
Master Plan Reexamination Report

RARITAN TOWNSHIP
HUNTERDON COUNTY, NEW JERSEY

February 27, 2019

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Raritan Township
Hunterdon County, New Jersey

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ACKNOWLEDGEMENTS:

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MASTER PLAN REEXAMINATION

The New Jersey Municipal Land Use Law (MLUL) (N.J.S.A. 40:55D-1 et seq.) requires that each municipality within the State of New Jersey periodically reexamine its Master Plan policies and assumptions, and its zoning restrictions and site plan and subdivision regulations, and prepare and adopt by resolution, a report on the findings of such reexamination. The MLUL requires a reexamination of the Master Plan every 10 years. The Township of Raritan last updated its Master Plan in 2008. A Master Plan update was also completed in 2001. A Master Plan Reexamination was completed in 2000, which reviewed the 1994 Master Plan.

The Reexamination Report must at least include the components listed below (N.J.S.A. 40:55D-89). Incorporated into this review, pursuant to 40:55D-93, each time the municipal master plan is reexamined, the storm water control ordinance and storm water management plan must also be reexamined and revised as needed. Additionally, the New Jersey State Legislature passed P.L. 2017, c.275, a law requiring the land use element of a municipal master plan to include a statement of strategy concerning smart growth, including the consideration of potential locations to install electric vehicle charging stations; storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure; and environmental sustainability. The law took effect on January 8, 2018. The following items will be reviewed in the Master Plan Reexamination:

1. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
2. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
3. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
4. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
5. The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law,” into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

Major Problems and Objectives During the Last Master Plan Update

1. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.

At the time of the last Master Plan adoption, the Township was experiencing a decrease in development and slowing of population growth since the 2000 Master Plan Reexamination. The population was estimated that it would increase to around 21,819 by 2010 from the approximately 19,908 residents in 2008. The slowdown in population growth was attributed to changes in the land use policies within the Township that were shifting toward increased farmland and open space preservation, which resulted in decreased land available for development. Additionally, in 2008, development proposals tended toward lower density, larger lot subdivisions. This was also a result of changes in residential development densities in the Township in 1998 and 2001, which increased lot sizes to 5 and 6 acres. Commercial and industrial development also decreased between the 2001 Master Plan update and the 2008 Master Plan update.

The 2008 Master Plan also noted an increase in State regulations which limited development including new stormwater management regulations which Raritan Township complied with by adopting an updated Stormwater Management Plan in 2005 and the adoption of a Stormwater Control Ordinance in 2006.

Updated affordable housing regulations were also impacting the Township and a Third Round Affordable Housing Plan was adopted in 2005 and later updated again in 2008 in compliance with those changing regulations. The Township received Substantive Certification from the Council on Affordable Housing for its Third Round Housing Element and Fair Share Plan in July 2010.

Significant transportation changes were also noted in the 2008 Master Plan including the Route 31 Transportation and Land Use Plan. The plan noted that since the 2001 Master Plan update there were changes to the proposed Flemington Bypass, Route 31, Route 202, and the Flemington Circle. The State DOT changed policy directions for those projects and proposed smaller modifications and improvements to the existing roadways rather than previously proposed larger improvements.

The Goals and Objectives from the 2008 Master Plan are as follows:

Land Use:

- Limit growth to existing sewer plant capacity
- Limit growth to existing school capacity
- Limit growth to existing roadway capacities.
- Reduce potential for new single-family residential development.
- Permit additional age-restricted residential development.
- Permit additional non-residential development.
- Permit additional commercial recreation development.
- Recognize the historical growth and land uses of areas.
- Reduce amount of land zoned for industrial and office uses where sewer capacity does not exist.
- Provide for land uses that complement and promote the Township historical districts.

Housing Element:

- Supply adequate affordable housing in compliance with the Council on Affordable Housing Regulations.
- Supply a mixture of housing types, sizes and income levels to service wider selection of the population.
- Improve existing affordable housing developments to increase accessibility.
- Improve existing affordable housing developments to provide for a wider range of income levels.
- Supply housing in relation to the projects or properties generating the housing.
- Provide affordable housing in areas that are accessible to employment generators.
- Provide affordable housing in areas that are accessible to transit opportunities.

Circulation:

- Provide for safe and efficient roadway network.
- New developments need to provide more to the traffic network than just access to their site.
- Provide for additional roadway improvements to add additional capacity to State highways
- Integrate plans with Flemington Borough, Hunterdon County and State plans.
- Limit improvements in low-density residential areas to those required for safety only.
- Provide for roadway and transit improvements that will incorporate with land use development.
- Provide alternates to automobile transportation.
- Provide for additional bike, pedestrian facilities.

Utility Plan:

- Provide adequate public utilities to safely and effectively service the township.
- Provide adequate sanitary sewer service in conformance with State regulations.
- Plan for permitted development within existing infrastructure limitations.
- Reduce sewer service area to those properties that can be serviced under existing infrastructure capacities.
- Limit the expansion of public water service to those areas as delineated for public water service in the Master Plan.

Community Facilities:

- Provide for adequate school facilities.
- Limit growth to work within existing school infrastructure.
- Provide for increased integration of land use, transportation, open space, and recreation with existing school infrastructure.
- Provide for adequate public safety facilities and identify areas for possible facility expansion and relocation.
- The Township will strive to achieve/maintain/adhere to existing environmental rules, regulations, policies and standards, and do everything within its capacity to upgrade/improve positive impacting environmental conditions in the township. This process includes passing ordinances and implementing policies designed to have a positive impact on the environment, as well as enforcing existing ordinances.
- Township will strive to meet or exceed Kyoto Protocol targets for reducing global warming pollution by taking actions in our own operations and communities.

Conservation:

- Preserve open space to aid in the protection of water resources.
- Preserve open space to limit growth to existing infrastructure capacities.
- Preserve open space to protect existing aquifer recharge and wellhead protection areas.
- Preserve open space to protect environmental and cultural resources.
- Provide for the use of alternate energy sources in public facilities and transportation.
- Provide for incentives for the use of alternate energy sources in private facilities.
- Provide incentives for the use of energy conserving development and building designs.

Landmark Preservation:

- Preserve significant historic sites.
- Provide for reasonable use and redevelopment opportunities of historic sites.
- Identify new and previously unrecognized historic sites and districts.
- Update historical resources survey.

Recycling:

- Provide recycling facilities to meet the New Jersey State Recycling Plan goals.
- Provide for the collection of yard waste to further the Township's stormwater management plan.
- Provide for the recycling of materials in the design of both residential and non-residential developments.

Farmland:

- Continue the preservation of farmland throughout the Township.
- Provide protection of existing farmland operations from encroaching development.
- Support the continuation of agriculture as a business.
- Plan for the protection and preservation of significant areas of agricultural resources.

Recreation:

- Provide adequate active and passive recreation to the community.
- Provide a variety and adequate amount of both passive and active recreational space in relationship to existing population areas.
- Provide recreation to all age groups.
- Provide for connection between recreational areas.

Open Space:

- Limit residential growth.
- Protect environmental resources.
- Provide area for future active and passive recreation.
- Provide linkages to existing open space.
- Preserve vistas.

The Extent to Which Such Problems and Objectives Have Reduced or Increased

2. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.

Following the 2008 Master Plan update, the residential housing market crashed and large scale residential subdivisions and large lot single family development decreased dramatically. Since then, commercial development became more prevalent, however primarily in the expansion and redevelopment of existing commercial areas and buildings. Inclusionary developments have been proposed in conjunction with the changing regulatory framework for affordable housing. Sewer capacity of the Raritan Township Municipal Utility Authority (RTMUA) is nearing its limit and sewer allocations are limited to existing allocations and flows. The Township has been working with Hunterdon County on a build-out study to determine what, if any, additional capacity may be considered to be added to the existing plant. The Township has also continued work on open space and farmland preservation. An updated Farmland Preservation Plan and an updated Open Space and Recreation Plan are currently nearing completion. The demographics in the Township, including population have been shifting, particularly, recent declines in population following the previously noted slowing of population growth.

Sewer and Water Capacity

Sewer

The 2000 Master Plan Reexamination recommended that there be no changes in the sewer service area. Also, it stated that capacity be directed to commercial, industrial and office zoned properties that do not currently have capacity. The 2008 Master Plan broadened this goal and stated that any available sewer capacity should be (and has been) directed towards affordable housing that is required to be supplied by the Township. It also stated that capacity should be held in reserve for residential developments that currently exist within the sewer service area but are not currently connected to the sewers.

The 2008 Master Plan proposed changes to the sewer service area. The intent was to limit development in the sewer service area to the sewer plant capacities at the time. In order to keep with capacity, the plan recommended that properties designated in the wastewater management plan for 20,000 gpd sub-surface disposal be removed, except for those uses currently operating under a permit.

The RTMUA is currently limiting capacity to those developments with existing reserved capacity. This has caused development of some properties to be hindered. Developing additional sewer capacity either through fixing infiltration issues or by creating additional capacity in the plant is being explored to provide for additional development. Sewer capacity is needed in order to address the Township's affordable housing obligation and to provide for some limited commercial and industrial development. The Township is currently working on a build-out study with Hunterdon County to determine the amount of additional capacity needed. Hunterdon County is also reviewing septic densities in the Township via nitrate dilution modeling to determine if changes are needed for septic density standards in order to meet NJDEP guidelines.

Public Water Service Area

The 2000 Master Plan Reexamination noted that the farmland preservation and open space preservation programs resulted in large areas of the Township being preserved or proposed to be preserved. The open space and farmland preservation programs reduced the amount of land available for residential growth. The 2008 Master Plan stated that a large land area in the southern part of the Township had been removed from the water service area. This was due to much of the area being placed into the farmland preservation program. As a result, single family homes being developed in the area are serviced by on-site wells. The 2008 Master Plan recommended that the public water service not be expanded. Currently, there are no plans to expand existing water service areas.

Open Space

The Township is currently working on an Open Space Plan in order to actively pursue additional open space preservation through State and County grant funding programs. The Township Open Space Committee also works with private non-profit agencies in order to preserve open space and recreation areas. The following goals from the 2008 Master Plan relate to Open Space:

- Limit Residential Growth/Farmland Preservation
- Protect environmental resources and vistas - Greenways
- Provide linkages to existing open space
- Provide area for future active and passive recreation.

Limit Residential Growth – This goal was established to reduce municipal costs associated with increased services associated with residential development and control tax increases. This goal can be accomplished through acquisition of large tracts of residentially zoned land and is most efficiently accomplished through the preservation of farmland through the purchase of easements.

Protect Environmental Resources – Environmental resources targeted for protection through open space preservation in accordance with the Master Plan Conservation Element include protection of water resources, and protection of aquifer recharge and wellhead protection areas.

Linkages to Existing Open Space – Adjacency to existing open space increases the value to the public and creates opportunities for trail connections. Examples of park linkage opportunities in the Township include:

- Lenape Park linkage
- JP Case Middle School Linkage

Future Active and Passive Recreation – Active recreation may include trails, picnic areas, playgrounds, and athletic fields. In addition, river access is a Future Active Recreation Site Goal in the 2008 Master Plan which states (page 27) “the township along with the County should continue to pursue acquisitions along the South Branch of the Raritan River with the ultimate goal to provide additional access to the river for recreational purposes.

Farmland Preservation

An updated Farmland Preservation Plan is currently being developed in order to create a plan that is compliant with State requirements for farmland preservation grants. The following goals and objectives are reaffirmed for the Farmland Preservation Plan:

- Farmland preserves a part of the history of the Township;
- Farmland provides direct employment to farmers and farm workers and related employment to suppliers, distributors and processors;
- The farmland remains privately owned and maintained;
- Funding for the purchase of development easements to preserve farmland is provided from the State of New Jersey

The Township participates in the State Planning Incentive Grant (PIG) Program and conventional State and County Farmland Preservation Grant Programs. Raritan Township set a goal to preserve an additional 600 acres of farmland within the next ten years. The Township anticipates preserving an additional 100 acres within one year and 300 acres within five years. Raritan Township has worked hard to protect its farmland and agriculture and has developed a very successful Farmland Preservation Program. As of July 2016, a total of 1,394 acres were preserved in the Township.

Historic Preservation

The 2008 Master Plan speaks to the importance of landmark preservation. As recommended in the 2000 Reexamination, the 2008 Master Plan identifies the need to create a new historic district in the Reaville area. Parcels that are a part of the proposed area are indicated on the map on the land use map attached to the 2008 Master Plan. East Amwell Township established a Historic Preservation District in the portion of the Reaville area located in that municipality. The proposed

Klineville Historic District was another district under consideration for approval. Klinesville was noted in the Master Plan as recognizable because of the intersection of Thatcher's Hill and Klinesville/Sand hill Roads within the proposed district. The structures there were noted as distinctive creating a unique sense of place. It was also suggested that the contiguous fields of the Ewing Farm be included in the district.

Agricultural Zoning

The Agricultural/Residential Zones were developed in the 2001 Master Plan. The purpose of these zones was to provide areas within the Township where residential and agricultural uses can be developed in conjunction with one another, to reduce the conflict between such uses, and protect existing agricultural operations, in accordance with the recommendations of the Township Master Plan and the State Planning Guidelines. The lower density residential zones coupled with changes in development patterns have served to slow sprawl and large lot subdivisions in the Township.

Raritan Junction/ Raritan Town Square Area

The Raritan Junction and Raritan Town Square Areas were part of redevelopment plans, one of which included the former fairgrounds site. The home of the former Fairgrounds was redeveloped into various businesses such as Lowe's and Walmart along with restaurants and smaller retail stores. The purpose of this rezoning was to allow the development of the site with up to 550,000 square feet of retail space. The 2001 Master Plan recommended to change the I-2 Zoning. However, there needed to be an alternative to rezoning it as B-2 due to the desire to incorporate mixed-use developments in the future. Therefore, the RJR- Raritan Junction Redevelopment and PCOS- Planned Commercial Office Service Zones were created. Raritan Town Square is located in this area. These two redevelopment zones were amended in 2017 to allow for residential and mixed-use buildings which provided affordable housing set-asides to aid the Township in meeting its amended Third Round Affordable Housing obligations.

Circulation

The 2008 Master Plan indicates that the Flemington Circle was a major traffic concern with three major state highways converging at one location with no options for alternative routes. While larger transportation projects to address the Flemington Circle congestion were scrapped, the NJDOT recently completed improvements to the Flemington Circle to improve traffic flows and better define entrances and exits.

The 2008 Master Plan noted that the one of the most important aspects of the Circulation Element is the recognition that it is no longer possible to have only the collector and highway system to support traffic in the area. All future development must provide for not only the traffic on the subject site but must be designed to assist in the overall circulation system of the Township and region. Prior cul-de-sac and dead-end development had forced additional traffic to utilize the

existing sparse roadway network. The recommendation to continue through roadways and connections is reaffirmed by this reexamination.

Population and Demographic Changes

The Township of Raritan contains 38.6 square miles and had a population of 19, 809 people according to the 2000 US Census. According to the 2010 US Census, the population grew by 12 percent to 22,185 people. However, population estimates conducted by the American Community Survey show Raritan's population declining slightly each year after 2010 to a 2016 population estimate of 22,026. As a result of this change in population growth, an updated demographics review of the Township is provided in this reexamination report under section 3 below.

Changes in Assumptions, Policies & Objectives Underlying the Master Plan & Regulations

3. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.

Demographics

The following demographics provide a current picture of several key population and household data cross-sections in order to review the basis for assumptions currently underlying the Master Plan and development regulations.

POPULATION

Population Change: 1990-2016						
Year	Raritan Township (RT)	% Change	Hunterdon County (HC)	% Change	New Jersey (NJ)	% Change
1990	15,712		107,852		7,747,750	
2000	19,809	26.1	121,989	13.1	8,414,350	8.6
2010	22,185	12.0	128,349	5.2	8,721,577	3.7
2013	22,145	-0.2	127,047	-1.0	8,832,406	1.3
2014	22,106	-0.2	126,746	-0.2	8,874,374	0.5
2015	22,048	-0.3	126,250	-0.4	8,904,413	0.3
2016	22,026	-0.1	125,708	-0.4	8,915,456	0.1

Sources: US Census, American Community Survey 5-Year Estimates

According to the 2012-2016 American Community Survey Estimates, Raritan Township's population was 22,026 people in 2016. While the estimates show the Township's population decreasing slightly over the past few years, Raritan was still by far the most populous municipality in Hunterdon County,

New Jersey. (The second-most populous, Readington Township, had 15,922 people in its 2016 estimate.) Like Raritan Township, Hunterdon County experienced population decline since the last decennial Census. Meanwhile, New Jersey's population growth slowed but remained positive.

AGE AND SEX

Age Groups, Sex, and Median Age: 2016						
	RT	%	HC	%	NJ	%
Total population	22,026	100.0	125,708	100.0	8,915,456	100.0
under 5	851	3.9	5,019	4.0	528,509	5.9
5 to 9	1,342	6.1	6,400	5.1	550,627	6.2
10 to 14	2,110	9.6	9,034	7.2	574,364	6.4
15 to 19	1,616	7.3	9,241	7.4	579,261	6.5
20 to 24	1,038	4.7	7,679	6.1	570,148	6.4
25 to 29	656	3.0	5,279	4.2	569,779	6.4
30 to 34	719	3.3	5,290	4.2	577,390	6.5
35 to 39	1,265	5.7	6,231	5.0	566,062	6.3
40 to 44	1,575	7.2	7,878	6.3	603,949	6.8
45 to 49	1,990	9.0	10,827	8.6	650,653	7.3
50 to 54	2,456	11.2	12,483	9.9	681,908	7.6
55 to 59	1,965	8.9	11,622	9.2	625,355	7.0
60 to 64	1,244	5.6	9,018	7.2	525,160	5.9
65 to 69	982	4.5	6,872	5.5	421,239	4.7
70 to 74	733	3.3	4,763	3.8	304,973	3.4
75 to 79	518	2.4	3,205	2.5	218,647	2.5
80 to 84	337	1.5	2,315	1.8	172,233	1.9
85 years and over	629	2.9	2,552	2.0	195,199	2.2
18 years and over	16,693	75.8	99,269	79.0	6,905,643	77.5
65 years and over	3,199	14.5	19,707	15.7	1,312,291	14.7
Male	10,564	48.0	62,725	49.9	4,350,531	48.8
Female	11,462	52.0	62,983	50.1	4,564,925	51.2
Median Age	44.6		45.5		39.5	
Male	43.3		43.8		37.9	
Female	46.1		46.6		41.0	

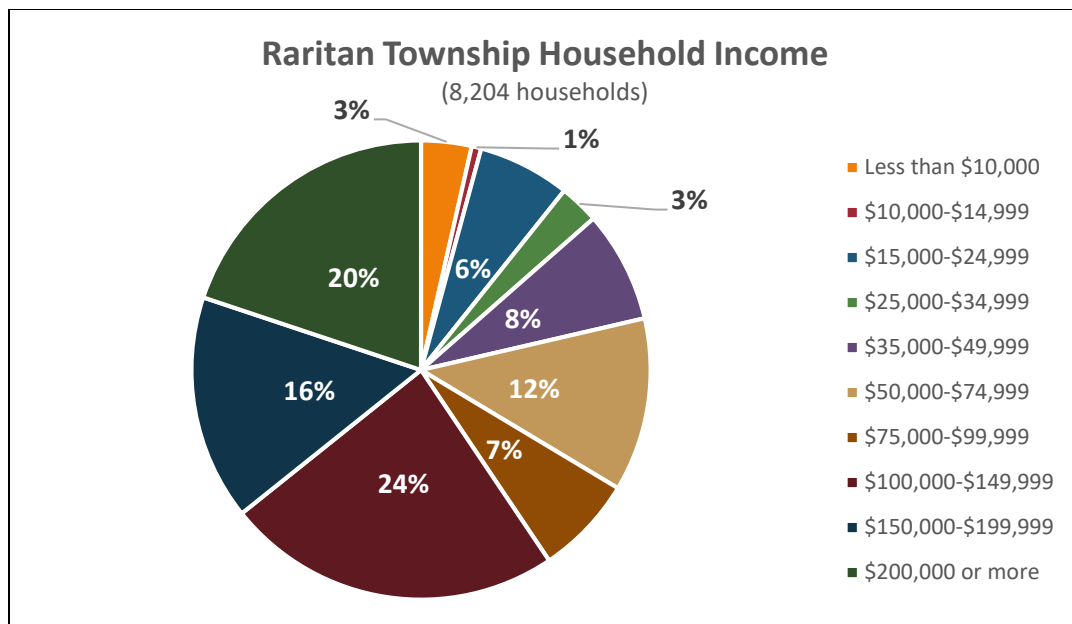
Source: 2012-2016 American Community Survey Estimates

While its share of residents 65 years and over was relatively on par with those of the County and State, Raritan Township and Hunterdon County's median ages (44.6 and 45.5, respectively) were several years higher than the State's, at 39.5 years. The Township had a slightly lower percentage of residents 18 years and older compared to the County and State. 52% of Township residents were female, just above the County at 50.1% and the State at 51.2%.

INCOME

Household Income: 2016						
	RT	%	HC	%	NJ	%
Total households	8,140	100.0	46,935	100.0	3,195,014	100.0
Less than \$10,000	289	3.6	1,344	2.9	174,835	5.5
\$10,000-\$14,999	55	0.7	724	1.5	119,850	3.8
\$15,000-\$24,999	529	6.5	2,322	4.9	254,536	8.0
\$25,000-\$34,999	228	2.8	2,176	4.6	241,137	7.5
\$35,000-\$49,999	639	7.9	3,332	7.1	329,401	10.3
\$50,000-\$74,999	995	12.2	6,198	13.2	500,967	15.7
\$75,000-\$99,999	568	7.0	5,286	11.3	394,405	12.3
\$100,000-\$149,999	1,928	23.7	9,379	20.0	549,595	17.2
\$150,000-\$199,999	1,291	15.9	6,828	14.5	286,629	9.0
\$200,000 or more	1,618	19.9	9,346	19.9	343,659	10.8
Median Household Income	\$116,118		\$108,177		\$73,702	
Median Family Income	\$138,672		\$132,066		\$90,757	
Median Nonfamily Household Income	\$50,433		\$56,012		\$40,569	

Source: 2012-2016 American Community Survey Estimates



Source: 2012-2016 American Community Survey Estimates

In terms of median household income, Raritan Township (\$116,118) topped the County (\$108,177) and brought in incomes well above the State median at \$73,702. The shares of Township and County households making \$200,000 a year or more were almost twice the State percentage of 10.8. 289 of Raritan Township households (3.6%) made less than \$10,000 annually, a rate higher than the County (2.9%), but lower than the State (5.5%). 59.5% of Township households made \$100,000 or more, while just over half of County households and over a third of State households met that income threshold.

HOUSEHOLD SIZE

Average Household Size: 2000-2016			
Year	RT	HC	NJ
2000	2.81	2.69	2.68
2010	2.72	2.62	2.68
2011	2.72	2.61	2.69
2012	2.71	2.60	2.70
2013	2.64	2.61	2.71
2014	2.66	2.59	2.72
2015	2.68	2.60	2.73
2016	2.67	2.58	2.73

Sources: US Census, American Community Survey 5-Year Estimates

The American Community Survey estimates that the average household size in Raritan Township was 2.67 in 2016, higher than the County average but lower than the State. The represents a slight decline since 2000 and 2010, reflecting both the change in average household size in Hunterdon County and national trends. New Jersey's average household size has grown steadily, about one percentage point per year, since the last two censuses.

Household Size by Household Type: 2016						
	RT	%	HC	%	NJ	%
Total households	8,140	100.0	46,935	100.0	3,195,014	100.0
Family Households	6,219	76.4	34,064	72.6	2,213,123	69.3
2 person household	2,692	33.1	14,818	31.6	843,649	26.4
3 person household	1,360	16.7	7,839	16.7	548,911	17.2
4 person household	1,386	17.0	7,491	16.0	493,537	15.4
5 person household	554	6.8	2,771	5.9	209,507	6.6
6 person household	137	1.7	776	1.7	72,655	2.3
7 or more person household	90	1.1	369	0.8	44,864	1.4
Nonfamily Households	1,921	23.6	12,871	27.4	981,891	30.7
1 person household	1,726	21.2	10,890	23.2	822,552	25.7
2 person household	182	2.2	1,809	3.9	132,006	4.1
3 person household	13	0.2	144	0.3	16,751	0.5
4 person household	0	0.0	17	0.0	7,299	0.2
5 person household	0	0.0	11	0.0	2,077	0.1
6 person household	0	0.0	0	0.0	827	0.0
7 or more person household	0	0.0	0	0.0	379	0.0

Source: 2012-2016 American Community Survey Estimates

Of the 8,140 households in Raritan Township, 6,219 or 76.4% were “family households” or a household that “includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption” according to the U.S. Census Bureau. This percentage was slightly higher than that of the County (72.6%) and the State (69.3%). There were no 4-, 5-, 6-, 7- or more person nonfamily households in Raritan Township.

RACE

Race and Hispanic/Latino Origin: 2016						
	RT	%	HC	%	NJ	%
Total population	22,026	100.0	125,708	100.0	8,915,456	100.0
One Race	21,732	98.7	123,913	98.6	8,689,743	97.5
White	20,069	91.1	114,597	91.2	6,075,710	68.1
Black or African American	317	1.4	3,291	2.6	1,207,221	13.5
American Indian or Alaska Native	0	0.0	66	0.1	18,470	0.2
Asian	1,269	5.8	4,532	3.6	819,208	9.2
Native Hawaiian and Other Pacific Islander	0	0.0	196	0.2	2,811	0.0
Some Other Race	77	0.3	1,231	1.0	566,323	6.4
Two or More Races	294	1.3	1,795	1.4	225,713	2.5
Hispanic or Latino of any race	1,090	4.9	7,530	6.0	1,719,831	19.3

Source: 2012-2016 American Community Survey Estimates

Raritan Township and Hunterdon County had similar shares of residents who reported “White Alone” as their race, 91.1% for the Township and 91.2% for the County. These figures are roughly 23 percentage points higher than the State’s “White Alone” population in 2016. The Township’s percentage of “Black or African American Alone” residents was just over half of the County’s rate, while the Township’s Asian population totaling 1,269 people (5.8%) was two percentage points over the County rate of 3.6%. Both “Black or African American Alone” and “Asian Alone” were represented at a much higher rate at the State level. Regardless of race, 1,090 people or 4.9% of Raritan Township residents had Hispanic or Latino ethnicity. This percentage was just below the County’s (6.0%) but nearly four times smaller than the State’s (19.3%).

EMPLOYMENT

Employment Status: 2016						
	RT	%	HC	%	NJ	%
Population 16 years and over	17,360	100.0	103,060	100.0	7,143,654	100.0
In labor force	12,110	69.9	69,979	67.9	4,699,613	65.8
Civilian labor force	12,110	69.8	69,937	67.9	4,691,489	65.7
Employed	11,393	65.6	66,233	64.3	4,322,619	60.5
Unemployed	717	5.9	3,704	5.3	368,870	7.9
Armed forces	0	0.0	42	0.0	8,124	0.1
Not in labor force	5,250	30.2	33,081	32.1	2,444,041	34.2

Source: 2012-2016 American Community Survey Estimates

According to the 2012-2016 American Community Survey 5-Year Estimates, the Township had a higher share (69.9%) than both the County (67.9%) and State (65.8%) of residents 16 years and over in the labor force. 717 of the Township's civilian labor force was unemployed, for an unemployment rate of 5.9%, slightly higher than the County rate of 5.6% and a few points lower than the State's at 7.9%. None of Raritan Township's population was in the armed forces.

Industries of Raritan Township's Employed Population: 2016						
	RT	%	HC	%	NJ	%
Civilian employed population 16 years and over	11,393	100.0	66,233	100.0	4,322,619	100.0
Agriculture, forestry, fishing and hunting, and mining	52	0.5	753	1.1	13,361	0.3
Construction	361	3.2	3,974	6.0	246,350	5.7
Manufacturing	1,860	16.3	7,635	11.5	359,514	8.3
Wholesale trade	564	5.0	2,632	4.0	147,187	3.4
Retail trade	906	8.0	6,800	10.3	485,953	11.2
Transportation and warehousing, and utilities	365	3.2	1,994	3.0	253,165	5.9
Information	549	4.8	2,394	3.6	120,999	2.8
Finance and insurance, and real estate and rental and leasing	1,042	9.1	5,927	8.9	368,100	8.5
Professional, scientific, and management, and administrative and waste management services	1,429	12.5	9,546	14.4	567,334	13.1
Educational services, and health care and social assistance	2,794	24.5	14,614	22.1	1,027,506	23.8
Arts, entertainment, and recreation, and accommodation and food services	627	5.5	4,368	6.6	361,602	8.4
Other services, except public administration	425	3.7	2,928	4.4	192,426	4.5
Public administration	419	3.7	2,668	4.0	178,852	4.1

Source: 2012-2016 American Community Survey Estimates

With a few exceptions, the industrial breakdown of the civilian employed population 16 years and over in Raritan Township roughly followed those of Hunterdon County and New Jersey. The Township had a lower share of construction jobs than the County and State, but manufacturing jobs were almost twice as prevalent in Raritan Township than in New Jersey as a whole (16.3% versus 8.3%). 24.5% of the Township's employed population worked in "Educational services, and health care and social assistance," a share slightly higher than those in the County and State. Hunterdon Medical Center, located in Raritan Township, most likely provides a major percentage of these jobs. According to NJ Department of Labor and Workforce Development Office of Research and Information, Division of Economic and Demographic Research, there were just over 200 private, local government, and state government employers in Raritan Township in 2017.

COMMUTING

Means of Transportation to Work: 2016						
	RT	%	HC	%	NJ	%
Workers 16 Years and Over	11,171	100.0	64,524	100.0	4,233,592	100.0
Car, Truck, or Van	10,074	90.2	56,198	87.1	3,377,963	79.8
Drove Alone	9,579	85.7	52,692	81.7	3,035,507	71.7
Carpooled	495	4.4	3,506	5.4	342,456	8.1
Public Transportation (includes Taxicab)	313	2.8	1,597	2.5	484,548	11.4
Motorcycle	15	0.1	34	0.1	2,347	0.1
Bicycle	0	0.0	91	0.1	14,185	0.3
Walked	30	0.3	1,233	1.9	127,655	3.0
Other Means	34	0.3	249	0.4	51,835	1.2
Worked At Home	705	6.3	5,122	7.9	175,059	4.1

Source: 2012-2016 American Community Survey Estimates

Most of Raritan Township's workers, 10,074 people or 90.2%, drove to work either alone or in a carpool, while 87.1% of Hunterdon County and 79.8% of New Jersey did the same. 313 or 2.8% of workers used public transportation in their commute, a figure comparable to the County rate of 2.5% but lagging behind the State percentage of 11.4%. 6.3% of Raritan Township and 7.9% of Hunterdon County worked at home, both higher rates than in New Jersey as a whole (4.1%).

Place of Work: 2016				
	RT	%	Flemington Borough	%
Workers 16 Years and Over	11,171	100.0	2,183	100.0
Worked in state of residence	10,418	93.3	2,131	97.6
Worked in county of residence	4,765	42.7	1,451	66.5
Worked outside county of residence	5,653	50.6	680	31.1
Worked outside state of residence	753	6.7	52	2.4

Source: 2012-2016 American Community Survey Estimates

Over 93 percent of Raritan Township workers 16 years and over worked in New Jersey. However, a larger number of residents worked outside Hunterdon County (5,653) than in the County (4,765). These figures contrast with those of Flemington Borough, the county seat of Hunterdon County which is completely surrounded by Raritan Township. In Flemington, 66.5% of workers were employed in Hunterdon County, and only 2.4% journeyed outside the State for work, less than half of the 6.7% of Raritan Township workers employed in another state. (Also, according to the 2012-2016 American Community Survey 5-Year Estimates, 7.2% of Flemington workers walked to work, a figure that dwarfs Raritan Township's 0.3%.)

Travel Time to Work: 2016						
	RT	%	HC	%	NJ	%
Workers 16 Years and Over	11,171	100.0	64,524	100.0	4,233,592	100.0
Worked At Home	705	6.3	5,122	7.9	175,059	4.1
Did Not Work At Home	10,466	93.7	59,402	92.1	4,058,533	95.9
Less than 10 minutes	922	8.8	5,988	10.1	405,962	10.0
10-14 minutes	1,229	11.7	6,061	10.2	483,671	11.9
15-19 minutes	735	7.0	5,861	9.9	517,038	12.7
20-24 minutes	1,262	12.1	6,543	11.0	531,893	13.1
25-29 minutes	794	7.6	3,728	6.3	248,561	6.1
30-34 minutes	1,414	13.5	7,467	12.6	537,521	13.2
35-44 minutes	1,044	10.0	6,044	10.2	316,304	7.8
45-59 minutes	1,574	15.0	8,371	14.1	398,113	9.8
60 or more minutes	1,492	14.3	9,339	15.7	619,470	15.3
Average travel time	33.1		33.2		31.2	

Source: 2012-2016 American Community Survey Estimates

The average travel time to work was a few minutes higher in Raritan Township (33.1) and Hunterdon County (33.2) than throughout New Jersey (31.2). While the Township had a lower share of workers commuting an hour or more to work, 47.2% of Raritan workers reported spending less than 30 minutes commuting to work, similar to the County's 47.5% but below the State's 53.8% of commutes clocking in under a half hour.

EDUCATION

School Enrollment: 2016						
	RT	%	HC	%	NJ	%
Population 16 to 19 Years	1,253	100.0	7,046	100.0	455,781	100.0
Enrolled	1,198	95.6	6,336	89.9	408,380	89.6
Not Enrolled	0	0.0	132	1.9	12,225	2.7
Not Enrolled, High School Graduate	55	4.4	578	8.2	35,176	7.7

Source: 2012-2016 American Community Survey Estimates

All of Raritan Township's 1,253 residents 16 to 19 years old were either enrolled in school or a high school graduate (including equivalency). All 55 residents who had graduated high school but were not enrolled in school were male. The enrollment and high school diploma attainment rates in Hunterdon County and New Jersey nearly mirrored each other, where almost 90 percent of residents were enrolled and, if not enrolled, 8.2% of County residents and 7.7% of State residents had finished high school or an equivalent program.

Raritan Township School Enrollment by Level and Type: 2016					
	Total	Public	%	Private	%
Enrolled Population 3 Years and Over	6,135	5,137	86.7	998	13.3
Pre-school	322	64	19.9	258	80.1
K-8	3,158	3,075	97.4	83	2.6
High School	1,397	1,334	95.5	63	4.5
College/Graduate School	1,258	844	67.1	414	32.9

Source: 2012-2016 American Community Survey Estimates

Of the 6,135 Township residents aged 3 and older enrolled in school, 86.7% of them were enrolled in public school. In the same estimates, 82.5% of County residents and 81.1% of State residents went to public school. Township students overwhelmingly attended private pre-school (80.1%), while only 64.7% of County students and 47.2% of State students were enrolled in private pre-school. 95.5% of students were enrolled in a public high school, a figure higher than but comparable to County and State rates (89.9% and 88.3%).

School Enrollment by District (2010-2018)				
	Hunterdon Central Regional HS		Flemington-Raritan Regional	
School Year	Enrollment	% Change	Enrollment	% Change
2010-2011	2,889		3,625	
2011-2012	2,996	3.7	3,543	-2.3
2012-2013	2,946	-1.7	3,504	-1.1
2013-2014	2,954	0.3	3,388	-3.3
2014-2015	2,936	-0.6	3,339	-1.4
2015-2016	2,944	0.3	3,151	-5.6
2016-2017	2,924	-0.7	3,078	-2.3
2017-2018	2,882	-1.4	3,055	-0.7

Source: New Jersey Department of Education enrollment data

Enrollment in the Township's two school districts, Hunterdon Central Regional High School and the Flemington-Raritan Regional School District, have seen different trajectories in the past decade. The high school's enrollment has been relatively even just below 3,000 students, spiking to 2,996 in 2011 and losing only seven (7) students since 2010. Meanwhile the Flemington-Raritan Regional School District has experienced steady decline, losing nearly 16% of its enrollment since the 2010-2011 school year.

HEALTH INSURANCE

Health Insurance Coverage by Age Group: 2016						
	RT	%	HC	%	NJ	%
Under 18*	5,311	100.0	25,842	100.0	2,005,654	100.0
No Health Insurance	137	2.6	432	1.7	90,246	4.5
18 to 34*	2,984	100.0	18,788	100.0	1,909,643	100.0
No Health Insurance	112	3.8	1,971	10.5	369,916	19.4
35 to 64*	10,464	100.0	57,634	100.0	3,619,923	100.0
No Health Insurance	399	3.8	2,434	4.2	460,384	12.7
65 years and over*	3,021	100.0	19,349	100.0	1,272,679	100.0
No Health Insurance	0	0.0	21	0.1	18,420	1.4

Source: 2012-2016 American Community Survey Estimates

*Totals are civilian noninstitutionalized population

The percentages of Raritan Township residents, categorized by age group, without health insurance coverage were in general lower than those of the County and State. Most notably, the share of uninsured Township residents 18 to 34 was just over a third of the County rate and more than five times less than the State rate. There were no uninsured residents 65 years and over in Raritan Township, while this age group had a small share of uninsured residents in the County and State.

POVERTY

Poverty Rate by Age Group: 2016						
	RT	%	HC	%	NJ	%
Under 18*	5,297	100.0	25,573	100.0	1,986,873	100.0
Below poverty level	355	6.7	1,360	5.3	310,580	15.6
18 to 64*	13,448	100.0	76,464	100.0	5,479,506	100.0
Below poverty level	642	4.8	3,464	4.5	535,722	9.8
65 years and over*	3,021	100.0	19,349	100.0	1,272,679	100.0
Below poverty level	172	5.7	675	3.5	103,039	8.1

Source: 2012-2016 American Community Survey Estimates,

*Totals are population for whom poverty status is determined in a given age group

355 Raritan Township residents under 18, 6.7% of children for whom poverty status is determined, were below the poverty line. This figure is slightly above the County's but well below the State's. While Raritan Township only accounts for 17.5% of Hunterdon County's population, just over a quarter of the County population 65 years and over determined to be below the poverty level lived in the Township by 2012-2016 estimates.

VACANCY

Vacancy Status: 2000-2016					
	Total units	Vacant	%	Seasonal	%
2000	7,094	155	2.2	24	15.5
2010	8,288	232	2.8	35	15.1
2011	8,333	326	3.9	40	12.3
2012	8,340	311	3.7	18	5.8
2013	8,592	309	3.6	23	7.4
2014	8,435	231	2.7	12	5.2
2015	8,323	203	2.4	0	0.0
2016	8,310	170	2.0	0	0.0

Sources: US Census Bureau, American Community Survey 5-Year Estimates

According to the American Community Survey 5-Year Estimates, vacancy rates spiked but have been slowly and steadily falling in the Township since the last decennial Census in 2010. The share of those vacant units in "seasonal, recreational, or occasional use" has also declined, plummeting to zero in the last two estimates. The estimates of total housing units have fluctuated since 2010, from a peak of 8,592 in 2013 to a low of 8,310 in 2016.

Fair Share Plan

The 2008 Master Plan indicated that the Township adopted an Affordable Housing Growth Share Production ordinance in 2006. This was in response to new affordable regulations for a period beginning on December 20, 2004. The ordinance required developers to provide for the affordable housing their projects produced. In some cases, this was provided for in the form of on-site construction of affordable housing on commercial lots. In 2007 the courts over turned portions of the COAH regulations. At the time of the 2008 Master Plan, the regulations were planned to be revised by December 31, 2007. Before COAH acted on the Township's 2006 Third Round Petition for substantive certification, the Appellate Division overturned COAH's first iteration of its Third Round Rules in In re Adoption of N.J.A.C. 5:94 and 5:95, 390 N.J. Super. 1 (App. Div. 2007).

After the courts invalidated some of the Third Round COAH rules and COAH adopted revised Rules on October 20, 2008, the Township filed another resolution of participation and Housing Element and Fair Share with COAH. The Third Round Housing Element and Fair Share Plan was adopted by the Raritan Planning board on November 25, 2008, and the resolution of participation and Housing Element and Fair Share Plan were approved by the Raritan Township Committee on December 8, 2008 (the "2008 HPE&FSP"). The petition was deemed complete on March 30, 2009. On June 21, 2010, the Township received a COAH Compliance Report recommending approval for the Third Round Substantive Certification. The Township received Third Round Substantive Certification on July 15, 2010. The 2008 Housing Element and Fair Share Plan fully addressed all prior and current affordable housing obligations of the Township under the second iteration of COAH's Third Round rules.

The Appellate Division overturned COAH's second iteration of its Third Round Rules in In re Adoption of N.J.A.C. 5:96 and 5:97, 416 N.J. Super. 462 (App. Div. 2010). On September 26, 2013, the New Jersey Supreme Court decided in In re Adoption of N.J.A.C. 5:96 & 5:97, 215 N.J. 578 (2013), which affirmed the Appellate Division's invalidation of the second iteration of COAH's Third Round Rules on the basis that the "growth share" methodology incorporated into the Third Round Rules were beyond the purview of the rulemaking authority delegated to COAH because they conflicted with the FHA. Id. at 586, 620. The effect of the Supreme Court's decision was that COAH was required to adopt a third iteration of the Third Round Rules by February 26, 2014. COAH failed to adopt the third iteration of the Third Round Rules by February 26, 2014 and, after motions were filed in the Appellate Division and Supreme Court, the Supreme Court issued an Order on March 14, 2014 (the "March 14, 2014 Order") that required COAH to adopt the third iteration of the Third Round Rules on or before October 22, 2014 and transmit those rules to the Office of Administrative Law (the "OAL") to permit publication of the adoption notice in the November 17, 2014 edition of the New Jersey Register. COAH failed to do this by October 2014.

On March 10, 2015, the Supreme Court issued the 2015 decision which decided the motion in aid of litigant's rights and held that COAH's administration process had become futile so that parties concerned about municipal compliance with constitutional affordable housing obligations, as well as municipalities that believe they are currently compliant or are ready and willing to demonstrate such compliance, would heretofore process exclusionary zoning and/or affordable housing matters in the courts. As to municipalities that wish to obtain an affirmative declaration of constitutional compliance, the 2015 Decision provides that they can file Declaratory Judgment actions and that notice of such actions must be provided to "interested parties" which "presumptions includes, at a minimum, the entities on the service list" in the motion in aid of litigant's rights matter.

Raritan filed a declaratory judgment action in Superior Court on July 1, 2015 seeking a declaration of its compliance with the Mount Laurel doctrine and Fair Housing Act of 1985, N.J.S.A. 52:27D-301 et seq. in accordance with In re Adoption of N.J.A.C. 5:96 & 5:97, 215 N.J. 578 (2013). The Township is currently amending its prior 2008 HEFSP with a Third Round HEFSP that will respond to and comply with the Township's Third Round Mount Laurel affordable housing obligation in accordance with In re N.J.A.C. 5:96 and 5:97, supra and the 2015 Decision. The Township's court case has not yet been settled or decided. The Township Committee has amended ordinances to provide for additional affordable units as part of the process. The sewer limitation has become a limiting factor as the RTMUA has been unable to provide new allocations. However, the Township is moving ahead with its proposals and a new Housing Element and Fair Share Plan will be presented to the Planning Board for adoption following a decision or settlement in the declaratory judgment action.

The Township has fully addressed its Prior Round Obligations as noted on the table below providing 360 units of credit. The Township has been working diligently to provide for its current affordable housing obligation. While the exact obligation has not yet been determined, the table below shows the Township completing at least 712 units to date for the Third Round period of 1999-2025.

Raritan Township Affordable Housing Obligations and Credits for Prior Rounds

Prior Round Obligation	Type	Units	Bonus Credits	Total Credits
Prior Cycle = 33 Credits		33	33	66
<i>Easter Seals</i>	Supportive/Special Needs	18	18	
<i>ARC Group Home</i>	Supportive/Special Needs	5	5	
<i>Good News Home</i>	Supportive/Special Needs	3	4	
<i>Cherryville Group Home</i>	Supportive/Special Needs	4	4	
<i>Ringoes Group Home</i>	Supportive/Special Needs	3	3	
RCA Credits		84	-	84
<i>New Brunswick RCA</i>		54		
<i>New Brunswick RCA</i>		7		
<i>New Brunswick RCA</i>		3		
<i>Lambertville RCA</i>		20		
Post 1986		153	57	210
<i>Flemington South Gardens</i>	Age-Restricted Rental	96		96
<i>The Mews (Countryside)</i>	Family Rental 100% Affordable	6	6	12
<i>The Mews (Countryside) ARC Group Homes</i>	Supportive/Special Needs	4	4	8
<i>Village Commons</i>	Inclusionary Family Rental	2	2	4
<i>Good News Home</i>	Rental Supportive/Special Needs	14	14	28
<i>Morning Star</i>	Rental Supportive/Special Needs	10	10	20
<i>Oakridge at Flemington</i>	Inclusionary Family Rental	16	16	32
<i>Hunterdon Medical Center</i>	Family Rental	5	5	10
Total		270	90	360

Raritan Township Affordable Housing Obligations and Credits for the Third Round

<i>Third Round Obligation</i>	<i>Type</i>	<i>Units</i>	<i>Bonus Credits</i>	<i>Total Credits</i>
<i>South Main Village</i>	Inclusionary Family For Sale	13		13
<i>Stonegate Inclusionary</i>	Inclusionary Family For Sale	10		10
<i>ARC Group Home I</i>	Supportive/Special Needs	5		5
<i>Raritan Motorsports</i>	Family Rental 100% Affordable	2		2
<i>Cedar Grove Shopping Center</i>	Family Rental	6		6
<i>RCAs from New Brunswick (carry over – gap period obligation)</i>	RCA	60		60
<i>Pulte Homes</i>	Inclusionary Development	50		50
<i>Flemington South Gardens</i>	Extension of Expiring Controls	96		96
<i>Flemington Junction</i>	Municipally Sponsored 100% Affordable Family Rental	84	84	168
<i>Dayton Road</i>	Municipally Sponsored 100% Affordable Family Rental	104		104
<i>ARC Group Home II</i>	Supportive/Special Needs	4		4
<i>Stickel Group</i>	Supportive/Special Needs	4		4
<i>Villages at Raritan Junction</i>	Inclusionary Development – Family Rental	28	28	56
<i>Enclave at Raritan Junction</i>	Inclusionary Development – Family Rental	40	40	80
<i>Raritan Town Square</i>	Inclusionary Development – Family Rental	28	26	56
Total Units		534	178	712

Specific Changes Recommended for the Master Plan or Development Regulations

4. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

As noted in Section 3, two elements of the Master Plan are in the process of being update, the Housing Element and Fair Share Plan and the Open Space and Recreation Plan Element.

The following Goals and Objectives of the Raritan Township Master Plan are reconfirmed and updated as described below:

Land Use:

- Limit growth to existing sewer plant capacity
- Limit growth to existing school capacity
- Limit growth to existing roadway capacities.
- Reduce potential for new single-family residential development.
- Permit additional age-restricted residential development.
- Permit additional non-residential development.
- Permit additional commercial recreation development.
- Recognize the historical growth and land uses of areas.
- Reduce amount of land zoned for industrial and office uses where sewer capacity does not exist.
- Provide for land uses that complement and promote the Township historical districts.
- Promote smart growth policies including: the consideration of potential locations to install electric vehicle charging stations; storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure; and environmental sustainability.

Housing Element:

- Supply adequate affordable housing in compliance with State Regulations.
- Supply a mixture of housing types, sizes and income levels to service wider selection of the population.
- Improve existing affordable housing developments to increase accessibility.
- Improve existing affordable housing developments to provide for a wider range of income levels.
- Supply housing in relation to the projects or properties generating the housing.
- Provide affordable housing in areas that are accessible to employment generators.
- Provide affordable housing in areas that are accessible to transit opportunities.

Circulation:

- Provide for safe and efficient roadway network.
- New developments need to provide more to the traffic network than just access to their site.
- Provide for additional roadway improvements to add additional capacity to State highways
- Integrate plans with Flemington Borough, Hunterdon County and State plans.
- Limit improvements in low-density residential areas to those required for safety only.

- Provide for roadway and transit improvements that will incorporate with land use development.
- Provide alternates to automobile transportation.
- Provide for additional bike, pedestrian facilities.

Utility Plan:

- Provide adequate public utilities to safely and effectively service the township.
- Provide adequate sanitary sewer service in conformance with State regulations.
- Plan for permitted development within existing infrastructure limitations.
- Assess and plan for sewer capacity to meet projected development needs.
- Limit the expansion of public water service to those areas as delineated for public water service in the Master Plan.

Community Facilities:

- Provide for adequate school facilities.
- Limit growth to work within existing school infrastructure.
- Provide for increased integration of land use, transportation, open space, and recreation with existing school infrastructure.
- Provide for adequate public safety facilities and identify areas for possible facility expansion and relocation.
- The Township will strive to achieve/maintain/adhere to existing environmental rules, regulations, policies and standards, and do everything within its capacity to upgrade/improve positive impacting environmental conditions in the township. This process includes passing ordinances and implementing policies designed to have a positive impact on the environment, as well as enforcing existing ordinances.
- Township will strive to meet or exceed Kyoto Protocol targets for reducing global warming pollution by taking actions in our own operations and communities.

Conservation:

- Preserve open space to aid in the protection of water resources.
- Preserve open space to limit growth to existing infrastructure capacities.
- Preserve open space to protect existing aquifer recharge and wellhead protection areas.
- Preserve open space to protect environmental and cultural resources.
- Provide for the use of alternate energy sources in public facilities and transportation.
- Provide for the use of alternate energy sources for residential properties.
- Provide for incentives for the use of alternate energy sources in private facilities.
- Provide incentives for the use of energy conserving development and building designs.

Landmark Preservation:

- Preserve significant historic sites.
- Provide for reasonable use and redevelopment opportunities of historic sites.
- Identify new and previously unrecognized historic sites and districts.
- Update historical resources survey.

Recycling:

- Provide recycling facilities to meet the New Jersey State Recycling Plan goals.
- Provide for the collection of yard waste to further the Township's stormwater management plan.
- Provide for the recycling of materials in the design of both residential and non-residential developments.

Farmland:

- Continue the preservation of farmland throughout the Township.
- Provide protection of existing farmland operations from encroaching development.
- Support the continuation of agriculture as a business.
- Plan for the protection and preservation of significant areas of agricultural resources.

Recreation:

- Provide adequate active and passive recreation to the community.
- Provide a variety and adequate amount of both passive and active recreational space in relationship to existing population areas.
- Provide recreation to all age groups.
- Provide for connection between recreational areas.
- Promote public/private partnerships that result in additional recreational facilities for the community.

Open Space:

- Limit residential growth.
- Protect environmental resources.
- Provide area for future active and passive recreation.
- Provide linkages to existing open space.
- Preserve vistas.

The following changes are recommended for the Township's Master Plan and Ordinances:

1. Update Township's Housing Element and Fair Share Plan when pending litigation is settled.

2. Recommend changes in zoning on the following parcels:

- a. Block 27, Lot 38: Currently P Zone, change to I-2 Zone.
- b. Block 40, Lots 4 & 5.01, Currently I-2 change to B-2 Zone.
- c. Expand Outdoor Recreation Zone to include: Block 16, Lots 14.03, 15, 67 and 67.03 and Block 16.03, Lot 1. Enhance buffer requirements where the zone abuts residential uses.

3. The following changes are recommended for the Township's Land Use Ordinances:

- a. Develop an ordinance to allow administrative review of cell tower antenna swap outs.
- b. Develop checklists for d(1) and d(6) variances.
- c. Develop a checklist for cell tower antenna collocation, replacement and swap out that is consistent with federal regulations.
- d. Update Section 16.64.100.A7.b to allow for the highest point of the solar ground array to be greater than four (4) feet by establishing a new maximum height.
- e. Develop a checklist item for site plans and subdivisions that requires verification of whether or not a property is in a flood hazard area. ‘
- f. Amend Section 16.26H.05, Outdoor Recreation Lighting Standards to clarify that all outdoor uses shall be closed from 12:00 am to 6:00 am every day and all lighting associated with those uses shall be extinguished during those hours except safety and security lighting. Consider methods within this ordinance for limiting hours of scheduled games to allow for earlier end times when practicable.
- g. Recommend that the Planning Board conduct an annual review of ordinances and recommend changes to the governing body.
- h. Identify ways to incorporate green infrastructure, green building and best management development practices into the Township's ordinances.

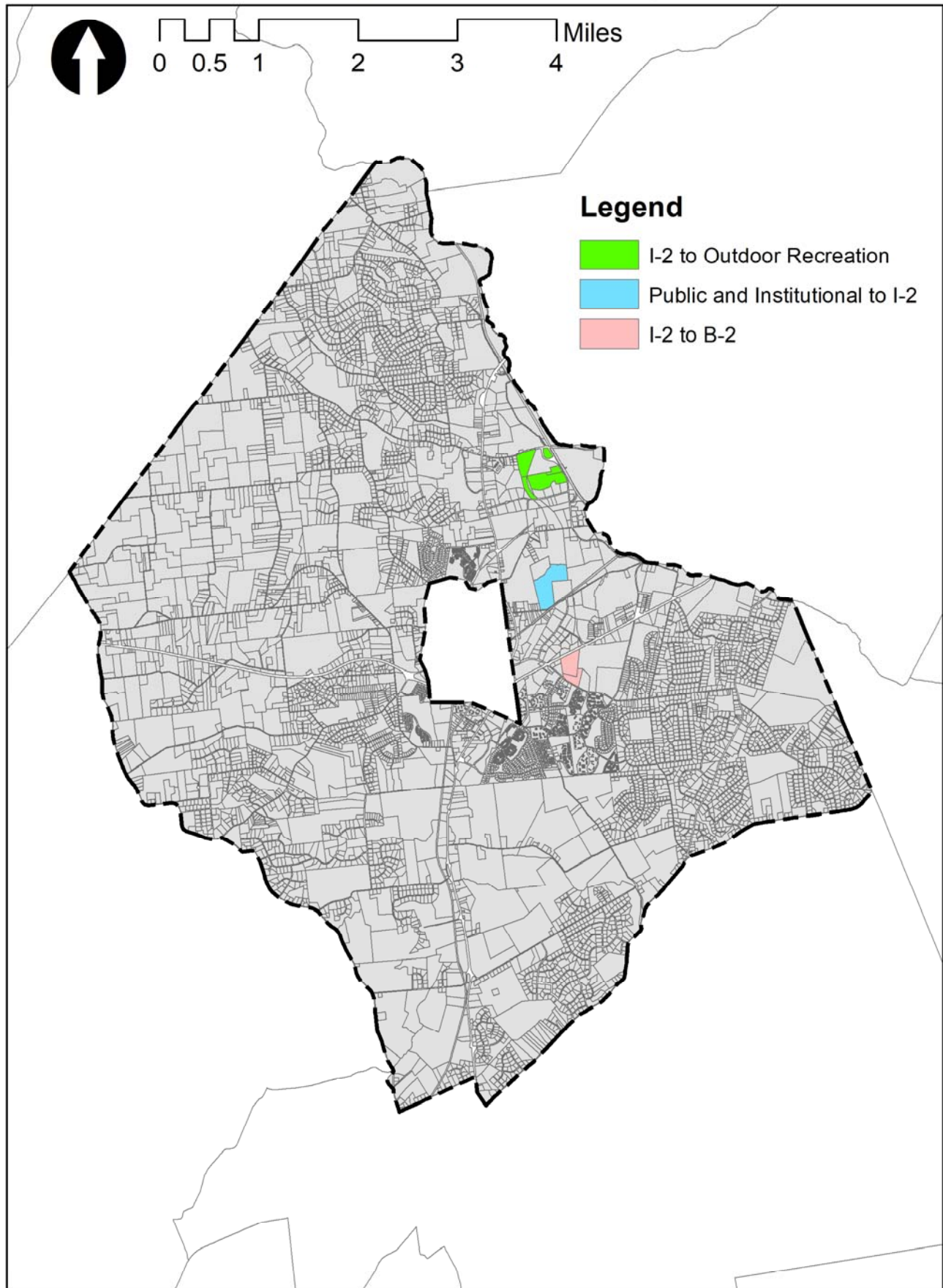
Recommendations for Changes for Incorporation of Redevelopment Plans

- i. The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law,” into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The updated Raritan Junction and Raritan Town Square redevelopment plans should be incorporated into the Master Plan.

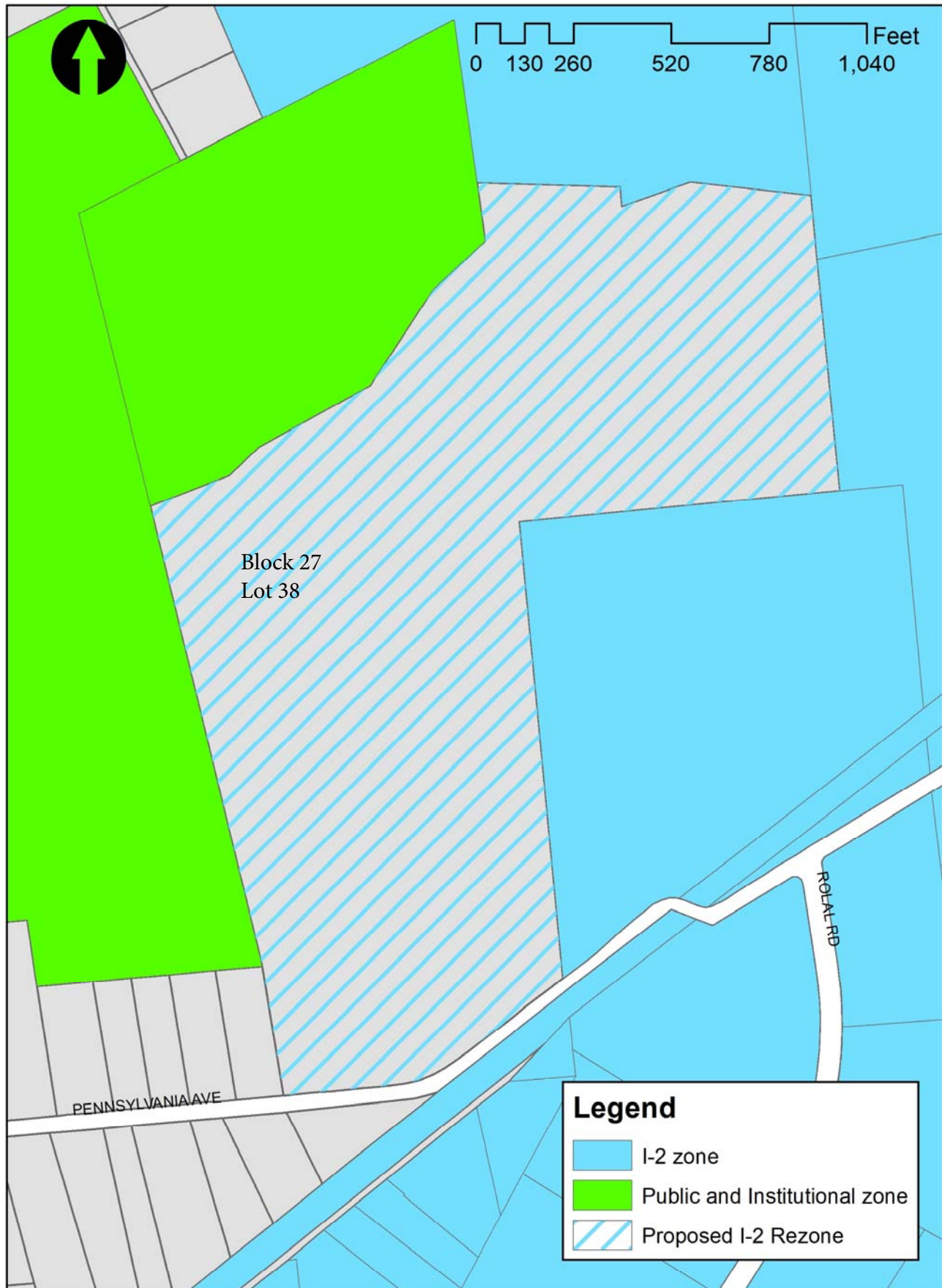
APPENDIX A:
MAPS OF PROPOSED REZONINGS

Proposed Rezoning



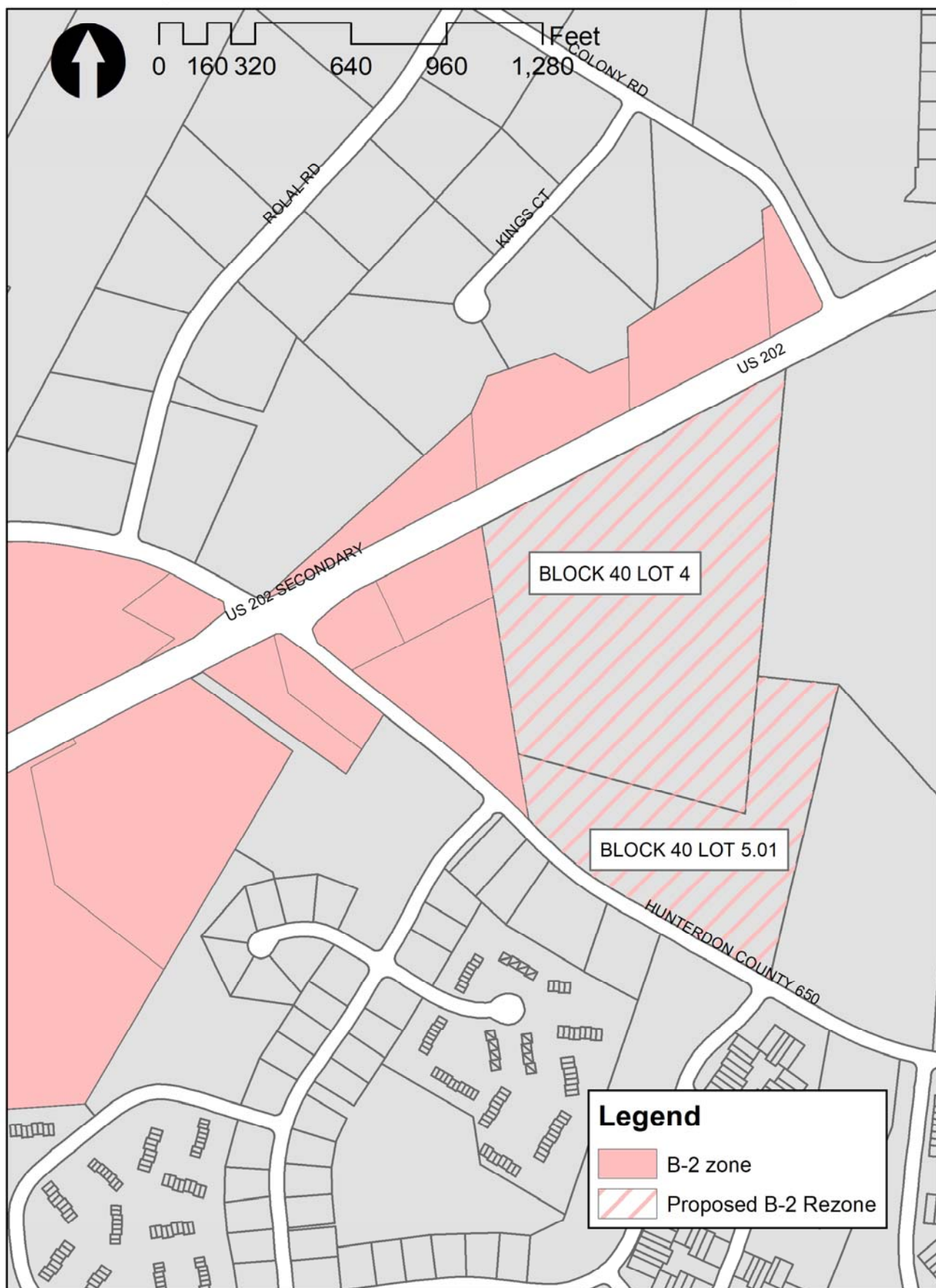
Source: NJOIT Bureau of GIS

Public and Institutional to I-2 Major Industrial



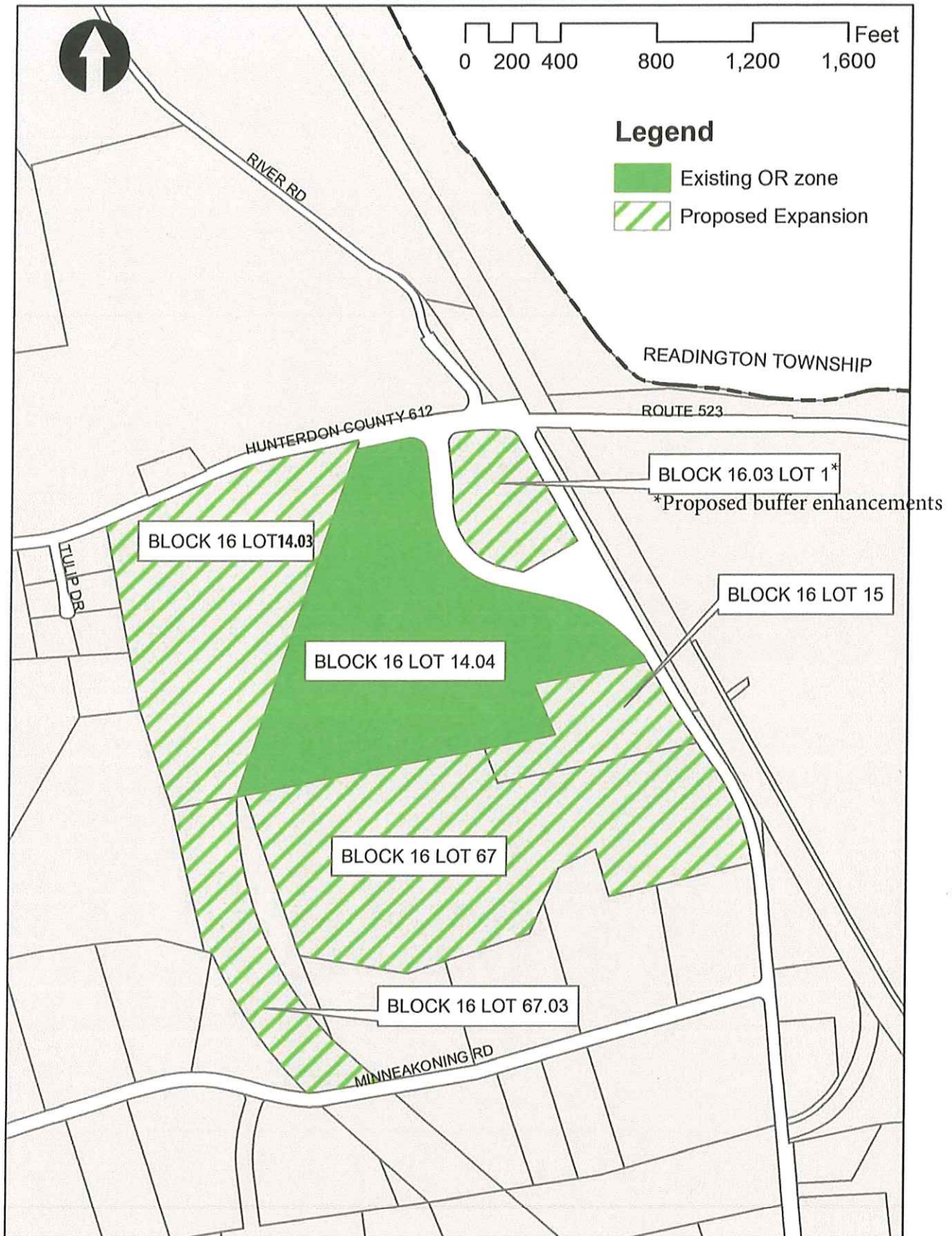
Source: NJOIT Bureau of GIS

I-2 Major Industrial to B-2 Commercial



Source: NJOIT Bureau of GIS

I-2 Major Industrial to OR Outdoor Recreation Overlay



Source: NJOIT Bureau of GIS