

# Raritan Township



## Master Plan 2008

# Master Plan

Raritan Township

Hunterdon County

New Jersey

2008

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2007 to 2008

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GIS Information Courtesy of Hunterdon County,  
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## Table of Contents

Introduction	3
Goals and Objectives	5
Physical Characteristics	8
Community Facilities	13
Parks, Recreation and Open Space	20
Farmland Preservation	29
Conservation Element	41
Utility Service Plan	48
Land Use Element	49
Landmark Preservation	76
Planning Coordination	78
Circulation Element	80
Recycling Element	91
List of Appendices	93
Maps	
Topography	94
Wetlands	95
Streams	96
Soils	97
Wellhead Protection Areas	98
Endangered Species Habitat	99-100
Natural Heritage Priority Sites	101
300 ft. Stream Buffers	102
Floodplains	103
Geology	104
Open Space	105
Farmland	106
Sewer Service Area	107
Public Water Service Area	108
Land Use Plan	109
Historic Preservation	110
State Planning Areas	111
Flemington Borough Zoning	112
Circulation Plan	113
Bike and Pedestrian Plan	114



## Introduction

The Township of Raritan contains 38.6 square miles and is currently inhabited by 19,809 persons according to the 2000 U.S. Census. The Borough of Flemington, which contains a population of 4200 persons, consists of 1.1 square miles and is totally surrounded by the Township of Raritan.

There has been a slow down in the overall growth of the population of the Township since 2000. The current estimate is for the total population of the Township to increase to 21,819<sup>1</sup> by 2010. This is due mainly to a major shift in the policy of the Township. During the past decade farmland and open space preservation have been actively pursued within the Township.

This preservation has left little vacant land available for residential development and has caused a decrease in the growth rate of the Township. Furthermore, the past development patterns of high and medium density development have given way to low density and rural single family development trends. In 1998 and 2001 the Township increased lot sizes in significant portions of the township to 5 and 6 acre lots. Further decreasing development pressures. Over the past 6 years, since the 2001 Master Plan revisions, commercial and industrial development has increased.

In addition to the change in development patterns there has been a significant change in the regulatory environment of the Township and the State. New storm water management regulations have significantly changed the way both residential and non-residential development occurs. The Township Planning Board adopted a Stormwater Management Plan in 2005 and the Township adopted its Stormwater Control Ordinance in 2006.

New affordable housing regulations are having significant impacts on both the form and amount of development taking place. The Township with the assistance of Banish Associates prepared a Third Round Affordable Housing Plan that was submitted to the Council on Affordable Housing in December of 2005. The plan is still under review by COAH. To help in the provision of affordable housing the Township adopted an “Affordable Housing Growth Share Production Ordinance” that requires developers to provide for the affordable housing that they generate.

Finally, the most significant change is the Route 31 Transportation and Land Use Plan. Since the 2001 Master Plan there have been changes to the proposed Flemington Bypass, Route 31, Route 202, and the Flemington Circle. Shifts in the ideology on both a state and local level have changed the view of large-scale transportation improvements. The State has informed the Township that the Flemington Bypass (Congestion Mitigation Project) is no longer proposed. In its place a “framework plan” of roads supporting a smaller, at grade, Parkway is now proposed. In addition, to support this modification, the land use in the area has been reviewed to integrate

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<sup>1</sup> Hunterdon County Planning Board. May 2004.

<http://www.co.hunterdon.nj.us/pdf/hcpb/databook/Population.pdf>

with the transportation plan.

Many public hearings, workshops and charettes were conducted, both with the public, township professionals, local officials, and stakeholders. Changes seen in this plan for the Rt. 31 corridor area are largely based on the results of these sessions conducted by consultants to the NJDOT. McCormick Taylor, Glatting Jackson, the NJDOT, and the NJ Office of Smart Growth were all part of this and continue to be part of this master plan process. The master plan was produced in part with assistance from an Office of Smart Growth Grant

Finally, other information outside of the master plan process has been prepared since 2001. The Environmental Commission was very active in this regard. A Natural Resources Inventory prepared by Princeton Hydro was completed in 2006. A Bike and Pedestrian Plan was also completed in 2006. This master plan incorporates all the aspects of the work conducted between 2001 and 2006. In addition, the changes in the development and regulatory environments are considered.

One area that is not included in this master plan is recreation. It is noted that the existing recreational element is outdated and needs revision. The recreational element of the master plan will be conducted separately during 2007. One of the major aspects of the recreational element will be a survey to determine the needs of the Township. Due to the time and resources this will require, the recreational element will be appended to this master plan when complete.

## Goals and Objectives

### **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

## Physical Characteristics

The Township of Raritan contains many diverse physical characteristics that effect the overall development of the township. The South Branch of the Raritan River borders the Township on one side. The Township also contains a number of smaller streams, rivers and the Croton swamp. The Township is made up of developed land with a variety of uses, farmland and undeveloped woodlands.

### **I. Topography**

The topography ranges from approximately 100 feet above mean sea level along the South Branch of the Raritan River to 700 ft. above mean sea level along Cherryville Road at the Raritan Township - Franklin Township Boundary.

The Township is relatively level in the area east of County Road 523 and Route 31. In this area topography is gently rolling with elevations of 160-200 feet above mean sea level.

West of County Road 523 and Route 31 the landform rises significantly to typical elevations of 500 to 600 ft., and up to 700 ft. above mean sea level in certain areas. This rise of elevation causes the grade changes on Route 12, Thatcher's Hill Road and Sand Hill Corner Road.

### **II. Flood Plain**



The State of New Jersey regulates activities within the Floodway and 100 year floodplain. This regulation of activities within the 100-year floodplain requires stream encroachment permits and establishes fines for violation of state law.

The Township has also adopted an ordinance prohibiting new construction within the flood plain and floodway. In addition the ordinance meets the requirements of the State of New Jersey to allow the residents of the Township

to be eligible for flood insurance.

### **III. Wetlands**

The State of New Jersey, Department of Environmental Protection has prepared wetland maps as required by the Freshwater Wetlands Protection Act. The maps were prepared using aerial

photos. The information from the NJDEP is for planning purposes only. Delineations on specific properties must supplement this general information with on site investigation. The Township requires that every subdivision and site plan application submit a wetlands report. Any wetlands and associated buffers located on lands to be subdivided are required to be identified and preserved. All wetlands and associated buffers are then placed into conservation easements held by the Township.

The Township has been acquiring more and more conservation easements. The restrictions placed on these easements are the exclusion of all structures and the limiting of vegetation clearing. At this time the Township does not have a database of existing conservation easements. Without a comprehensive plan to identify and catalog the location of each conservation easement within the Township, it will become increasingly difficult to effectively enforce the restrictions. Efforts should be made to incorporate an inventory of existing easements onto a Geographic Information System and have the Township perform random inspections of conservation easements throughout the year.



The Planning Board should consider the future preservation of conservation easements when processing subdivision applications. The recent amendment to the ordinance requiring larger net lot requirements and the inclusion of wetlands transition areas in net lot and lot circle requirements should improve the protection of these environmentally sensitive areas. In addition, the conservation easements need to be permanently marked in the field to clearly identify their limits.

Attached is a copy of the most recent Freshwater Wetlands map from the State of New Jersey DEP. Depending on the classification of the wetlands, a transition area of zero, fifty, or one hundred fifty feet will also be required.

#### **IV. Geology**

A report entitled "Geology and Ground Water Resources of Hunterdon County, N.J." (Special Report # 24) was published by the State of New Jersey in 1966. The report reviewed the geology and set forth recommended minimum lot sizes in areas based upon water bearing characteristics of the various formations. Information concerning the average water availability, the probable percolation rate for each geologic formation, the overlying soil and the cumulative effect of development was provided.

The report discussed the rainfall hydrologic cycle evapotranspiration, runoff, and recharge. Evapotranspiration is a term, which refers to both the evaporation and transpiration of water loss

from plants. The percentage of precipitation lost to evapotranspiration is from 30 to 60% (Special Report #24). Variables include the season of the year, temperature, humidity, wind velocity, amount and kind of vegetation, and height of the water table.

The amount of runoff is also subject to variable factors. These include the rate of rainfall (a short summer cloudburst and prolong moderate rainfall may each produce a similar amount of rain but more runoff will occur from the cloudburst), type of rain, type of vegetation, slope of the land and weather conditions.

Ground water is stored in cracks and small interconnections and voids between individual grains in the rocks. If spaces between individual grains of porous rock are interconnected, water can travel more or less freely from opening to opening, then the rock is said to be permeable. Rocks such as argillite, shale and diabase are considered non-porous. The Geologic Map shows formations within Raritan Township.

A further more detailed assessment of the geologic formations in the western and northwestern portions of the Township was undertaken in 1998. The results of this assessment, entitled "Environmental and Hydrogeologic Assessment for Future Residential Development" are incorporated in the Master Plan as appendix A.

The following are descriptions of the geologic formations found within the Township:

#### A. Lockatong Formation

The Lockatong formation is one of the poorest sources of ground water in New Jersey. The Lockatong has no permeability or porosity and virtually all ground water must be transmitted through fractures and joints which are usually widely spaced and relatively tight.

#### B. Brunswick Shale

Brunswick Shale normally is a red argillaceous shale with local beds of fine grained red sandstone, siltstone and black, grey or greenish shale. Ground water flows through the Brunswick shale both in nearly vertical features and joints, and also along nearby horizontal fractures along bedding planes.

Wells tapping the Brunswick Shale typically have high initial yields which tend to decline as the fractures around the well are de-watered. Therefore, the ultimate yield of wells in Brunswick are usually considerably lower than initial yields. In general, the Brunswick Shale is a reliable source of water for most domestic and industrial uses.

#### C. Diabase

Diabase is black to dark gray dense igneous rock. The rock is a poor aquifer.

#### D. Stockton

The Stockton formation is predominately a light colored sandstone or a red to brown fine

grained sandstone. The Stockton formation is the best of the consolidated aquifers in Hunterdon county.

The recommended lot size from Report No. 24 and further updated by the Environmental and Hydrogeologic Assessment for Future Residential Development (1998) as related to environmental factors including wells and permeability is as follows:

Diabase	6 Acres
Lockatong	6 Acres
Brunswick Shale	1-1 ½ Acres
Stockton Formation	1-1 ½ Acres

It is estimated that 4000 housing units exist in Raritan Township which have a well on their lot is the sole source of water. These housing units are occupied by an estimated 12,000 persons. Generally each person will use 100 gallons of water per day. Therefore these residents are using approximately 1.2 million gallons per day from the ground water supply.

A review of the zoning map of the Township finds that the R-1 zoning district which requires a minimum lot size of 6 acres is generally located in the area of the Township where the Lockatong Formation exists. The R-1A zone and the R-3 zone which require lot sizes of 1.8 acres and 1.15 acres respectively, generally correspond to the Brunswick shale and Stockton formation.

## **V. Soil Survey**

A report entitled "Soil Survey of Hunterdon County, New Jersey" was issued by the U.S. Department of Agriculture in cooperation with the N.J. Agricultural Experiment Station at Rutgers University in November 1974. Soil scientists made this survey from observed slopes. They dug holes to expose the soil profile and then classified the soil by characteristic. Tables were prepared giving certain characteristics of soil type (depth to bedrock, depth to seasonal high water level) and limitations for Disposal of Sewage Effluent (on site) as well as many others.

The limitations for disposal of on-site sewage effluent were classified by the soil survey report as severe, moderate and slight. The soil properties considered were flood hazard, depth to seasonal high water table, slope, depth to bedrock, rockiness, stoniness and permeability. Many areas of the Township have been developed in "Severe" classifications. Some of the moderate classifications appear to include wetlands. It would certainly appear that areas classified "Severe" can be developed but such classification would tend to require a relatively low density.

Consideration of high density development in severe areas would require sanitary sewer service. It would further appear that even areas shown as "Moderate" need further investigation as to other physical characteristics such as wetlands.

## **VI. Stormwater Management**

The Township Planning Board adopted a Stormwater Management Plan as required by the State of New Jersey on March 22<sup>nd</sup>, 2005. Based on comments received from the Hunterdon County Planning Board a revised version was prepared. The revised version of the Stormwater Management Plan is adopted and incorporated as Appendix B of this Master Plan.

## **VII. Natural Resources Inventory**

A Natural Resources Inventory prepared by Princeton Hydro, LLC was conducted by the Township Environmental Committee. The Natural Resource Inventory expands upon this section of the master plan and provides more detailed environmental data. The NRI is hereby made part of the Master Plan and is incorporated as Appendix C.



## Community Facilities

### I. Schools

#### A. Elementary - (Flemington - Raritan School District)

The Flemington-Raritan Regional School District serves the Township of Raritan and Borough of Flemington. Five schools currently serve grades K-8. Four of the five schools - Barley Sheaf, Robert Hunter, Francis A. Desmares, and Copper Hill Schools (currently serving grades K-4) are located in Raritan Township. The Reading-Fleming School (serving grades 5-6) is located in the Borough of Flemington. The Case Middle School (serving grades 7-8) was



recently completed

The increase in public school enrollments between 1988 and 2006 was 1,503. As of 9/30/2000, the total K-8 enrollment was 3,432.

The following traces the October K-8 enrollments in the Flemington-Raritan School District for the last 18 years<sup>2</sup>.

Date	K-8 School Enrollment	Percent Change
1988	2,081	
1989	2,117	1.7%
1990	2,243	6.0%
1991	2,401	7.0%
1992	2,611	8.7%
1993	2,769	6.1%
1994	2,905	4.9%

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<sup>2</sup>. Flemington-Raritan Regional School District. Monthly Enrollment Statistics. 1988-2006.

1995	3,057	3.6%
1996	3,115	3.6%
1997	3,203	3.2%
1998	3,331	3.7%
1999	3,390	1.5%
2000	3,426	1.4%
2001	3,438	.3%
2002	3,505	1.9%
2003	3,527	.6%
2004	3,563	1.0%
2005	3,557	-.2%
2006	3,584	.8%

Also of note is the increase in the number of special education students enrolled in the system. The number of special education enrollments has increased 26% since 1999. This is compared to an overall increase in enrollments of only 5% over the same time period.

The population of the Township of Raritan as of the 2000 Census is 19,809 persons. The estimated 2010 population of the Township is 21,819 with a 2020 projection of 23,830.<sup>3</sup>

The trend of number of births to residents of the Borough of Flemington and the Township of Raritan is as follows:

**Number of Live Births to Residents<sup>4</sup>**

Year	Borough of Flemington	Population	Township of Raritan	Population	Total
1985	72		130		202
1986	57		161		218
1987	89		218		307

<sup>3</sup>. Hunterdon County Planning Board. May 2004.

<sup>4</sup>. N. J. Dept. of Health and Senior Services, NJSHAD Query System

1988	99		203		302
1989	117	4047	221	15,616	338
1990	99		265		364
1991	63		295		358
1992	65		288		353
1993	66		274		340
1994	72		251		323
1995	71		249		320
1996	68		225		293
1997	76		206		282
1998	72		237		309
1999	67		297		364
2000	75	4200	278	19,809	353
2001	79		263		342
2002	83		277		360
2003	90		257		347
2004	74		258		332

Over the past decade the birth rate has seen a significant decrease. The 1990 birth rate in Flemington was 2.89% which decreased to 1.785% in 2000. Similarly the birth rate in Raritan Township has decreased from 2.16% in 1990 to 1.78% in 2000. These are both significant changes in the birth rate of residents. The higher birth rates in the early 90's in turn led to larger enrollment increases 5 years later (due to the children then becoming school age). The decreasing birth rates during the later 1990's and into 2000 and beyond in turn led to the fairly flat enrollment increases seen recently.

The following indicates the grade enrollments as of January 2007.

<b>Grade</b>	<b>Enrollment as of January 2007</b>
K	346
1	384

2	374
3	355
4	403
5	355
6	388
7	416
8	415
Special Education	141
Total	3577

The kindergarten class is the smallest class of the K-8 system. K enrollments have traditionally been lower than the following years 1<sup>st</sup> grade enrollments. This is because some parents send their children to private day care classes and in the following year send their children to first grade in the Flemington Raritan school system.

The capacity of the elementary school plants and the acreage of each school site is as follows:

School	Capacity 2006	Enrollment January 2007	Site Area
Barley Sheaf	566	476	32.0 Acres
F.A. DesMares	569	447	31.46 Acres
Robert Hunter	547	485	10.96 Acres
Copper Hill	619	556	40.00 Acres
JP Case	912	849	39.33 Acres
Reading-Fleming	902	764	15 Acres
Total	4115	3577	

## B. High School

Hunterdon Central High School (Grades 9-12) serves the Township of Raritan as well as the Borough of Flemington and the Townships of Readington, Delaware, and East Amwell. The high school is currently located on a site of approximately 72 acres in Raritan Township.

The current total enrollment is 3003 students. Projections through 2011 see little to no increase in total enrollments. Total school capacity is 3500 students.

### C. Other Educational Facilities

The Educational Services Commission which was located on Rt. 31 and Sand Hill Road has relocated out of the Township.

The Hunterdon County Polytech currently operates at both the Hunterdon Central High School Site and the Barltes Corner Business Park.

The Township is further serviced by the Raritan Valley Community College located in North Branch. The college offers associate degrees along with other professional development programs.

The Center for Educational Advancement, located on Minneakoning Road in the Township is a not-for-profit social business enterprise that provides employment, job and social skill preparation and support for persons with significant disabilities or other social disadvantages.

### D. Educational Facilities Summary

Existing school capacities along with the reduction in development density in various portions of the township mean that it is unlikely that any new schools will be required to be constructed. Only two significant residential development remain to be built totaling 138 units. Given additional infill and small subdivisions it is clear that existing school capacities can support the remaining residential developments in the township. However, continued farmland and open space preservation must be pursued.

Significant residentially zoned property does exist in the southeastern quadrant of the Township. This area is proposed for farmland preservation, is proposed to be down zoned under the land use plan and is also in a agricultural development area. Continued efforts must be made to preserve this area as proposed under this master plan. The development of these significant areas would require expansion of the existing school facilities to handle the residential growth. In addition, the number of affordable housing units required to be constructed within the township will have an impact on the schools as the majority of these units will be non-age restricted.

## **II. Township Governmental Facilities**

The Township Municipal Building on the Police/Court site (Block 48, Lot 2) was completed in



2002. The building contains a gross floor area of 43,357 sq. ft and houses all municipal offices with the exception of the Police Department and Public Works. A large unfinished area on the second floor is currently underutilized and can provide area for future offices and/or file storage if necessary.

The police station is located on County Road 523. This building contains 14,150 square feet of gross floor. The Flemington Court administrator and the Flemington Municipal Court currently use the area formerly

occupied by the Raritan Court. In addition, the old court room is used as a community meeting room. The roof on the building was recently replaced, and a new façade installed.

Efforts should be made to reduce energy use throughout Township facilities. Increasing energy costs, and concern about the impacts to the environment should lead the Township to look towards the use of alternate energy sources, particularly at the municipal building site.

The Public Works facility is located on Pennsylvania Avenue. The building contains 19,600 square feet of floor area and is located on a site of 22.9 acres. Additionally the police shooting range, salt dome and recycling facilities are located on this site. The property is also the site of the original, now abandoned Township landfill. The former landfill is now closed and is closely monitored. A stream bounds the site to the north. The site is currently in need of an additional vehicle storage building. Furthermore, the placement of the landfill and the stream limit the eventual expansion of this site. Ultimately any significant expansion of this facility will require the acquisition of additional property. Given the developing nature of the immediate area it would be wise to acquire any adjacent property that may become available.



Library facilities are located at the Hunterdon County Library on Route 12 in Raritan Township. This facility is provided by Hunterdon County and was recently expanded. Flemington Borough also has a library located on Main Street.



Three fire stations currently exist in the Township of Raritan - 1) on South Main Street, 2) on Old Clinton Road at Cherryville Hollow Road, and 3) on Barley Sheaf Road at the Voorhees Corner Road intersection. A location for a fourth firehouse is being provided as part of the Hilltop subdivision on Route 12 west. In addition, the fire company is reviewing the option of relocating the South Main Street fire station to the old municipal building complex on Raritan Avenue

The Flemington-Raritan Rescue Squad, serving Raritan Township, Flemington Borough and parts of Readington and Delaware Townships, is a volunteer organization and the Rescue Squad building is located on Route 12 in Flemington.

The Amwell Valley rescue squad services a portion of the southern area of the Township. The Amwell Valley rescue squad has recently received approval for a new location in the Township on Rt. 202/31 North, just south of Cornet Way.

# Parks, Recreation and Open Space

## **I. Existing Parks, Recreation Facilities and Open Space**

### **A. Municipal - Active Recreation**

1. Mine Brook Park (Block 49, Lot 2.01): The park of 15 acres contains a softball field, soccer field, walking/jogging track, picnic pavilion and children's playground
2. Lenape Park (Block 63, Lot 1): This facility of 80.1 acres is located on County Road 523 and provides 6 soccer fields, 4 little league fields, 3 girls softball fields, 2 major league baseball fields, 4 basketball courts and a children's play area.
3. Blackwell Park (Block 87, Lot 11): This park is under construction. It is a small neighborhood park with a field, pavilion, playground, basketball courts and walking trails.

### **B. Municipal - Passive Recreation and Open Space**

1. Lone Cedar Park: Block 4, Lot 11 - 62.74 acres - Primarily open rolling fields. A portion of the property is heavily wooded and contains a stream corridor. The existing house on the property was subdivided off and sold to a private party. A walking trail and sitting area have been added to the property. Access is from Packers Island Lane.



2. Block 6.13, Lot 51 (Copper Penny Road) 17.8 acres - Parcel contains relatively steep slopes, however a small active park will fit on the property.
3. Block 43, Lots 24 and 46, Block 59 Lots 5 and 8.01 (Sollner) Total 109.45 acres. Located on both sides of Harmony School Road. Primarily wooded. Contains stream corridor and some wetlands.
4. Block 43, Lot 20 (Ando/Doby) 53.08 acres. Located on Harmony School Road. Heavily wooded. Contains some wetlands. Located adjacent to Block 43, Lot 24.
5. Block 25, Lot 1. (Levico) 45.7 acres. Located on Thatchers Hill and Barton Roads. Heavily wooded. Contains stream corridor and a small trail.
6. Block 14, Lot 1.32. 3 acres. Located on the corner of Barton Road and Oak Grove Road. Primarily floodplain and wetlands.
7. Block 15, Lot 19.16 (Britton) 12.47 acres. Partially wooded. Good views. Access to public street via easement.

8. Block 25, Lot 25. (Morales Park) 52.09 acres. Wooded. Contains stream corridor. Existing trail network.
9. Block 85, Lot 15.01. (Erich/Salamon) 98.43 acres. Wooded. Contains easements, a stream and some wetlands.
10. Block 75, Lot 18.6 (p/o Merck) 18.6 acres. Open field. Located adjacent to former Merck property.
12. Block 63, Lot 41. Thomason. 25 Acres. Partially wooded. Contains existing house. Located adjacent to Lenape Park.
13. Block 74, Lot 2. Green Valley. 82.507. Acquired through joint purchase with County.
14. Block 63.24, Lot 23. 19.557 Acres. Acquired as part of Raritan Meadows development. Open fields.
15. Block 63, Lot 40. Mueller. 4.42 Acres. Located adjacent to Thomason property. Contains existing house. Former owner has life rights to property.
16. Block 44, Lots 5.01 and 6. 66.18 Acres. Heavily wooded.
17. Block 52, Lot 1 and Block 53 Lot 1.58. 7 Acres. Two properties fronting on the Dvoor Circle.
18. Block 5, Lot 17.13 and Block 5.01 Lot 5.09. Acquired as part of the Raritan Estates development. To be developed as walking trails.
19. Block 13, Lot 7. Barton Road. 45.122 Acres. Wooded with wetlands and streams.
20. Block 15, Lots 59, 64, 92 and 94. List Road. 21.04 Acres. Wooded with extensive wetlands and no street access.
21. Block 63, Lot 36. Former Micek Property. 94.29 Acres. Open Fields with a stream corridor.
22. Block 63, Lot 33.07. 5.03 acres. Donated to Township as part of Hunterdon Estates development. Adjacent to Lenape Park. Provides connection from Autumn Leaf Blvd. to Lenape Park.



### C. Public School Sites

Four elementary (K-4) public schools are located in Raritan Township. A school containing grade 5 and 6 is located in Flemington Borough. A new middle school contain grades 7 and 8 is located on Case Blvd. The regional High School is located on Route 31. Each school provides various recreational facilities, some of which are available to the public after school hours and on weekends. These facilities are as follows:

1. Robert Hunter School - 2 basketball courts, 2 tennis courts, and a playground;
2. Desmares School - 2 baseball fields, 3 soccer fields, 2 basketball courts and a large playground;
3. Barley Sheaf School - 2 baseball fields, 1 soccer/football practice field, 2 basketball courts, and a playground. Two tennis courts have been closed and are being removed due to their disrepair.
4. Copper Hill School - 3 soccer fields and a playground.
5. Hunterdon Central High School - contains tennis courts, football facilities, soccer, lacrosse, baseball and softball fields which are for high school students. Permission must be obtained for the use of these facilities.
6. Case Middle School – 2 Baseball and 2 Softball Fields

#### D. Hunterdon County

The County of Hunterdon currently has 4 major open space and recreation areas:

1. "Uplands" - 100 acres located on Barton Road. The area can be used for hiking, nature study and other passive recreation activities.
2. Proposed South Branch Nature Preserve - seven parcels of approximately 200 acres. These are part of a six mile area encompassing the flood plain and slopes adjacent to the South Branch of the Raritan River. The planned linear park is intended primarily for passive recreation.
3. County Golf Course - The 241 acre site is located near Route 202 in the southern portion of the Township (Block 80, Lot 18 & 18.01).
4. Merck Property (part of) - The County owns a large portion (100 acres +/-) of the former Merck property. Future uses are currently in discussion.

#### E. State Facilities

The New Jersey Department of Fish and Wildlife is the current owner of the remaining portions of the former “Merck” property. This area is intended to remain as open space.

#### F. Private Facilities

1. Homeowner Associations

A large portion of the township’s residential development has occurred in larger planned and/or cluster developments which included open space and recreation facilities for residents of the developments. While these facilities are generally limited to the use of residents in those developments, the provision of on-site recreation does help to mitigate demand for some recreation facilities. These areas may also contribute to the development of an overall system of natural greenways.

Developments containing recreation/open space facilities include Carriage Gate, Concord Ridge, Flemington South Estates, Sun Ridge, Stonegate, Twin Pointe, Townsends and Woodside Farms. The Geary's Ridge, McPherson Farm (Block 60, Lot 29), Quick River West (Block 80, Lot 14.01), and Countryfield Estates (Block 78.01, Lot 1) developments are cluster developments which provide primarily passive open space only.

The estimated population associated with these developments is approximately 7500 persons. Open space associated with these sites is approximately 456 acres; approximately 127 acres of this is estimated to be in active recreation areas.

Recreation facilities in the private developments consist of the following:

Swimming Pools	7
Wading Pools	5
Tennis Courts	27
Basketball Courts	7
All Purpose Fields	7
Playground Areas	8
Picnic Areas	4
Vita (Health) Courses	5

## 2. Commercial Recreation

There are other private recreation sites in the Township that are open to the public for a fee as follows:

- Copper Hill Country Club - located off Route 202, in the southern portion of the Township, which has golf course and swimming facilities.
- Healthquest - large indoor health club and pool.
- Emerald Sky - Commercial baseball training facility.
- Bartles Corner Business Park - Miscellaneous small recreational uses.
- Aspen Ice - Indoor ice skating arena on Case Blvd.
- Shields Skate Park – Indoor skateboarding facility on Royal Road.

### 3. Other non-profit/institutionally owned open space and recreation:

- Block 49 Lots 2 and 2.02, Block 51, Lot 1 (Dvoor Farm) - 53 Acres. Farmland. Contains some wetlands, a stream and a number of existing structures (some historic). Owned by the Hunterdon Land Trust Alliance.
- American Legion - Located on Route 31 in both Raritan and Flemington has one baseball field currently used by the Flemington-Raritan youth sports coalition.
- YMCA – Although located in Readington Township the site services Raritan Township Residents.
- Flemington-Raritan Community Pool: Located on Capner Street in Flemington Borough.



### G. Summary - Existing Recreation Facilities

In general, the Homeowner's Associations provide swimming facilities, tennis, basketball, shuffleboard, volleyball, badminton and similar facilities for residents of their development. The Township provides facilities for more organized recreation such as baseball, softball and soccer as well as walking/jogging paths and children's playgrounds. Municipal recreation facilities are supplemented by those provided at the elementary schools, which generally consist of soccer, baseball, basketball and tennis facilities and in a small amount by local organizations. Certain more specialized recreational facilities are supplied by commercial facilities. A large amount of passive recreation is available along with preserved open space. The County of Hunterdon provides passive recreation (Uplands) and Heron Glen, the county golf course.

## II. Recreational Demand

To determine the overall recreational demand for the township the Planning Board has reviewed three separate areas. First, recognizing their limited value, the original space calculations from the NRPA are utilized. Secondly a recreational survey was conducted, and finally site inspection of parks and interviews with maintenance workers and local sports leagues were conducted.

### A. NRPA Guidelines

The National Recreation and Parks Association (NRPA) recommends that between 6.25 and 10.5 acres of developed municipal open space be provided per 1,000 population. The New Jersey



Statewide Comprehensive Outdoor Recreation Plan recommends 8 acres of municipal recreation land per 1,000 population. It should be noted that the NRPA is now moving away from standardized area by population standards towards demand based standards.

The standard of 8 acres per 1,000 population (which is midway between the NRPA range of 6.25 - 10.5 acres/1,000 population) results in a current need for recreation space of 168 acres based upon an estimated population of the Township of Raritan of 21,000 persons.

The Township provides the following:

Minebrook Park	15.8
Lenape Park	80.1
Flemington-Raritan School	60 (approximate)
Blackwell Park	18.15
Total	174.05

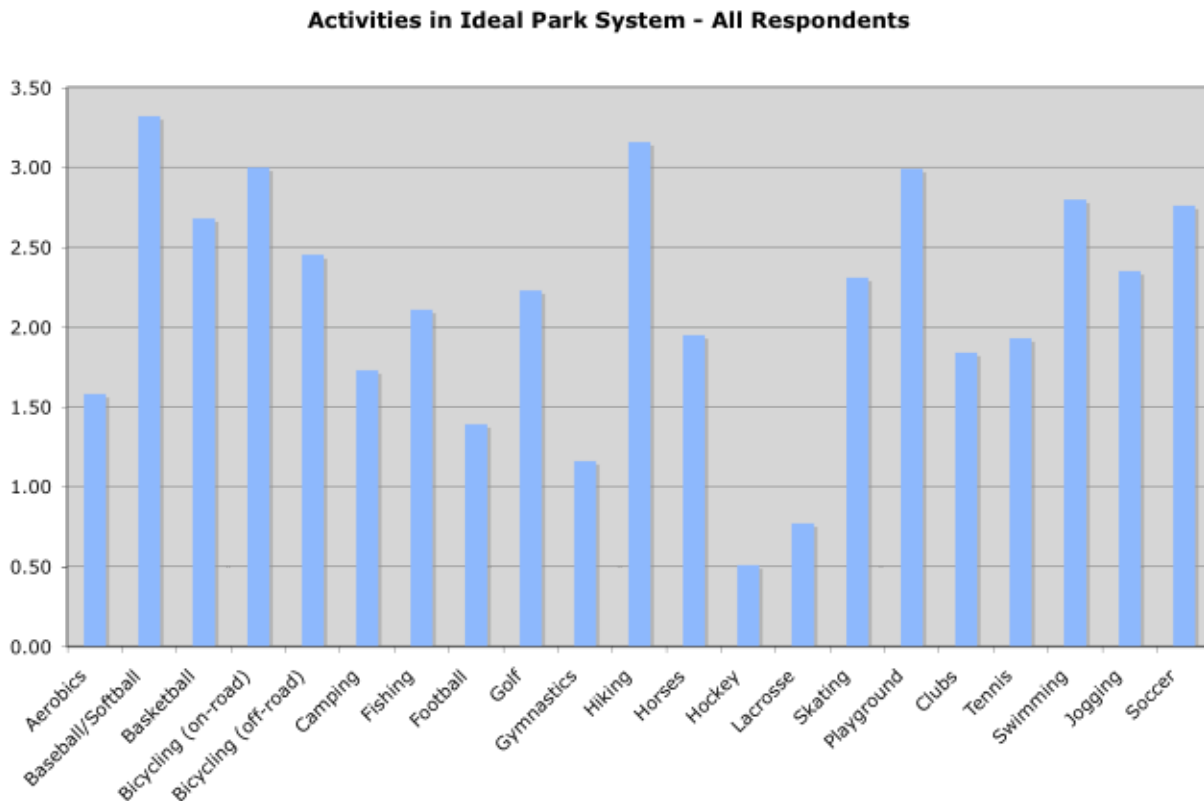
The 174 acres is without consideration of the private recreation space which exists at the Planned Residential Developments. The active recreation space in these developments totals approximately 117 acres. On note is that the usage of the public schools sites is restricted.

It should be noted that the per-person demand calculation for recreation is no longer recommended by the NRPA. A demand based approach is now recommended.

#### B. Survey

As part of the preparation of this section of the Master Plan a survey was conducted on the Internet. The survey received approximately 550 responses. With each response representing a single household, with only one household being allowed to answer once. The results were reviewed in total and also broken down into sub-categories of seniors, households with children and households with children in active recreation.

Reviewing all respondents who answered, the four most important aspects to expand in the park system are Baseball/Softball Fields, Soccer Fields, Walking and Jogging areas, and Restroom Facilities. The addition of restroom facilities was found to be the most important addition in all categories of respondents including seniors, households with children and households with children in active recreation. Seniors responded that the expansion of walking areas were the second most important, while households with children found that soccer field expansion was the next most important expansion. In addition it can be seen from the chart that the addition of bicycling and playground facilities are also found to be of importance in a park system.



### C. Site Inspections and Interviews

- Field inspections of Minebrook Park indicate heavy usage of all non-organized recreational facilities, particularly the playgrounds and walking track areas. Usage of the baseball and soccer fields is also heavy.
- Field usage at Lenape Park is very heavy leaving it impossible to rotate fields in and out of service.
- All major organized outdoor sports leagues indicate a need for additional fields.
- Playground facilities at the elementary schools show heavy usage during summer months.

### D. Summary

Overall it is known that additional parkland is required with additional active recreation sports fields. Organized sports field development should be directed towards baseball, softball and soccer facilities. Same types of sports fields should be clustered together where possible. However, it is clear from information from the survey that any park development should include additional uses beyond just sports fields. Hiking, walking and biking trails, playgrounds, as well as restroom facilities are all important to residents.

### **III. Active Recreation-proposals**

#### **A. Proposed Improvements to Existing Township Facilities and Property**

- Lenape Park: Pedestrian and bike connections to surrounding developments should be provided. Trail connections to township open space should be provided. Permanent restroom facilities should be installed.
- Mine Brook Park: Pedestrian connections to the park from the Dayton Road area and from Flemington should be provided.
- Block 75, Lot 7.01: 18.6 Acres. The property should be developed into an active recreation park. A concept design shows that two to three athletic fields and a playground can be developed on the property. The property is flat, has good vehicular and pedestrian access, and is located in an area of town lacking recreational facilities.
- Block 85, Lot 15.01. (Erich/Salamon) 98.43 acres. This property is located between the existing residential developments of Hunterdon Chase and Geary's Ridge. The property is limited in the amount of active recreation it could support due to the fact that the only access is from low order residential streets. A bikeway allowing the connection of the Geary's Ridge and Hunterdon Chase residential developments should be constructed.
- Block 63, Lot 36. The site should be developed with walking/biking trails connecting the surrounding residential developments and Lenape Park. Intermediate properties connecting this property to Lenape Park should be acquired. A trailhead area should be constructed off Johanna Farms Road. The property should also be developed with a limited number of active recreational fields, with no lights.

#### **B. Future Active Recreational Sites.**

- Raritan Town Square: The developer of the Raritan Town Square center has agreed to provide the township with an un-improved building on the site. Parking and other infrastructure will be in place. The Township should utilize the building as a community space for various recreational and arts programs. Costs for the maintenance of the building could be supported through user fees. An additional 10 acres is to be deeded to the township in the rear of this building. Portions of this property should be graded and developed into an open play field with the potential for future expansion into a small park to operate in conjunction with the civic building proposed.
- River access: 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.

#### **C. Recreation Proposals by Other Agencies**

- Pioneers Football - Block 15, Lot 71.03 - A developer of an adjacent residential development has agreed to give 11 acres to the coalition for the development of a sports field. The field would provide both practice and game space.
- Flemington Soccer Club: The club is proposing to fund the improvements on the Township owned Block 75, Lot 7.01. The soccer field portion of the site would be closed to the general public, the remainder of the park including trails and playground would be open to the public.

## **Summary**

It is evident that additional active recreation space will be required within the township. However, the Township currently owns a number of properties throughout the township that can be developed into active recreational areas. Partnerships with area sports organizations can be an effective way to develop township owned property, given that the township does not have the immediate resources to do so. However, care must be taken to retain sufficient control over these sites so that they return to the Township if those organizations cannot properly maintain them.

# Farmland Preservation Element

## **I. Introduction**

### **A. Legislative Background**

Assembly Bill No. 1869 establishes a farmland preservation planning incentive grant program, the purpose of which is to provide grants to eligible counties and municipalities for farmland preservation purposes. To be eligible to apply for a grant, a municipality must:

- Identify project areas of multiple farms that are reasonably contiguous and located in an Agricultural Development Area (ADA);
- Establish an Agricultural Advisory Committee;
  - Establish and maintain a dedicated source of funding for farmland preservation or an alternative means of funding such as repeated annual appropriations or bonding which the State Agriculture Development Committee (SADC) deems a dedicated source of funding because of a demonstrated commitment;
  - Prepare a Farmland Preservation Plan Element of the Master Plan in consultation with the Agriculture Advisory Committee.



The Farmland Preservation Plan Element of the Master Plan must include:

- An inventory of farm properties;
- A map illustrating significant areas of agricultural land;
- A statement showing that municipal ordinances support and promote agriculture as a business; and
- A plan for preserving as much farmland as possible in the short term by leveraging monies through a variety of mechanisms including, but not limited to utilizing option agreements, installment purchases and encouraging donations of permanent development easements.

The following sets forth a Farmland Preservation Plan Element in accordance with the requirements of Assembly Bill No. 1869.

### **B. Summary**

The 1994 Master Plan proposed that approximately 620 acres in the southwest portion of the Township be preserved as farmland. The intent was to preserve farmland in the southwest portion of the Township by participation in the State Farmland Preservation Program. This program provides funding for acquisition of Development Easements. As part of this program, the development easements are purchased by the government utilizing 60% State funds, 20% County funds and 20% local funding. All of the original properties within the first proposed farmland preservation area have been or are in the process of being preserved.

The 1994 Master Plan Farmland Preservation Area in the southwest portion of the Township is proposed to expand to include an additional acreage of farmland to more closely coincide with the Hunterdon County ADA. The gross area of this Farmland Preservation Area, as expanded, is 2400 acres. The area devoted to farmland (farmland assessed property of 40 or more acres) is 1095 acres.

In 1999 the Planning Board adopted a farmland preservation element to the Master Plan. This element expanded the existing ADA and added two new ADA's.

The second Farmland Preservation Area, ADA #2, is proposed to expand slightly from the 1999 master plan amendment. The ADA is located in the south central portion of the Township consisting of approximately 1566 acres. A

Planning Incentive Grant (PIG) has been approved by the State and County for purchase of development easements for the farms in this area. This south central farmland preservation area consists of farms devoted to crops, hay and also contains a dairy farm.



The third area is located within an ADA which straddles the municipal boundary between the Township of Raritan and Franklin Township. The area currently consists of 1970 acres. Two of the largest property owners being Chwat who owns 109.9 acres and Cervenka who owns approximately 100 acres in Raritan Township. The Chwat farm has been approved for farmland preservation as has the adjacent Mishisk farm. All of these farms as well as the Urbach, Fasig/Cook and the Cervenka farm are part of a PIG application. In 1999 the Township Planning Board extended this ADA to include additional properties to the south and east.

In 2001 the Master Plan proposed a fourth ADA in the south eastern corner of the township. The neighboring area in East Amwell is located within an ADA. It was proposed that this area be extended northward into Raritan Township to encompass the Van Doren and Case Farms.

### C. Significant Areas of Agricultural Land



As indicated on the Farmland map, the significant areas of agricultural land are located:

1. Southwestern Area: In the southwest section of the Township composed of sites number 32 and 33, 41-48, and 50-52. This area is the 1994 Master Preservation Area (as expanded). It contains an area of approximately 865 contiguous acres of farmland. The area is within an ADA. Ten properties are currently participating in a Farmland Preservation Program.
2. Southcentral Area: the south central portion comprises approximately 1300 acres of farmland. This farmland in the south central portion of the Township is located in an ADA. Four farms have been preserved, three others are in the process of being preserved, and other three properties are being considered for open space acquisition by the county.
3. Northwest Area: A significant area of agricultural land is in the ADA located in the northwestern portion of the Township. The Chwat farm and Mischisk farm have been preserved. The former Turnquist property was purchased jointly by the County, Township and the New Jersey Conservation Foundation.
4. Southeastern Area: The remaining significant portion of agricultural land is located in the south eastern corner of the township. The area is directly adjacent to an ADA located in East Amwell Township. The area consists of the Van Doren and Case farms.

#### D. Municipal Ordinances that Support and Promote Agriculture

1. In 1994 the Township of Raritan adopted a "Right to Farm Ordinance". This ordinance recognized that a right to farm exists and declared various farming activities as acceptable and entitled to encouragement and protection.
2. The Township by ordinance reduced the building and permit fees for farm buildings.
3. The Township by zoning ordinance amendment specifically set forth that farm buildings are permitted uses.
4. The Planning Board in 1994 adopted a Master Plan by resolution which formally set forth an area of the Township to be preserved farmland.
5. The Township Planner and representatives of the Township Committee and Planning Board met with various farmers in the early 1990's. An ad hoc committee was formed by ordinance in 1995 which began working on mechanisms by which farmland could be preserved.
6. The Township passed a 2 cent dedicated open space/farmland tax in 1996 by ordinance.
7. In 1997 an Open Space Advisory Committee (OSAC) was legally created by the Township Committee which simultaneously passed the Ordinance legislating the dedicated tax monies.
8. The OSAC applied for and received a \$3 million dollar planning incentive grant from N.J.D.E.P.'s Green Acres Program for the purchase of open space.

9. In 1998 the Elbert farm became part of the Eight Year Program.
10. In 1999 the Township purchased the development easement for the Maraspin Farm.
11. The Bond, Rogers and Everitt farms have all been preserved. The Zanetti and Adda/Lawrence farms have also been preserved.
12. In 1999 the Township created an Agricultural Advisory Committee by Ordinance which has worked toward submission of the Farmland Planning Incentive Grant application (submitted on October 9, 1999).
13. In 2000 the first Planning Incentive Grant application was approved for the township to preserve all the farms located in ADA#2.
14. In 2001 the township submitted an was approved for 2 additional PIG applications for the remaining farms located in ADA#1 and for 5 large farms in ADA#3.
15. 2002. Preservation of the Balek Farm. Preservation of Chwat Farm. Preservation of Michisk Farm. Preservation of Chwat farm.
16. 2007. Pending preservation of the Moriera and Kovi farms.

## **II. Farmland Preservation Plan**

### **A. Objectives**

The preservation of farmland is advantageous to the Township because:

1. Farmland preserves a part of the history of the Township;
2. Farmland provides direct employment to farmers and farm workers and related employment to suppliers, distributors and processors;
3. The farmland remains privately owned and maintained;
4. Funding for the purchase of development easements to preserve farmland is provided from the State of New Jersey (60% as part of the conventional development acquisition program and up to 80% via the Farmland Planning Incentive Grant (PIG) program). In addition, Hunterdon County provides funding of up to 20% as part of the conventional purchase of development easements and will also provide funding for PIG applications. The PIG program which provides for multi-year (up to 10 years) funding for the purchase of development easements of multiple farms in a project area, particularly advantageous because a stable source of funding is provided enabling a municipality to spread its share of the acquisition cost over a multi-year period.

### **B. Agricultural Development Areas**

1. **The Southwestern Area.** The gross area of the southwestern area is approximately 2,400 acres; however, this figure includes a number of existing residential developments, and an existing golf course. The area devoted to farmlands is 1,095 acres. Ten farms exist in the southwestern area. Eight farms are currently participating in the Farmland Preservation Program. The main outstanding farm that has not been preserved is the Blumberg property containing approximately 150 acres. Although currently zoned for 5 acre lots the property remains a

significant farming resource that should continued to be the subject of farmland preservation.

2. **The South Central Area.** The South Central Area contains an area of 1,566 acres of which approximately 242 are devoted to the Hunterdon County Golf Course. Nine farms contain an area of 1,325 acres. (The Kuhl Family property is considered one farm and the Bowlby Family property is considered one farm.) Seven farms are included in the PIG applications as well as Block 82, Lot 4 (Hockenberry property).
3. **The Northwestern Area.** Eleven farms of more than 40 acres exist in this area. Three farms have submitted Farmland Preservation applications through the conventional program and another two farms are part of a PIG application. The total area of the site is approximately 1970 acres. Farms over 40 acres in area constitute 791 acres, however, a number of farms under 40 acres also exist.
4. **Southeastern Area.** The area is directly adjacent to an ADA located in East Amwell Township. The area consists of the Van Doren and Case farms. The total area of the ADA is 175 acres of which 161.22 acres are devoted to farmland. Although the ADA has been noted in the Township's master plan, no action has been taken at a County level to formalize this ADA.

### C. Summary

The total gross area of the above three Farmland Preservation areas is 7826 acres with approximately 1400 acres in preservation.

In order to accomplish the Farmland Preservation objectives, the Township will participate in the Farmland Planning Incentive (PIG) program and conventional State and County Farmland Preservation grant program, as appropriate. The Township has accepted donated sites for open space purposes, and, if appropriate, will accept donated farmland preservation development easements.

The Township has developed an option program and has offered such to several owners of farmland. The Township has also discussed with owners of farmland their granting of a First Right of Refusal to the Township. In addition, the Planning Board is implemented the use of low density residential cluster zoning provisions to encourage farmland preservation where development rights cannot be obtained. The Township is working jointly with adjacent Franklin Township to preserve farms located in both municipalities.

In order to assure the continuance of farmland in the Township, the Township Committee has purchased the development easement to farmland without the use of State and County funding, but with the anticipation that the Township will submit an application for State and County funding for such farms. This procedure demonstrates the commitment to Farmland Preservation and the Township expects to continue to develop and utilize innovative techniques to accomplish the objective of preserving as much farmland as possible.

### III. Inventory of Farmland Assessed Property

Raritan Township Master Plan 2007

Farmland Preservation  
Element

Map #	Block	Lot	Owner	Acreage	Status
1	1	1	MB Farm LLC	68.25	
2	1	1.02	MB Farm LLC	28.17	
3	1	6.03	Becker	32.2	
4	1	8	Luster	23.03	
5	1	8.01	Helming	12.27	
6	2	1	Beaugard	1.1	
7	3	1.02	Castro	1.25	
8	3	2	Woo	51.5	
9	3	2.01	Castro	0.94	
10	3	8.07	Atkinson	6.44	
11	3.01	8	Mister Buddy Farms	7.63	
12	3.01	9	Orashen	13.9	
13	4	7	Ronquist	27.42	
14	4	9	Primiani	14.98	
15	4	12	Wallendal	15.44	
16	5	15	Bixby	12.51	
17	5.01	5.15	Watkinson	11.19	
18	5.01	12	Miller	6.5	
19	6	2	Barr	32.03	
20	6.05	29	Kohanski	6.66	
21	6.07	25	Simpson	6.9	
22	7	3	Marchello	8.061	
23	7	3.01	Westrick	5.209	
24	7	4	Huska	49.9	
25	7	9	Gessner	15.3	
26	7	13	Urbach	108.23	
27	7	26	Doyle	6.633	
28	7	29	Rivers Shore Inc.	11.97	
29	7	29.01	Doyle	8.86	
30	7	30.01	Shor	11.11	
31	7	30.02	Kleiber	9.83	
32	7	32	Ewing	6.3	
33	8	3	Fischer	87.5	
34	8	34	Ferrari	19.92	
35	9	5	Mannon	9.9	
36	9	7	Kuffer	15.052	
37	9	18	Anderson	53.739	
38	9.01	1	Mannon	19.56	
39	10	1	Cervenka	92.08	
40	10	1.03	Cervenka	2.73	

41	10	1.04	Cervenka	1.32	
42	10	1.05	Cervenka	2.67	
43	10	1.06	Cervenka	2.74	
44	10	1.07	Cervenka	2.51	
45	10	2	Sabo	4	
46	10	3	Michisk	40	Preserved
47	10	4	Hilken	2.67	Preserved
48	10	19.03	Cervenka	0.69	
49	10	19.04	Cervenka	1	
50	12	1	NJCF	70	Preserved
51	12	2	Chwat	109.9	Preserved
52	12	2.03	Chwat	8.144	
53	12	5	Bercaw	30	
54	12	6	Tate	35.57	
55	12	7	Harbacevich	26.43	
56	12	8	Michisk	4	
57	12	9	Bercaw	37	
58	12	12	Walker	12.04	
59	12	14	Lipka	34.67	
60	12	19	Lipka	24.36	
61	12	20	Swartz	34	
62	12.01	1	Heroux	14.08	
63	13	9	ZK Holdings LLC	34.72	
64	13	12	Dugas	18.45	
65	13	13	Sloan	13.56	
66	13	14	Ziegler	31.08	
67	13	19	Glue	37.46	
68	14	1	Vescio	6.32	
69	15	1	Ewing	60.06	
70	15	27	Mannino	16.3	
71	15	28	Mannino	5.24	
72	15	60	Team Real Estates	6.45	
73	15	74	Holdings Inc.		
74	16	14.02	Ewing	4	
75	16	14.04	Ardmore	14.53	
76	16.01	37	Dvoor	38.48	
77	16.01	37.01	Raskin	9.494	
78	19	1	Junction Road Assoc.	10.422	
79	19	2	Krebs	35	
80	19	5	Lipka	7	
81	19	6.01	Zshack	85.2	
82	19	9	Zshack	10.86	
83	19	10	Matyiku	13	
84	20	6	Schindelar	3.54	
85	20	10	Glasshoff	19.7	
86	20	11	Croton Farms Inc.	40	
87	20	12	Baron	10.2	
			Hollenback	24.98	

88	20	13	Wilmott	36.79
89	20	14	Holland	30.72
90	20	15	Rzeszutek	18.02
91	20	17	Kudrel	12.1
92	20	18	Lo	33.748
93	20	21	Rzeszutek	5.05
94	21	2.03	Mattis	14.21
95	21	2.04	The Street Corp.	41.51
96	21	5	Kudrel	13.9
97	21	11	Seabra	63.674
98	21	12	Kukal	17.48
99	21	12.01	Kukal	5.54
100	21	15	Rozborski	17.583
101	21	17	Kertesz	9.77
102	21	19	Zshack	4.12
103	21	20	Schindelar	10.9
104	22	1	Chung	28.5
105	22	4	Walker	3
106	22	5	Walker	9.21
107	22	7	Sicklinger	11.5
108	22	8	Chung	47.62
109	22	9.01	Warshaw	4.05
110	22	13	Arpaia	13.17
111	22	15	Dente	20.5
112	22	21	Vrabel	25.53
113	22	24	Brownstein	27.9
114	22	25.02	Beerman	6.26
115	22	25.03	Brownstein	12.92
116	22	28	Doby	53
117	22	37	Miklowcic	8.17
118	22	46	Chung	7.8
119	22	53	Walker	3.24
120	23	1	Levine	12.6
121	24	1.02	Sanderson	12.06
122	24	2	Walker	23.52
123	24	23	Campbell	52.33
124	24	26	Hine	16.48
125	24	42	Buis	23.599
126	25	4	Offord	6.526
127	25	4.01	Feigin	6.813
128	25	5	Campbell	70.123
129	25	7	Hine	1.6
130	25	49	Hine	1.74
131	27	24	McLeod	50
132	27	29	Stothoff	6
133	27	30	Tuccamirgan LLC	20.01
134	27	30.01	Johnson	35.17
135	27	36	Yard	21.78

136	28	29	Stothoff	14.8
137	28	43	Tuccamirgan LLC	1.1
138	36	13	Barbiche	17.822
139	36	17	Linque Realty	104.85
140	36.01	22	Karas	47.687
141	36.01	76.02	Baldachino	2.968
142	36.01	76.03	Baldachino	0.997
143	36.02	19	Flemington Trade Center LLC	10.322
144	36.03	4	PWE Realty	2.238
145	36.03	11	Flemington Trade Center LLC	4.842
146	36.03	12	Kopaco Inc.	4.133
147	36.03	13	Kopaco Inc.	2.785
148	40	4	US Bronze	21.9
149	40	5	Voorhees Assoc.	87.819
150	40	5.01	Voorhees Assoc.	9.344
151	40	5.02	Voorhees Assoc.	12.31
152	40	9	Neuhauser	13.3
153	40	16	Balek	9.5
154	41	26	Blasberg	9.17
155	41	36	Day	14.145
156	41	38	Skeuse	19.52
157	41	39	DeSapio	18.63
158	41	40	Stem	14.38
159	41	42	Smuul	7
160	41	48	Peterpaul	70
161	41	51	Reiner	14.46
162	41	73	Skeuse-Dallas	50.419
163	41.01	1	DeSapio	10
164	42	1	Panepinto	23
165	42	8	Power	23.23
166	42	8.01	Power	10.91
167	42	10	Panepinto	17.687
168	43	1	Gaskill	21.554
169	43	2	Francavilla	42.21
170	43	3	Kangas	44.721
171	43	8	Musarra	16.52
172	43	8.01	Musarra	3.987
173	43	13	Ubel	7.6
174	43	19.01	Carmel of Mary Immaculate	30.87
175	43	19.02	Hamm	6.25
176	43	26	Raritan Land Company	84.1
177	43	28	Schultz	8.8
178	43	41	Burtis	12.637
179	43	41.01	Burtis	8.883
180	44	6	Skeuse-Dallas	23.119

181	44	8	Holzli	54.24	
182	44	24	Raritan Hills Corp.	132.95	
183	49	2	Hunterdon Land Trust	21.46	Preserved
			Alliance		
184	49	2.02	Hunterdon Land Trust	22	Preserved
			Alliance		
185	53	10	Dvoor	13.7	
186	59	1	Harford	9.37	
187	59	2	Raritan Land Company	58.54	
188	59	7	Nief	31.54	
189	59	12.02	Schwenderman	14.22	
190	59	21.08	Vacca	8.719	
191	59	22	Galambos	31.6	
192	59	23	Schroedel	6.866	
193	59	24	Schroedel	8.034	
194	59	25	Drake	14.6	
195	59	26	Faubel	52.082	
196	59	26.01	Faubel	10.688	
197	60	38	Hanlon	11	
198	60	41	Saunders	12.98	
199	63	2	Jannuzzi	22.4	
200	63	3	Teatzner	13	
201	63	4	Teatzner	17	
202	63	35	Sferra	22.71	
203	63	38	Stinson	10.08	
204	63	71	Micek	14	
205	63	79	Balik	10	
206	63.01	2	Nelson	31.957	
207	63.01	5	Beazer Homes Corp.	151.7	
208	63.01	6	Holcome	33	
209	63.01	7	Mavrode	38.5	
210	63.01	8	Mavrode	20.414	
211	63.01	8.01	Mavrode	13.265	
212	63.11	45	Norr	10.958	
213	71	8	Sunnymeade Holdings	24.678	
214	71	11	Kuhl-Everitt	109.35	
215	71	12	Kuhl Family Assoc.	160.97	
216	71	17	Kuhl-Makarick	46.35	
217	71	19	Bowlby	50.73	
218	71	19.02	Bowlby	21.03	
219	71	20	Kuhl-Rubin	32.85	
220	71	21	FBS Partners	18.863	
221	71	30	Henny	7.9	
222	71	61	Kuhl-Hill	103.77	
223	71.02	21	FBS Partners	13.661	
224	72	7	Scheer	12.6	
225	72.07	81	Bowlby	81	
226	74	3	Marciano	4.4	



227	75	6	Matos	12.99	
228	77	7	Case	75.89	
229	77	9	Van Doren	61.13	
230	77	10	Van Doren	9.25	
231	77	10.17	Van Doren	24.24	
232	77	21	Gerstner	6.8	
233	77.01	11	DeHoff	9.009	
234	77.01	27	DeHoff	1.149	
235	77.01	29	DeHoff	1.154	
236	77.01	31	DeHoff	1.149	
237	77.09	8	Kanach	7.893	
238	77.09	42	Ribbnas	6.349	
239	78	4	Hamilton	10.023	
240	78.03	7	Budd	6.3	
241	78.03	11	Rosenblum	0.42	
242	79	18	MSE Inc	20.736	
243	79	33	Brubaker	7.5	
244	80	8	Kuhl-Bodine	104.205	
245	80	9	Kuhl-Kadezabek	76.09	
246	80	10	Kuhl Family Assoc.	8	
247	80	11	Kuhl-Hill	19.4	
248	80	13	Kuhl-Rubin	58.78	
249	80	13.01	Quick River Farm	44.067	Preserved
250	80	14	Edward Whitehouse	19.212	
251	80	17	Rogers	87.23	Preserved
252	80	30	Millenium Development	72.391	
253	80.02	1	Millenium Development	0.95	
254	81	2	Hockenbury	3.64	
255	82	1	Lee	56.235	Preserved
256	82	2	Snyder	52	
257	82	3	Balek	56.929	Preserved
258	82	3.01	Balek	1.951	
259	82	4	Hockenbury	17.45	
260	82	5	Wormke	6.55	
261	83	2	Kovi	129.92	Preserved
262	84	2.01	Maraspin	72.12	Preserved
263	84	2.02	Ferguson	53.407	Preserved
264	84	2.06	Maraspin	9.397	Preserved
265	84	3	Church of the American Way	24.14	
266	84	5	Mavrode	32.546	
267	84	15	Copper Hill Country Club	193.352	
268	84	29	Elbert	93	
269	84	30	Morris	28.8	
270	84	32	Hall	23.5	
271	84	33	Copper Hill Country Club	19.34	

272	84	36	Coffman	13.9	
273	84	37	Millenium Development	1.26	
274	84.03	1	Millenium Development	2.82	
275	85	6	Moreira	94.81	Preserved
276	85	30	Cuccaro	14	
277	86	1	Bond	110	Preserved
278	86	2	Adda	42.71	Preserved
279	86	2.01	Lawrence	57.087	Preserved
280	86	4	Lentine	10.04	
281	86	10	Blumberg	118.67	
282	86	11	Everitt	10	Preserved
283	86	15	Everitt	50.86	Preserved
284	86	15.02	Wallace	8.455	
285	86	15.03	Everitt	17	Preserved
286	86	22	Everitt	19.15	Preserved
287	86	26	Blumberg	24.57	
288	86	26.02	Blumberg	12	
289	86	100.01	Burenga	6.01	
290	89	29	Bussard	38.9	
Total				7826.94	

## **Conservation Element**

### **Introduction**

The Municipal Land Use Law requires a conservation plan element providing for the preservation, conservation and utilization of natural resources including, to the extent appropriate, energy, open space, water supply, forests, soil, marshes, wetlands, harbors, rivers and other waters, fisheries, endangered or threatened wildlife and other resources and which systematically analyzes the impact of each other component and element of the master plan on the present and future preservation, conservation and utilization of these resources

### **Goals**

- 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.

### **Watershed Protection**

#### **Stream Corridors**

The township contains a River, streams, tributaries, state open waters, wetlands, and ponds. Each part of the water system provides environmental, recreational and habitat benefits to the Township. To preserves these systems, efforts should be made to buffer and development from any water way. To this end the township has adopted a 100 ft. stream buffer standard along with a 75 ft. soil disturbance standard. In addition, a 25 ft. state open water buffer has been implemented to further protect minor waterways that do not meet the definition of a stream. Finally, the township recognizes and supports the State's efforts to buffer C-1 waterways. Currently the township contains the Plum Brook and Wicechekoe C-1 streams. Enforcement of these regulations is the responsibility of the Planning and Zoning Board and the zoning officer. Conservation easements are required for all stream buffer areas.



#### **Flood Plain**

Recognizing the importance of the flood plain not only to flood related issues, but also environmental issues, the township has enacted an ordinance that restricts new development within the 100 year flood plain.

### Wetlands

The Township contains a significant amount of wetlands. The State of New Jersey, Department of Environmental Protection has prepared wetland maps as required by the Freshwater Wetlands Protection Act. The maps were prepared using aerial photos. The information from the NJDEP is for



planning purposes only. Delineations on specific properties must supplement this general information with on site investigation. The Township requires that every subdivision and site plan application submit a wetlands report. Any wetlands and associated buffers located on lands to be subdivided are required to be identified and preserved. All wetlands and associated buffers are then placed into conservation easements held by the Township.

The Township has been acquiring more and more conservation easements. The restrictions placed on these easements are the exclusion of all structures and the limiting of vegetation clearing. At this time

the Township does not have a data base of existing conservation easements. Without a comprehensive plan to identify and catalog the location of each conservation easement within the Township, it will become increasingly difficult to effectively enforce the restrictions. Efforts should be made to incorporate an inventory of existing easements onto a Geographic Information System and have the Township perform random inspections of conservation easements throughout the year.

The Planning Board should consider the future preservation of conservation easements when processing subdivision applications. The recent amendment to the ordinance requiring larger net lot requirements and the inclusion of wetlands transition areas in net lot and lot circle requirements should improve the protection of these environmentally sensitive areas. In addition, the conservation easements need to be permanently marked in the field to clearly identify their limits.

Fee simple purchase of two properties in the Croton Swamp/Wicecheokee Creek area have taken place through partnerships with the New Jersey Conservation Foundation, Hunterdon County and the Township. Individual review of additional future acquisition in the area should be conducted by the Open Space Committee.

To increase wetland protection it is recommended that a 15 ft. buffer area be required for those wetlands classified as “ordinary resource” value by the NJDEP. A planted buffer area of 15 feet will provide additional erosion control, total suspended solid removal and aid in the protection of waterways. It should be noted that certain conditions may exist where the suggested buffer area would not be appropriate such as along a drainage swale adjacent to a roadway.

### Forests

Existing woodland areas provide environmental, recreational, and aesthetic benefits to the Township. However, many areas of the township have already been removed of extensive woodlands through

farming. As these formerly farmed areas are developed reforestation should take place. Further protection of the existing woodland should be made in the form of a woodlands protection ordinance. The township has reviewed a number of various woodlands and tree protection ordinances in the past, but has not arrived at a satisfactory solution due to the potential administration and takings complications. However, this should not preclude the further review and adoption of a woodlands conservation ordinance. The Township should continue to review options for such an ordinance in the future.

### Soils

A report entitled “Soil Survey of Hunterdon County, New Jersey” was issued by the U.S. Department of Agriculture in cooperation with the N.J. Agricultural Experiment Station at Rutgers University in November 1974. Soil scientists made this survey from observed slopes. They dug holes to expose the soil profile and then classified the soil by characteristic. Tables were prepared giving certain characteristics of soil type (depth to bedrock, depth to seasonal high water level) and limitations for Disposal of Sewage Effluent (on site) as well as many others.

The limitations for disposal of on-site sewage effluent were classified by the soil survey report as severe, moderate and slight. The soil properties considered were flood hazard, depth to seasonal high water table, slope, depth to bedrock, rockiness, stoniness and permeability. Many areas of the Township have been developed in “Severe” classifications. Some of the moderate classifications appear to include wetlands. It would certainly appear that areas classified “Severe” can be developed but such classification would tend to require a relatively low density.

Further studies of the soils in the township have been conducted as part of the nitrate dilutions models. As noted in the Land Use Element, nitrate dilution models for the AR-2 zone and the R-1A zone indicate that the current lot sizes exceed the soils capacity. A lot size of 2.2-2.3 acres is recommended for the R-1A zone and a lot size of 2 acres is recommended for the AR2 Zone. Studies conducted as part of the Lockatong Formation Study recommended the increase in lot size in the R-1 zone from 2.5 to 6 acres which was implemented in 1998.

### Steep Slopes

As noted in the Township’s Natural Resource Inventory additional protections are needed for steep slopes within the township. The Township’s steep slope ordinance should be reviewed to strengthen the protection of steep slopes. The amount of hard surface coverage permitted in steep slope areas should be reduced and conservation easements required on steep slope areas. In conjunction with this protection should be the development of a woodland protection ordinance.

### Sustainable Development

It is the Township’s goal that new and remodeled buildings and facilities be models of environmental, economic and social stewardship, contributing to our other goals of protecting, conserving and enhancing the environment. To that end a sustainable building policy should be implemented.

Sustainability describes the ability to meet the present needs without compromising the ability of future generations to meet their needs. It incorporates:

- energy efficiency,
- alternative energy sources,
- water conservation,
- waste minimization,
- stormwater management,
- pollution prevention,
- using resource-efficient materials,
- improving indoor air quality,
- woodland conservation/replanting with native species wherever possible, and
- taking advantage of existing infrastructure

Sustainable building designs use our resources efficiently while creating healthier building habitats. Sustainable buildings are designed, constructed and operated in ways that reduce or eliminate any negative impact on the environment and occupants. These buildings integrate materials and methods that promote environmental quality, economic vitality, and social benefit through the design, construction and operation of the built environment.

Some features of sustainable buildings include:

- the integration of natural daylight for lighting,
- high indoor environmental air quality, and
- reduced utility bills.
- the use of finishes and materials low in volatile organic compounds which will improve indoor air quality;
- increased productivity of building occupants due to healthier work places;
- reduced impact from building construction on the environment through careful construction planning, including the protection of trees;
- use of locally produced materials which will support the local economy; and
- enhanced social interaction through community involvement in building planning and operation.

The U.S. Green Building Council has developed the rating system LEED – Leadership in Energy and Environmental Design (LEED). LEED is a voluntary, consensus-based, market driven green building rating system by which projects are registered, evaluated and certified. It is based on proven technology and evaluates environmental performance from a “whole building” perspective. LEED is a self-certifying system designed for rating new and existing public, commercial, institutional and multi-family residential buildings.

The Township should make every effort to incorporate sustainable building principles and practices into the design, construction and operation of all public facilities and publicly funded projects. It is recommended that the LEED system should be used as a design and measurement tool to determine what constitutes sustainable building principles and practices. Applicants are urged to comply with

these sustainable building principles.

### Open Space Plan

In 1996 the Township instituted an aggressive open space program. In conjunction with State and County agencies approximately 2200 acres have been preserved in the township with an additional 1400 acres being preserved through the farmland preservation process. Many of the properties identified in 1996 have been preserved. The Raritan Township Open Space Committee reviewed and prepared an updated list of potential open space properties. This list is incorporated into this plan. It should be noted that there is a significant overlap between the open space plan and farmland preservation plan. Many properties that are not appropriate for future passive or active recreation development but are farmed are directed towards the farmland preservation program.



The following goals are used to guide the Open Space Advisory Committee in its preparing of the open space plan. The ultimate goals of the open space plan, in order of importance, are:

1. Limit residential growth
2. Protect environmental resources and vistas.
3. Provide linkages to existing open space
4. Provide area for future active and passive recreation

The following is a list of properties identified as potential open space in the Township. It should be noted that the open space program is a fluid program which must adapt to the availability of land. The open space program is largely dependent upon the landowners being willing to sell. The Township has been in contact with almost all the property owners listed here and will continue to pursue the preservation of these parcels. In addition, it is always possible that an un-identified parcel will come up that was not previously discussed. In those cases the matter will be forwarded to the Open Space Committee for their recommendation.

Rank	Block	Lot	Owner	Location	Acres	Zoning
<b>Limit Residential Growth</b>						
1	77	9,10,10.15	VanDoren	Amwell Road	85	R-3
1	77	7	Case	Clover Hill Rd	75.89	R-3
1	8	3	Fischer	31 & River Rd.	87.5	R-1A
<b>SubTotal</b>					<b>248.39</b>	
<b>Preserve Environmental Resources</b>						

2	25	5	Kerekes	Barton Road	70.12	R-1
2	43	26	Raritan Land Co.	Harmony School Rd	84.1	R-1
2	15	1	Ewing	Thatchers Hill Road	59.28	R-1
2	44	8	Holzli	Hardscrable Hill Road	54.24	R-1
2	59	2	Raritan Land Co.	Harmony School Rd	58.54	R-1
<b>SubTotal</b>					<b>326.28</b>	

#### **Linkages**

3	59	7	Nief	Rt. 523	4	R-1A
3	59	12.02	Schwenderman	Rt. 523	4	R-1A
3	63	35	Sferra	Johanna Farms Road	4	R-1A
3	63	34	Kasper	Johanna Farms Road	4	R-1A
3	15	74	Ewing	Thatchers Hill Road	4	R-1
<b>SubTotal</b>					<b>20</b>	

#### **Future Active Recreation**

4	16	14.04	Dvoor	River Road	38.38	I-2
4	17	2	Dart's Mill	Bartles Corner Road	4.5	I-2
<b>SubTotal</b>					<b>42.88</b>	

## **IV. Recommendations**

### **A. Greenways**

A Bike and Pedestrian Plan has been prepared by for the Environmental Commission. The recommendations of that plan are made part of the Master Plan and the plan is incorporated as an appendix to the master plan.

### **Watershed Protection Recommendations**

- Install signage as the public enters the watersheds indicating that the watersheds are a water supply area.
  - Acquire conservation easements from property owners and require implementation of forest management plans that have a primary objective of clean and abundant water.
  - Agricultural Lands: Require the development and implementation of a soil and water conservation plan for resource management systems for all farmland assessed property in the watershed.
  - Install permanent buffer strips on cropland with a distance of 100 feet or less between the cropland and stream corridors using such programs as the Conservation Reserve Enhancement Program (CREP).
  - Roadways and Associated Drainage System: Install measures to reduce the volume and velocity of surface water runoff to stream corridors from roadways.
  - Rural Residential Land: Minimize footprint and disturbed area of construction. Preserve all other topography and vegetation of the site.
  - Minimize driveway length and nature of treatment (unpaved better than paved).
  - Practice regular septic system maintenance with pumping done at a minimum of once every three years.
  - Install raised beds on the contour and provide rain gardens to slow runoff.
- Steep Slopes: Strengthen exiting steep slope ordinances and require conservation easements on steep slopes.



- Wetlands: Implementation of a 15 ft. buffer for ordinary value wetlands. Creation of monitoring and inspection protocols for existing conservation easement.
- Wooded Areas: Conduct mapping and inventory of wooded areas. Prepare woodland protection ordinance. Require the development and implementation of a forest management plan for farmland assessment that includes practices for water quality and quantity as well as species richness and diversity of tree age and size class in addition to forest stand improvement.
- Stream Corridors: Reforestation should occur to aid in the protection of riparian corridors. Continue to obtain conservation and drainage easements along streams and other waterways. These easements should cover the 100-year flood plain, wetland and wetland transition areas, state open waters, and other significant natural and environmental features.

# Utility Service Plan

## **I. Sanitary Sewer System**

It is specifically the intent of this master plan to limit development in the sewer service area to the current sewer plant capacities. A review of the current sewer plant capacity and the improvements proposed was conducted. Based on the information supplied by the RTMUA and a review of the existing and proposed land uses in the sewer service area it is therefore recommended that properties as noted on the sewer service map be removed from the sewer service area. The area currently designated in the waste water management plan for 20,000 gpd sub-surface disposal should be removed, except for those uses currently operating under a permit. The master plan proposes no expansion to the plant capacity beyond existing infrastructure upgrades such and inflow and infiltration improvements.

Any available sewer capacity should be directed towards affordable housing as required to be supplied by the Township, then to permitted age restricted housing, then to permitted industrial and office. Ultimately capacity should be held in reserve for those residential developments that currently exist within the sewer service area but are not connected to the sewers.

## **Public Water Service Area**

The public water service area has been reduced over the existing master plan. The removal of a large portion of the southern area of the Township is due to that area being in a farmland preservation area, and the area also being developed into single family homes serviced by on-site wells. It is of great concern to the Board that public water service not extend beyond the confines of the public water service area as shown in the master plan. Any future re-negotiation for a franchise agreement regarding public water should so not that water service should not be extended beyond the service area as noted in the master plan.