

AD - Bernards

05/26/77

E. report

"Current zone acreage, Bernards Twp, NJ."
Table prepared by Carl Lindbloom.

~~pgs~~ 7

AD 000017E

May 26, 1977

William W. Lanigan, Esquire
Messrs. Lanigan & O'Connell
59 South Finley Avenue
Basking Ridge, N.J. 07920

Re: Township of Bernards

Dear Bill:

In accordance with our recent telephone conversation please find enclosed a table prepared by Carl Lindbloom entitled "Current Zone Acreage, Bernards Township, New Jersey, April, 1977".

Carl is preparing a full report for us and I will send you a copy as soon as it is received.

Very truly yours,

Henry A. Hill, Jr.

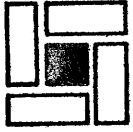
HAH/vwa
Enclosure

TABLE I
CURRENT ZONE ACREAGE
BERNARDS TOWNSHIP, NEW JERSEY
APRIL 1977

<u>Zone</u>	<u>Minimum Lot Size Required</u>	<u>Acres In Zone</u>	<u>% of Twp. In Zone</u>
R-3A Residential	3 Ac.	7,462.18	47.79
R-2A Residential	2 Ac.	167.09	1.07
R-40 Residential	40,000 Sq.Ft.	3,586.14	22.96
R-30 Residential	30,000 Sq.Ft.	1,374.21	8.80
R-20 Residential	20,000 Sq.Ft.	526.26	3.37
B Business	20,000 Sq.Ft. (Res. Only)	49.97	0.32
I Industrial	20,000 Sq.Ft. (Res. Only)	76.52	0.49
OM Office Manufac- turing	5 AC.	203.01	1.30
OL-1 Office Labora- tory One	15 AC.	213.94	1.37
OL-2 Office Labora- tory Two	5 AC.	138.93	0.89
OB Office Building	5 AC.	60.90	0.39
PRN 6 Planned Res. Neighborhood 6	2 AC or 6% FAR	1,531.93	9.81
PRN 8 Planned Res. Neighborhood 8	40,000 Sq.Ft. or 8% FAR	224.87	1.44
TOTALS		15,616.00 (24.40 Sq.Mi.)	100.00%

Source: Township Zoning Map (1977)
Calculations by Carl Lindbloom

Methodology: Zone boundaries transferred to Township lot line Base Map (1" = 800') (Tax Map Source), and areas calculated by Planimeter; street and water areas included.



CARL LINDBLOOM

URBAN PLANNING, DESIGN, AND RENEWAL CONSULTANT

Henry:

Attached is first table in my study.

- Just to show you I am working.

Carl

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TABLE 2
 EXISTING LAND USE
 BERNARDS TOWNSHIP, NEW JERSEY
 APRIL 1977

<u>Use Category</u>	<u>Acres</u>	<u>PERCENT OF</u>	
		<u>Developed Area</u>	<u>Total Area</u>
Residential *	4,102.46	51.80	26.27
Commercial (Office, Business, Manufacturing)	238.65	3.02	1.53
Quarry	152.26	1.92	0.98
Community Serving**	2,407.68	30.40	15.42
Streets, R.R., Water	1,018.62	12.86	6.52
Agricultural	4,883.91	----	31.28
Vacant	<u>2,812.42</u>	<u>----</u>	<u>18.00</u>
TOTAL LAND AREA:	15,616.00	----	100%
TOTAL DEVELOPED:	7,919.67	100%	50.72

*Including parcels with dwelling units under construction.

**See Table 3 for specific use area data.

Source: Field survey, Township Tax Map Data
 Calculations by Carl Lindbloom

Methodology: Land parcel tax assessment classifications noted on Township lot line base map; classifications checked in field and specific uses and areas indicated; areas calculated by Planimeter.

TABLE 3

EXISTING LAND USE/COMMUNITY SERVING
 BERNARDS TOWNSHIP, NEW JERSEY
 APRIL 1977

<u>Use Category</u>	<u>Acres</u>
V.A. Hospital	288.96
Rest Home/Bonnie Brae Farm	89.19
YMCA/Camp Sunshine	59.05
Golf Course	258.79
County Park	883.20
Churches	48.38
Cemetery	163.33
Schools	110.61
Utility	86.74
Fire/First Aid/P.O.	2.95
Airport	20.00
State of New Jersey	116.15
Township (276.33)	
Park/Play Area	77.52
Sewer/Water	30.84
Land Area	103.97
Municipal Bldg./Library	29.31
Land Fill	32.48
Miscellaneous Uses	2.21
Boro Dump	<u>4.00</u>
TOTAL:	2407.68

Source & Methodology: See Table 2.

TABLE 4

EXISTING LAND USE BY ZONE DISTRICT
 BERNARDS TOWNSHIP, NEW JERSEY
 APRIL 1977

ACRES OF USE BY ZONE DISTRICT (SEE TABLE 1)

Use Category (From Table 2)	R-3A	R-2A	R-40	R-30	R-20	B	I	OM	01-1	0L-2	0B	PRN-6	PRN-8	TOTALS Rounded
RESIDENTIAL	1,024.37	149.52	1,642.58	847.47	314.99	6.51	--	6.00	5.40	9.44	3.67	75.75	16.76	4,102
COMMERCIAL	4.59	-----	13.78	8.50	2.35	23.63	--	18.27	135.00	29.58	0.70	-----	2.25	239
QUARRY	----	-----	79.41	-----	-----	--	72.85	-----	-----	-----	-----	-----	-----	152
COMMUNITY SERVING	1,626.44	-----	351.79	142.48	52.68	5.82	--	18.66	5.35	7.48	1.03	186.55	9.40	2,408
STREETS, R.R. WATER	280.38	10.56	299.19	167.88	104.45	9.22	3.67	32.14	33.97	20.38	19.28	27.55	9.95	1,019
TOTAL DEVELOPED	2,935.78	160.08	2,386.75	1,166.33	474.47	45.18	76.52	75.07	179.72	66.88	24.68	289.85	38.36	7,920
AGRICULTURAL	3,270.31	7.01	576.90	13.50	----	1.93	--	98.46	-----	14.43	-----	859.66	41.71	4,884
VACANT	1,256.09	---	622.49	194.38	51.79	2.86	--	29.48	34.22	57.67	36.22	382.42	144.80	2,812
TOTAL AREA	7,462.18	167.09	3,586.14	1,374.21	526.26	49.97	76.52	203.01	213.94	138.98	60.90	1531.93	224.87	15,616
% VACANT & AGRICUL. (Rounded)	61%	4%	33%	15%	10%	10%	-0-	63%	16%	52%	59%	81%	83%	49%

Source and Methodology: See Tables 1 and 2.