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June 1982

The
Housing Obligations of Far Hills Borough

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PREPARED FOR:
Messrs. Haueis and Ochs
Far Hills, New Jersey

PREPARED BY:
Richard Thomas Coppola and Associates
Bordentown Township, New Jersey
License No. 1378

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INTRODUCTION

Planners have always been concerned with the provision of community facilities, the provision of an adequate traffic and transportation network, the preservation and respect for environmental considerations, the existing land use pattern and character of the community, the fiscal solvency of the jurisdiction, and the relationship of the individual locality to surrounding land areas, as well as the housing needs of the community's population. When the Southern Burlington County N.A.A.C.P. vs. Township of Mount Laurel decision was rendered by the New Jersey Supreme Court on March 24, 1975, it immediately was assumed that the provision of multi-family housing overrode all other planning considerations. As the dust settled and further court decisions addressed the housing issue, it became evident that the Mount Laurel decision did not really change the planning process, and that planners should continue to be concerned with all aspects of community development when approaching the question of meeting housing needs. In fact, the Mount Laurel decision emphasized the importance for a municipality to plan in a comprehensive manner and to be prepared to specifically explain and justify its decisions. The necessity for a documented comprehensive master plan is particularly clear when a municipality is challenged on a Mount Laurel count and is placed in a position of proving its innocence, whether or not the accusations against it are false.

No two communities in the State of New Jersey are alike, and thus the effect of the Mount Laurel decision and others subsequent to it upon each municipality will be unique. Therefore, it is important for a jurisdiction to know both its responsibilities as well as its limitations and capacities for future development. A rational plan for the provision of low and moderate income housing within a municipality is not one that starts with an assumption of an equal share of particular types of housing versus particular quantities of industrial land or any other similarly simplistic and generalized equation. A rational plan is one that measures market realities against needs; that considers the socio-economic mixture of a municipality's residents versus that of the region's population; that details a program for the provision of community facilities and relates the program to the demand for such facilities; that weighs the physical capacity of the land to accommodate development; and that balances all other relevant planning criteria in an effort to determine the saturation point for development in that particular municipality, based on all of its capabilities and limitations taken together.

HOUSING CONCERNS

Administrative Initiatives

In the December, 1970 "Housing Message" presented by Governor Cahill, the problems that faced New Jersey in regard to housing its citizens were succinctly outlined. In his message of 1972, "New Horizons in Housing", Governor Cahill outlined a program for providing the necessary housing that is needed in the State. In addition to a revised tax plan, the Governor presented a "balanced housing plan" which would require the co-operation among the three levels of government -- State, county and municipal -- in implementing the goals formulated by the Department of Community Affairs.

In his 1974 "State of the State Address", Governor Byrne outlined techniques to foster the construction of low and moderate income housing. By executive order, Governor Byrne has proposed the "carrot and stick approach"; rewarding municipalities that comply with the recent judicial mandates and withholding state aid from any recalcitrant ones.

The most recent administrative initiative to foster the construction of low and moderate income housing was presented in the form of an executive order issued by Governor Byrne in April, 1976. The order mandated that the New Jersey Department of Community Affairs "prepare state housing goals to guide municipalities in adjusting their land use regulations in order to provide a reasonable opportunity for the development of an appropriate variety and choice of housing to meet the needs of the residents of New Jersey."

Legislative Initiatives

In November 1972, Assembly Bill No. 1421, the "Voluntary Balanced Housing Plan Act" was introduced by Assemblyman Merck. The bill was designed to overcome the limited housing development in many parts of the state and was modeled after the Governor's "Housing Message". The state's housing needs were recommended to be allocated to counties on the basis of their population and employment projections; this initial allocation was then to be distributed among the various municipalities on the basis of a number of related criteria. For a host of reasons, the suburban controlled legislature never adopted the bill, which leaves us in the present situation where the courts have been performing the legislative function of determining what the appropriate housing and zoning regulations are to be throughout the state.

A more recent attempt to establish a new planning framework through the legislative initiative came in the form of Senate Bill No. 3100, a bill designed to establish guidelines for the allocation of housing throughout New Jersey. The bill has drawn considerable interest in the light of the "Mount Laurel" Supreme Court ruling on municipal land use regulations. Essentially, the intent of the bill was to establish procedures by which a county planning board was to determine housing allocations for the respective municipalities within its bounds. The bill died in committee.

Court Mandates

Since the Governor's first "Housing Message" in 1970, several important zoning cases were rendered in the New Jersey Courts. The most far reaching decision was rendered on March 24, 1975 by the New Jersey Supreme Court when it took a pioneering step and upheld the Superior

Court decision in the Mount Laurel case. In his decision, Justice Hall outlined the litany of planning related techniques which have prohibited the construction of affordable housing for low and moderate income families including the exclusion of multiple family dwelling units as permitted land uses, the inordinant amount of land commonly reserved for non-residential purposes, extremely low density large lot zoning which by virtue of the size of the area affected precludes any area for smaller sized lots, and excessively high minimum floor area requirements for residential units.

Justice Hall emphasized the importance of affirmative action on the part of municipalities to protect the general welfare of the public; not merely the parochial interest of the municipality. Among the remedial actions suggested was the requirement that each municipality consider the "regional housing needs" (as long as zoning is done on a municipal rather than regional basis). In providing for the housing needs of the "regional population", a municipality should insure that a wide range of housing types can be constructed for the prospective needs of the regional population, including multiple family units and small detached homes on small individual lots.

The Oakwood at Madison case, decided January 26, 1977 by the State Supreme Court, has helped to refine the Mount Laurel decision. Moreover, the "Madison" decision introduced a new term to the ever-expanding planning and legal vocabulary.

The decision addressed the well-known fact that in the current economy, private enterprise cannot ". . .without subsidization or external incentive . . ." provide affordable housing for the low or moderate income population. The court recognized that mere zoning does not provide housing for the lower income groups. The court proceeded to find that although newly constructed housing for the low income groups cannot be provided through conventional construction techniques, sound housing can nevertheless be provided through the "filtering down process".

The "filtering down" theory holds that the construction of new housing, although beyond the range of lower income groups, initiates a chain-like reaction, freeing the older but sound housing vacated by the population moving up the housing scale. The speed at which lower income families can occupy the better housing is dependent on the length of the chain; i.e., the cost of the most recently constructed housing. The Supreme Court, following this rationale, found that it is incumbent upon the municipalities to insure that "least cost housing" can be built in sufficient amounts to satisfy the deficiency in the hypothesized fair share, thus providing the necessary link for the provision of housing for low and moderate income households.

While the Oakwood at Madison case de-emphasized the importance of designating specific numbers of dwelling units as a quota for municipalities to construct within a given time frame, the decision did not alter the most basic conclusion of the Mount Laurel decision. Summarily, the Mount Laurel decision concluded that "developing municipalities" must "affirmatively plan and provide by its land use regulations a reasonable opportunity for an appropriate variety and choice of housing, including, of course, low and moderate income housing, to meet the needs, desires and resources of all categories of people who may desire to live within its boundaries". While the purpose of the litigation was to provide low and moderate income housing, the decision specifically requires such municipalities to provide an opportunity for an "appropriate variety and choice of housing for all categories of people".

Subsequent Superior Court decisions throughout New Jersey have helped to define municipalities as either "developed" or "non-developing" thereby exempting them from the "fair share" mandates of Mount Laurel. Other Superior Court decisions have helped to refine the terminology included in prior court decisions. One recent court decision affecting a town in Hunterdon County (Round Valley, Inc. vs. Township of Clinton) reemphasized several of the court's concerns that were articulated in the Oakwood at Madison decision. Among those concerns outlined by Judge Beutel were the reasonableness of the region in which the prospective housing needs were to be met and the requirement that the developing municipalities eliminate the zoning and subdivision "cost exactions" which unreasonably restrict the availability of housing to low and moderate income families.

Currently, the New Jersey Supreme Court is reviewing six (6) zoning cases concerning the Mount Laurel theme. The Court's ruling, which is anticipated sometime in the near future, is expected to clarify a number of the unresolved questions regarding municipal responsibility to actually provide, as opposed to zoning for, housing and the extent of the obligation carried by "developing", "developed" and "non-developing" municipalities.

In any case, however, the need for a diversity of housing types within the State of New Jersey, including those municipalities which may be deemed either "non-developing" or "developed", remains an issue to be addressed in the local planning process.

MUNICIPAL CONCERNS

Environmental Capacities and Limitations

The necessity and desire of a municipality to provide a diversity of housing types at various densities within its bounds must be evaluated against the other viable factors of the planning process. All relevant planning inputs, including, but not limited to, the perceived housing needs must be considered. Clearly, the location, extent and timing of housing construction is dependent not merely on the specific numbers discussed in a housing analysis, but also upon the other planning inputs which collectively define the comprehensive planning process.

The benchmark considerations concerning a municipality's ability to develop are the capacities and limitations dictated by the natural environment. Environmental data is readily available for use by a municipality in its planning pursuits. The Soil Conservation Service provides significant information regarding soil types with ratings of the soils concerning their appropriateness for different types of community development. Additionally, the U. S. Geological Survey provides both topographic and geologic information. The geologic considerations are directly translatable to a quantification of the available total water supply. Clearly, the Master Plan of a municipality must document and evaluate this environmental data to the extent that such information is available and applicable.

A viable planning process must acknowledge both the natural environment as well as the right of people to live in that environment. While often situated at the extreme ends of the ideological spectrum, the two areas of concern are not mutually exclusive and can be honored simultaneously.

What must be acknowledged is that we do not live in a natural environment. Our homes are not natural to the environment, our places of work are not natural to the environment, the road network is not natural, the electric, gas, telephone, water and sewerage utility lines are not natural; nor is any development.

There is no argument against the contention that development has an unnatural impact upon the environment. Additionally, there is no argument that people need a place to live. The "balance" to be achieved is to provide housing in a manner which creates more positive impacts to the environment than negative ones. Clearly, it makes no sense to construct housing when there may not be enough water for the residents to use, or when the development will create drainage difficulties, or when other negative impacts will occur.

Community Facility Capacities and Limitations

In addition to the environmental concerns, which must serve as the benchmark criteria, the provision of community facilities necessary to serve future residential populations must be addressed as a key input concerning the location, extent and timing of residential development. Certain community facilities, such as public water and sewerage systems, will offset certain of the environmental limitations such as the need for relatively large individual lots where septic systems are used. However, the ultimate capacities for any man-made water or sewerage system remains dependent upon the limitations of the natural environment. As infrastructure systems become more extensive, the planning considerations become more regional in nature; nevertheless, the community facility considerations must be addressed by the locality in its planning process.

In addition to the water and sewerage systems, the provision of local recreational needs, schools, fire and police protection and improvements to the local road network also must be considered. Most of these considerations are primarily municipal concerns. The current capacities of the existing facilities to serve future residential population must be delineated in order to specify the time when expanded or new facilities will be needed.

The importance to the planning process of delineating capacities versus limitations is not new; indeed this determination is the basic pursuit of a comprehensive planning program. The recent mandates to provide a diversity of housing types has merely affirmed the importance of evaluating the relevant data. Municipalities are being told that they must affirmatively act to provide new housing stock. At the same time, municipalities are recognizing that they must act within rational bounds and determine: what can be done?; and what can only be done if other actions are taken simultaneously?

Balancing the Plan

The competing forces of planning must be viewed not as a conflict of right versus wrong but as a contest of issues which must be balanced to safeguard the "general welfare". In the process, however, an attempt must be made to safeguard the private property interests of the landowner. The interests of the landowner are part of the "general welfare"; not foreign to it. In fact, it is apparent that certain land use policy decisions, such as increased densities for given tracts of land, may be necessary in order to achieve the "general welfare" concerning the construction of "least cost" housing.

Judge Leahy of the Superior Court of Somerset County, New Jersey aptly summarized the housing versus environmental versus private property conflicts as a contest of rights: ". . .the right of minorities and those of limited income to fair housing opportunity, the right of a landowner to a reasonable use of his private property; the right of a community to plan and zone for its future as it envisions that future should ideally be; and the right of all to have ecological necessities recognized and respected . . .the question is not one of right against wrong, but one of right against right -- each worthy of legal recognition and of legal protection."

FUTURE OBLIGATIONS

Far Hills Borough as a "Developing Municipality"

As indicated earlier, the essential conclusion of the Mount Laurel decision is that "developing municipalities" like Mount Laurel must affirmatively plan and provide by its land use regulations the reasonable opportunity for an appropriate variety and choice of housing, to meet the needs, desires and resources of all categories of people who may wish to live within its boundaries. While the purpose of the litigation was to provide low- and moderate-income housing (which the court emphasized as essential), the decision specifically requires "developing" municipalities to provide an opportunity for an "appropriate variety and choice of housing for all categories of people".

The Mount Laurel decision provides municipalities with an "escape" mechanism, thereby obviating the mandate to satisfy regional needs apart from parochial interests. Apparently, communities which are not shown to fall within the "developing community" category are not required to provide a variety of housing types. The decision outlined six (6) components of the "developing municipality" definition, including:

1. A very large gross acreage;
2. A location outside the central city and built-up suburbs;
3. The loss of rural characteristics;
4. Has experienced and is continuing to experience great population increases;
5. Not substantially developed and having significant parcels of vacant developable lands remaining; and,
6. A location in the path of inevitable future growth.

A Very Large Gross Acreage: Far Hills Borough consists of approximately 3,136 acres or approximately 4.9 square miles of land area. Compared to the average and median sizes of the other 566 municipalities in New Jersey, Far Hills Borough cannot be considered a "sizeable land area" as specifically referenced in the Mount Laurel decision. As documented in a May 1977 article appearing in the "New Jersey Municipalities" publication, the median size of municipalities in New Jersey is 4.3 square miles while the average size is 13.2 square miles. (1) The range of municipal acreage in New Jersey spans from Shrewsbury Township in Monmouth County with a land area of

(1) "After the Recent New Jersey Supreme Court Cases: What Is The Status of Suburban Zoning?", by Jerome G. Rose, published by the "New Jersey Municipalities", May 1977.

only 0.09 square miles to Hamilton Township in Atlantic County with a 113.00 square mile area. Far Hills' gross acreage, therefore, is not significantly greater than the median size of municipalities throughout New Jersey and is less than the average size.

A Location Outside the Central City and Built-Up Suburbs: Far Hills Borough is indeed located outside the central city. The geographic location of the municipality and the major roadways within the area has resulted in the residents of Far Hills Borough sharing their interaction with a number of relatively small cities and built-up suburbs as opposed to being oriented to any particular major city.

A documentable indication of the interaction between the residents of Far Hills Borough and the cities and other municipalities within New Jersey is a computation of: 1) the number of employees throughout New Jersey who commute to Far Hills Borough for job opportunities; and, 2) the number of residents within Far Hills Borough who work within other jurisdictions throughout New Jersey. This information is shown on Plates 1 and 2.

As the data indicates, 97.2% of the incoming work trips to Far Hills Borough originated within Far Hills Borough or within other municipalities situated either within Somerset or Morris County.

Conversely, considering the employed residents within Far Hills Borough during 1970, approximately 91.8% of the workers were employed within Far Hills Borough or within municipalities situated within either Somerset, Union or Morris County. Discounting the number of Far Hills Borough residents working outside the State of New Jersey during 1970, the percentage of employed residents of Far Hills Borough working within the three (3) county area increases from 91.8% to approximately 95.7%.

The Loss of Rural Characteristics: Far Hills Borough remains a relatively rural municipality. As of September 1971, the Somerset County Master Plan indicates that approximately 1,895 acres or 60.4% of the municipal land area remains vacant or wooded. In 1970, the gross density of Far Hills Borough was approximately 159 persons per square mile of land area; as of 1981, census statistics indicate that the density of Far Hills Borough decreased to approximately 138 persons per square mile.

Has Experienced and Continues to Experience Great Population Increases: The population of Far Hills Borough increased by a factor of 11.1% between the years 1960 and 1970. The population in 1960 was 702 persons, while in 1970 the population grew to 780 persons. The 1980 U. S. Census counts indicate that Far Hills Borough has a population of approximately 677 individuals. It is clear that Far Hills Borough is not experiencing significant population increases.

Not Substantially Developed and Having Significant Parcels of Vacant Developable Lands Remaining: As indicated earlier, Far Hills Borough is a municipality with an abundance of undeveloped land; approximately 1,895 acres or 60.4% of the municipal land area remains vacant or wooded.

Location in the Path of Inevitable Growth: Far Hills is located within an area of suburban growth which is greatly influenced by Interstate Route 287 and State Routes 202 and 206. (*) The New Jersey Department of Community Affairs, in the publication entitled "State Development Guide Plan", dated May 1980, recognized the pattern of development emerging within and around

(*) See APPENDIX to this Report.

PLATE 1

FAR HILLS BOROUGH

WORKERS TO JOBS IN FAR HILLS
1970

<u>SENDING MUNICIPALITIES</u>	<u>NUMBER AND PERCENT OF WORKERS TO FAR HILLS</u>	
<u>SOMERSET COUNTY</u>		
Bedminster Township	105	(21.0%)
Bernards Township	40	(8.0%)
Bernardsville Borough	6	(1.2%)
Branchburg Township	7	(1.4%)
Bridgewater Township	21	(4.2%)
Far Hills Borough	157	(31.3%)
Peapack-Gladstone Borough	63	(12.5%)
Somerville Borough	9	(1.8%)
Somerset County Totals:	408	(81.4%)
 <u>MORRIS COUNTY</u>		
Chester Township	17	(3.4%)
Florham Park Borough	9	(1.8%)
Mendham Borough	27	(5.4%)
Mendham Township	13	(2.6%)
Rockaway Borough	7	(1.4%)
Roxbury Township	6	(1.2%)
Morris County Totals:	79	(15.8%)
 <u>MIDDLESEX COUNTY</u>		
New Brunswick City	8	(1.6%)
Middlesex County Totals:	8	(1.6%)
 <u>UNION COUNTY</u>		
Summit City	6	(1.2%)
Union County Totals:	6	(1.2%)
Totals . . .	501	(100.0%)

SOURCE: Tri-State Planning Commission, 1970 Census Information

PLATE 2

FAR HILLS BOROUGH

PLACES OF WORK FOR
FAR HILLS BOROUGH RESIDENTS
1970

<u>SENDING MUNICIPALITIES</u>	<u>NUMBER AND PERCENT OF WORKERS FROM FAR HILLS</u>	
<u>SOMERSET COUNTY</u>		
Bedminster Township	11	(3.2%)
Bernards Township	5	(1.5%)
Bernardsville Borough	31	(9.1%)
Far Hills Borough	157	(46.2%)
Franklin Township	7	(2.0%)
Peapack-Gladstone Borough	18	(5.3%)
Somerville Borough	23	(6.8%)
Somerset County Totals:	252	(74.1%)
<u>UNION COUNTY</u>		
Garwood Borough	12	(3.5%)
Summit City	9	(2.7%)
Union Township	20	(5.9%)
Union County Totals:	41	(12.1%)
<u>MORRIS COUNTY</u>		
Hanover Township	10	(2.9%)
Morris Township	6	(1.8%)
Parsippany-Troy Hills Township	3	(0.9%)
Morris County Totals:	19	(5.6%)
<u>MIDDLESEX COUNTY</u>		
Woodbridge Township	10	(2.9%)
Middlesex County Totals:	10	(2.9%)
<u>HUDSON COUNTY</u>		
Hoboken City	4	(1.2%)
Hudson County Totals:	4	(1.2%)
<u>OTHER DESTINATIONS</u>		
New York City	6	(1.8%)
Pennsylvania	8	(2.3%)
Other Destinations Totals:	14	(4.1%)
Totals		340 (100.0%)

SOURCE: Tri-State Planning Commission, 1970 Census Information

Far Hills Borough and has designated a limited portion of the municipality within their "Growth Areas" category. Moreover, the Somerset County Planning Board, in the 1971 Master Plan, included the same limited portion of Far Hills Borough in their "Village Neighborhood" category.

As quoted from the "State Development Guide Plan":

"The Growth Areas include those regions of New Jersey where development has already occurred to an extensive degree, as well as partially suburbanized areas where accessibility to employment and services make them particularly suitable for development. Several existing rural centers in the more peripheral regions have also been designated as locations where continuing developments would be appropriate. . .

"To the greatest extent possible, the boundaries of the Growth Areas have been drawn to avoid areas with excessive environmental constraints to development such as steep slope areas in the northern part of the State and coastal wetland areas. In some instances, a compromise had to be made between recognized growth pressures stemming from economic and locational factors and the desirability of environmental preservation or the continuation of agricultural uses."

As quoted from the "Master Plan of Land Uses, Somerset County, N. J.":

"There are a score of Village Neighborhoods designated throughout Somerset County, but they are relatively small areas comprising approximately twelve square miles. . . These areas are characterized by compact residential development that permit the formation of a cohesive social organism based upon an intimate pedestrian interaction between people. . .

"The existing Villages often form a society embracing all income levels of the population, and in this respect they are microcosms of the nation. The housing ranges from modest homes to substantial residential establishments, often placed jowl to jowl. . . Existing densities of development range over a considerable spectrum and there is no need to set up stringent density definitions. Density is also dependent upon the amount of open space preserved, but the compact areas of development may well approximate five to fifteen families per acre. . ."

HOUSING OBLIGATIONS FOR FAR HILLS BOROUGH

From the information presented hereinabove, it is arguable whether or not Far Hills Borough is a "developing municipality". Far Hills Borough does not have a very large gross acreage; has not lost its rural characteristics; and has not experienced nor currently is experiencing great population increases. However, Far Hills Borough clearly is located outside the central city and built-up suburbs; is not substantially developed; has significant parcels of vacant developable lands remaining; and is located within the path of inevitable future growth.

The unique attributes of Far Hills Borough have been considered by the State Department of Community Affairs in their "State Development Guide Plan" and by the Somerset County Planning Board in their "Master Plan of Land Use". In both documents, only a small portion of the municipality is recognized as appropriate for relatively dense residential and intense non-residential development, while the remaining and predominant acreage of the Borough has been earmarked for low density development.

The limited portion of the Borough which has been earmarked for relatively dense and intense development is part of the Route 202/206 corridor area north of the Interstate Route 287/78 interchange in Pluckemin Village, which extends north and east to encompass the villages of Bedminster and Far Hills.

While it is arguable whether or not Far Hills Borough is a "developing municipality" as outlined by the State Supreme Court, it must also be emphasized that the current review by the New Jersey Supreme Court of the six (6) zoning cases concerning the Mt. Laurel theme may eliminate the distinction between "developing", "developed", and "non-developing" municipalities. Thereafter, there would be no question whether or not a municipality such as Far Hills Borough has an obligation to provide a diversity of housing types within its bounds. Moreover, the New Jersey Courts increasingly have been recognizing the importance of county and regional planning and the need for municipal master plans and implementing ordinances to be consistent with the planning done at the county and regional levels. As an example, Judge Leahy of the Somerset County Superior Court, in his December 13, 1979 opinion regarding "The Allan-Deane Corporation vs. The Township of Bedminster", stated the following:

"Prior to the enactment of the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., it was recognized that the legislature had required that land use planning be done on a comprehensive basis, not on a compartmentalized municipal basis . . .

"Clearly, the legislature recognized the wisdom of that suggestion and took the logical and desirable next step. It enacted the Municipal Land Use Law. Since 1976 it has been required that the municipalities must adopt land use elements of their master plans before a zoning ordinance may be adopted and such ordinances must be "substantially consistent" with the master plan. Any inconsistency must be justified. N.J.S.A. 40:55D-62a.

"The municipal master plan must indicate its relationship to the master plan of contiguous municipalities, to the county master plan and to any comprehensive guide plan adopted pursuant to N.J.S.A. 13:1B-15.52. N.J.S.A. 40:55D-28d.

"If municipal zoning provisions must comply with master plans and the master plans must be consistent with county plans, it follows with indisputable syllogistic logic that municipal zoning must be consistent with county, and thus state and regional, planning.

"By enacting this requirement the legislature has provided the courts with an objective standard against which to measure the provisions of a municipal zoning ordinance. The courts need no longer attempt to resolve the complex political issues inherent in zoning and planning. So long as the general legislative program is effectuated through county, state and regional planning which adheres to the general constitutional principals recognized and elucidated in judicial decisions such as Mt. Laurel and Oakwood, the courts can confidently judge the constitutional legitimacy of municipal zoning and planning by measuring it against

applicable county, state and regional planning. The effort and work product of the legislative and executive branches are thus respected and decisions made by municipal officials which comply with legislative intent will be sustained."

It is clear that the portion of Far Hills Borough straddling State Route 202 in the central business district area is designated for relatively dense residential development and relatively intense non-residential development by both the Somerset County Planning Board and the State Department of Community Affairs. Therefore, it behooves the Borough to analyze its housing obligations in the context of the housing region of which it is a part and to zone appropriate lands for relatively dense multiple-family housing construction.

EXISTING ZONING PROVISIONS

The existing Zoning Ordinance of Far Hills Borough, adopted June 8, 1981, effectively precludes the construction of a meaningful number of multiple-family dwelling units within the Borough. Approximately ninety percent (90%) of the municipality is zoned "R-10" Residential which, as specified within Article 8. of the Zoning Ordinance, requires a minimum lot area of ten (10) acres for each residential dwelling unit. Two (2) other residential zoning districts, the "R-9" and the "R-5" Districts, require minimum lot sizes of 9,000 sq. ft. and 5,000 sq. ft., respectively, for each dwelling unit constructed; however, both the "R-9" and the "R-5" Districts have been formulated in recognition of existing development patterns and very little undeveloped land is available for new construction.

All three (3) of the residential districts permit the conversion of single family homes existing as of May 9, 1932 into two (2) or more individual housing units. Such conversion is a 'conditional' use subject to other requirements specified in the Zoning Ordinance. As an example, Section 4.2.4. of the Zoning Ordinance requires that each dwelling unit must comply with all requirements of the Ordinance excepting the yard areas between individual dwelling units within the building. Moreover, in accordance with provisions specified in Article 9. of the Zoning Ordinance, no single family home higher than thirty-five feet (35') can be converted for multiple-family occupancy and any single family home converted for multiple-dwelling unit occupancy shall have all units three bedroom or larger separated by other dwelling units by an eight inch (8") masonry wall. Additionally, Section 9.5.3.2. of the Zoning Ordinance precludes any portion of any dwelling unit being placed above any other unit, thereby further restricting the possibility of actually converting an existing single family structure for multiple-family use.

As noted above, the prescribed density throughout approximately ninety percent (90%) of the Borough's land area is one tenth (1/10) dwelling unit per acre, apparently enforced even when conversions of an existing structure is involved. Summarily, this degree of low density cannot be justified from an environmental viewpoint, particularly on lands not critically impacted by unusually severe environmental constraints.

In addition to single family home construction and the conditional conversion of single family homes for multiple family use, both the "R-9" and the "R-5" Districts permit multiple dwelling unit con-

struction. However, given the requirements and restrictions of the Ordinance indicated in Articles 4, 8 and 9, and given the fact that very little vacant land is available for new construction within the "R-9" and the "R-5" District areas, the permission to construct such multiple-family dwelling units appears to be effectively irrelevant regarding any meaningful housing construction within the Borough.

It must be emphasized that all the multiple-family uses, whether by conversion or by new construction, are "conditional" uses which can only be constructed if the application meets all of the conditions listed within the Ordinance. Within Far Hills Borough, these conditions are confusing, overly generalized and subjective. In fact, there is even a reference in the Ordinance to Section 4.4.6. for multiple dwelling construction and to Section 4.4.5. for the conversion of existing residences, and neither of these Sections are found in the printed version of the Ordinance.

THE PARCEL IN QUESTION

The subject land is located within the "R-10" Resident Zoning District in the Borough of Far Hills and consists of approximately 19.1 acres of land. The land area gently slopes towards the southern portion of the property, gradually declining from Sunnybranch Road towards the railroad right-of-way. The site contains no significant environmental constraints as discerned from the Soil Conservation Service District publication for Somerset County. Predominantly wooded throughout the entirety of the tract, the subject parcel is bordered by a concentration of heavy tree and vegetative growth which provides a natural buffer and insulation of the property from surrounding land areas.

The property is located directly adjacent to the village area of the Borough, which area has historically been developed and used as the central business and community center of the jurisdiction. The property abuts the Far Hills Borough Railroad Station and is within easy walking distance of available shopping and community facilities, including the Far Hills Shopping Mall and the Borough Hall and recreational areas. Access to the property is provided from both Sunnybranch Road and State Route 202.

The attributes of the parcel's location and its relationship to the established village development within the Borough of Far Hills has been recognized by the Somerset County Planning Board which has included the subject parcel within its "Village Neighborhood" designation for the Route 202/206 corridor including the "Villages" of Far Hills, Bedminster and Pluckemin.

CONCLUSION

The Borough of Far Hills is situated amidst an area of New Jersey which is experiencing and will continue to experience significant residential and non-residential development. The zone plan of the Borough gives lip service to the idea of providing some diversity of housing types within its jurisdictional bounds, but the actual Ordinance provisions will not result in any meaningful diversity of housing types. The planning of the Borough has ignored the mandates of the Mt. Laurel and Madison Township Supreme Court decisions and has also ignored the planning rationale of the Somerset County Planning Board including the subject parcel within its "Village Neighborhood" designation.

The Ordinance provisions conditionally permitting the conversion of existing single family detached dwellings for multiple-family occupancy as well as the provisions conditionally permitting the construction of new multiple-family development within the "R-9" and the "R-5" Districts do not alter the otherwise prescribed densities, and the provisions themselves are confusing, overly generalized and subjective.

The subject land area meets all of the planning criteria for the location and construction of multiple-family housing and is in concert with the plans of the Somerset County Planning Board, the State Development and Guide Plan, and the Tri-State Regional Planning Commission.

APPENDIX

- I Planned and Proposed Development in Somerset County.
- II Anticipated Development Within the Court Defined
Route 202/206 Corridor in Bedminster Township.
- III Population Projection for Somerset County.

BOROUGH OF PEAPACK
AND GLADSTONE

Bedminster and Pluckemin Village Corridor

Principal Parcels
Available for Development

Multiple Family - Retail Commercial - Offices
March 1982 Zoning

See Plate Reg-7 For Descriptions and Tabulations

BOROUGH OF
FAR HILLS

BERNARDS
TOWNSHIP

BRIDGEWATER TOWNSHIP

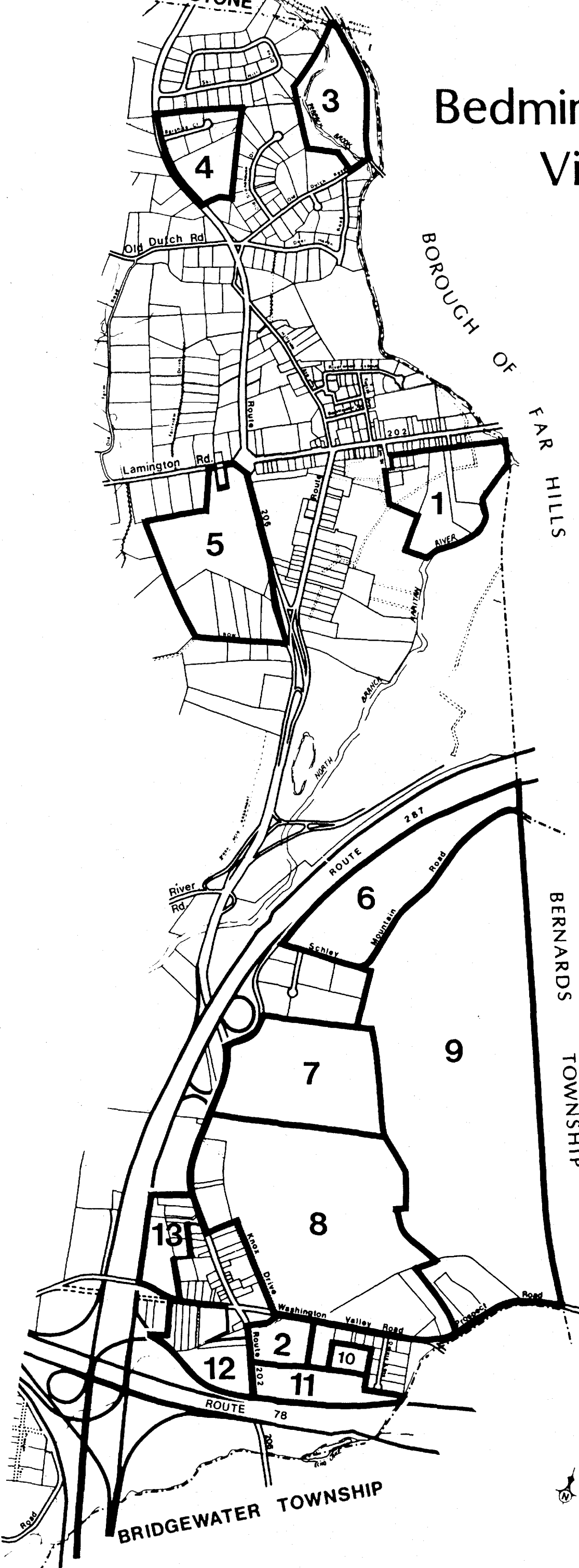


PLATE REG.-6

A Portion of
Bedminster Township
Somerset County-New Jersey

BASE MAP PREPARED BY:
Richard Thomas Coppola, P.P. - License No. 1378
Bordertown Township, New Jersey - Dec., 1981

BOROUGH OF PEAPACK AND GLADSTONE

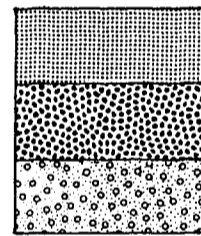
Bedminster and Pluckemin Village Corridor

March, 1982 Zoning

- R-3% Rural Residential
- R-1 Low Density Residential
- R-1/2 Medium Density Residential
- R-1/4 Medium Density Residential
- MF Multiple Family Residential
- VN Village Neighborhood
- OR Office Research

Development Alternatives

R-1/4 and R-1/2 Districts: Residential Clusters



- PRD - 6 DU/AC
- PRD - 8 DU/AC
- PUD - 10 DU/AC

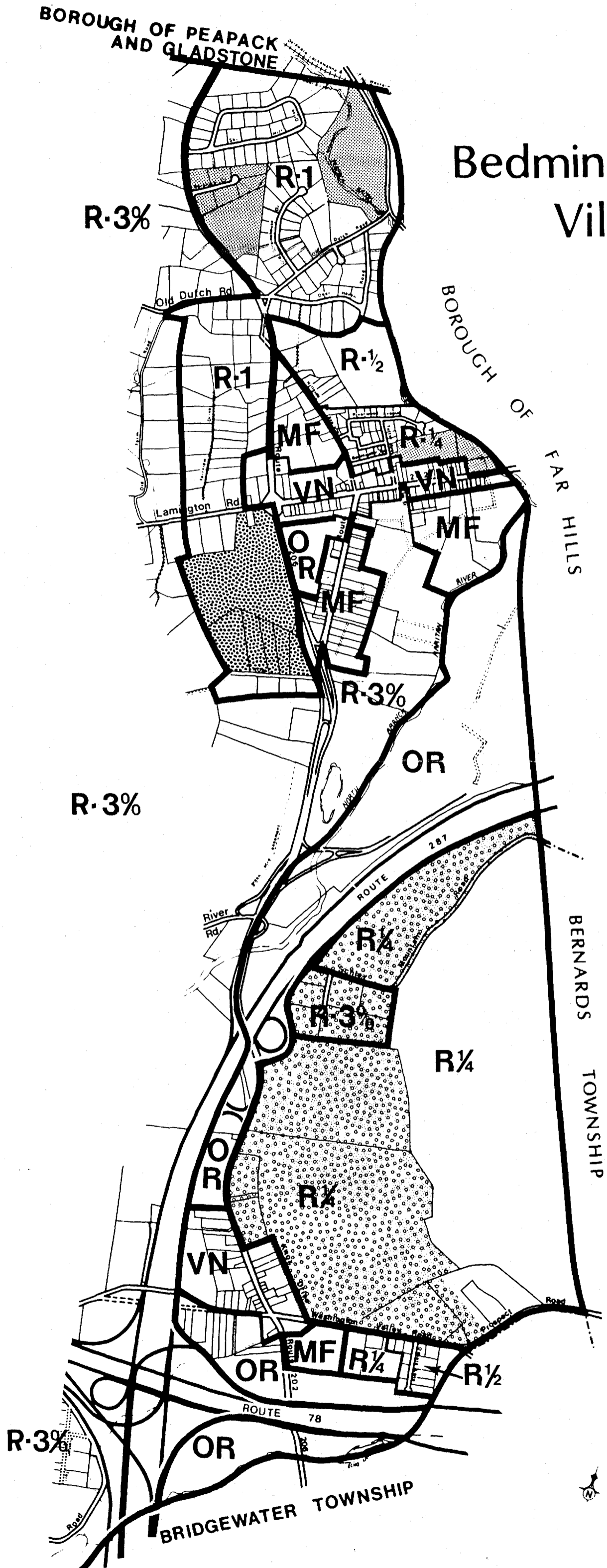


PLATE REG.-5

**A Portion of
Bedminster Township**
Somerset County-New Jersey

BASE MAP PREPARED BY:
Richard Thomas Coppola, P.P. - License No. 1378
Bordentown Township, New Jersey - Dec., 1981

PLANNED AND PROPOSED DEVELOPMENT IN SOMERSET COUNTY

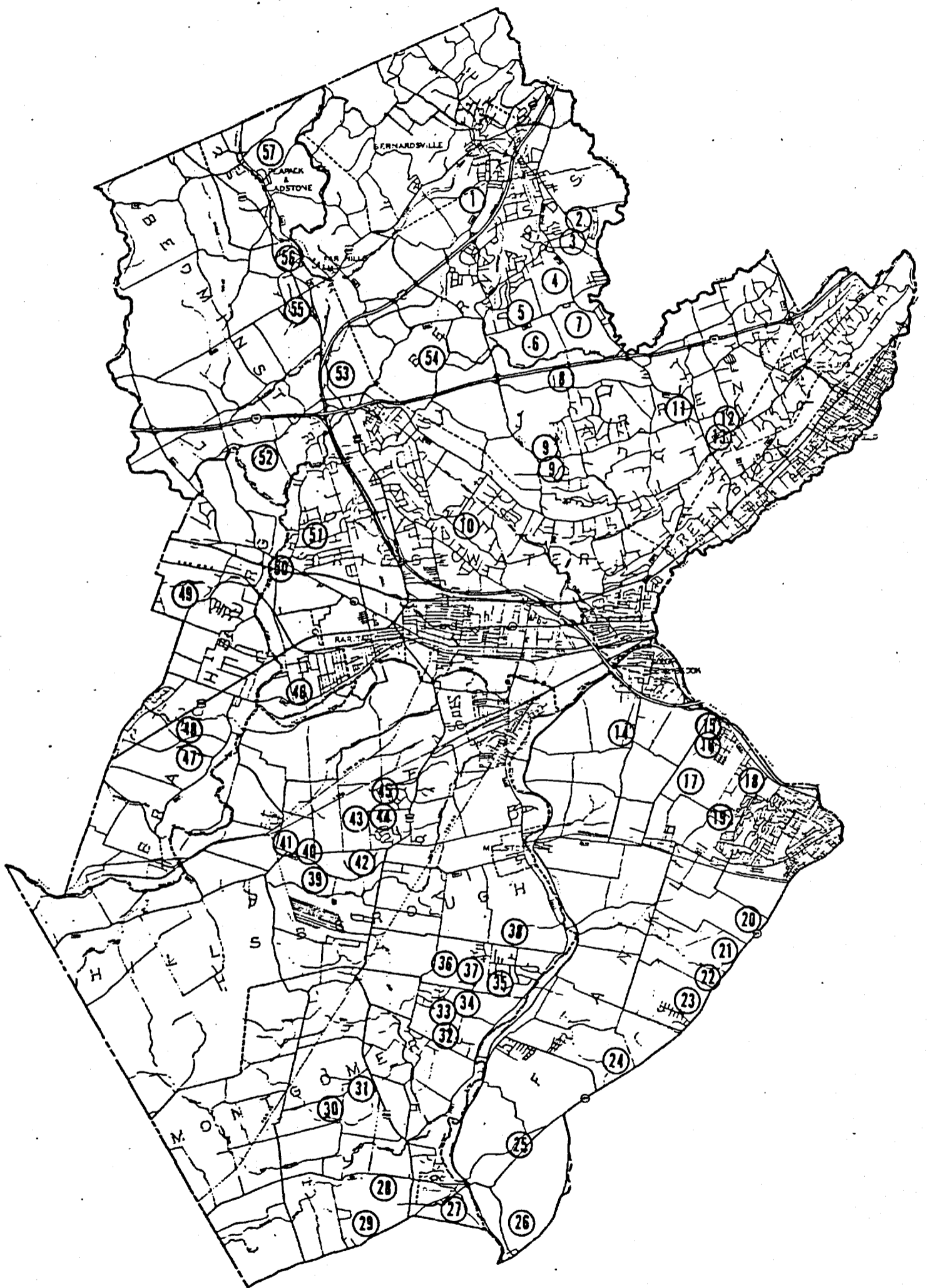
The following data was taken from the Somerset County Planning Board and represents planned or proposed development in this county as of May 1982. The information was secured by the county from actual submissions, existing information, data relayed from respective communities, other county offices and property owners. The following data does not take into consideration existing/occupied developments but those either under construction, expansions, planned or in the preliminary proposal stage.

HOUSING DATA

<u>Map No.</u>	<u>Development</u>	<u>No. Units</u>	
1	Country Place	150	TH
2	Lord Stirling Village	176	SF/TH
3	Village @ Basking Ridge	132	TH
4	Sherbrook	134	SF
5	The Ridge	132	TH
6	Sutton	900	SF/TH
7	Commonwealth	1,220	SF/TH
8	Timber Properties	250	TH
9	AMG Realty	614	TH
10	Logan Run	72	SF
11	Steinbaum Proposal	335	TH
12	F & W Assoc.	125	TH
13	Esposito	181	TH
14	World's Fair	96	SF
15	Ukranian Church	60	APTS.
16	Lakewood	280	TH
17	Bonner	2,400	PRD
18	Quail Crest	206	APTS.
19	More House Estate	118	APTS.
20	Kingsbrook Acres	287	TH
21	Minac	300	APTS.
22	Carriage Run	160	APTS.
23	Dearle	100	APTS.
24	Field Proposal	2,000+	PRD
25	Green Glen Estate	87	SF
26	Nassau Woods	668	APTS.
27	Gardner	106	TH
28	Green	97	SF
29	Montgomery Associates	97	SF
30	Westwind Farms	61	SF
31	Bellemead Farms	183	SF
32	Riverside Farms	104	SF
33	Stryker Farms	59	SF
34	Deerhaven I & II	127	SF
35	Rudder East	56	SF
36	Walnut Grove	101	SF
37	New Center Village	92	SF
38	Van Cleef Tract	800	SF
39	Kingsbridge	362	SF
40	Wexford Chase	92	SF
41	Rohill	560	SF
42	Meadows	239	TH (Balance)
43	Springbrook	133	TH
44	Hillsborough Village	136	TH (Balance)
45	Diron	72	SF
46	Country Woods	92	SF
47	Colonial Heights	55	SF
48	Oak Rise	75	SF
49	Countryside	712	PRD
50	Millbridge Village	475	PRD
51	Van Holten Estate	70	SF
52	Four Furling	90	TH
53	Allan Deane	1,287	PRD
54	Allan Deane	1,275	SF/TH
55	Bedminster Riding	401	TH
56	Bershire Court	64	TH
57	Tiger Hill	63	SF

<u>Totals</u>	
TH	7,225
SF	3,607
APTS.	1,612
PRD	<u>6,874</u>
Total: 19,318	

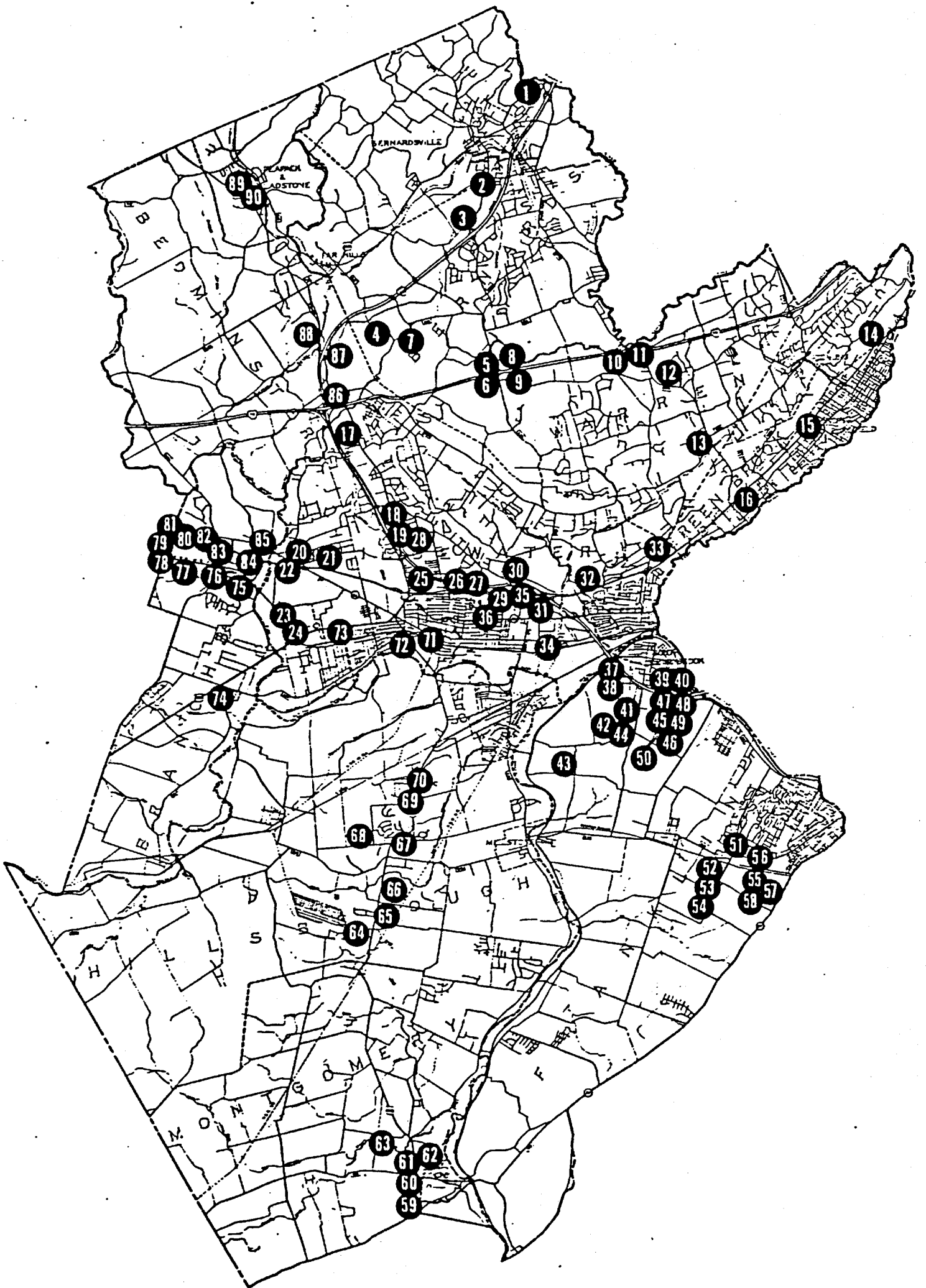
NOTE: APT-denotes apartments; TH-denotes townhouse; SF-denotes single family; and PRD-denotes planned residential development.



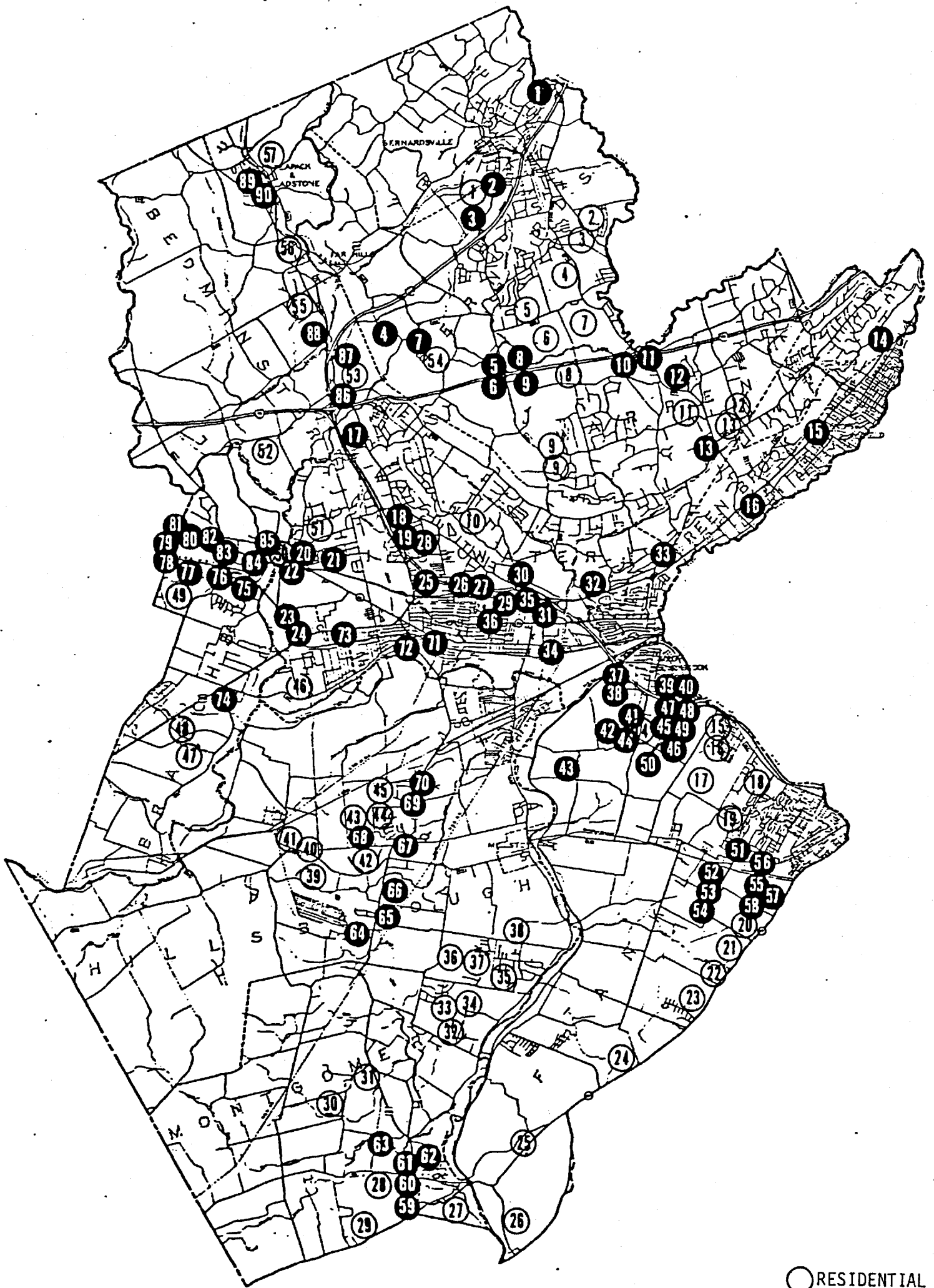
○ RESIDENTIAL

MAJOR COMMERCIAL DEVELOPMENTS

<u>Community</u>	<u>Development</u>	<u>Type</u>	<u>Square Feet</u>
Bernards Twp.	1 Basking Ridge Corp. Plaza	Offices	212,000 sf
Bernards Twp.	2 Summit @ Mt. Airy	Offices	71,874 sf
Bernards Twp.	3 Mt. Airy Corners	Offices	335,000 sf
Bernards Twp.	4 Allan Deane	Comm./Offices	50,000 sf
Bernards Twp.	5 Murray Construction	Offices	86,000 sf
Bernards Twp.	6 Future A.T. & T.	Offices	1.5 million sf
Bernards Twp.	7 U.S. Golf Association	Admin. Bldg.	<u>40,000 sf</u>
Subtotal			2,294,874±sf
Warren Twp.	8 Ferber (Suburban Propane)	Offices	400,000 sf
Warren Twp.	9 Chubb Corp. Headquarters	Offices	500,000 sf
Warren Twp.	10 Future A.T. & T.	Offices	1.5 million sf
Warren Twp.	11 Future Mack Development	Offices	200-400,000 sf
Warren Twp.	12 Mohawk Industrial Bldg.	Industrial/Office	131,000 sf
Warren Twp.	13 Office Bldg.	Offices	<u>22,000 sf</u>
Subtotal			2,953,000±sf
North Plainfield	14 Route 22 Plaza	Retail	141,630 sf
North Plainfield	15 Levco Shopping Center/Office	Retail/Office	<u>257,000 sf</u>
Subtotal			398,630±sf
Greenbrook	16 Greenbrook Office Plaza	Offices	<u>50,000 sf</u>
Subtotal			50,000±sf
Bridgewater	17 Future Pfizer Development	Offices	1.5 million sf
Bridgewater	18 Claremont Office Bldg.	Offices	57,000 sf
Bridgewater	19 Future Mack Office Center	Offices	N/A
Bridgewater	20 Bridgewater Plaza	Offices (Balance)	40,000 sf
Bridgewater	21 Park Plaza 22	Offices	301,000 sf
Bridgewater	22 Millbridge Village	Commercial	25,000 sf
Bridgewater	23 Danieli	Ind. Expansion	20,000 sf
Bridgewater	24 Corporate Place	Office/Warehouse	300,000 sf
Bridgewater	25 Bridgewater Commons Mall	Retail	1.6 million sf
Bridgewater	26 Schenkman Office Bldg.	Offices	60,000 sf
Bridgewater	27 Future Pizzo & Pizzo Offices	Offices	30,000 sf
Bridgewater	28 Bridgewater Office Center	Offices	72,000 sf
Bridgewater	29 Cedarbrook	Offices	336,000 sf
Bridgewater	30 287 Corporate Center	Offices	660,000 sf
Bridgewater	31 Halis Warehouse	Industrial	67,000 sf
Bridgewater	32 Donahue Office Center	Offices	27,000 sf
Bridgewater	33 Molyneux Office Bldg.	Offices	30,000 sf
Bridgewater	34 Adamsville Assoc.	Warehouse/Office	30,000 sf
Bridgewater	35 Holiday Inn Conference Center	Conference/Office	72,000 sf
Bridgewater	36 Doswald & Erico	Medical Office	<u>27,000 sf</u>
Subtotal			5,254,000±sf
Franklin Twp.	37 Troast	Offices	90,000 sf
Franklin Twp.	38 Kent Associates	Offices	217,000 sf
Franklin Twp.	39 Troast	Offices	219,000 sf
Franklin Twp.	40 Somerset Exec. Square	Offices	160,000 sf
Franklin Twp.	41 Cushman/Wakefield Ind. Park	Industrial (10 lots)	250,000 sf
Franklin Twp.	42 Mack Midway	17 Industrial lots	N/A
Franklin Twp.	43 Future Research Center	Office/Lab	80,000 sf
Franklin Twp.	44 Future Office Park	Offices	200,000 sf
Franklin Twp.	45 Mahoney-Troast	Offices	219,152 sf
Franklin Twp.	46 World's Fair	Industrial (77 lots)	500,000 sf
Franklin Twp.	47 Holiday Inn	Hotel	350 rms.
Franklin Twp.	48 Hilton Hotel	Hotel	350 rms.
Franklin Twp.	49 Atrium of Somerset	Offices	175,000 sf
			(1.2 mil. total proposed)
Franklin Twp.	50 Future Office Bldg.	Offices	60,000 sf
Franklin Twp.	51 Proposed Shopping Center	Retail	24,000 sf
Franklin Twp.	52 Murray Industrial Park	Industrial	10 lots
Franklin Twp.	53 Murray Construction	Warehouse	59,000 sf
Franklin Twp.	54 B & D Office/Manufacturing	Industrial	23,000 sf
Franklin Twp.	55 Englert Metals	Industrial	92,000 sf
Franklin Twp.	56 Garden State Brickface	Industrial	63,000 sf
Franklin Twp.	57 Lowe Company	Offices	133,000 sf
Franklin Twp.	58 Veronica Industrial Plaza	Industrial	<u>130,000 sf</u>
Subtotal			3,894,152±sf



● COMMERCIAL



○ RESIDENTIAL
 ● COMMERCIAL

MAJOR COMMERCIAL DEVELOPMENTS - Continued

<u>Community</u>	<u>Development</u>	<u>Type</u>	<u>Square Feet</u>
Montgomery Twp.	59 Princeton Airport Bldg.	Office/Research	59,000 sf
Montgomery Twp.	60 Princeton Corp. Airport Park	Office/Hotel	120,000 sf
Montgomery Twp.	61 Princeton Gamma Tech	Office Expansion	59,000 sf
Montgomery Twp.	62 Montgomery Shopping Center	Retail Expansion	128,000 sf
Montgomery Twp.	63 The Pavillion	Offices	<u>65,000 sf</u>
Subtotal			431,000±sf
Hillsborough Twp.	64 Taverner Shopping Center	Retail	20,000 sf
Hillsborough Twp.	65 Lehn & Fink	Industrial Expansion	<u>72,000 sf</u>
Hillsborough Twp.	66 Hillsborough Inds. Park	Industrial	22 lots
Hillsborough Twp.	67 Wood Tavern	Comm. Expansion	20,000 sf
Hillsborough Twp.	68 Lubusco	Offices	22,500 sf
Hillsborough Twp.	69 Triangle Center	Office/Retail	60,000 sf
Hillsborough Twp.	70 K-Mart	Retail	<u>64,000 sf</u>
Subtotal			258,500±sf
Somerville	71 Landmark Office Bldg.	Offices	<u>60,000 sf</u>
Subtotal			60,000±sf
Raritan Borough	72 Future Pillon Shopping Center	Retail	100,000 sf
Raritan Borough	73 Ortho Office Expansion	Offices/Lab	<u>217,000 sf</u>
Subtotal			317,000±sf
Branchburg Twp.	74 Branchburg Corporate Center	Office/Industrial	19 lots
Branchburg Twp.	75 Chambers Brook Ind. Park	Industrial	21 lots
Branchburg Twp.	76 Midway Ind. Park	Industrial	15 lots
Branchburg Twp.	77 Hagrman & Reimer	Industrial	168,000 sf
Branchburg Twp.	78 Greene	Industrial	89,000 sf
Branchburg Twp.	79 Industrial	Warehouse	160,000 sf
Branchburg Twp.	80 Schleuker	Industrial	50,000 sf
Branchburg Twp.	81 Zimmer	Industrial	71,000 sf
Branchburg Twp.	82 Suthlo Industrial Park	Industrial	8 lots
Branchburg Twp.	83 Pfauth Industrial Park	Industrial	9 lots
Branchburg Twp.	84 Sconda Canvas	Warehouse	20,000 sf
Branchburg Twp.	85 The Campus	Offices	<u>22,000 sf</u>
Subtotal			580,000±sf
Bedminster Twp.	86 City Federal Savings Hdqts.	Offices	178,000 sf
Bedminster Twp.	87 Allan Deane	Comm./Offices	350,000 sf
Bedminster Twp.	88 Proposed Dobb Regional Mall	Retail	<u>1.2 mil.sf</u>
Subtotal			1,728,000±sf
9 Peapack&Gladstone	Beneficial Corp. Office	Offices	33,000 sf
0 Peapack&Gladstone	Beneficial Management Corp.Hdq.	Offices	<u>500,000 sf</u>
Subtotal			533,000±sf
<u>TOTALS</u>			
Office & Light Industrial			14.6 Million sf
Commercial/Retail			<u>4.1 Million sf</u>
Totals			18.7 Million sf

PLATE REG-9

DEVELOPMENT POTENTIAL
Multiple Family - Retail Commercial - Offices

ADDITIONAL PARCELS ZONED FOR DEVELOPMENT
BEDMINSTER and PLUCKEMIN VILLAGE CORRIDOR
March 1982 Zoning

I. MULTIPLE FAMILY DISTRICTS

	<u>Block</u>	<u>Lot</u>	<u>Acreage</u>
Area No. 1 (Bedminster Village: Hillside Avenue)	27	14	4.400
		13	0.468
		12 (portion)	5.570
		11	0.953
		9	0.980
		8	0.683
		7	3.118
		6	1.033
		5	1.444
		4B	1.606
		4A	1.022
		4	1.006
		3	0.500
2	0.560		
1	1.426		
	Sub Total:		24.769 ac. (1)
Area No. 2 (Bedminster Village: Route 202)	33	15-1	1.611
		15-2	1.004
		16	0.350
		17	0.275
		18	0.300
		19	0.321
		20	0.389
		21	0.587
		22	0.597
		23	0.500
		Easement	0.116
		24	0.876
25	1.160		

. . . more

	<u>Block</u>	<u>Lot</u>	<u>Acreage</u>
Area No. 2 (Bedminster Village: Route 202) cont'd.	36	2,3,4,5,6	2.720
		7	0.598
		Access strip	0.162
		8	2.629
		9	1.596
		10	1.539
		11	1.529
		12	1.517
		13	1.490
		15	1.436
		16	1.390
		17	1.345
		18	1.300
		19A	2.800
	Sub Total:		<u>30.137 ac. (2)</u>

(1) Approximately 19.627 non-critical @ 12 du/ac = 235.524 du
5.142 critical @ 1/5 du/ac = 1.028 du
236.552 du

(2) Approximately 16.914 non-critical @ 12 du/ac = 202.968 du
13.223 critical @ 1/5 du/ac = 2.645 du
205.613 du

II. PLANNED RESIDENTIAL DEVELOPMENTS - 6 du/ac

	<u>Block</u>	<u>Lot</u>	<u>Acreage</u>
Area No. 3 (Bedminster Village: Route 202)	32	12	<u>13.582</u>
	Sub Total:		13.582 ac. @ 6 du/ac = 81.492 du

III. PLANNED UNIT DEVELOPMENTS - 10 du/ac and RETAIL/OFFICE COMMERCIAL

	<u>Block</u>	<u>Lot</u>	<u>Acreage</u>
Area No. 4 (Bedminster Village: Washington Place)	59	9	10.983
		8	4.420
		5	3.700
		4	2.000
		3	5.404
		2	<u>5.284</u>
	Total:		31.791 ac.

Retail/Office Commercial: 20% of acreage and 0.25 FAR = 69,241 sq. ft.
Multiple Family Dwellings: @ 10 du per gross residential acre = 254.328 du.

IV. "R- $\frac{1}{2}$ " DISTRICT - RESIDENTIAL CLUSTER OPTION
 (no PUD or PRD Option)

	<u>Block</u>	<u>Lot</u>	<u>Acreage</u>
Area No. 5 (Bedminster Village: Hillside Avenue)	26	8	28.239
		17	4.663
		18	1.554
		19	5.842
		20	0.526
		21	0.750
		22	0.862
		23	1.117
		24	1.150
		25	2.650
Total:			<u>47.353 ac. (3)</u>

(3) Approximately 13.561 ac. non-critical area @ 2 du/ac = 27.122 du
 33.792 ac. critical area @ 1/5 du/ac = 6.758 du
33.880 du

V. OFFICE RESEARCH DISTRICT

	<u>Block</u>	<u>Lot</u>	<u>Acreage</u>
Area No. 6 (I-78 and Rt. 202/206)	71A	1	19.300
	72A	1	<u>10.200</u>
			29.500 ac. @ 0.175 FAR = 224,879 sq. ft.

AGGREGATE TOTALS

Multiple Family Dwelling Units: 811.865 du.
Retail Office Commercial: 69,241 sq. ft.
Office Research: 224,879 sq. ft.

TABLE 5
SOMERSET COUNTY - POPULATION AHEAD

<u>Municipality</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
Bedminster Township	2,597	2,469	4,500	8,700	9,000
Bernards Township	13,305	12,920	18,500	21,000	22,000
Bernardsville Borough	6,652	6,715	7,200	7,900	8,000
Bound Brook Borough	10,450	9,710	10,000	10,600	11,000
Branchburg Township	5,742	7,846	11,000	12,400	15,000
Bridgewater Township	30,235	29,175	33,500	39,000	41,000
Far Hills Borough	780	677	1,000	1,200	1,500
Franklin Township	30,389	31,358	35,000	45,000	47,000
Green Brook Township	4,302	4,640	5,500	6,500	7,000
Hillsborough Township	11,061	19,061	25,000	29,000	32,000
Manville Borough	13,029	11,278	12,000	12,800	13,000
Millstone Borough	630	530	700	800	900
Montgomery Township	6,353	7,360	10,000	13,200	15,000
No. Plainfield Borough	21,796	19,108	20,000	21,000	22,000
Peapack/Gladstone Boro	1,924	2,038	2,700	2,800	3,000
Raritan Borough	6,691	6,128	7,000	7,400	8,000
Rocky Hill Borough	917	717	900	1,200	1,500
Somerville Borough	13,652	11,973	12,500	13,200	15,000
So. Bound Brook Borough	4,525	4,331	5,000	5,150	5,600
Warren Township	8,592	9,805	12,000	14,800	16,000
Watchung Borough	4,750	5,290	6,000	6,350	6,500
COUNTY TOTAL	198,372	203,129	240,000	280,000	300,000

NOTE: Data for 1970 and 1980 are from the Bureau of the Census. The forecasts for 1990, 2000 and 2010 were prepared by the Somerset County Planning Board. The population forecasts are based on the long-term relationship between employment and population, as well as development patterns and changes in household size. The following assumptions have been made regarding the components of change for the forecast years:

1. After 1980 the number of housing units is expected to grow at a rate faster than the employment growth rate. This accelerated residential growth rate is based on past economic development within the County, where it is assumed that residential development will follow economic development but with a certain lag.

After 1980 the household size will continue to decline slightly or stabilize near the 1980 level. The location and size of recent residential development proposals will also significantly affect the population levels in several areas.

PLATE REG-7

DEVELOPMENT POTENTIAL

Multiple Family - Retail Commercial - Offices

PRINCIPAL PARCELS AVAILABLE FOR DEVELOPMENT:
BEDMINSTER and PLUCKEMIN VILLAGE CORRIDOR
March 1982 Zoning

I. MULTIPLE-FAMILY DISTRICTS

	<u>Block</u>	<u>Lot</u>	<u>Acreage</u>
Area No. 1	35	15, 16, 17	1.389
(Bedminster Village:		18	1.144
Raritan River)		19	0.454
		20	0.918
		21	5.978
		22	20.554
		23	12.802
		Sub Total:	<u>43.239 ac.</u> (1)
 Area No. 2	 72	 2	 14.800
(Pluckemin Village:			
George E. Ray)			
		Sub Total:	<u>14.800 ac.</u> (2)

(1) Approximately 11.651 non-critical @ 12 du/ac. = 139.812 du
 31.58 critical @ 1/5 du/ac. = 6.316 du
146.128 du

(2) Approximately 14.800 non-critical @ 12 du/ac. = 177.600 du

Total: 323.728 du in "MF" District

II. PLANNED RESIDENTIAL DEVELOPMENTS - 6 du/ac

	<u>Block</u>	<u>Lot</u>	<u>Acreage</u>
Area No. 3 (Bedminster Village: Peapack Brook)	19	2	33.400
	Sub Total:		<u>33.400 ac.</u>
Area No. 4 (Bedminster Village: Route 206)	17	2-1	2.004
		2-2	2.001
		2-3	2.003
		2-4	2.003
		2-5	2.003
		2-6	2.000
		3	13.201
	Sub Total:		<u>25.215 ac.</u>
			Total: 58.615 ac. x 6 du/ac. = 351.69 du

III. PLANNED RESIDENTIAL DEVELOPMENTS - 8 du/ac

	<u>Block</u>	<u>Lot</u>	<u>Acreage</u>
Area No. 5 (Bedminster Village: Lamington Road and Route 206)	41	16 (portion)	41.690
		19	8.848
		20	5.073
		21	3.170
		22	2.866
		23	0.320
		24	2.688
	Total:		<u>64.655</u>
			Total: 64.655 x 8 du/ac. = 517.240 du

IV. PLANNED UNIT DEVELOPMENTS -
10 du/ac and Retail/Office Development

	<u>Block</u>	<u>Lot</u>	<u>Acreege</u>
Area No. 6 (Pluckemin Village: A.T. & T. Co.)	43A	1	51.767
		Sub Total:	<u>51.767 ac.</u>
Area No. 7 (Pluckemin Village: Duncan Ellsworth)	59	10	73.250
		Sub Total:	<u>73.250 ac.</u>
Area No. 8 (Pluckemin Village: Hills Development Co. and others)	59	11-1	5.639
		Easement	0.510
		11-2	6.365
		11	142.416
		12	17.180
		13	1.509
		14 (portion)	<u>6.887</u>
		Sub Total:	180.506 ac.

Total: 305.523 ac.

Retail/Office Commercial: @ 20% of acreage and 0.25 FAR = 665,429 sq. ft.
Multiple-Family Dwellings: @ 10 du per gross residential acre = 2,444.184 du

V. "R- $\frac{1}{4}$ " District - Residential Cluster Option
(no PUD or PRD Option)

	<u>Block</u>	<u>Lot</u>	<u>Acreege</u>
Area No. 9 (Pluckemin Village: Hills Development Co.)	59	1	287.500
		14 (portion)	12.120
		13A	5.632
		Sub Total:	<u>305.252 ac. (3)</u>
		(3) Approximately 97.313 non-critical @ 4 du/ac =	389.252 du
		207.939 critical @ 1/5 du/ac =	41.588 du
			<u>430.840 du</u>
Area No. 10 (Pluckemin Village: W. Zimmerman)	72	3	5.569
		Sub Total:	<u>5.569 ac @ 4 du/ac = 22.276 du</u>

Total: 453.116 du in "R- $\frac{1}{4}$ " District-
 Residential Cluster Option

VI. OFFICE RESEARCH DISTRICT

	<u>Block</u>	<u>Lot</u>	<u>Acreage</u>
Area No. 11	72	3-1	17.625
(Pluckemin Village: Zimmerland Limited)			
		Sub Total:	17.625 ac.
Area No. 12	71	5	1.728
(Pluckemin Village:		6	1.564
City Federal and others)		7	1.534
		8	1.460
		9	0.551
		10	4.874
		16	1.000
		22	13.017
		Sub Total:	25.728 ac.

Total: 43.353 ac. @ 0.175 FAR = 330,480 sq. ft.

VII. VILLAGE NEIGHBORHOOD DISTRICT
(Retail/Office Commercial)

	<u>Block</u>	<u>Lot</u>	<u>Acreage</u>
Area No. 13	57	1	0.978
(Pluckemin Village:		2	1.225
Aaron Johnson and others)		3	1.518
		5	0.786
		6	9.800
		7 (portion)	2.000
		11 (portion)	2.000

Total: 18.307 ac. @ 0.35 FAR =
279,109 sq. ft

AGGREGATE TOTALS

<u>Multiple Family Dwelling Units:</u>	4,089.958 du.
<u>Retail/Office Commercial:</u>	944,538 sq. ft.
<u>Office Research:</u>	330,480 sq. ft.

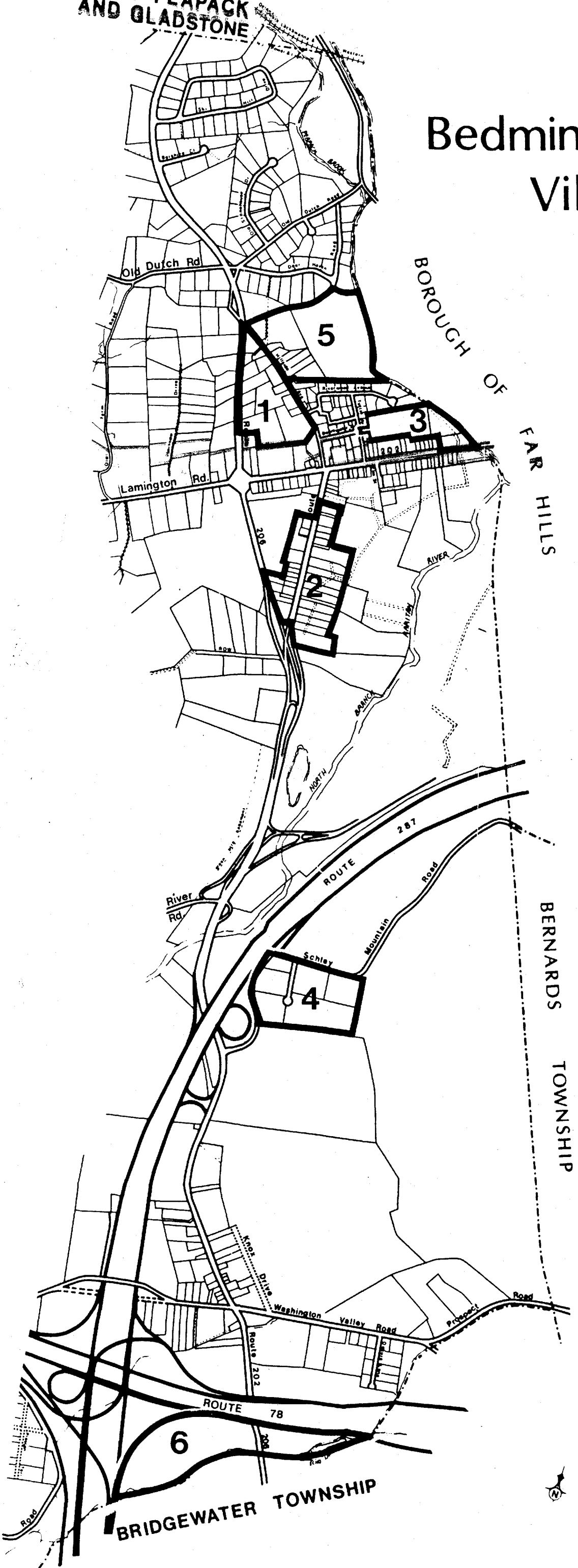
BOROUGH OF PEAPACK
AND GLADSTONE

Bedminster and Pluckemin Village Corridor

Additional Parcels Zoned for Development

Multiple Family - Retail Commercial - Offices
March 1982 Zoning

See Plate REG.-9
For Descriptions and Tabulations



BERNARDS
TOWNSHIP

BRIDGEWATER TOWNSHIP

PLATE REG.-8

**A Portion of
Bedminster Township**
Somerset County-New Jersey

BASE MAP PREPARED BY:
Richard Thomas Coppola, P.P. - License No. 1378
Bordentown Township, New Jersey - Dec., 1981