municipal Self-Assessment Report

The Sites Plans submitted to the County for Somerville since 2003 include a total of 127, 302 square feet of commercial, 163,976 square feet of office, 82,460 square feet of public-institutional, 465 square feet of other and 21,048 square feet and 297.20 attached units of residential. Some observations about submitted Site Plans are presented below:

- The largest commercial Site Plan submitted and approved was Taylor Oil Co. Inc. located on Second Street for 7,000 square feet.
- The largest office Site Plan submitted (approval withheld) was Courthouse Square III at Warren and Veteran's Memorial Drive for 64,600 square feet. The largest office Site Plan submitted and approved was the Falcon Group on Grove Street for 1,309 square feet.
- No Site Plans were submitted for industrial.
- The largest public-institutional Site Plan submitted (approval withheld) was Somerset Medical Cancer Center located on East Main Street and Rehill for 63,122 square feet. The largest submitted and approved public-institutional Site Plan was Surgical Services Expansion on Rehill Ave for 11,175 square feet.
- One of the only Site Plans submitted for other use included the Niles Plan located on Walnut Street for 465 square feet.
- Among the largest residential Site Plans submitted (approval withheld) was for Somerville Senior Citizen Housing for 1,460 square feet and VOADV located on Somerset Street and Veterans Memorial for 18 attached units.
- A number of Site Plans that included a mix of uses were submitted (approval withheld). These included: the Somerville Town Center Mixed Use Development Site Plan for 78,466 square feet of commercial, 78,932 square feet of office and 265 attached units of residential; and the Gaston Avenue Mixed Use Development Site Plan for 16,665 square feet of commercial, 3,100 square feet of office and 19,331 square feet of residential. The DGM Site Plan located on West Main Street for 1,500 square feet of commercial and 6 attached units was approved.

The Sites Plans submitted to the County for Somerville since 2003 are identified in the following **Figure 22: Site Plans:**



Borough of Somerville
Municipal Self-Assessment Report

Figure 22: Site Plans (2003 - Present)

Name	Address	Block	Lot	Use	Scale	Status
Eastern Ave	100 Eastern Ave	41	6	Residential	0.1 Attached units	No action required
East High Street	202 East High Street	46	21	Office	0.1 Sq. Ft	Approved
West High Street	21 West High Street	113	2	Office	225 Sq. Ft	Approved
West High Street	21 West High Street	113	2	Office	0.1 Sq. Ft	Approved
West Main Street	212-218 West Main Street	131	15	Commercial	0.1 Sq. Ft	Withheld
West Main Street	88,90,92 West Main Street	114	25	Residential	4 Attached units	Approved
Davenport Street	9 Davenport Street	115	19	Office	10,420 Sq. Ft	Withheld
Acosta Residence	30 South Bridge Street	119	11	Residential	100 Sq. Ft	No action required
Ataya Enterprises	Main Street	64	11&12	Commercial	0.1 Sq. Ft	Approved
Ay Ay Ayy Foods	North Gaston Ave	43	8	Commercial	0.1 Sq. Ft	Withheld
Castela Dev	Fifth Street & frontage on S. Bridge	52	13.03	Commercial	0.1 Sq. Ft	Withheld
Courthouse Square III	Warren & Veterans Memorial Drive	63	6 & 8	Office	64,600 Sq. Ft	Withheld
Cusick Funeral Home	Mountain Ave & Cliff Street	132	1 & 2	Commercial	0.1 Sq. Ft	Withheld
Deutsch-2	Hamilton	63	21	Commercial	0.1 Sq. Ft	Approved
DGM	West Main Street	114	22 & 23	Commercial Residential	1,500 Sq. Ft 6 Attached units	Approved
Dh Gerow Associates	32 W High St	112	12	Office	3,258 Sq. Ft	Withheld
DS2 Realty	91 Second Street	61.02	22	Commercial	0.1 Sq. Ft	Withheld
DV Food	N Bridge St & West High	113	16	Commercial	973 Sq. Ft	Withheld
Frank McAleavy	S Bridge St	52	15	Commercial	0.1 Sq. Ft	Approved
Friendly's	State Hwy 22 East & Mercer	149	3	Commercial Office	4,599 Sq. Ft 1,815 Sq. Ft	Approved
Gaston Ave Mixed Use Dev	North Gaston Ave	73	12,16, 16.01, 17,17.01	Commercial Office Residential	16,665 Sq. Ft. 3,100 Sq. Ft 19,331 Sq. Ft	Withheld
Guerrera	North Bridge St	70	3	Office	0.1 Sq. Ft	Approved
I H S Synthetic Turf Field	240 Mountain Ave	151	1	Other	0.1 Sq. Ft	Approved
I H S Synthetic Turf Field	240 Mountain Ave	151	1	Other	0.1 Sq. Ft	Approved
Jewish Family Services	West High Street	133	14	Office	0.1 Sq. Ft	Approved
Krispy Kreme	950 Route 22 East	95	14	Commercial	3,617 Sq. Ft	Withheld
LTL Realty, LLC	South Gaston Ave	58	10,11 & 21	Commercial	0.1 Sq. Ft	Approved



Borough of Somerville

Municipal Self-Assessment Report

Motiva Enterprises	Rt 22, Mercer St	99	1.10	Commercial	0.1 Sq. Ft	Approved
Muslim Center	Southside Ave	57	8	Public-Inst	0.1 Sq. Ft	Approved
Navatto	72 Grove St	71	8	Office	0.1 Sq. Ft	Approved
New Cingular Wireless	South Bridge St	123	11	Commercial	144 Sq. Ft	Approved
Niles	Walnut St	90	12	Other	465 Sq. Ft	Approved
NY SMSA	South Bridge St	123	11	Commercial	360 Sq. Ft	Approved
O'Keefe	19 Meadow St	65	2.01	Commercial	0.1 Sq. Ft	Approved
Omnipoint-Somerville	East Main St	12	1	Commercial	0.1 Sq. Ft	Approved
Optimum Health & Exercise	East Main St & Loeser Ave	47	13	Residential	2 Attached units	Withheld
Origin Realty	Division St & South St	118	19	Residential	1 Attached unit	Approved
Perkari	23 South Bridge St	62	2	Commercial Residential	0.1 Sq. Ft 0.1 Sq. Ft	Withheld
Restaurant Investors	West Main St & S Bridge St	119	8,9 & 10	Commercial	6,192 Sq. Ft	Withheld
S Five LLC	Fourth St	54	1	Office	0.1 Sq. Ft	Approved
Saladin	East Cliff St	70	10	Office	0.1 Sq. Ft	Approved
Shiloh Pentecostal Church	Davenport & Green St	144	5	Public- Inst	3,350 Sq. Ft	Approved
Somerset Car Wash	Hwy 22 West	92	26.04	Commercial	6,584 Sq. Ft	Withheld
Somerset Medical Center	East Main St	13.01, 12	1.02, 4-11	Public-Inst	63,122 Sq. Ft	Withheld
Somerset Valley Bank	West End Ave & Mnt Ave	136	15 & 16	Commercial	1,200 Sq. Ft	Withheld
Somerville Senior Citizen Housing	1 Mountain Ave	129	10	Residential	1,460 Sq. Ft	Withheld
Somerville Town Center	West Main St	117, 118	1, 21	Commercial Office Residential	78,466 Sq. Ft 78,932 Sq. Ft 265 Attached units	Withheld
St. Paul Baptist Church	85 Hamilton St	58	32,22,34	Public-Inst	4,813 Sq. Ft	Approved
Stanley	Grove St	71	9	Office	316 Sq. Ft	Approved
Surgical Services Expansion	Rehill Ave	13.01	1.02	Public-Inst	11,175 Sq. Ft	Approved
Taylor Oil Co.	77 Second St	61.02	29.41	Commercial	7,000 Sq. Ft	Approved
TCLP Property Holding	West High St & N Doughty	115	1	Office	0.1 Sq. Ft	Approved
Falcon Group	Grove St	71	5	Office	1,309 Sq. Ft	Approved
Tomaio/Jewel Properties	51 Fifth St	52	11	Commercial	0.1 Sq. Ft	Approved



Borough of Somerville

Municipal Self-Assessment Report

Tomaio/Jewel Properties	31-41 Fifth St	53	7	Commercial	0.1 Sq. Ft	Approved
Viamare LLC	William St & N Gaston	74	16 & 17	Commercial	0.1 Sq. Ft	Withheld
VOADV	Somerset St & Veterans Memorial	124.01	2 & 3	Residential	18 Attached units	Withheld
Walgreens	Rt 202 & Somerset St	126	1	Commercial	0.1 Sq. Ft	Withheld
Womens Health & Consulting	Fourth St	54	5.05	Office	0.1 Sq. Ft	Approved
Zamora Residence	17 Reimer St	43	10 & 11	Residential	157 Sq. Ft	No Action Required

STATEMENT OF PLANNING COORDINATION

COORDINATION WITH STATE

Somerville has made an effort to included State governmental entities in their planning initiatives and has worked to ensure Borough plans and actions are consistent with State regulations and policies.

The Borough has coordinated efforts with State agencies on a number of projects including the redevelopment of the former landfill site. The creation and development of the Vision and Redevelopment Plan for the Somerville Station Area and Landfill Redevelopment Plan has been funded by grants or direct contribution by; NJ TRANSIT, New Jersey Department of Community Affairs– Office of Smart Growth, New Jersey Department of Transportation and Somerset County through it's Economic Development Incentive Program (EDIP). Environmental investigation and testing has been funded through grants for Somerset County EDIP and the New Jersey Department of Environmental Protection through the HDSRF grant program. While the Redevelopment of this area is a Borough initiative, NJ TRANSIT is a partner in this project; they are the largest landowner with the exception of the Borough, the Somerville railway station has been identified by NJ TRANSIT as the most important on the Raritan valley line and much of the initial construction will be on NJ TRANSIT property. The Borough and NJ TRANSIT will enter into a Memorandum of Understanding (MOU) that will define the roles, expectations and responsibilities of both partners throughout the project.

Somerville is also currently working with the NJ Department of Transportation on a Safe Routes to School plan. The Borough and the Office of Smart Growth worked together on the *Historic Preservation Plan Element* (2008) and *Somerville Survey Historic Property Inventory* (2008). The Borough and the NJ Department of Environmental Protection have worked together on municipal stormwater regulation program projects.



Borough of Somerville

Municipal Self-Assessment Report

Somerville's ordinances are also consistent with State regulations. The Borough enforces Residential Site Improvement Standards for residential developments, has adopted a Municipal Stormwater Management Plan and ordinance to comply with Stormwater Regulations and requires developments in the Borough to comply with New Jersey Department of Environmental Protection regulations.

The *Somerset County Regional Center Strategic Master Plan* (2006), adopted by Somerville as a Sub-Plan Element of the Borough Master Plan, implements the policies of the State Development and Redevelopment Plan. The eight statewide goals included in the State Plan are intended to fulfill the vision of the State Planning Act in which development and economic growth are encouraged in suitable locations with existing infrastructure, sprawl is reduced, and areas of environmental quality are preserved. The *Regional Center Strategic Master Plan* strives to implement the overall goals of the State Plan by setting forth policies which further the revitalization of established neighborhoods in the Borough and identifies a core area in which to focus further growth and development. The *Regional Center Strategic Master* also recommends policies which protect the Borough's environmental assets.

COORDINATION WITH SOMERSET COUNTY

Somerville's plans and initiatives are based on recognition of the policies recommended for Somerset County and are consistent with the goals and objectives of the Somerset County Planning Board.

The Borough has participated in Somerset County's Municipal Planning Partnership Grant program for many years. The purpose of the Municipal Planning Partnership (MPP) program is to provide funding assistance to municipalities pursuing planning projects that coordinate municipal planning efforts with the County and adjacent municipalities. These funds may also be used to help address the 50% match required by the State's Smart Growth Planning Grant Program, providing an incentive for pursuing these grant funds. These funds are used by municipalities, or a group of municipalities, to address regional land use issues, pursue inter-jurisdictional planning initiatives, and smart growth/ growth management initiatives. In Somerville they will aid in preparing an Economic Development Sub-Plan Element to the Master Plan.

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



Borough of Somerville

Municipal Self-Assessment Report

recognizes that many growth and redevelopment issues can best be addressed by joint regional solutions utilizing sound and inter-related municipal, county and state plans.

In order to promote regional planning and inter-municipal planning coordination and to address the impacts of Projects of Regional Significance, the Somerset County Planning Board hosted numerous meetings over a two-year period with the planning chairs and governing officials of the County's municipalities. Based on these meetings, the Somerset County Planning Board developed a model inter-local agreement on inter-municipal planning coordination and "Projects of Regional Significance." To this end, the agreement addresses procedures and guidelines for inter-jurisdictional communication and cooperation that each participating municipality will follow when a project of "regional significance" is proposed. This ensures that neighboring communities have an opportunity to provide input when a large-scale development is proposed within its boundaries that will have impacts beyond the municipal boundary lines. Projects of Regional Significance are defined in the agreement as: "land developments of more than 150 dwelling units or 100,000 square feet of non-residential building space, all major subdivisions or site plans within 500 feet of a municipal border, or developments impacting critical natural resources like primary or secondary streams identified in the County Open Space Plan, that may affect neighboring jurisdictions."

COORDINATION WITH SOMERSET REGIONAL CENTER MUNICIPALITIES

The Somerset Regional Center, consisting of a portion of Bridgewater as well as Raritan and Somerville, was the first multi-jurisdictional center approved by the State Planning Commission and remains at the forefront of innovative planning and smart growth in New Jersey. The Regional Center was established as a collaborative effort to address growth and other common concerns through coordinated planning. It was founded on the premise that the "whole is greater than the sum of its parts" and that a focus on the entire area would most effectively preserve and strengthen the community character, quality of life and business climate that distinguish Somerville, Raritan and portions of Bridgewater. Since the initial designation in 1996, the Regional Center municipalities have been working diligently with each other and their partners from Somerset County, the business sector and not-for-profit representatives to enhance the quality of life for residents and employees that live and work in the region. Below is a brief summary of some key coordination efforts among the Regional Center municipalities.

Regional Center Partnership (RCP)

The Regional Center Partnership (RCP) is a non-profit organization established in 1996 to provide a coordinated planning framework for the Regional Center so as to enhance the quality of life for its residents, while providing a favorable environment for business. The RCP



Borough of Somerville

Municipal Self-Assessment Report

is made up of representatives from the three communities, the County of Somerset County, the business sector and not-for-profit representatives. The RCP provides a unique forum for the three municipalities to interact on a regular basis with each other and their partners to share ideas and address common issues. It also provides additional planning resources to implement plans which cross town boundaries like greenways, highway corridor plans and transit enhancements.

The ultimate goal of the Regional Center Partnership is to provide leadership, technical support and assistance to the county and three municipalities to shape planning policies to ensure that the Regional Center area continues to be the premier place in Somerset County to live, work and recreate. By focusing development/redevelopment and investment in the Regional Center area, the open spaces and farms that give Somerset County its unique character and charm can be protected and preserved.

The Partnership has met regularly since 1998, bringing together representatives from all three communities, the County, the Business Partnership and other public and private sector representatives to exchange concerns, ideas and solutions. A wide variety of activities and accomplishments have been completed since the Partnership's founding, with many short and long-term projects currently under way. Some of the Partnership's past and ongoing major accomplishments include:

- Receipt of a \$135,000 Smart Growth Planning Grant from the State and \$50,000 from Somerset County for the 1st three-community Master Plan development effort in New Jersey.
- Development of the *Route 22 Suburban Boulevard Concept Plan* with \$100,000 in funding obtained from the NJTPA. An additional \$5 million has been placed in the TEA-21 reauthorization bill for this project.
- Development of the *Regional Center Pedestrian Safety Study* which lead to the State funding in the amount of \$2.5 million being dedicated for construction of the Mountain Avenue Pedestrian Overpass providing safe pedestrian access between Somerville and Bridgewater. Construction on this project began in the summer of 2004 and has since been completed.
- Completion of the *Regional Center Traffic Study*, identifying a regional approach to traffic issues and resulting in \$5 million dollars in State funding for needed traffic signals, sidewalks, curbing, drainage and other transportation infrastructure improvements in the Regional Center. This study also lead to the dedication of nearly \$28 million in County and NJDOT funding for design and construction of improvements in the Chimney Rock Road area.



Borough of Somerville

Municipal Self-Assessment Report

- Completion of the 1999 *Regional Center Vision Initiative* which identified four (4) key areas to address as regional planning issues: Strengthen downtowns, revitalize neighborhoods, protect natural resources and resolve mobility issues.
- Secured funding for and implemented the *Regional Center Neighborhood Traffic Calming and Implementation Plan*, designed to identify and prioritize locations in need of and suitable for implementation of physical traffic calming treatments, making the Regional Center more pedestrian friendly.
- Receipt of an Achievement in Planning Award from the New Jersey Planning Officials for the *Regional Center Neighborhood Traffic Calming Plan*.
- Support for a variety of local redevelopment projects, including the redevelopment of the Landmark Shopping Center and Landfill sites in Somerville and the Raritan Woolen Mills in Somerville through both technical and funding assistance.
- Awarded \$350,000 to date to Bridgewater, Raritan and Somerville in Regional Center Challenge Grants. These yearly grants provide funding needed to develop joint regional center planning projects and local smart growth projects designed to implement the *Regional Center Vision Plan*. Grant funding has resulted in the completion of such projects as the installation of bus shelters along the NJ Transit bus routes.
- Completion of the Somerset Street Streetscape Linkage Project and receipt of a \$125,000 grant for Somerville Sidewalk Improvements.
- Provided technical support and funding for development of the *Peter's Brook Greenway Plan* designed to link open space and natural areas with pedestrian access, providing a continuous pedestrian greenway from the Bridgewater High School to the Raritan River greenway corridor.
- Completed in 2002 the *Strategic Issues Report* to update and validate the 1999 *Vision Plan*.
- Receipt of the 2001 New Jersey Planning Officials Achievement in Planning Award for Excellence in Planning.
- Receipt of an Achievement Award from the National Association of Counties for the *Regional Center Vision Initiative*.



Borough of Somerville

Municipal Self-Assessment Report

- Hosted an intensive Regional Center Partnership Retreat in June, 2005 attended by over 100 participants including Regional Plan Association to help chart an “*Action Agenda*” for implementing regional planning goals and objectives.
- Receipt of the 2006 New Jersey Chapter of the American Planners Association’s Planning Award for Excellence in Planning.
- Completion of the *Regional Center Strategic Master Plan* in November, 2006.
- Receipt of municipal resolutions in December, 2006 from Bridgewater, Raritan and Somerville designating the Regional Center Partnership as the lead agent to pursue Plan Endorsement from the State Planning Commission and to formally request a Pre-Petition meeting with the NJ Office of Smart Growth.
- Receipt of a grant from the North Jersey Transportation Planning Authority (NJTPA) to conduct a study entitled *Regional Center Pedestrian, Bicycle & Greenways Systems Connection Plan*. The intent is to progress recommendations specifically related to pedestrian, bicycle and greenway transportation, that were contained in the Planning and Implementation Agenda (PIA) established during Regional Center designation in 1996. The study is expected to be completed sometime in 2009.
- Initiation of a study to determine the feasibility of upgrading an existing athletic field into a Regional Multi-Purpose Athletic Field conceptually located at the Somerset County Vocational-Technical Schools Campus.
- Development of a Regional Center Partnership website.

Regional Inter-Municipal Planning

Since the designation in 1996 of the Regional Center as the first multi-jurisdictional region, the RCP has led numerous award winning and innovative planning initiatives. All of these initiatives have utilized a consensus-oriented, reality based and implementation focused approach with an emphasis on public participation. The Regional Center planning process is based upon consensus-building, municipal and county cooperation, public-private partnership and public participation. An overview of these plans was provided earlier in this report. One key report, the *Somerset County Regional Center Strategic Master Plan* (2006), which was recently adopted by the Borough of Somerville as a Sub-Plan Element of the Borough Master Plan is briefly outlined below.

The most recent plan prepared by the RCP and adopted by Somerville Borough is the *Somerset County Regional Center Strategic Master Plan* (2006). This Plan represents the culmination of over ten years of cooperative planning undertaken by Bridgewater, Raritan and



Borough of Somerville

Municipal Self-Assessment Report

Somerville together with Somerset County, the Regional Center Partnership, the business community and other important public and private partners. The purpose of the Plan is to provide smart growth strategies and implementation recommendations that the communities can work on individually and with each other. The Vision Statement detailed in the *Somerset County Regional Center Strategic Master Plan* provides a consensus image of the Regional Center twenty (20) years into the future.

Shared Services

The Borough of Somerville currently participates in shared services and community facilities, including shared municipal services with Raritan for Health Department, Sewerage Authority, and Courtroom and court videoconferencing. The Borough also participates in shared service agreements with the County for such services as recycling, technical maintenance, cooperative purchasing of bulk materials, handicapped recreation services, and manufacture of traffic signs.

Somerville Borough is currently performing a feasibility study of sharing or combining the Department of Public Works with Raritan Borough. Somerville Borough also has a shared service agreement with Raritan Borough for performance of inspection services as required by the Uniform Construction Code (UCC). Somerville Borough envisions entering into more shared services in the future since it is both an efficient use of resources and is cost effective.

The municipalities within the Regional Center have a long legacy of sharing resources and facilities. All three communities are currently members of the Shared Services Council and should continue to participate in the Shared Services Coordinating Council of the Somerset County Business Partnership to advance shared service opportunities. The *Somerset County Regional Center Strategic Master Plan* (2006) identifies potential new shared-service opportunities in various areas such as public safety, parks, recreation and open space shared services, libraries and public works. The most recent joint initiative is that each community is in the process of passing resolutions supporting the Regional Center Partnership to undertake a study to determine the feasibility of upgrading an existing athletic field into a Regional Multi-Purpose Athletic Field conceptually located at the Somerset County Vocational-Technical Schools campus.

Land Uses and Zoning along Regional Center Municipal Borders

The *Somerset County Regional Center Strategic Master Plan* (2006) includes a detailed analysis of land uses and zoning along the municipal borders between Bridgewater, Raritan and Somerville. (See **Map 10: Regional Center Zoning/Joint Planning Opportunities**.) This analysis is a first in Somerset County and a model since it details all opportunities and possible issues of concerns along the continuous borders between the three communities that comprise the Regional Center. The findings of this analysis are presented below and are as follows:



Borough of Somerville

Municipal Self-Assessment Report

South East Bridgewater and West Somerville Border

East of Route 202 and North of Route 28

On the east side of Route 202 north of Route 28 is a small area of residential development on Northwood Avenue in Bridgewater zoned R-10 Single-Family Residential. North of this is a small area zoned C-1 Neighborhood Business. The area adjacent in Somerville includes a small area zoned PO-R Professional Office Residential District and an existing residential area zoned R-1 Single Family Residence District.

Bridgewater and Somerville should work together to find ways to enhance linkages between these two existing neighborhoods. This is particularly important for the residents in Bridgewater which are isolated from the rest of the community by the Somerville Circle and Routes 202 and 28. Connecting sidewalks and bicycle paths could be installed to encourage access to key neighborhood sites such as the Immaculate Conception School and commercial uses along Route 28 in Somerville. Both communities may also want to encourage the existing businesses in the area to make landscaping and other buffering improvements to help minimize the impacts on the neighboring residents.

South East Bridgewater and West Somerville Border

Route 202/Route 22 Intersection

The zoning in Bridgewater adjacent to the Somerville border in and around the Route 202/Route 22 intersection includes one area located on the west side of Route 202 zoned C-2 Regional Retail Business and a small area on the east side of Route 202 zoned C-1 Neighborhood Business. The area adjacent to this in Somerville is similarly zoned as B-5 Highway Business District. Bridgewater and Somerville should continue to work together with each other and Raritan to ensure traffic concerns are minimized in this area and that customers can safely access the existing businesses. For example, access management improvements like shared driveway access and connected parking areas could be jointly pursued to help improve safety.

South Bridgewater and North Somerville Border

North and South of Route 22

The land uses and zoning in both Bridgewater and Somerville along Route 22 are very similar. On the north side of Route 22 the zoning in Bridgewater includes a large area zoned C-2 Regional Retail Business where the Bridgewater Mall is located and a small area zoned C-3 Office and Service.



Borough of Somerville

Municipal Self-Assessment Report

All of the lands in Somerville located on the south side of Route 22 are zoned B-5 Highway Business District which permits similar uses to those existing in Bridgewater.

Adjacent to the area in Somerville zoned B-5 is a large residential area zoned G Garden Apartment District and R-2 Single Family Residence District. Within this area is the Somerville High School. Access across Route 22 to the Bridgewater Mall by residents and students is now provided by the newly constructed pedestrian walkway. The erection of this walkway has eliminated many safety concerns and helped enhance the linkages between Bridgewater and Somerville. Other opportunities may exist for both Bridgewater and Somerville to ensure this residential area in Somerville is not negatively impacted by the adjacent highway businesses on Route 22. For example, improvements in landscaping and other buffering techniques could be encouraged.

South Bridgewater and North Somerville Border

East North Bridge Street and East North Gaston Ave

There are two small areas in Bridgewater on the south side of Route 22 that are currently zoned R-10 Single Family Residential. The first site, located on the east side of North Bridge Street, is the current location for the Business Partnership of Somerset County. The second site, located on the east side of North Gaston Ave, is presently undeveloped.

If these two sites are ever developed for residential uses efforts should be directed towards linking these sites with adjacent existing neighborhoods in Somerville zoned R-2 Single Family Residence. A joint neighborhood plan which encompasses the entire residential area could be prepared by Bridgewater and Somerville.

These areas are also adjacent to lands zoned B-5 Highway Business District in Somerville. Opportunities may exist for Somerville to encourage the protection of these residential areas from noise and traffic resulting from the nearby commercial uses.

South Bridgewater and North Somerville Border

West and East of Vanburen Road

The area in Bridgewater north of Route 28 and west of Vanburen adjacent to the Somerville border is zoned M1-B Limited Manufacturing (Small Lot). Immediately south of this area the zoning in Somerville is R-2 and R-1 Single Family Residential. Of particular note is that the Van Derveer Elementary School which is located at the north east corner of the Somerville border with Bridgewater. Opportunities



Borough of Somerville

Municipal Self-Assessment Report

may exist in Bridgewater to provide buffers between any existing manufacturing uses and the existing residential area and school. Special attention should be directed towards insuring the elementary school is not impacted by traffic or noise.

The area in Bridgewater east of Vanburen north of Route 28 is zoned MPD Medical Park District. The area immediately south of this in Somerville is zoned R-2 Single Family Residence. Located within this neighborhood is the Somerset Medical Center. The communities of Bridgewater and Somerville should work together on any plans for this site since it could impact residential neighborhoods in both communities. A joint neighborhood plan could be prepared that provides specific recommendation on how to lessen the impacts the hospital related uses may have on existing neighborhoods and resolve any existing concerns such as parking and traffic.

West Bridgewater and East Somerville Border

West and East of Adamsville Road

Similar land uses exist in Somerville and Bridgewater west and east of Adamsville Road. A large residential area zoned R-2 Single Family Residence exists in Somerville on the west of Adamsville Road. The adjacent area in Bridgewater west of Adamsville Road and north of Route 28 is zoned R-10.1 and R-20 Single Family Residential. The zoning changes on the east side of Adamsville Road south of Route 28 to R-10 Single Family Residential.

The communities may want to pursue undertaking joint neighborhood plans in this area to improve connections and sharing of facilities. A small commercial site zoned C-1 Neighborhood Business is located in Bridgewater at the north west corner of Route 28 and Adamsville Road. Opportunities may exist in Bridgewater to encourage enhanced landscaping and buffering of this site so it does not impact nearby residential development. Both communities may want to investigate enhancing connections to this site by the installation of sidewalks and bicycle paths.

The lands in Somerville at the southern end of Adamsville Road adjacent to the Rail Road tracks along Kirby Avenue are currently zoned I-2 Industrial District. This area, known as the Baker Taylor site, is proposed for redevelopment. Efforts should be made to ensure this new area is connected, if appropriate, to the existing neighborhood to the north in Somerville and the residential area in Bridgewater on the west side of Adamsville Road.

A small area in Bridgewater zoned M-2 General Manufacturing exists adjacent to the Rail Road tracks on the east side of Adamsville Road along Central Avenue. This site will be the only remaining industrial uses in this area north of the Rail Road tracks once the Kirby



Borough of Somerville

Municipal Self-Assessment Report

Avenue area is redeveloped. Opportunities may exist in Bridgewater to encourage landscaping and buffering around the site to protect nearby residential development in both Somerville and Bridgewater.

South Bridgewater and South Somerville Border

North and South of the Rail Road Tracks

A variety of zoning is in place in Bridgewater north of the Raritan River and south of the Rail Road tracks. A large area zoned M-2 General Manufacturing exists west and east of Finderne Avenue. Next to this on the west side is an area zoned R-10 Single Family Residential. Within this area is the Torpey Recreational Center, a farm and a small residential area. The zoning changes north of Southside Avenue up to the Rail Road tracks to M-2 General Manufacturing.

The zoning and land uses in Somerville in this area are also varied. The zoning north of the Rail Road tracks adjacent to the Kirby Avenue Redevelopment site includes a large area zoned R-3 Single Family Residence. South of the Rail Road tracks on the west side of Peter's Brook the zoning changes to R-2 Single Family Residence. South of this area adjacent to the Raritan River the zoning changes to I-2 and I-1 Industrial District.

Given there are so many different types of land use and zoning in this area Bridgewater and Somerville may want to investigate pursuing a joint plan. Particular attention should be directed to examining the Torpey Recreational Center since it is a major resource in the area for residents from all three communities. Access to this site should be preserved as much as possible especially adjacent to the Peter's Brook greenway and any negative impacts from nearby industrial sites in Somerville and Bridgewater should be minimized.

North West Raritan Border and North East Somerville Border

West and East of Cornell Blvd

The zoning in Raritan and Somerville west and east of Cornell Blvd is varied. In Raritan on the west side of Cornell Blvd on the south side of Route 28 is a small area zoned B-3 Highway Business District. South of this, the zoning changes to R-4 and R-3 Medium Density Residential.

In Somerville, the area on the east side of Cornell Blvd adjacent to Route 28 is zoned PO-R Professional Office Residential. South of this, the zoning changes to R-2 Single Family Residence. Raritan and Somerville should investigate undertaking a joint neighborhood plan for these adjacent residential neighborhoods. Connections across Cornell Blvd for the residents in Raritan are particularly important to since



Borough of Somerville

Municipal Self-Assessment Report

this residential area is isolated from other residential areas by Routes 28 and 206. A neighborhood plan in this area could also investigate ways to minimize the impacts of the adjacent commercial and office uses along Route 28 in both Raritan and Somerville on nearby residences.

South West Raritan Border and South East Somerville Border West and East of Route 206

The zoning along the remaining portion of the border between Raritan and Somerville is similar. The area on the west side of Route 206 in Raritan south of the Rail Road tracks and north of the Raritan River is zoned B-3 Highway Business and G-1 Governmental Uses District. The zoning in Somerville in this area includes B-5 Highway Business District, B-6 Shopping Center District and I-1 Industrial District. An access management plan for the Route 206 corridor could be prepared to help increase safety in the area and reduce traffic.

In addition, two important redevelopment sites are located in this area – Orlando Drive Corridor in Raritan and the Somerville Landfill site in Somerville. One of the goals of the Orlando Drive Corridor project is to identify opportunities for linkages and improved pedestrian and bicycle connectivity between and among the historic centers of Raritan and Somerville, the redevelopment area at the former Somerville Landfill site, and along Orlando Drive.

The Somerville Landfill redevelopment project also provides for appropriate connections to and from key sites including the Borough's Main Street business district, the N.J. Transit passenger rail station, and important greenways and open spaces areas such as the Raritan River corridor. A proposal to extend Davenport through the Landfill site to Orlando Drive has also recently been introduced as a way of enhancing connections in this area. The communities should pursue working together on a joint planning initiative in this area to further explore these and other opportunities.

Opportunities for Joint Planning at the Regional Center Municipal Borders

The *Somerset County Regional Center Strategic Master Plan* (2006) also identifies a number of new opportunities to undertake joint planning initiatives at key locations within the Regional Center along the municipal borders. (See **Map 10: Regional Center Zoning/Joint Planning Opportunities**.) These initiatives focus on strengthening the connections between the communities, fostering new partnerships and/or resolving land use conflicts that exist at the municipal borders. Examples of the types of studies that are recommended include joint neighborhood plans, joint commercial/industrial initiatives, mixed use area studies, redevelopment area plans and studies that focus on the major roadways and the Raritan River that connect and link the communities. These studies include:



Borough of Somerville

Municipal Self-Assessment Report

Neighborhood Plans

Adamsville Road Area, Somerville & Bridgewater

Examine opportunities to improve connections and sharing of facilities between the neighborhoods located west and east of Adamsville Road.

Mixed Use Area Studies

Northwood Avenue Area, Bridgewater & Cornell Blvd, Somerville

Examine opportunities to link this small isolated neighborhood with adjacent neighborhoods in Somerville and lessen impacts from nearby business and office uses.

Vanburen Road, Bridgewater & Somerville

Identify opportunities to provide buffers between existing manufacturing uses in Bridgewater with adjacent residential and school sites in Somerville.

Somerset Medical Center Area, Somerville & Bridgewater

Identify strategies to lessen the impacts of hospital related uses on established neighborhoods in Somerville and Bridgewater and resolve any existing concerns related to parking and traffic.

Southside Ave Area, Bridgewater & Somerville

Undertake a joint plan to examine how to minimize the impacts from conflicting land uses in Somerville and Bridgewater in and around the area of the Torpey Recreational Center. The fields at the Torpey Athletic complex are receiving increasing use. Linking the Torpey Athletic Complex in South Somerville to the Kirby Avenue neighborhood in eastern Somerville and via the existing greenway for residents to walk between the downtown Main Street area is desired. By improving the connection to the Torpey Athletic Complex via the greenway will improve north to south linkages between downtown Somerville and recreational opportunities such as the Somerville skate park.

Cornell Blvd, Raritan & Somerville

Study opportunities to lessen the impacts of conflicting land uses in this area in Raritan and Somerville.



Borough of Somerville

Municipal Self-Assessment Report

Redevelopment Area Studies

Orlando Drive, Raritan & Somerville Landfill, Somerville

Explore opportunities to enhance connections between these sites and to other important areas, including the extension of Davenport Ave through the Somerville Landfill site to Orlando Drive.

Kirby Avenue (Baker Taylor Site), Somerville

Identify opportunities to connect to nearby residential neighborhoods in Somerville and Bridgewater and share facilities. The fields at the Torpey Athletic complex are receiving increasing use. Linking the Torpey Athletic Complex in South Somerville to the Kirby Avenue neighborhood in eastern Somerville and via the existing greenway for residents to walk between the downtown Main Street area is desired. By improving the connection to the Torpey Athletic Complex via the greenway will improve north to south linkages between downtown Somerville and recreational opportunities such as the Somerville skate park.

Connection Studies

Route 202

Corridor study that identifies opportunities for improving access and safety.

Route 28

Corridor study that investigates ways to enhance linkages between key sites located along Route 28 in Raritan and Bridgewater.

Route 22

Corridor study that proposes common design elements, landscaping, buffering and access management improvements.

Raritan River Corridor

Greenway study to examine opportunities to enhance access to the Raritan River from all adjoining neighborhoods and the creation of a continuous trailway that links the communities.

Other Joint Planning Initiatives

New Jersey Water Supply Authority Concept Plan, Bridgewater & Somerville (Oak Terrace Area)

Under contract with the Department of Environmental Protection, the New Jersey Water Supply Authority is undertaking a study to create an approach for identifying undeveloped and underutilized non-residential sites near critical water resources (such as drinking water) and



Borough of Somerville

Municipal Self-Assessment Report

determine whether such sites are more appropriate for economic development, open space preservation or a combination of both. In doing so, the study seeks to develop a model that protects water resources while improving local economies.

The Somerset Regional Center was chosen to test the methodology and criteria due to its existing land use patterns, highly organized regional partnerships, availability of current GIS data, proximity to a significant freshwater intake (Elizabethtown), and its location between the Raritan North and South Branch confluence and the Raritan-Millstone confluence. The Oak Terrace Concept Plan area, located southeast of the Route 202/206 and Route 22 cloverleaf, is one of two high priority sites for which conceptual site plans will be developed to test the practical application of the methodology and criteria. This site has been identified as key links in the Region's greenway plans. The Oak Terrace site lies within both Bridgewater Township and Somerville Borough, is partially developed, and is adjacent to Peter's Brook and Mac's Brook.

COORDINATION WITH ADJACENT MUNICIPALITIES OUTSIDE THE REGIONAL CENTER

Hillsborough Township

In addition to the Regional Center municipalities of Bridgewater and Raritan, Somerville Borough borders Hillsborough Township on the south. The Raritan River separates the Borough from Hillsborough, while Route 206 connects the two municipalities across the river. The area of Hillsborough Township which borders Somerville is zoned Agricultural, and a master Plan Reexamination report dated 1999 recommend that agricultural uses be preserved in this area of Hillsborough Township. In addition, the area on both sides of the river is subject to serious environmental constraints. The plans and reports adopted by Somerville, including the *Somerset County Regional Center Strategic Master Plan* (2006), recommend the establishment of a greenway along the river within Somerville Borough, which will provide a buffer between Hillsborough Township and Somerville.



Borough of Somerville

Municipal Self-Assessment Report

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

Somerville Borough has been the beneficiary of numerous grant awards from the county, state and federal government to fund important municipal projects. In 2006, the Borough received over \$730,000 in total grant funding and in 2007 over \$600,000 was received.

In 2006 the largest grant award was for \$270,045 by the NJEDA- HDSRF for the Landfill initiative. In 2007 the largest grant award was for \$250,000 by the NJ Department of Transportation for the Safe Routes to School program. This was followed by over \$190,000 grant from the NJDEP – HDSRF for the Landfill initiative. A summary of grants for the Borough for the time periods 2006 and 2007 are as follows:

Figure 23: Grants Summary (2006-2007)

Year	Grant Source	Grant Purpose	Amount	Status
2006	Youth Athletic Grant	Recreation	\$15,000	Closed
2006	Municipal Planning Partnership	Economic Development	\$25,000	Pending
2006	Regional Center Partnership	Economic Development	\$40,000	Pending
2006	DEP-HDSRF	Seven Sites	\$11,500	Closed
2006	Ridewise TDM	Pedestrian Routes	\$10,000	Closed
2006	Stormwater Regulation Grant	Storm Water	\$10,207	Closed
2006	Regional Center Challenge Grant	Parks & Rec Master Plan	\$20,000	Closed
2006	Regional Center Partnership	Shuttle Bus Fund	\$66,666	Open
2006	NJEDA-HDSRF	Landfill	\$270,045	Pending
2006	DCA-Smart Future	Design/Regional Center	\$25,000	Open
2006	SC Historic Preservation Grant	Somerset Municipal Building	\$38,500	Pending
2006	ILA-Somerset County	EDIP	\$100,000	Closed
2006	HUD Grant	Main Street Redevelopment	\$99,200	Open
2007	Youth Athletic Grant	Recreation	\$15,000	Closed
2007	Regional Center Partnership	Landfill	\$40,000	Closed
2007	DEP-HDSRF	Landfill	\$190,766	Open
2007	DCA-DVTP	Police	\$1,653	Closed
2007	NJ Dept of Transportation	Safe Routes to School	\$250,000	Open
2007	SC-EDIP	Redevelop/Coordinated Planning	\$94,584	Open
2007	SC Municipal Planning Partnership	Historic/Other Master Plan	\$24,600	Open



Borough of Somerville

Municipal Self-Assessment Report

INTERNAL CONSISTENCY IN LOCAL PLANNING

Somerville's 1990 *Master Plan* and its various amendments, updates and elements are all consistent with the Borough's Land Use Ordinance. After the *Master Plan* was adopted in 1990, the Borough enacted a comprehensive revision to the Land Use Ordinance. Periodic revisions to the ordinance have been made since the original adoption. The most recent *Master Plan and Development Regulations Re-Examination* was completed in 1998. This report acknowledged that municipal land use planning is a continuing process and, as such, a reexamination of the current *Master Plan* and development regulations is warranted. The results of this have been numerous new ordinances and a new *Land Use & Development Chapter* being adopted in 2001. These ordinances and the *Land Use & Development Chapter* (2001) were all adopted to be consistent with the 1990 *Master Plan* and its various amendments, updates and elements.

Subsequent to the 1998 *Reexamination Report*, Somerville has prepared a number of important plans. All of these plans were prepared with consideration for and to be consistent with the Borough's *Master Plan* (1990) and its various amendments, updates and elements and the Land Use Ordinance (2001). Examples of these plans include the *Stormwater Management Plan* (2004), *Emergency Services Facilities Analysis and Master Plan Report* (2004), *Parks and Recreation Needs Assessment and Master Plan* (2006) and the *Somerville Parking Report* (2002).

In addition to this, there is also consistency between and with all the recent Redevelopment Plans that have been adopted in Somerville including the *Kirby Avenue Vision and Redevelopment Plan* (March, 2008), *Eastern Central Redevelopment Plan* (January 2008), *West Main Street Area Redevelopment Plan* (Amended September 2007) and *Somerville Station Area and Landfill Redevelopment Plan* (2007). Each of these Redevelopment Plans includes various recommendations for changes to the existing development regulations in order to ensure implementation of the Redevelopment Plan's major recommendations.

Lastly, the Borough has recently adopted two new elements to the *Master Plan* – the *Housing Element* (January 2009) and the *Historic Preservation Plan Element* (May 2008). Both of these elements were prepared with consideration for and to be consistent with the 1990 *Master Plan* and its various amendments, updates and elements and with the Borough's Land Use Ordinance. As per the requirement of the MLUL, the *Historic Preservation Plan Element* (May 2008) analyzes the impact of each element of the *Master Plan* on the preservation of historic sites and districts. It also ensures that the *Historic Preservation Plan Element* is integrated with other elements of the Master Plan. The Element goes on to identify a number of potentially important implications for historic preservation that should be considered for future plans and new Master Plan elements.



SUSTAINABILITY STATEMENT

“Sustainability” or “Sustainable Development” has been defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs” – The United Nations World Commission on Environment and Development (The Brundtland Commission, 1987). (Statement taken from NJDEP Office of Planning and Sustainable Communities website: www.nj.gov/dep/opsc/sustcomm.html.)

There are numerous examples of Borough policies and actions that support sustainable development. Somerville’s participation as a Regional Center community is key evidence of the Borough’s commitment to sustainability. The intent of the Regional Center is to encourage development and economic growth in suitable locations with existing infrastructure, to reduce sprawl and to preserve areas of environmental quality, all the cornerstones of sustainable development.

Suitable locations for economic development include areas declared in need of redevelopment (i.e. Redevelopment Areas). Most if not all the redevelopment plans located within the Regional Center require the LEED certification. LEED certification was created by the US Green Building Council (USGBC) and has developed a series of standards for evaluating green building design in several categories including new and existing office construction, homes, neighborhood configuration, commercial interiors, and educational and other institutional buildings. The LEEDS certification process focuses on using natural renewable products that are available locally. The buildings are energy efficient and designed to promote a healthy environment. Requiring buildings to be designed for LEED certification is a key component in sustainable development.

The *Somerset County Regional Center Strategic Master Plan* (2006) sets forth policies that outline in detail how Somerville can grow sustainably. It includes policies which further the revitalization of downtowns and Main Streets in the Regional Center and identifies a core area in which to focus further growth and development. The *Regional Center Strategic Master Plan* also recommends policies which protect and conserve the Regional Center’s environmental resources, as well as preserves and enhances historic, cultural, open space and recreational resources. Further, the *Regional Center Strategic Master Plan* includes recommendations to share public facilities and services and for the communities to work together on sound and integrated planning initiatives. A brief outline of some of the sustainable policies included in the *Regional Center Strategic Master Plan* (2006) are presented below as one example of support for sustainability in Somerville. The specific strategies are grouped according to the seven major focus areas of the *Regional Center Strategic Master Plan* (2006) and are as follows:



Borough of Somerville

Municipal Self-Assessment Report

- **Downtowns and Main Streets:** *Somerville and Raritan have thriving downtowns, but substantial opportunities exist to further increase the vitality of these traditional “Main Street” central places. In addition, the Main Street commercial area of Finderne is in need of revitalization. The Strategic Plan includes strategies for bolstering the strength of all of the Regional Center’s downtown and Main Street commercial areas.*
- **Redevelopment Areas, Economic Development and Community Design:** *Seven (7) redevelopment areas form a central component of strategic planning in the Regional Center. The Strategic Plan identifies specific strategies for moving ahead with the redevelopment of the Somerville Landfill, Downtown Somerville Shopping Center, Somerville Eastern Central Business District, Kirby Avenue, Wyeth Site, Orlando Drive and Johnson Drive corridor. Redevelopment of these sites will provide the cornerstone of new economic growth. Strategies to assure appropriate attention to community design are also recommended.*
- **Train Station Areas:** *The Regional Center has train stations that are utilized heavily by commuters but which are underutilized as nodes of development. The action strategies outlined in the Strategic Plan include recommendations on ways to jump-start the process of encouraging compatible redevelopment in the train station areas.*
- **Neighborhoods and Housing:** *Implementation strategies are recommended in the Strategic Plan to ensure that infill residential development and new infrastructure are compatible with the character of existing neighborhoods and are responsive to the desires of neighborhood residents. Recommendations for new housing opportunities are also included in the Strategic Plan action strategy.*
- **Circulation:** *The Regional Center’s highway corridors are heavily used by residents and visitors alike. They are often aesthetically displeasing and functionally constrained. Land use and transportation strategies recommended in the Strategic Plan will improve the visual and functional qualities of the Regional Center’s highways. The Strategic Plan recommends strategies for moving forward on many projects that have begun in the last few years, such as the Route 22 Suburban Boulevard Project. It also includes strategies for improving public transportation in the Regional Center, utilizing Transportation Demand Management to reduce congestion on roadways, and making other highway corridor improvements. Opportunities to encourage walking and bicycling throughout the Regional Center are also recommended.*
- **Recreation, Open Space and Natural Systems:** *Implementation of the Raritan River Greenway has long been an objective of the Regional Center Partnership, Somerset County, and the individual municipalities. Strategies are recommended for continuing to*



Borough of Somerville

Municipal Self-Assessment Report

acquire and develop parkland in the greenway. Strategies are also recommended to improve recreational opportunities throughout the Regional Center and to reinforce the role of natural resources in shaping the development of the Regional Center. Opportunities to improve environmental regulations, such as storm water management techniques, are also recommended.

- ***Shared Services, Community Facilities, Historic and Cultural Resources:*** *A willingness to share municipal services has long been among the noteworthy qualities of the Regional Center municipal governments and other agencies in the area. Potential further sharing of services to increase the level of service and reduce costs are recommended in this plan, as is the expansion of historic and cultural opportunities and resources.*

An important component of any sustainable planning process is the identification of indicators and targets that can be used to evaluate the progress in achieving the various goals and objectives recommended in a plan. The *Somerset County Regional Center Strategic Master Plan* (2006) recognizes this and includes a list of indicators and targets that the municipalities and the Regional Center Partnership can use to evaluate their progress in achieving important local and regional initiatives identified in the Plan's implementation matrix.

The indicators that are listed are general and can be used by the communities as a guide or marker to gauge whether the Regional Center is moving in the right direction on a particular issue or project. The targets, which are more detailed, reveal whether a specific project has been achieved, a particular issue has been addressed or a problem resolved.

There are two types of targets included in the list. Some of the targets specify that a particular project or initiative be completed within a certain time frame. Three time frames are included - within a 5 year short term time frame, within a 10 year intermediate time frame and within a 10 year or longer long term time frame. It is recommended that the communities update the indicators and targets each year by adding new projects to the list and removing projects that have been successfully completed. The second type of target is one which proposes that the communities endeavor to make progress every year on a particular issue.

The *Regional Center Strategic Master Plan* (2006) also recommends that the Regional Center Partnership re-visit the indicators and targets list on an annual basis. Each community is asked to determine if they have achieved or not achieved each local target, jointly determine the success the Regional Center Partnership has made in achieving regional targets and comment on the status of every project. In order to aid in this process, the indicators and targets are presented in a worksheet format in the *Regional Center Strategic Master Plan* (2006) that includes an annual review section.



Borough of Somerville
Municipal Self-Assessment Report



CONSISTENCY WITH STATE PLAN – GOALS, POLICIES & INDICATORS

GOAL	POLICIES	INDICATORS
<p>Goal 1: Revitalize the State's Cities and Towns</p> <p>STRATEGY: Protect, preserve and develop the valuable human and economic assets in cities, towns and other urban areas. Plan to improve their livability and sustainability by investing public resources in accordance with current plans which are consistent with the provisions of the State Plan. Leverage private investments in jobs and housing; provide comprehensive public services at lower costs and higher quality; and improve the natural and built environment. Incorporate ecological design through mechanisms such as solar access for heating and power generation. Level the playing field in such areas as financing services, infrastructure and regulation. Reduce the barriers which limit mobility and access of city residents, particularly the poor and minorities, to jobs, housing, services and open space within the region. Build on the assets of cities and towns such as their labor force, available land and buildings, strategic location and diverse populations.</p>	<p>Policy on Urban Revitalization - Prepare strategic revitalization plans, neighborhood empowerment plans and urban complex strategic revitalization plans that promote revitalization, economic development and infrastructure investments, coordinate revitalization planning among organizations and governments, support housing programs and adaptive reuse, improve access to waterfront areas, public open space and parks, and develop human resources with investments in public health, education, work force readiness and public safety in cities and towns.</p>	<p>Key Indicator 5. Progress in socioeconomic revitalization for the 68 municipalities eligible for Urban Coordinating Council assistance</p> <p>Indicator 6. Percent of jobs located in Urban Coordinating Council municipalities</p> <p>Indicator 22. Percent of building permits issued in Urban Coordinating Council municipalities</p> <p>Indicator 27. Number of Neighborhood Empowerment Plans approved by the Urban Coordinating Council</p>

Analysis

- The *Regional Center Strategic Plan* (2006) will seek to protect, preserve and develop the valuable human and economic assets in Somerville.
- The *Regional Center Strategic Plan* (2006) seeks to improve the livability and sustainability of Somerville by investing public resources in accordance with current plans which are consistent with the provisions of the State Plan.
- The Redevelopment Plans for *Kirby Avenue* (2008), *Eastern Central Business District* (2008), *Somerville Station and Landfill Area* (2007) and *West Main Street Area* (Amended 2007) will seek to leverage private investments in jobs and housing.
- The *Regional Center Strategic Plan* (2006) seeks to provide comprehensive public services at lower costs and higher quality, and improve the natural and built environment.
- Most, if not all, of the Redevelopment Plans for Somerville will require Leadership in Energy and Environmental Design (LEED) Certification.
- The *Regional Center Pedestrian, Bicycle & Greenways Systems Plan* (ongoing) and the *Regional Center Community Bus Shuttle Plan* (2005) seek to reduce the barriers which limit mobility and access, particularly to the poor and minorities, to jobs, housing, services and open space within the region.
- The *Regional Center Strategic Plan* (2006) seeks to build on the assets of Somerville, including available land and buildings and strategic location.
- The Redevelopment Plans for *Eastern Central Business District* (2008), *Somerville Station and Landfill Area* (2007) and *West Main Street Area* (Amended 2007) seek to revitalize the Downtown area, promote economic development, infrastructure investments, coordinate planning, housing programs and adaptive reuse.



Borough of Somerville
Municipal Self-Assessment Report

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

Analysis

- The *Parks & Recreation Needs Plan* (2006) and the *Regional Center Strategic Master Plan* (2006) seek to conserve the Raritan River and its tributaries as capital assets of the public by the designation of greenways and protection of environmentally sensitive areas that will provide expanded habitat for a variety of species.
- The *Stormwater Management Plan* (2004) seeks to promote ecologically sound development and redevelopment.
- The *Stormwater Management Plan* (2004) seeks to maximize the ability of natural systems to control runoff, flooding and to improve water quality and supply.
- The *Regional Center Strategic Master Plan* (2006) seeks to protect and enhance the Raritan River through coordinated planning efforts.
- The *Regional Center Pedestrian, Bicycle & Greenways Plan* (ongoing), the *Parks & Recreation Needs Plan* (2006) and *Regional Center Strategic Master Plan* (2006) seek to preserve contiguous open spaces and connecting corridors, and to provide public access to a variety of recreational opportunities.
- The *Development, Redevelopment and the Protection of Critical Environmental Areas: Opportunities for Watershed Protection and Economic Growth in New Jersey's Urban and Suburban Watersheds – Case Study the Somerset Regional Center* (2007) provides examples of site plan design alternatives that balance watershed protection, economic development and strengthen connections within the Regional Center.



Borough of Somerville
Municipal Self-Assessment Report

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

Analysis

- The *Regional Center Strategic Plan* (2006) and the Redevelopment Plans for *Kirby Avenue* (2008), *Eastern Central Business District* (2008), *Somerville Station and Landfill Area* (2007) and *West Main Street Area* (Amended 2007) seek to promote socially and ecologically beneficial economic growth, development and renewal and improve both the quality of life and the standard of living.
- The Regional Center Partnership seeks to encourage partnerships and collaborative planning with the private sector.
- The *Regional Center Strategic Plan* (2006) seeks to capitalize on the strengths of the Regional Center and make the region more competitive through infrastructure and public services cost savings and regulatory streamlining from comprehensive and coordinated planning.
- The Redevelopment Plans for *Kirby Avenue* (2008), *Eastern Central Business District* (2008), *Somerville Station and Landfill Area* (2007) and *West Main Street* (Amended 2007) will seek to expand businesses, and encourage new, environmentally sustainable businesses in locations that are fiscally and environmentally sound.



Borough of Somerville
Municipal Self-Assessment Report

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

Analysis

- The *Somerville Station and Landfill Area Redevelopment Plan* (2007) seeks to promote the cleanup and reuse of an existing Brownfield site.
- The *Regional Center Pedestrian, Bicycle & Greenways Systems Connection Plan* (ongoing) and the *Regional Center Community Bus Shuttle Strategic Plan* (2005) seek to reduce automobile usage resulting in a reduction in the number of unhealthy days annually caused by ground-level ozone, particulate matter and carbon monoxide, greenhouses gas emissions and vehicle miles traveled.
- The Redevelopment Plans for *Kirby Avenue* (2008), *Eastern Central Business District* (2008), *Somerville Station Area and Landfill Area* (2007) and *West Main Street Area* (Amended 2007) will seek to encourage ecologically designed development in accordance with the Leadership in Energy and Environmental Design (LEED) Certification.



Borough of Somerville
Municipal Self-Assessment Report

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

Analysis

- The *Regional Center Community Bus Shuttle Strategic Plan* (2005) seeks to improve the regional transit system.
- The *Regional Center Strategic Master Plan* (2006) seeks to encourage infrastructure and related services be provided more efficiently by supporting investments based on comprehensive planning and shared services.
- The Regional Center Partnership's feasibility study for a regional multi-purpose athletic field seeks to provide public facilities more efficiently.
- The *Regional Center Pedestrian, Bicycle & Greenways Systems Connection Plan* (ongoing) seeks to increase the percentage of trips to work made by bicycle and walking.
- The *Regional Center Neighborhood Traffic Calming and Implementation Plan* (2005 and 2003) and *Regional Center Pedestrian, Bicycle & Greenways Systems Connection Plan* (ongoing) seeks to reduce the number of pedestrian accidents on State Roads.
- The *Regional Center Strategic Master Plan* (2006) seeks to coordinate land use and transportation planning.
- The *Regional Center Strategic Master Plan* (2006) seeks to encourage growth in the Regional Center and in compact forms.



Borough of Somerville
Municipal Self-Assessment Report

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

Analysis:

- The *Housing Plan Element* (2009) includes a determination of the Borough's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing.
- The Redevelopment Plans for *Kirby Avenue* (2008) and *Eastern Central Business District* (2008) seeks to encourage community design improvements in established neighborhoods to maintain and enhance the quality of life of those areas.
- The Redevelopment Plans for *Kirby Avenue* (2008), *Eastern Central Business District* (2008), *Somerville Station and Landfill Area* (2007) and *West Main Street* (Amended 2007) seek to promote mix uses and create a visually appealing area with an established identity.
- The *Regional Center Community Bus Shuttle Strategic Plan* (2005) seeks to improve access between jobs and housing.
- The *Regional Center Pedestrian, Bicycle & Greenways Systems Connection Plan* (ongoing) seeks to promote connectivity.
- The *Regional Center Strategic Master Plan* (2006) seeks to maintain an appropriate scale in the built environment and redesign areas of sprawl.



Borough of Somerville
Municipal Self-Assessment Report

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

Analysis

- The *Historic Preservation Plan Element* (2008) and *Somerville Historic Property Inventory* (2008) seek to protect, enhance, and where appropriate rehabilitate historic, cultural and scenic resources by identifying, evaluating and registering significant historic, cultural and scenic landscapes, districts, structures, buildings, objects and sites and ensuring that new growth and development is compatible with historic, cultural and scenic values.
- The *Parks & Recreation Needs Plan* (2006) seeks to enhance preserve and use scenic, open space and recreational assets.
- The *Regional Center Strategic Master Plan* (2006) seeks to enhance, preserve and use historic, cultural, scenic, open space and recreational assets by collaborative planning among the three Regional Center municipalities.
- The *Regional Center Pedestrian, Bicycle & Greenways Systems Connection Plan* (ongoing) seeks to improve access to the Raritan River greenway, parks, open space areas and key historic sites.
- Somerville and Somerset County have worked together to assemble properties to expand the Raritan River Greenway and Peter's Brook Greenway.
- The *Regional Center Strategic Master Plan* (2006) recommends the establishment of a Regional Community Center that provides a forum for regional arts, culture and recreational events.



Borough of Somerville
Municipal Self-Assessment Report

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

Analysis

- Somerville's Plans are consistent with each other, the community vision for the Borough and local regulations.
- Somerville's Plans are fully integrated with the Master Plans for the adjacent municipalities of Raritan and Bridgewater, and is contributing to the *Regional Center Strategic Master Plan* (2006), which creates a single coherent vision for the entire Regional Center.
- Somerville's Plans are consistent with the Master Plans for neighboring municipalities not in the Regional Center that share borders with the Borough.
- Somerville's Plans are consistent with and intended to fulfill the vision of the State Development and Redevelopment Act.
- Somerville, Raritan and Bridgewater are all participating in the Plan Endorsement process jointly to continue to achieve comprehensive, coordinated, long-term planning based on capacity analysis and citizen participation in the Regional Center.



Borough of Somerville
Municipal Self-Assessment Report

CONSISTENCY WITH STATE PLAN - CENTER CRITERIA & POLICIES

Criteria	State Plan Criteria: Regional Center	Proposed Regional Center Baseline	Proposed Regional Center (20 years forward)
		2005	2030
Land Use		Sources: NJTPA; OSG	NJTPA
Function	Focal point for region's economic, social and cultural activities with a compact mixed-use core.	Downtown Somerville and Raritan in particular offer a unique opportunity to showcase how mixed uses can be compatible and complimentary, particularly downtown Raritan, Somerville; the potential redevelopment of Orlando Drive corridor (Raritan), the residential/commercial/office and recreational uses proposed by Somerville for the various redevelopment areas in particular and in downtown Somerville in general; in Bridgewater there are numerous complimentary land uses in close proximity; e.g., compact senior high-rise housing near major shopping, recreational facilities and County Library and Vo-Tech facilities; close proximity to major transportation arteries, Bridgewater core area also offers a variety of residential housing and Finderne contains residential and non-residential uses in close proximity –apartment complexes, townhouses, single-family detached dwellings and interspersed throughout are businesses and retail centers and active athletic facilities; there are also notable industrial uses in parts of Somerville and Bridgewater within the Regional Center. Somerset County's existing Torpey athletic complex in the Finderne section of Bridgewater provides regional helps meet the tremendous demand for multiple athletic activities and programs; a feasibility study is currently underway funded through the Regional Center Partnership to explore the possibilities for enhancing the athletic facilities at the Somerset County Vocational-Technical High School campus in Bridgewater to also help alleviate the great demand for active sports and recreation.	Downtown Somerville to become major transportation hub with Somerville Train Station, Landfill and West End redevelopment areas providing a Transit-Oriented Development Village consisting of mixed-uses in densities consistent with objectives of State Plan; Bridgewater continues to achieve in-fill development and redevelopment of brownfields where appropriate for reuse in accordance with its master plan; Raritan Borough's Orlando Drive corridor are developed through in-fill development consistent with the vision plan created based on public participation workshops; infill development along corridor achieved where appropriate balanced with preservation of natural corridors. Entire Regional Center's cultural and economic hubs are linked through completion of the Raritan River and Peters Brook Greenways linking communities along the Raritan River and Peters Brook through a system of interconnected trails and bikeways to promote eco-tourism, reduce auto dependency, increase public health, promote social interaction; Raritan River Greenway creates opportunities for pedestrians and bikers and other visitors to the Regional Center by linking the Greenway with the core downtown and Central Business District of



Borough of Somerville

Municipal Self-Assessment Report

			Raritan, Somerville and Finderne section of Bridgewater; and Peters Brook Greenway will link the core of the Regional Center in Somerville with the Region's shopping mall, Bridgewater municipal complex and regional high schools (Immaculata and Bridgewater/Raritan High Schools); the Raritan River Greenway will also link the County's popular Duke Island Park and the Torpey Athletic Complex, both in Bridgewater.
	Located in market area supporting high-intensity development and redevelopment.	Bridgewater Commons Mall; Finderne Business District; Downtown Raritan, Somerville and Finderne (Bridgewater) shopping districts; Somerville Designated Redevelopment Areas (Landfill, West End; East Central Business District and Kirby Ave. areas); Bridgewater (Sixth Avenue/Prince Rodgers Ave. Designated Redevelopment Area; Wyeth Property); proposed Somerville Circle redevelopment area in Raritan Borough (potential redevelopment).	As noted above, Downtown Somerville to become major transportation hub with Somerville Train Station, Landfill and West End redevelopment areas providing a Transit-Oriented Development Village consisting of mixed-uses in densities consistent with objectives of State Plan; Bridgewater continues to achieve in-fill development and redevelopment of brownfields where appropriate for reuse; Raritan's Orlando Drive and Somerville Circle area are transformed redevelop
	Identified as a result of a strategic planning effort conducted on a regional basis.	<ul style="list-style-type: none"> ▪ Initial Visioning Workshop (1999) ▪ Update of Visioning Initiative (2003) ▪ Retreat (2005) ▪ Regional Center Strategic Master Plan (completed Nov. 2006) 	Regional Center Strategic Master Plan's Indicators and Targets section updated annually as needed; entire plan reviewed/updated as necessary every 5 years
	Located, scaled and designed not to adversely affect economic growth potential of Urban Centers.	Economic development and redevelopment within the Regional Center is of such a scale as to relate largely to surrounding region within central Somerset County and should have little effect to any nearby Urban Centers; eg, Plainfield and New Brunswick. Regional Center municipalities (Bridgewater, Raritan and Somerville) have executed in 1999 an intermunicipal agreement in which each municipality agrees to share information with adjacent municipalities concerning land development projects of certain sizes (residential projects by number of units or lots proposed and non-residential based on building footprint area) as well as	Future concentration of growth and economic development in Regional Center as coordinated amongst the Regional Center municipalities and Somerset County in the context of their respective master plans and their respective economic development plans.



Borough of Somerville

Municipal Self-Assessment Report

		within close proximity to municipal boundaries so that adjacent municipalities in Somerset County are aware of any significant projects and are afforded an opportunity to share any concerns the adjacent municipality may have concerning the project in question.	
Land area	1 to 10 sq mi	14.204 sq mi	12.63 sq mi
Housing units	4,000 to 15,000 in PA 1 & 2, or 2,000 to 15,000 in PA 3, 4 or 5	12,085 Households	14,506 Households
Housing Density	>3 du/acre	1.33 du/acre (12,085 HH/9088 acres in 14.2 sq mi area)	1.80 du/acre (14,506 HH/8,083 acres in 12.63 sq mi area)
<i>Population</i>			
Number of people	>10,000 in PA 1 & 2, or >5,000 in PA 3, 4 or 5	32,485 people	36,722 people
Density	>5,000 per sq mi	2,288 people/sq. mi (32,485/14.2 sq mi)	2,908 people/sq mi (36,722/8,083 acres in 12.63 sq mi)
<i>Economy</i>			
Employment	>10,000 in PA 1 & 2, or >5,000 in PA3, 4 or 5	37,836 employees	41,817 employees
Jobs-housing ratio	2:1 to 5:1	3.13:1	2.88:1
<i>Infrastructure</i>			
Capacity (general)	Access to sufficient existing or planned Infrastructure.	Ample public water and sewer service is provided by NJ-American Water Company; sanitary wastewater treatment provided by Somerset-Raritan Valley Sewerage Authority.	Regionalized wastewater management planning performed by County w/ municipal input; possible regionalization of wastewater collection system; existing treatment capacity of plant maintained thru aggressive I/I reduction/consumer education and use of graywater; (revised pending results of



Borough of Somerville
Municipal Self-Assessment Report

			Countywide WMP pending completion of WMP by end of 2009)
Transportation	Near major public transportation terminal, arterial or interstate interchange; hub for two or more transportation modes.	I-287 interchanges with US Route 22, 202 and 206 and State Hwy 28; NJ Transit's Raritan Valley Rail Line and 3 major train stations and park-and-ride facilities; approx six NJ Transit Bus Routes, Private Bus Lines; County-operated SCOOT para-shuttle system	Transit oriented development achieved in area surrounding Somerville Train Station; rehabilitation of Somerville Train Station by NJ Transit completed; increased parking facilities implemented at Bridgewater Train Station to meet increased demand; possible expanded bus shuttle service linking Regional Center as a transportation hub to other regional destinations (Flemington, New Brunswick, Belle Mead/Princeton; Basking Ridge/Morristown; pedestrian-oriented facilities implemented through implementation of completed Regional Center Bicycle, Pedestrian and Greenways Systems Plan; Route 202 corridor land use/transportation coordination achieved resulting in better traffic and goods flow thru Route 202 corridor between Somerset and Hunterdon Counties; Route 22 Sustainable Corridor short- and long-term improvement plan achieved based preferred alternative design pursuant to results of aggressive public input and design considerations; I-287/Rt 22/Rt 202-206 interchange system improved enhancing safety and efficiency of travelling public and movement of goods into, from and through the Regional Center.

*Note: the projected population, household and employment figures are provided based on North Jersey Transportation Planning Authority (NJTPA) projections and are intended to be “place holders” in the reports until the County completes more refined build out projections associated with the completion of the Countywide Wastewater Management Plan (WMP); at that point the template will be updated or revised when new information becomes available as the WMP is prepared.



CONSISTENCY WITH STATE PLAN – PLANNING AREA POLICY OBJECTIVES

The State Plan organizes the entire State of New Jersey into different planning areas and centers based on the presence of infrastructure (roads and sewer) and environmental constraints (wetlands, flood zones, forested areas, threatened or endangered habitats.) Somerville Borough's is located within a number of State Plan Policy Map Planning Areas.

STATE PLANNING AREA 1 - THE METROPOLITAN PLANNING AREA

The majority of Somerville is located inside the State Planning Area 1 - the Metropolitan Planning Area. This area consists of existing developed areas with substantial amounts of existing land and infrastructure. In the Metropolitan Planning Area, the State's Plan's intention is to:

- Provide for much of the state's future redevelopment;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

The policies and actions of Somerville Borough and the Somerset County Regional Center are both consistent with the State's Plans intention for State Planning Area 1 - the Metropolitan Planning Area. (See above section STATUS OF MASTER PLAN AND OTHER RELEVANT PLANNING ACTIVITIES.) Numerous examples can be provided of plans and initiatives that support the above mentioned goals. Some specific examples include:

Provide for the State's Future Redevelopment

The Borough is aggressively pursuing the redevelopment of four designated Redevelopment Areas: the former municipal Landfill (Station Area and Landfill area), West Main Street, Eastern Central Business District and Kirby Avenue. (See **Map 5: Somerville Redevelopment Areas.**) All have adopted Redevelopment Plans and currently are in various stages of redevelopment. Of these, the largest and most important future redevelopment site is the Somerville Landfill and Station Area an underutilized and largely vacant tract consisting of 115 acres.



Borough of Somerville

Municipal Self-Assessment Report

Revitalize Cities and Towns

Two of the priority redevelopment areas in Somerville are located in the Central Business District – the West Main Street area, which contains the former Landmark Shopping Center, and the Eastern Central Business District area. The Redevelopment Plans that have been prepared for these areas both call for the revitalization of the central business district by providing new commercial space, increasing downtown housing, creating employment opportunities and contributing to the municipal tax base.

The Borough of Somerville also participates in the Main Street New Jersey program. As part of that program, the businesses on Main Street receive architectural design services from the State of New Jersey. The Borough is currently seeking additional funding assistance to implement the façade/streetscape landscaping improvements to the Main Street businesses. (See STATE AGENCY ASSISTANCE section.)

Promote Growth in Compact Forms

The redevelopment of the Somerville Landfill site has significant potential to generate employment, tax ratable, housing opportunities and parks/open space. The *Somerville Landfill & Station Area Redevelopment Plan* adopted in 2007 promotes growth in compact forms. The Plan requires new streets, parks, and other public spaces. A key element of the Plan is that it includes guidelines for pedestrian-friendly, compact development around the existing train station and creates two new residential neighborhoods as well as a regional node of signature office development.

Stabilize Older Suburbs

Like older suburban towns, the Borough has traffic problems caused by too much volume using local roads and intersections designed to antiquated standards to address out-dated conditions. The Borough is both a destination for out-of-town traffic using the railroad, restaurants and stores and a short-cut for traffic from outlying townships headed to and from major shopping areas and the regional highway system, trying to avoid congested highway areas. The result is congestion on the major road network and the spill-over of traffic looking for “short-cuts” onto local roads. The Borough is working together with the other Regional Center municipalities of Bridgewater and Raritan to find solutions to these problems that are generally regional in scope and require the kind of cooperation fostered by the Regional Center. Two examples are the *Regional Center Neighborhood Traffic Calming and Implementation Plan* (2005) and the *Regional Center Traffic Study* which both strive to stabilize existing residential areas from major concerns caused by traffic.



Borough of Somerville

Municipal Self-Assessment Report

The Borough has also recently prepared a *Historic Preservation Plan Element* (2008). This Element identifies seven (7) potential Historic District Overlay Zones. The following five (5) potential zones can be characterized as older residential suburbs: West End; Central Avenue, Southside, Washington Place, and the Victory Homes area. The Plan includes a variety of recommendations directed to the long-term stabilization of these areas including the nomination of sites and districts to the State and/or National Historic registers.

Redesign Areas of Sprawl

Most of the streets in the Borough provide sidewalks or have sufficiently low traffic volumes to allow pedestrians to walk along the edge of the road. However some of the neighborhoods in the Borough have limited, indirect access to desired destination points (the CBD, schools, parks and other community facilities) and there are no separately designated bikeways. A key objective of the *Regional Center Pedestrian, Bicycle & Greenways Systems Connection Plan* currently underway is to improve existing linkages and design new greenways that connect key destinations within the Regional Center and neighboring areas of interest. The Borough is also working on a *Safe Routes to School Plan* in conjunction with a grant award from the NJ Department of Transportation.

Protect the Character of Existing Stable Communities

The preservation of key historic sites has long been a priority in Somerville. The Borough's recently completed *Historic Preservation Plan Element* (2008) indicates the location and significance of historic sites and historic districts. Of the over 1,000 properties inventoried, thirty three (33) are identified as key contributing. These properties are located within seven (7) areas identified by the Borough as proposed Historic District Overlay Zone areas. The *Historic Preservation Plan Element* also includes a number of recommendations to protect the character of existing stable communities including the adoption of design guidelines to provide advice and guidance to historic property owners and property owners located in historic districts contemplating alterations or additions, and guidelines for infill development

The Borough also supports the preparation of neighborhood plans. A major community goal identified in the *Regional Center Strategic Master Plan* (2006) is to retain and enhance the quality of the Regional Center neighborhoods. The Borough supports the preparation of neighborhood plans for each of its neighborhoods to address such issues as home maintenance and rehabilitation, parking, incompatible uses, non-vehicular access, traffic calming, recreation and open space, and streetscaping.

The State Plan also includes a set of policy objectives that should be used to guide the application of the State Plan's Statewide Policies in the Metropolitan Planning Area; the criteria for designation of any existing or new Centers appropriate in this Planning Area; the optional



Borough of Somerville

Municipal Self-Assessment Report

delineation of Center Boundaries around Centers; and local and state agency planning. The policy objectives which are tangibly advanced by Somerville Borough and Regional Center plans and planning initiatives include:

Land Use:

Somerville Borough promotes redevelopment and development in neighborhoods of the Regional Centers that have been identified through cooperative regional planning efforts. It also promotes diversification of land uses, including housing where appropriate, in single use developments and enhances their linkages to the rest of the community. The Borough also ensures efficient and beneficial utilization of scarce land resources throughout the Planning Area to strengthen its existing diversified and compact nature.

Housing:

Somerville Borough provides a full range of housing choices through redevelopment, new construction, rehabilitation, adaptive reuse of nonresidential buildings, and the introduction of new housing into appropriate nonresidential settings. The Borough also preserves the existing housing stock through maintenance, rehabilitation and flexible regulation.

Economic Development:

Somerville Borough promotes economic development by encouraging strategic land assembly, site preparation and infill development, public/private partnerships and infrastructure improvements that support an identified role for the community within the regional marketplace. The Borough also encourages job training and other incentives to retain and attract businesses. In addition, Somerville Borough encourages private sector investment through supportive government regulations, policies and programs, including tax policies and expedited review of proposals that support appropriate redevelopment.

Transportation:

Somerville Borough maintains and enhances a transportation system that capitalizes on high density settlement patterns by encouraging the use of public transit systems, walking and alternative modes of transportation to reduce automobile dependency, links Centers, and creates opportunities for transit oriented redevelopment.

Natural Resource Conservation:

Somerville Borough reclaims environmentally damaged sites and mitigates future negative impacts, particularly to riverfronts, scenic vistas, wildlife habitats and to Critical Environmental Sites, and Historic and Cultural Sites. The Borough also gives special emphasis to



Borough of Somerville

Municipal Self-Assessment Report

improving air quality, uses open space to reinforce neighborhood and community identity, and protects natural linear systems, including regional systems that link to other Planning Areas.

Recreation:

Somerville Borough provides maximum active and passive recreational opportunities and facilities at the neighborhood, local and regional levels by concentrating on the maintenance and rehabilitation of existing parks and open space while expanding and linking the system through redevelopment and reclamation projects.

Redevelopment:

Somerville Borough encourages redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure. The Borough also promotes design that enhances public safety, encourages pedestrian activity and reduces dependency on the automobile.

Historic Preservation:

Somerville Borough encourages the preservation and adaptive reuse of historic or significant buildings, Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the area's ability to redevelop. The Borough also coordinates historic preservation with tourism efforts.

Public Facilities and Services:

Somerville Borough completes repairs or replaces existing infrastructure systems to eliminate deficiencies and provide capacity for sustainable development and redevelopment in the region. The Borough also encourages the concentration of public facilities and services in the Regional Center.

Intergovernmental Coordination:

Somerville Borough regionalizes as many public services as feasible and economical to enhance the cost-effective delivery of those services. The Borough also establishes multijurisdictional policy and planning entities, such as the Regional Center Partnership, to guide the efforts of state, county and municipal governments to ensure compatible and coordinated redevelopment.



Borough of Somerville

Municipal Self-Assessment Report

ENVIRONMENTALLY SENSITIVE PLANNING AREA 5

There are a few areas located in Somerville along the Raritan River corridor identified as Environmentally Sensitive Planning Area 5. The State Plan's goals for these areas are to:

- Protect environmental resources through the protection of large contiguous areas of land;
- Accommodate growth in Centers;
- Protect the character of existing stable communities;
- Confine programmed sewers and public services to Centers; and
- Revitalize cities and towns.

The policies and actions of Somerville Borough and the Somerset County Regional Center are both consistent with the State's Plans intention for State Planning Area 5 - Environmentally Sensitive Planning Area. (See above section STATUS OF MASTER PLAN AND OTHER RELEVANT PLANNING ACTIVITIES.) Numerous examples can be provided of plans and initiatives that support the above mentioned goals. Some specific examples include:

Protect Environmental Resources through the Protection of Large Contiguous Areas of Land

The Borough of Somerville supports the protection of the Raritan River Valley. The Raritan River Greenway has been described as the most significant natural resource and potential recreation amenity in the Borough and Regional Center. According to the Somerset County Recreation and Open Space Inventory (ROSI) dated 1/7/08, approximately 27 acres of the Raritan River Greenway are located in Somerville. The total size of the Raritan Greenway is over 470 acre, of which over 204 acres are located in Bridgewater, over 107 aces in Manville and 1 acre in Raritan Borough.

Accommodate Growth in Centers

The *Regional Center Strategic Master Plan* (2006) includes many policies and recommendations directed towards accommodating growth in the Regional Center. One of the focus areas of this Plan is Downtowns and Main Streets. The Plan recognizes that Somerville and Raritan have thriving downtowns, but that substantial opportunities exist to further increase the vitality of these traditional "Main Street" central places. In addition, the Main Street commercial area of Finderne is in need of revitalization. The Strategic Plan thus includes strategies for bolstering the strength of all of the Regional Center's downtown and Main Street commercial areas.

Protect the Character of Existing Stable Communities;

See above section CONSISTENECY WITH STATE PLANNING AREA 1 - THE METROPOLITAN PLANNING AREA.



Borough of Somerville

Municipal Self-Assessment Report

Confine Programmed Sewers and Public Services to Centers

The Regional Center is generally well served by water and sewer infrastructure. The largest key issue is determining the capacity of these systems to handle additional growth from redevelopment in Somerville and Raritan. Typically, water and sewer systems in older urbanized areas have sufficient capacity for redevelopment because they were originally constructed to serve large industrial users with much higher demands than commercial and residential users typically have. The *Regional Center Strategic Master Plan* (2006) recognizes that there is a need to conduct capacity studies and review the condition of all existing infrastructure systems.

Revitalize Cities and Towns

See above section CONSISTENCY WITH STATE PLANNING AREA 1 - THE METROPOLITAN PLANNING AREA.

PLANNING AREA 6 – LOCAL PARK

Lastly, some small sections of Somerville are located in Planning Area 6 – Local Park and one area located in Planning Area 8 – State Park. The State Plan's for these areas is to:

- Provide for the protection of critical natural resources;
- Provide public recreational and educational opportunities;
- Ensure the maintenance of associated facilities; and
- Ensure the connection of these areas into a system of open lands.

The policies and actions of Somerville Borough and the Somerset County Regional Center are both consistent with the State's Plans intention for State Planning Area 6 and Area 8. (See above section STATUS OF MASTER PLAN AND OTHER RELEVANT PLANNING ACTIVITIES.) Numerous examples can be provided of plans and initiatives that support the above mentioned goals. Some specific examples include:

Provide for the Protection of Critical Natural Resources

Somerville has environmental regulations in place to protect critical natural resources, including the Raritan River Valley. The Borough's Stormwater Control Ordinance establishes minimum stormwater requirements and controls for major development. It also recommends flood control and pollutant reduction through nonstructural or low impact development techniques before relying on structural BMPs. These



Borough of Somerville

Municipal Self-Assessment Report

regulations will improve water quality of the Raritan River and its tributaries and will minimize bank erosion. The Borough also has prepared a *Municipal Stormwater Management Plan* (2004) that addresses groundwater recharge, stormwater quantity and stormwater quality impacts.

Provide Public Recreational and Educational Opportunities

The Borough provides a diverse range of recreational and educational opportunities to maintain its character and enhance local quality of life. The establishment of the Peter's Brook Greenway has been a major initiative undertaken by the Borough that provides recreational and environmental educational opportunities. In addition to the Greenway, there are several large parks and recreation sites throughout the Borough. Somerville is also home to a number of key historic sites including the Wallace House that served as Washington's headquarters during winter of 1778-79 and currently is operated as a Museum by the State. (See preceding Historic Site inventory form for 38 Washington Place).

Ensure the Maintenance of Associated Facilities

The *Somerville Parks and Recreation Needs Assessment and Master Plan* (2006) provides an inventory of existing parkland facilities with the intent of developing a long range plan for improvements. The Plan includes numerous recommendations to ensure long-term maintenance. The condition of every facility in all parks and open spaces owned or operated by the Borough are documented, including benches, paths, picnic tables, lighting and the like. Recommendations are also offered for enhancements and improvements to all facilities.

Ensure the Connection of these Areas into a System of Open Lands

The Raritan River runs adjacent to Somerville, and many brooks flow through the Center. Peters Brook has been made into a greenway linking neighborhoods within Somerville and may form the basis for an expanded greenway system to link neighborhoods throughout the Regional Center. The acquisition of additional land for the Raritan River Greenway along both the Raritan and its tributaries is a key issue for the Regional Center and the Borough of Somerville. A number of Borough Plan's recommend enhancing open space connections. One example is the *Somerville Parks and Recreation Needs Assessment and Master Plan* (2006) which discusses the need to connect Somerville pedestrian and cyclists with the proposed 206 south, Riverside Drive, and Clarks Woods.



Borough of Somerville

Municipal Self-Assessment Report

STATE AGENCY ASSISTANCE

The Somerville Plan Endorsement Advisory Committee generated a table that listed projects that needed state agency assistance. This table consisted of the following categories:

1. Downtown & Main Street Projects
2. Redevelopment Areas & Economic Development
3. Traffic & Circulation
4. Train Station Areas
5. Neighborhoods & Housing
6. Recreation, Open Space & Natural Systems
7. Shared Services & Community Facilities
8. Historic & Cultural Resources
9. Utilities- Water Supply & Sanitary Sewer
10. Other Important Projects & Planning Initiatives

A brief description of the projects where State agency assistance is requested is presented in the following pages. The requested assistance is in the form of data access/information exchange, technical/funding assistance, permit expediting or inter-agency coordination, as applicable.

1. Downtown & Main Street Projects

The Borough of Somerville participates in the Main Street New Jersey program. As part of that program, the businesses on Main Street receive architectural design services from the State of New Jersey. Somerville Borough is requesting funding assistance to implement the façade/streetscape/landscaping improvements to the Main Street businesses as recommended by the Main Street NJ program. In addition, technical and funding assistance is requested to enhance the design and layout of the parking lots and refuse dumpsters located behind Main Street. Currently, with the exception of Main Street, the Borough is serviced by overhead utilities. Technical and funding assistance, including inter-agency coordination is requested to extend the area of underground utility service to the entire Borough.



Borough of Somerville

Municipal Self-Assessment Report

2. Redevelopment Areas & Economic Development

The Borough has four (4) redevelopment areas and each redevelopment area has a redevelopment plan. The four (4) redevelopment areas are as follows: Station Area/Landfill; Eastern Central Business District (ECBD); Kirby Avenue; and West End/JSM. State agency assistance is needed in implementing the redevelopment plans (technical/funding assistance, permit expediting, inter-agency coordination, etc.).

3. Traffic & Circulation

Main Street is a state highway and receives a significant amount of truck traffic. To create a more pedestrian friendly environment, calm traffic and reduce/reroute truck traffic a comprehensive traffic study is needed. The Borough is need of State assistance in conducting the study and implementation of study recommendations. The traffic light at the intersection of Grove and William Street is in disrepair and needs to be upgraded (i.e. loop detectors, left hand turn signals, etc.). In addition, the Borough would like to replace all existing traffic poles with decorative poles that are consistent with the historic character of the Borough. State technical and funding assistance is requested for these projects.

4. Train Station Area

The sidewalk along the western side of Veterans Memorial Drive (adjacent to NJ Transit railroad tracks) is narrow and contains utility poles within the walk way. To accommodate pedestrian traffic and to create a more aesthetically pleasing environment the sidewalk should be widened and replaced with brick pavers. In addition, the utility poles should be relocated to accommodate the sidewalk improvements. To ensure that the NJ Transit train station is inviting and secure, better security and communication between Borough police and NJ Transit is needed. State technical/funding and inter-agency coordination are requested for these projects.

5. Neighborhood & Housing

The majority of the housing stock is over 50 years old. New in-fill housing should be in character with the surrounding area. Generation of residential design guidelines to help home owners and architects design new homes, home additions or maintain existing homes is needed. This help should also be in form of homeowner financial assistance for housing rehabilitation and aide to the Borough for property maintenance enforcement. State agency assistance (funding & technical assistance) is requested to create the design guidelines, homeowner financial assistance programs. Financial assistance is requested to enhance property maintenance enforcement.



Borough of Somerville

Municipal Self-Assessment Report

Somerville has a number of group homes. State assistance in the form of inter-agency coordination is requested to identify the current location ensure that the proposed location of future group homes is equitable between the municipalities within the region.

6. Recreation, Open Space & Natural Systems

State assistance (technical/funding, inter-agency coordination, etc.) is requested for these projects.

7. Shared Services & Community Facilities

The Borough has conducted a study and would like to create one central location for emergency services. Somerville Borough does not have municipal courthouse or senior recreational facilities and would like to construct a municipal courthouse and senior recreational facilities. State technical and funding assistance is requested including funding assistance for the library.

8. Historic & Cultural Resources

The municipal building is on the National and State Register of historical sites. State funding assistance is requested to help preserve the character of this structure. Located within the Borough are churches and cemeteries that are eligible for designation on the State and National registers of historic sites. State technical and funding assistance is requested for applying for historic designation of churches and cemeteries.

9. Utilities- Water Supply & Sanitary Sewer

Almost the all the water mains and sanitary sewer lines within the Borough are over 50 years old and will require rehabilitation and/or replacement in the near future. State assistance is needed to service/replace these utility lines.

10. Other Important Projects & Planning Initiatives

As briefly mentioned above in item #3 Traffic & Circulation State assistance in performing traffic studies and (hopefully) subsequent designation of truck routes around Main Street is needed. State assistance is also requested in performing traffic studies throughout the Borough to identify ways of encouraging walking/biking and discouraging commuter car traffic within residential neighborhoods of the Borough. These studies should include analysis of how to encourage transit orientated developments (TOD) to increase foot traffic on Main Street that is independent of cars.

11. Sustainability Studies

State assistance (technical/funding, interagency coordination, etc.) is requested in order to promote sustainable development.



Borough of Somerville

Municipal Self-Assessment Report

CONCLUSION

This document represents Step 3, the completion of a Municipal Self Assessment Report for Borough of Somerville. This Self Assessment report reviewed Somerville's plans for consistency with the State Development and Redevelopment Plan (State Plan) and is intended to act as the Borough's petition for Plan Endorsement. This report provides details about community visioning and public participation efforts undertaken in Somerville in support of the Borough's request for a waiver of the Community Visioning requirements of Plan Endorsement. This document finds that Somerville's Master Plan and its various elements are consistent with the goals of the State Plan. This report also acknowledges Somerville's support for Bridgewater Township's petition to OSG through the Plan Endorsement process to alter the Regional Center boundaries in accordance with changes recommend in 2004.