DELAWARE AND RARITAN CANAL COMMISSION OF THE STATE OF NEW JERSEY
TOWNSHIP OF HILLSBOROUGH
REQUEST TO RELEASE CONSERVATION EASEMENT
NOTICE OF PUBLIC HEARING

TAKE NOTICE that, in accordance with the New Jersey Conservation Restriction and Historic Preservation Restriction Act, N.J.S.A. 13:8B-1 et seq., the Delaware and Raritan Canal Commission (Commission) has received a request from the New Jersey Department of Transportation for a partial release of a Conservation Easement due to planned development along the Route 206 corridor. The Conservation Easement was granted by Route 206 Enterprises, LLC. to the Commission on October 24, 2012 and applies to the tax lot listed below. The lot was required to be restricted as a condition of Commission approvals for the proposed development of the lot.

As holder of the Conservation Easement, the Commission is required to conduct a public hearing on the proposed partial release prior to making a final determination on this request. Under N.J.S.A. 13:8B-6, the approval of the Commissioner of the Department of Environmental Protection is also required for this release.

APPLICANT:	New Jersey Department of Transportation
COMMISION FILE NUMBER:	11-4210
PROJECT DESCRIPTION:	Release of Conservation Restriction due to planned development along the Route 206 Corridor
MUNICIPALITY:	Township of Hillsborough
COUNTY:	Somerset
PROPERTY IDENTIFICATION AT THE TIME OF PROJECT APPROVAL:	
	Block 141, Lot 30
CURRENT PROPERTY IDENTIFICATION:	
	Block 141, Lot 30.02
	Block 141, Lot 30.03
HEARING DATE:	June 17, 2020
HEARING TIME:	9:30 A.M. - 10:00 A.M.
HEARING LOCATION:	The public hearing will be held prior to the monthly Commission Meeting. Pursuant to the declared COVID-19 Public Health Emergency and State of Emergency, and in order to maintain recommended social distancing practices, the meeting shall be conducted by means of online platform and teleconference. The public may attend the public hearing by means of online platform and teleconference call; login/dial-in information will be provided with the Delaware and Raritan Canal Commission Monthly meeting notice at https://www.nj.gov/dep/drcc/meeting-info/upcoming-notice/

The Commission invites the public to attend the public hearing and present comments on the requested release. Written comments on the proposed release may also be submitted by July 1, 2020 to:

John Hutchison, Executive Director
Delaware & Raritan Canal Commission
PO Box 539
Route 29 Stockton, NJ 08559
John.hutchison@dep.nj.gov

or

Tina Shutz, Section Chief
PO Box 600
1035 Parkway Ave.
Trenton, NJ 08625-0600
Tina.Shutz@dot.nj.gov

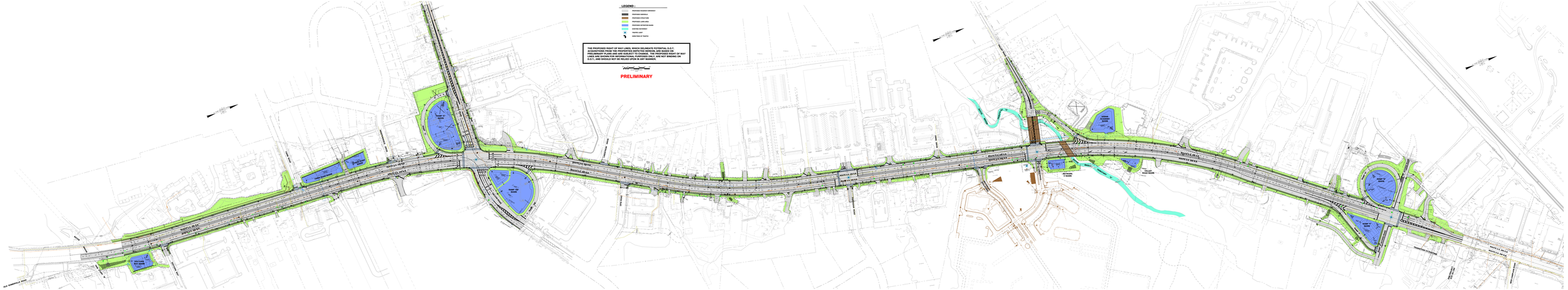
Additional information about this request may be found under the Public Meetings section at: https://www.state.nj.us/transportation/

Route U.S. 206 Doctors Way to Valley Road
Hillsborough Township, Somerset County

The Route 206 Doctors Way to Valley Road project is the southern portion of the Section 15N project which is a widening and realignment of an existing two-lane, urban, unlimited access land service highway for the purpose of improving safety conditions and optimizing traffic flow along Route U.S. 206. The project scope was developed from the findings of the 1988 Final EIS which studied the improvement of approximately 14 miles of Route 206 in Somerset County, from Route 518 in Montgomery Township, to the Somerville Circle in Bridgewater Township. Section 15N of this project is "A Segment VII" and consists of approximately 2 miles in Hillsborough Township.

The Route 206 Doctors Way to Valley Road project begins in the vicinity of the Doctors Way intersection and ends approximately 1.4 miles to the north near the intersection with Valley Road. When completed, the project will tie into the improvements which are being currently completed under the Route 206 Bypass Section to the south. The improvements proposed in the Route 206 Doctors Way to Valley Road project include:

- Widening Route U.S. 206 to provide two travel lanes in each direction and the construction of a concrete median barrier,
- Construction of improvements to the existing signalized intersection at Triangle Road and the construction of northbound and southbound jughandles for u-turn traffic movements,
- Replacement of the existing signalized intersection at Partridge Road with a new signalized intersection which will prohibit left turn movements from northbound and southbound Route 206,
- Removal of the existing traffic signal at the Valley Road intersection and the construction of a new realigned Valley Road which will require the construction of a new signalized intersection with a northbound jughandle for u-turn traffic movements,
- Construction of a new signalized intersection with northbound and southbound jughandles for u-turn movements,
- Replacement of a Route 206 bridge over Royce Brook Branch III near the Valley Road intersection,
- Construction of a new bridge over Royce Brook Branch III for the newly realigned Valley Road,
- Construction of stormwater detention facilities,
- Construction of miscellaneous drainage, traffic, lighting, safety and other alignment and highway improvements.

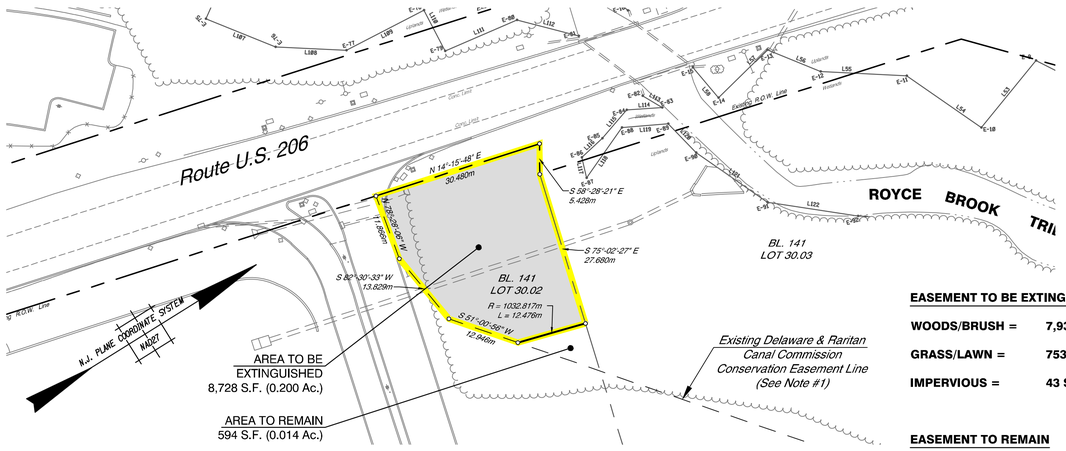

LEGEND :
PROPOSED ROADWAY CENTERLINE
PROPOSED CURB LINE
PROPOSED STRUCTURE
PROPOSED RIGHT OF WAY
PROPOSED SUPPORT POINTS
EXISTING BUTTERNUT
TRAFFIC LIGHT
DIRECTION OF TRAFFIC
THE PROPOSED RIGHT OF WAY LINES, WHICH DELINEATE POTENTIAL D.O.T. ACQUISITIONS FROM THE PROPERTIES DEPICTED HEREON, ARE BASED ON PRELIMINARY PLANS AND ARE SUBJECT TO CHANGE. THE PROPOSED RIGHT OF WAY LINES, WHICH DELINEATE POTENTIAL D.O.T. ACQUISITIONS, ARE NOT SHOWING ON D.O.T. AND SHOULD NOT BE RELIED UPON IN ANY MANNER.
PRELIMINARY
NORTH LAKE
NORTH LAKE
SOUTH LAKE
SOUTH LAKE
PROPOSED 24" WATER MAIN
PROPOSED 24" WATER MAIN
PROPOSED 24" WATER MAIN

STATE	FEDERAL PROJECT NO.
N.J.	XXX-XXX(XXX)

TOWNSHIP OF HILLSBOROUGH

20 10 0 20 40
SCALE IN METERS
1:600

COUNTY OF SOMERSET



EASEMENT TO BE EXTINGUISHED

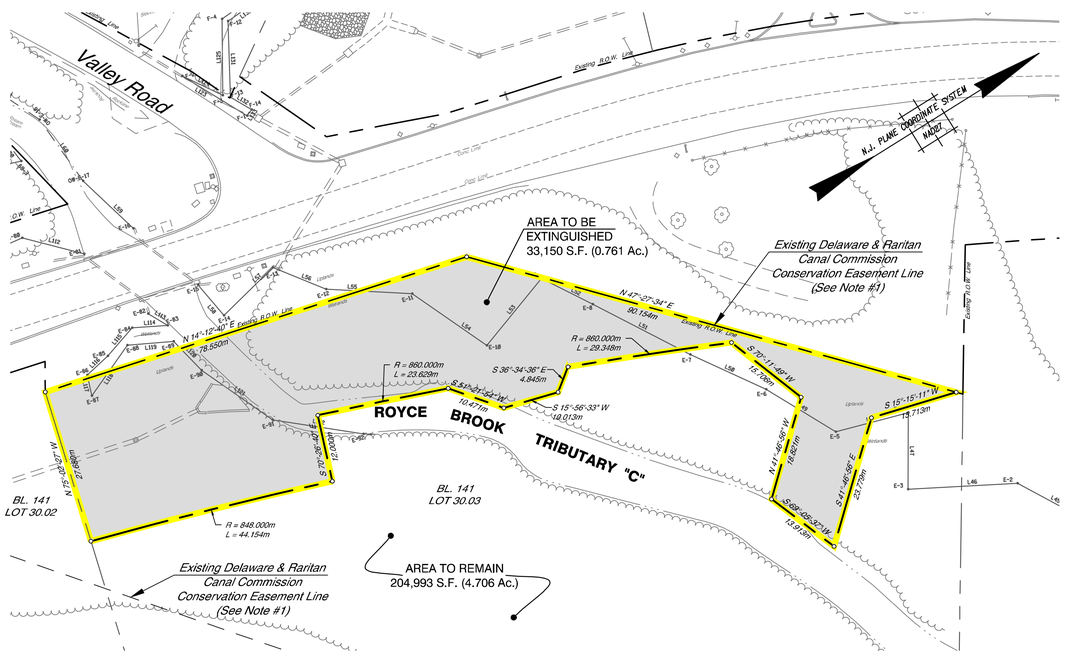
WOODS/BRUSH =	**7,932 S.F. (0.182 AC.)**
GRASS/LAWN =	**753 S.F. (0.017 AC.)**
IMPERVIOUS =	**43 S.F. (0.001 AC.)**

EASEMENT TO REMAIN

WOODS/BRUSH =	**594 S.F. (0.014 AC.)**

BLOCK 141, LOT 30.02
EASEMENT EXTINGUISHMENT

SCALE 1:500



EASEMENT TO BE EXTINGUISHED

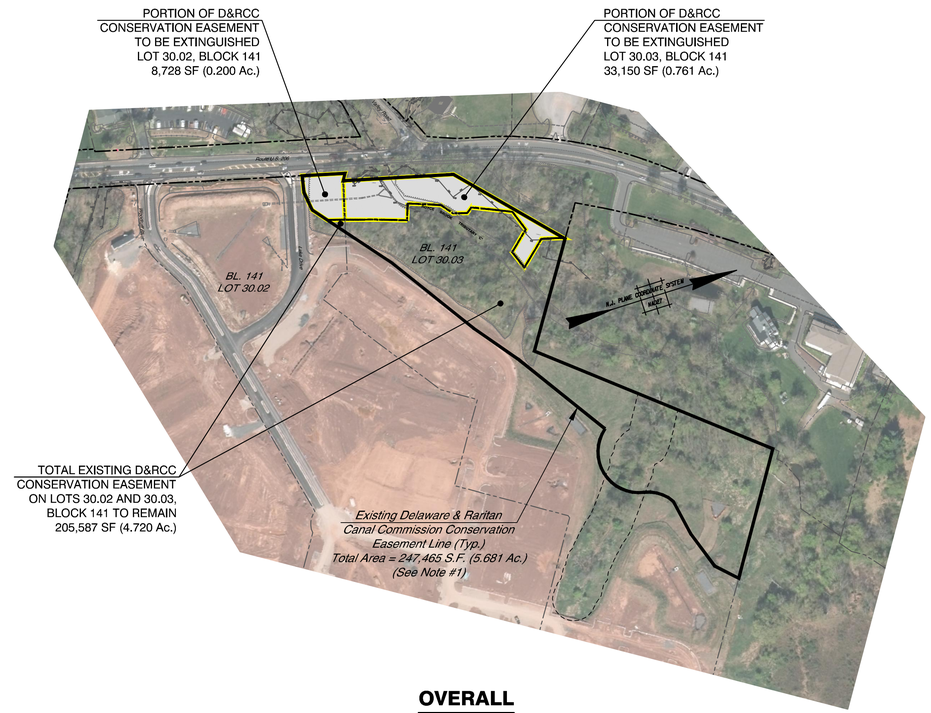
OPEN WATERS =	**1,784 S.F. (0.041 AC.)**
WOODS/BRUSH =	**29,708 S.F. (0.682 AC.)**
GRASS/LAWN =	**1,658 S.F. (0.038 AC.)**

EASEMENT TO REMAIN

OPEN WATERS =	**9,967 S.F. (0.229 AC.)**
WOODS/BRUSH =	**111,048 S.F. (2.549 AC.)**
GRASS/LAWN =	**83,978 S.F. (1.928 AC.)**

BLOCK 141, LOT 30.03
EASEMENT EXTINGUISHMENT

SCALE 1:500



OVERALL
D&RCC CONSERVATION EASEMENT AREA

SCALE 1:2000

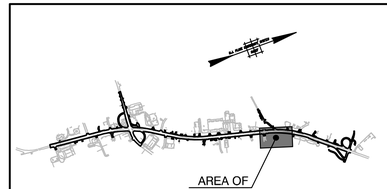
GENERAL NOTES:

1. EXISTING DELAWARE & RARITAN CANAL COMMISSION CONSERVATION EASEMENT SHOWN ON LOTS 30.02 & 30.03 AS PER EASEMENT FILED IN THE SOMERSET COUNTY CLERK'S OFFICE IN DBK 6598, PGS 2052 ETC. TOTAL EASEMENT AREA IS EQUAL TO 247,465 SF (5.681 AC.).

2. PARCEL INFORMATION BASED ON SURVEYS PERFORMED BY HAROLD E. PELLOW & ASSOCIATES, INC., WITH OFFICES LOCATED AT 17 PLAINS ROAD, AUGUSTA, NEW JERSEY BETWEEN NOVEMBER 2016 AND AUGUST 2017 AS SHOWN ON THE GPPM ENTITLED ROUTE U.S. 206 (1953) SECTION 15, TO BE FILED IN SOMERSET COUNTY, AND AS PER FILED MAP "FILED PLAT, PREPARED FOR GREEN VILLAGE, LOT 30 IN BLOCK 141, SITUATED IN HILLSBOROUGH TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES; FILED JULY 24, 2017 IN DEED BOOK 6976, PAGE 2339 ETC.; FILED IN THE SOMERSET COUNTY CLERK'S OFFICE.

1	REVISED AS PER D&RCC COMMENTS	3/13/20	EM-1

EM-1



"ALL DIMENSIONS SHOWN ON THIS SHEET ARE IN METRIC UNITS"

NEW JERSEY DEPARTMENT OF TRANSPORTATION

EASEMENT MODIFICATION PLAN
DELAWARE & RARITAN CANAL COMMISSION PERMIT PLANS (ZONE B)

ROUTE U.S. 206 - DOCTORS WAY TO VALLEY ROAD

CONTRACT NO. 066108022

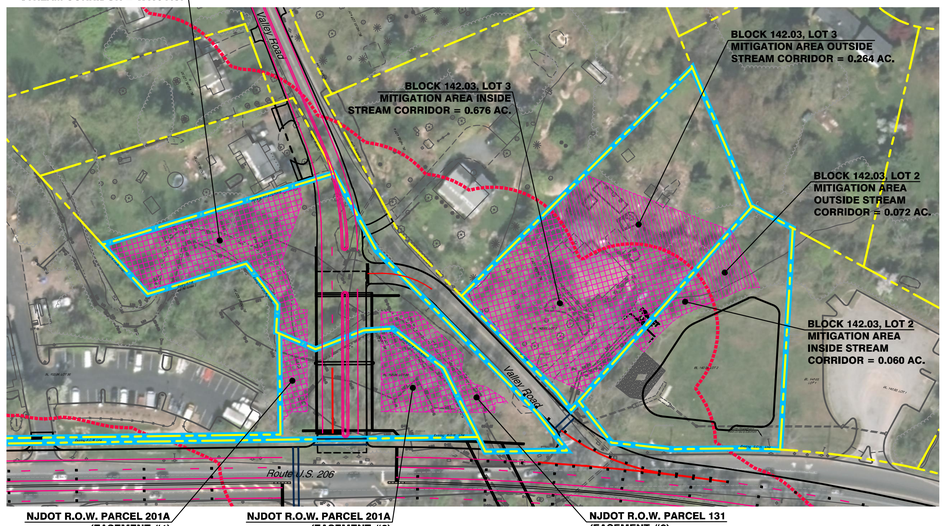
HAROLD E. PELLOW & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. 24GA27959300

CORY L. STONER
NEW JERSEY PROFESSIONAL ENGINEER LICENSE NO. 41027

March 13, 2020 - 4:31 PM, J:\Projects\NJDOT\Re006-15N\Doctors Way To Valley Road\D&R Canal Plans\16197-03-DR-CANAL_EASEMENT-MOD.dwg (bjones) HAROLD E. PELLOW & ASSOCIATES, INC.

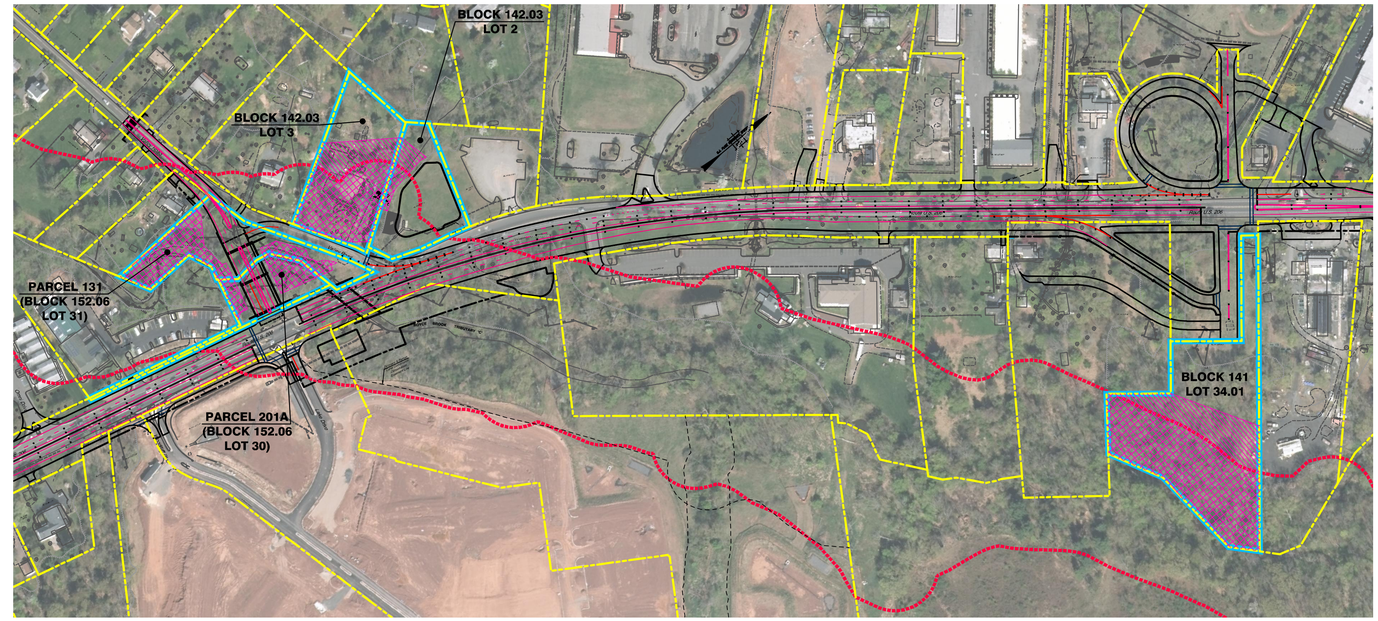
STATE	FEDERAL PROJECT NO.
N.J.	XXX-XXX(XXX)

TOWNSHIP OF HILLSBOROUGH *COUNTY OF SOMERSET*



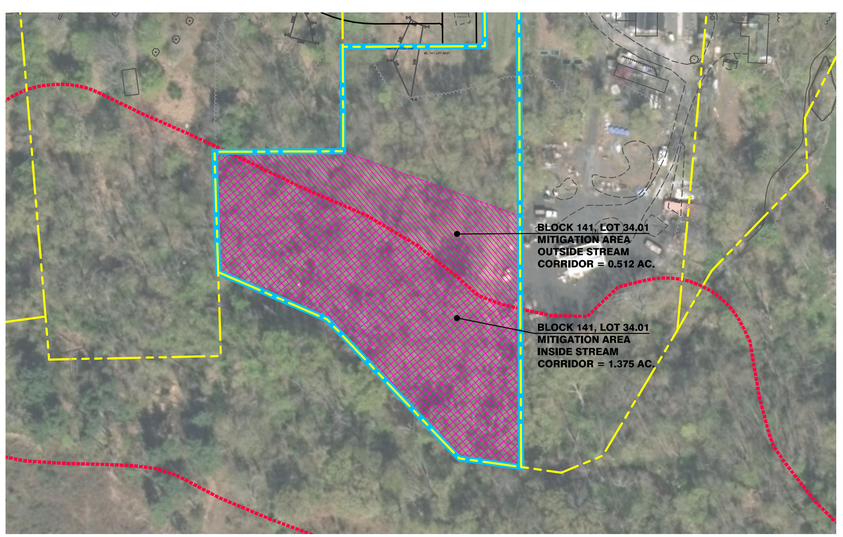
MITIGATION PLAN
VALLEY ROAD VICINITY

SCALE 1:1000



OVERALL
MITIGATION PLAN

SCALE 1:2000



MITIGATION PLAN
BLOCK 141, LOT 34.01

SCALE 1:1000

STREAM CORRIDOR IMPACTS REQUIRING MITIGATION:

PROPOSED PROHIBITED STREAM CORRIDOR DISTURBANCE	=	0.881 AC.
BLOCK 141, LOT 30.02 CONSERVATION EASEMENT REMOVAL	=	0.200 AC.
BLOCK 141, LOT 30.03 CONSERVATION EASEMENT REMOVAL	=	0.761 AC.
TOTAL	=	1.842 AC.

MITIGATION PROPOSED:

NJDOT R.O.W. PARCEL 131 (EASEMENT #1)	=	0.409 AC.
NJDOT R.O.W. PARCEL 131 (EASEMENT #2)	=	0.108 AC.
NJDOT R.O.W. PARCEL 201A (EASEMENT #1)	=	0.064 AC.
NJDOT R.O.W. PARCEL 201A (EASEMENT #2)	=	0.145 AC.
BLOCK 142.03, LOT 3 STREAM CORRIDOR AREA	=	0.676 AC.
BLOCK 142.03, LOT 3 OUTSIDE STREAM CORRIDOR AREA	=	0.264 AC.
BLOCK 142.03, LOT 2 STREAM CORRIDOR AREA	=	0.060 AC.
BLOCK 142.03, LOT 2 OUTSIDE STREAM CORRIDOR AREA	=	0.072 AC.
BLOCK 141, LOT 34.01 STREAM CORRIDOR AREA	=	1.375 AC.
BLOCK 141, LOT 34.01 OUTSIDE STREAM CORRIDOR AREA	=	0.512 AC.
TOTAL	=	3.685 AC.*

*NOTE: TOTAL MITIGATION IS EQUAL TO 2X THE AREA OF STREAM CORRIDOR PROHIBITIVELY IMPACTED.

LEGEND:

- PROPOSED MITIGATION AREA (CONSERVATION EASEMENT) WITHIN STREAM CORRIDOR (2.837 AC.)
- PROPOSED MITIGATION AREA (CONSERVATION EASEMENT) OUTSIDE STREAM CORRIDOR (0.848 AC.)
- DELAWARE & RARITAN CANAL COMMISSION STREAM CORRIDOR
- PROPERTY LINES
- CONSERVATION EASEMENT NOTIFICATION SIGN

CONSERVATION EASEMENT
DELAWARE & RARITAN CANAL COMMISSION

NOTE:

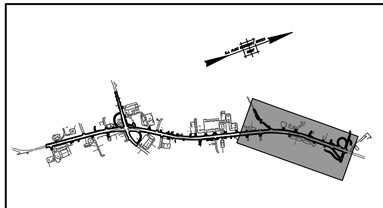
SIGN MOUNTED AT INTERVISIBLE LOCATIONS AROUND THE EASEMENT BOUNDARY FACING OUTWARD. MAXIMUM SPACING IS 300'.

CONSERVATION EASEMENT NOTIFICATION SIGN DETAIL

SCALE 1:2000

MIT-1
MIT-2

1	REVISED AS PER D&RCC COMMENTS	3/13/20



"ALL DIMENSIONS SHOWN ON THIS SHEET ARE IN METRIC UNITS"

NEW JERSEY DEPARTMENT OF TRANSPORTATION

PROPOSED MITIGATION PLAN
DELAWARE & RARITAN CANAL COMMISSION PERMIT PLANS (ZONE B)

ROUTE U.S. 206 - DOCTORS WAY TO VALLEY ROAD

CONTRACT NO. 066108022

HAROLD E. PELLOW & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. 24GA27959300

CORY L. STONER
NEW JERSEY PROFESSIONAL ENGINEER LICENSE NO. 41027

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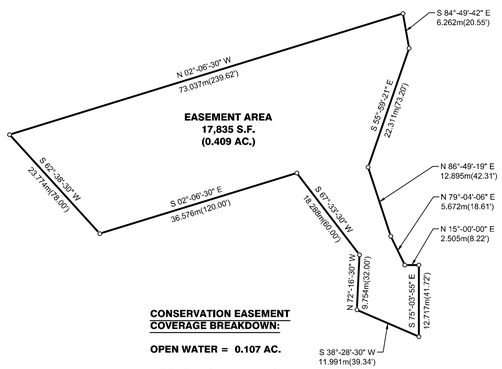
STATE	FEDERAL PROJECT NO.
N.J.	XXX-XXX(XXX)

TOWNSHIP OF HILLSBOROUGH



CONSERVATION EASEMENT COVERAGE BREAKDOWN:

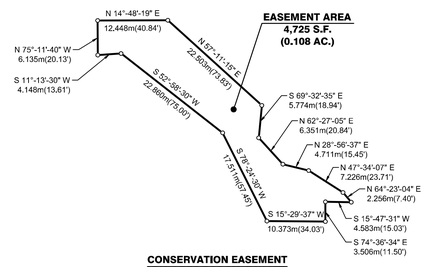
OPEN WATER = 0.107 AC.

WOOD/BRUSH = 0.221 AC.

GRASS/FIELD = 0.081 AC.

NJDOT R.O.W. PARCEL 131 (EASEMENT #1)
CONSERVATION EASEMENT DEDICATION

SCALE 1:500



CONSERVATION EASEMENT COVERAGE BREAKDOWN:

OPEN WATER = 0.051 AC.

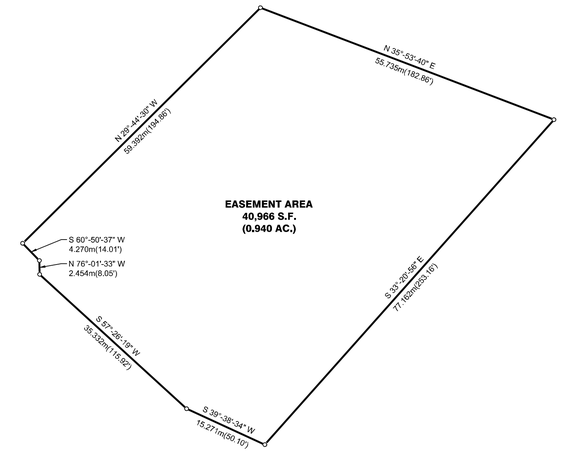
WOOD/BRUSH = 0.030 AC.

GRASS/FIELD = 0.027 AC.

NJDOT R.O.W. PARCEL 131 (EASEMENT #2)
CONSERVATION EASEMENT DEDICATION

SCALE 1:500

COUNTY OF SOMERSET



CONSERVATION EASEMENT COVERAGE BREAKDOWN:

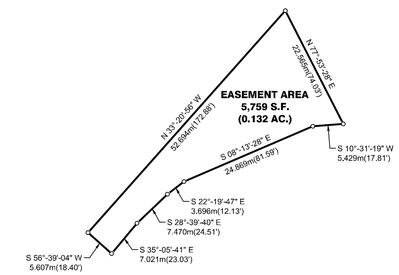
OPEN WATER = 0 AC.

WOOD/BRUSH = 0.208 AC.

GRASS/FIELD = 0.732 AC.

BLOCK 142.03, LOT 3
CONSERVATION EASEMENT DEDICATION

SCALE 1:500



CONSERVATION EASEMENT COVERAGE BREAKDOWN:

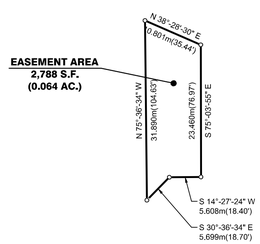
OPEN WATER = 0 AC.

WOOD/BRUSH = 0.132 AC.

GRASS/FIELD = 0 AC.

BLOCK 142.03, LOT 2
CONSERVATION EASEMENT DEDICATION

SCALE 1:500



CONSERVATION EASEMENT COVERAGE BREAKDOWN:

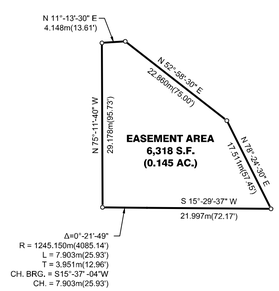
OPEN WATER = 0.014 AC.

WOOD/BRUSH = 0.042 AC.

GRASS/FIELD = 0.008 AC.

NJDOT R.O.W. PARCEL 201A (EASEMENT #1)
CONSERVATION EASEMENT DEDICATION

SCALE 1:500



CONSERVATION EASEMENT COVERAGE BREAKDOWN:

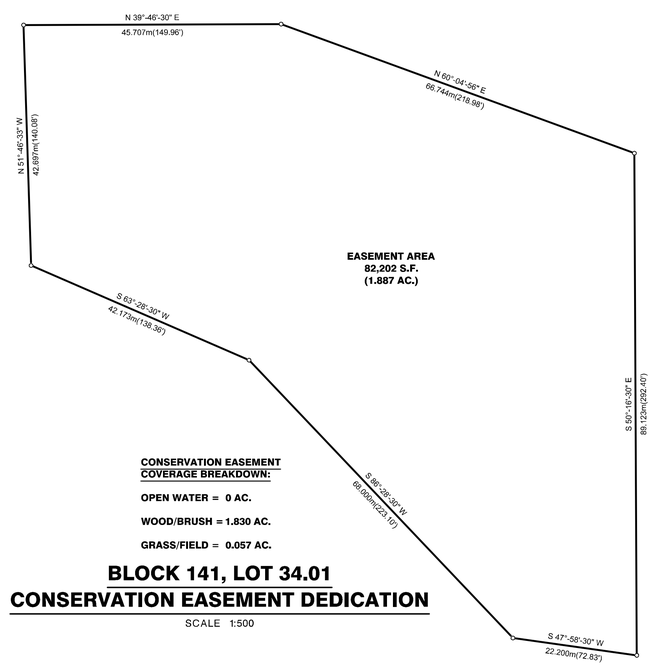
OPEN WATER = 0.013 AC.

WOOD/BRUSH = 0.100 AC.

GRASS/FIELD = 0.032 AC.

NJDOT R.O.W. PARCEL 201A (EASEMENT #2)
CONSERVATION EASEMENT DEDICATION

SCALE 1:500



CONSERVATION EASEMENT COVERAGE BREAKDOWN:

OPEN WATER = 0 AC.

WOOD/BRUSH = 1.830 AC.

GRASS/FIELD = 0.057 AC.

BLOCK 141, LOT 34.01
CONSERVATION EASEMENT DEDICATION

SCALE 1:500

PROJECT SUMMARY:

OPEN WATER	=	**0.185 AC.**
WOOD/BRUSH	=	**2.563 AC.**
GRASS/FIELD	=	**0.937 AC.**
TOTAL	=	**3.685 AC.**

"ALL DIMENSIONS SHOWN ON THIS SHEET ARE IN METRIC UNITS"

1	REVISED AS PER D&RCC COMMENTS	3/13/20	MIT-2

NEW JERSEY DEPARTMENT OF TRANSPORTATION

PROPOSED MITIGATION PLAN
DELAWARE & RARITAN CANAL COMMISSION PERMIT PLANS (ZONE B)

ROUTE U.S. 206 - DOCTORS WAY TO VALLEY ROAD

CONTRACT NO. 066108022

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March 13, 2020 - 4:53 PM J:\Projects\NJDOT\Rte206\16197-04-DR-MITIGATION-PLAN.dwg (Bjonas) HAROLD E. PELLOW & ASSOCIATES, INC.