RULS - AD - 1983 - 160

12/5/83

Submission to Raymond by Dobbs re: proposed # of units falling below fair share

Pgs - 107

Submission to master
by Dobbs' consultants
re: Δ's proposed #
of units fulls
below fair share

12/5/83

Submission

to

George Raymond

re

Allan-Deane v. Bedminster Township

by

Leonard Dobbs

Prepared by:

Wallace Roberts & Todd
Ernest Erber

PD-9 - end
11/5/84 ERB

Submission

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* MANAGING PARTNER
+ MEMBER NEW YORK BAR

December 5, 1983

Mr. George Raymond
Raymond, Parish, Pine & Weiner
555 White Plains Road
Tarrytown, New York 10591

Re: Allan Deane v. Bedminster

Dear Mr. Raymond:

Enclosed please find the report submitted on behalf of Leonard Dobbs which adds region, Fair Share and zoning of particular sites for low and moderate income housing under the present Bedminster zoning ordinance.

Very truly yours,

Joseph L. Basralian

Joseph L. Basralian

/djy
Enclosure

cc: Mr. Leonard Dobbs
Hon. Eugene D. Serpentelli
Alfred L. Ferguson, Esq.
Henry A. Hill, Jr., Esq.
Kenneth E. Meiser, Esq.
Roger W. Thomas, Esq.
Herbert A. Vogel, Esq.
Mr. Peter J. O'Connor, Esq.

Executive Summary

The purpose of the Dobbs submission is to respond to the Court's inquiry as to what Dobbs' interest is in the Allan-Deane case, specifically as to 1) the definition of region, 2) Bedminster's Fair Share, 3) whether Bedminster's proposal for the provision of Fair Share housing solely through its zoning ordinance and zoning map meets Mt. Laurel II standards, and 4) the need for a municipal plan of supporting municipal actions.

Bedminster Township, in the Allan-Deane litigation, is seeking court approval for a six-year moratorium as set forth in the Mt. Laurel II decision. Dobbs' concern is that his development proposal, which includes Fair Share housing under Mt. Laurel II, not be precluded by the Allan-Deane decision and granting of a six-year moratorium. Dobbs contends that the Township submission on definition of region, Fair Share, and development sites and absence of a municipal plan of affirmative action falls short of the Mt. Laurel II standard for granting court approval of a moratorium.

Key Factors

(1) Leonard Dobbs (hereafter called Dobbs) is a contract purchaser who owns 211 acres in Bedminster Township adjacent to Routes 202-206, across from the AT&T Long Lines World Headquarters.

(2) All of the development parcels defined by Coppola in the Background Report, except for the Hills site, require off site sewage treatment to develop at the proposed densities.

(3) Several properties located within the State Development Guide Plan Growth Area were excluded from Bedminster's court ordered growth corridor. The Dobbs property is among those rejected from the corridor, based on erroneous information as to environmental sensitivity provided by the Township that caused the Judge to exclude the Dobbs site from the Developing Corridor designation; and by the Township's Master Plan Committee, Planning Board and Township Board as an inappropriate land use outside Judge Leahy's Developing Corridor.

(4) Sites designated for development to include Fair Share housing by the Township's Background Report (Part I, Master Plan Program), dated August 1982, are inadequate to provide even the amount of housing calculated by the Township as its allocation of regional Fair Share housing, much less meet the Township's Fair Share as proposed by the Public Advocate (1240 units) and the Dobbs Study (2008 units) (see Part II).

(5) Strong affirmative action on the part of the Township in the form not only of rezoning but also in providing sewage treatment, other utilities, tax abatement and Township applications for State and Federal assistance will be necessary if Bedminster is in fact to meet its Fair Share obligations. To date, Bedminster Township has not submitted any evidence of its desire or intent to provide supportive affirmative actions as set forth in the Mt. Laurel II decision.

This Document is in three parts. The first addresses the Developing Corridor and Growth Area and the evidence indicating that additional properties should be included. This part also contradicts the Township's contention that the site is environmentally sensitive.* Further, it is shown that employment data used in the State Development Guide Plan in designating Growth Areas are obsolete. In fact, employment in Somerset and Morris Counties has far outstripped the provision of housing and services of all kinds.

The second part considers the region's Fair Share housing requirements and allocates to Bedminster Township its Fair Share.

The third part evaluates the sites considered as appropriate by the Township for Fair Share housing in the Background Report.

PART I

CORRECTION OF COURT DEFINED GROWTH CORRIDOR

Part I

The purpose of this part of the Document is to demonstrate that the court ordered growth corridor is incorrectly defined. The definition of the corridor is critical to Bedminster's ability to meet the mandate of the Mt. Laurel decision: first, appropriately zoned land must be available and second, Bedminster's allocation of regional Fair Share (as Coppola has defined it) depends on the amount of land within the Growth Corridor. Judge Leahy's exclusion of properties from his corridor designation was due to erroneous information provided him by Bedminster Township as to "environmental sensitivity."

The State Development Guide Plan, Somerset County Master Plan, the Developing Corridor and Growth Area

The State Development Guide Plan, prepared by the Department of Community Affairs in May 1980, is "essentially an advocacy plan for the preservation and efficient use of the State's physical resources. It contains a Concept Map which shows spatially where growth should either be discouraged, encouraged or delayed..."[1] Map 1 shows the growth area and limited growth area in Bedminster, along with the Tri-State[2] designation.

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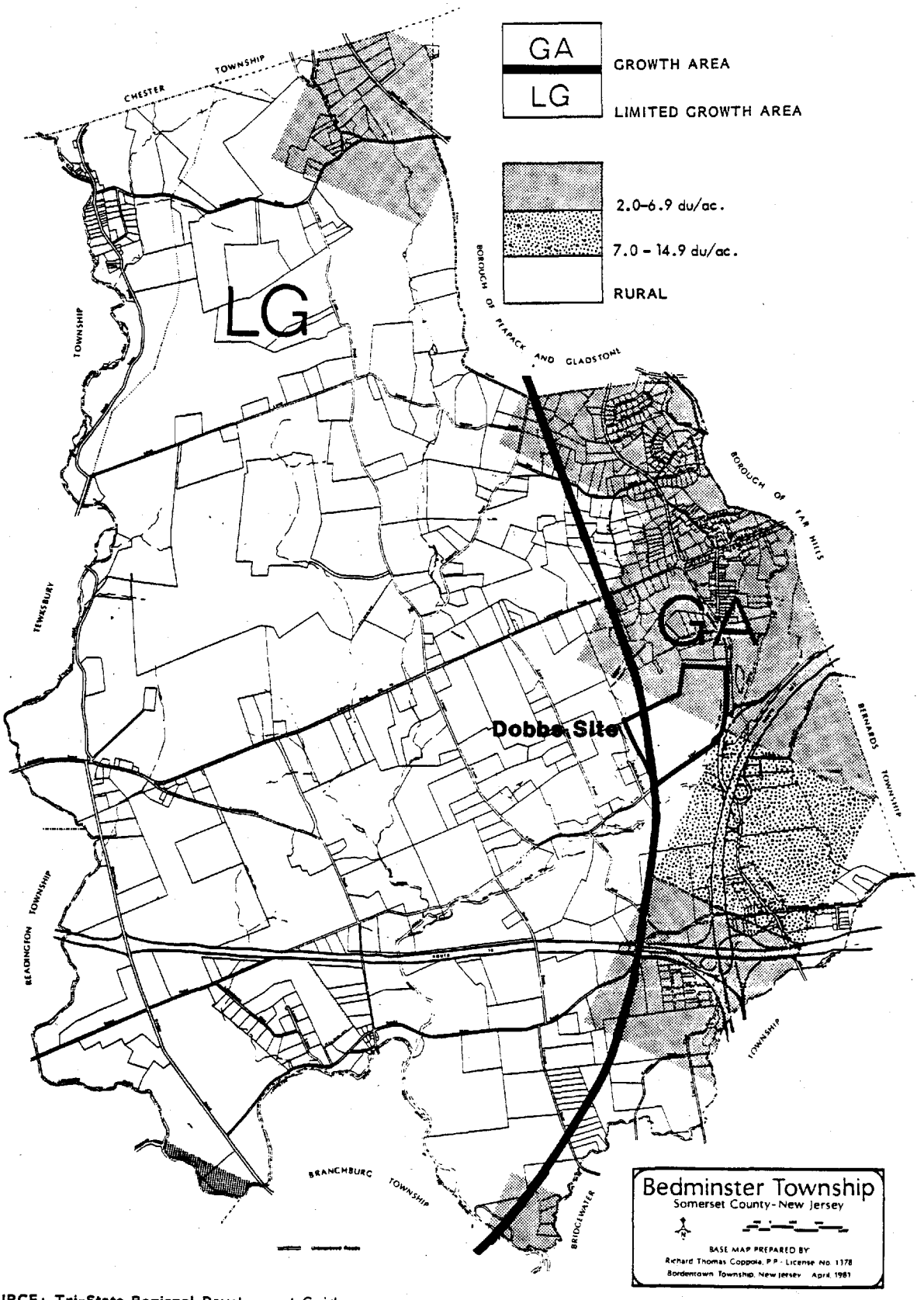
[1] State Development Guide Plan, pg. ii, New Jersey Department of Community Affairs, Division of State and Regional Planning, May 1980.

[2] Regional Development Guide 1977-2000, Tri-State Regional Planning Commission, March 1978.

Tri-State & State Development Guide Plan · January, 1982



SOURCE: Tri-State Regional Development Guide, dated August 14, 1979 and Revised State Development Guide Plan dated May 1980.

PLATE REG. 2

The State Development Guide Plan Concept Map is based on four premises: strengthening older urban areas; efficient land development so public investments are made economically and energy use is minimized; critical natural resources should be protected; and agricultural use retained (p. 42). The Concept Map reflects these premises in its categorization of land uses into four divisions: Growth Areas, Limited Growth, Agriculture and Conservation. Growth Areas are defined as being located within or adjacent to major population and employment centers, proximity to water supply and sewer service areas, proximity to highway and commuter rail facilities, absence of agricultural or large blocks of public open space or environmentally sensitive land (p. 47).

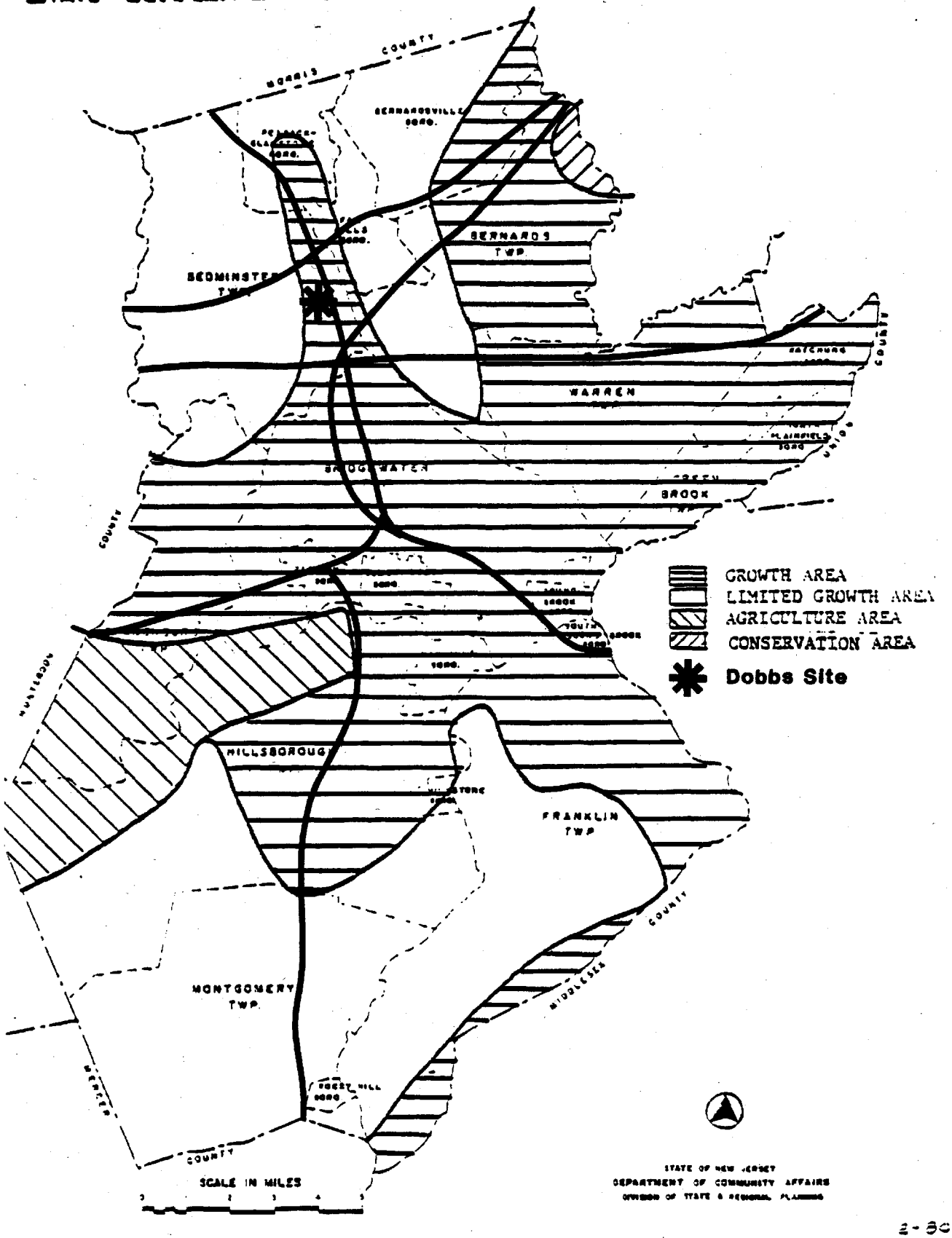
Portions of Bedminster Township are included in the "Clinton Corridor" which extends through the middle of Somerset County. It is described (pg. 55) as extending westward along Interstate 78, and Routes 22 and 202 with north-south access along Routes 206 and 31, and north and west access along Interstate 287 and 202.

The Somerset County Master Plan map (Map XXIII) showing the four land use designations (pg. 133) shows the growth area in Bedminster (Map 2). The concept maps, due to the fact they were prepared to show general policy, are not graphically very specific, nor at a scale which can be interpreted with great accuracy. Nonetheless, as this is the only statewide

MAP XXIII - 133 -

SOMERSET - COUNTY

State Development Guide Plan



2-80

document of its kind, it has been used extensively to support or deny development proposals throughout the State, and is relied upon by the State Supreme Court in its Mount Laurel II decision (pg. 40-79 of the decision).

The description of Somerset County in the State Development Guide Plan includes the point (pg. 132):

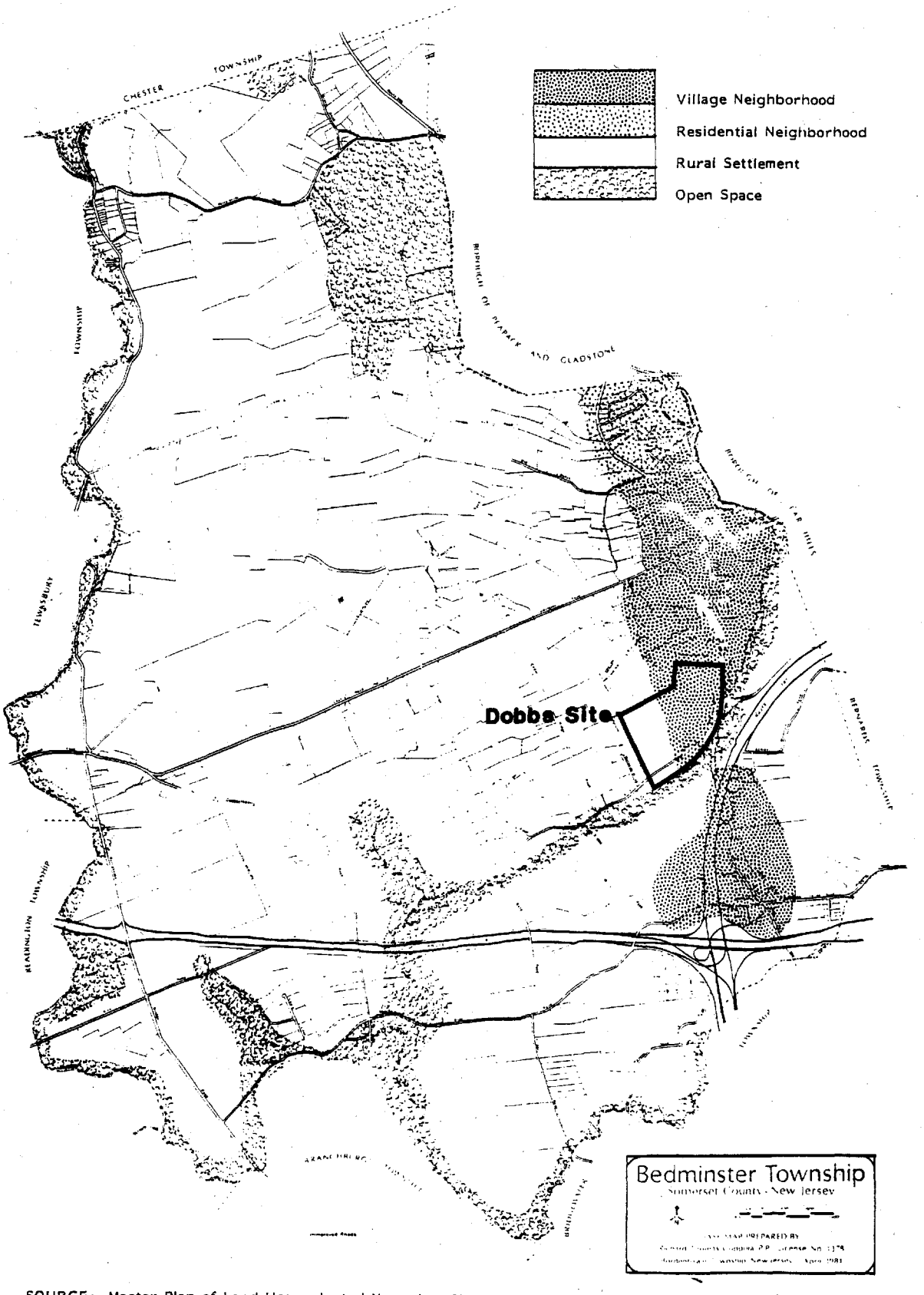
> "Economic activities are encouraged to cluster in areas served by transportation facilities, including highways."

By adding highway information to the SDGP map (Map 2), it is clear that the corridor straddles Route 202-206 as it extends north from the intersection of Interstate 78 and 287.

Tri-State Regional Development Guide 1977-2000

The Tri-State Regional Planning Commission, in March of 1978, published the Regional Development Guide for the Connecticut, New York and New Jersey region. The Tri-State Plan (pg. 32) shows in map form its recommendations for new development location and densities within the State. Bedminster's Master Plan Background Report interprets this information on Plate Reg. 2 (Map 1). The Background Report cites an August 14, 1979 Regional Development Guide, presumably an update of the 1978 report. Due to the fact that the Tri-State Regional Planning Commission has since stopped operating, this update is not available from the County, or the State.

Somerset County Master Plan of Land Use



SOURCE: Master Plan of Land Use adopted November 24, 1970 by the Somerset County Planning Board.

PLATE REG. 1

The Background Report map shows the Tri-State computer grids as roughly coterminous with the State Development Guide Plan growth area corridor, again straddling Route 202-206 as they extend north from the intersection of Interstate 78 and 287. The suggested densities in this area are 2-6.9 DU/acre and in the grid cell just north of I-78 (Pluckemin Village) 7-14.9 DU/acre.

In conclusion, all of the master plans for larger jurisdictions define the growth area as straddling the Route 202-206 corridor.

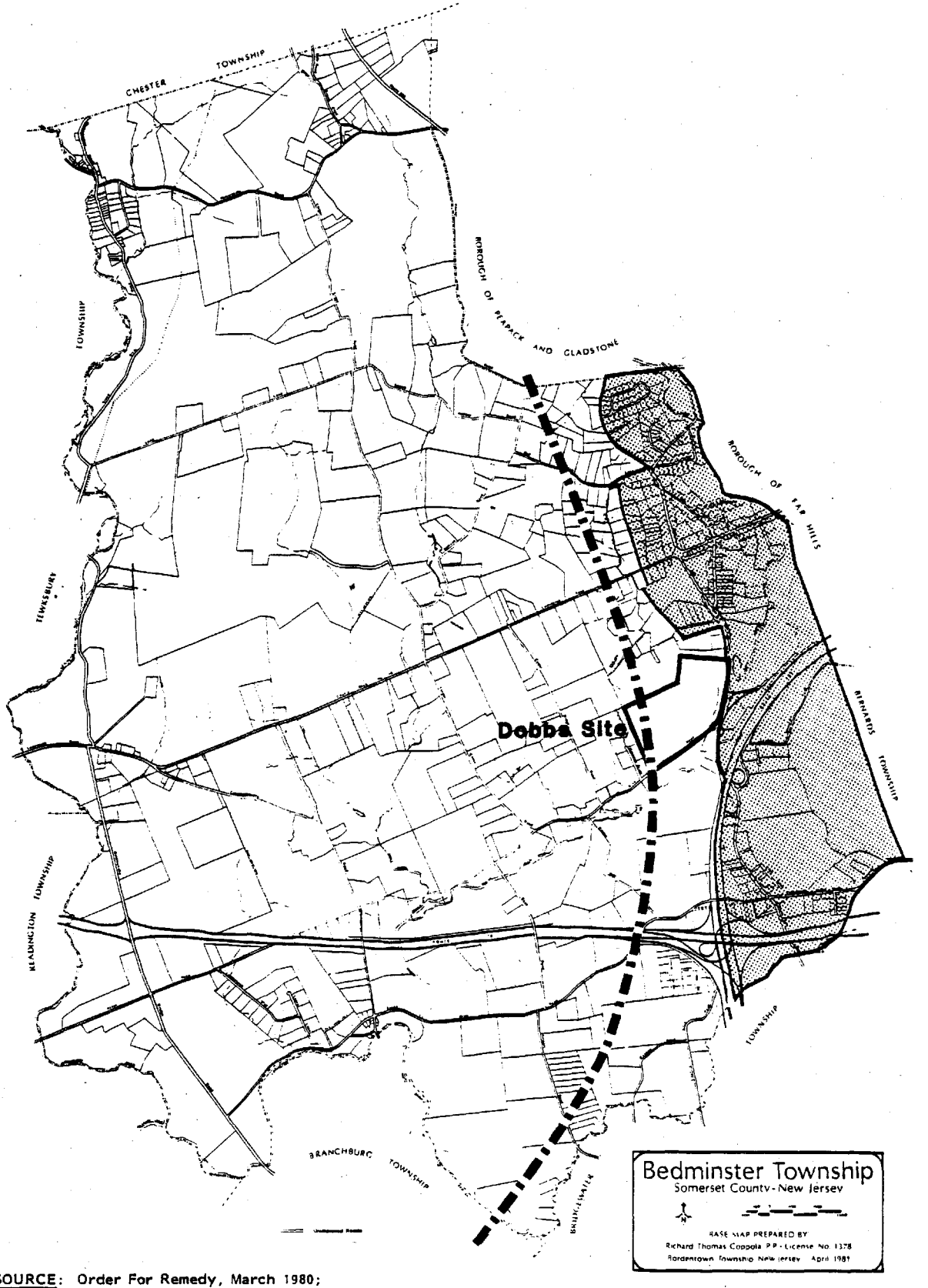
The Court Defined Corridor

As part of the lengthy Allan-Dean litigation against the Township, Judge Leahy issued a Court order in March of 1980 requiring the rezoning of the Township according to strict guidelines and under the supervision of a Court appointed Planning Master.

The Order specified a more exact definition of the corridor within which land would be zoned at higher densities and intensity. Plate REG-3 of the Background Report illustrates this corridor (Map 4). Contrary to the State Development Guide Plan and the Tri-State Plan, Bedminster's corridor is primarily east of Routes 202-206 with only a small portion of the corridor west of U.S. Route 206 between Old Dutch Road and just south of Thosmor Road.

Court Defined Corridor Area

State Development Guide Plan Growth Area



SOURCE: Order For Remedy, March 1980; Superior Court of New Jersey, Somerset County, N. J., re: The Allan-Deane Corporation et al., vs. The Township of Bedminster, et al., Judge B. Thomas Leahy, presiding.

PLATE REC. 3

Judge Leahy, in his opinion refers to the Village Neighborhood as "...straddling Routes 202-206 at Pluckemin and Bedminster Villages[1]..." (emphasis added) indicating clearly that Route 202-206 should be at the center or axis of the corridor.

The Judge continues, "the County Master Plan anticipates village neighborhood development with...projects of five to fifteen families (dwelling units) per acre in relatively sizeable zones on both sides of Routes 202-206" (emphasis added). According to Judge Leahy's comments, this corridor was defined based on "proof submitted as to the ecological sensitivity of that area..." Presumably the proofs submitted were the Soil Survey of Somerset County, 1976, and other natural resource documents.

The Background Studies state that the overriding objective of the Court-appointed Master (George Raymond) and the Township "...was to determine the most appropriate land use for each affected land parcel (within the Corridor only as already defined) based upon such planning factors as environmental constraints, the availability of public water and sewage facilities, traffic accessibility and the existing land uses within the area."[2]

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[1]Op Cit, p. REG-8

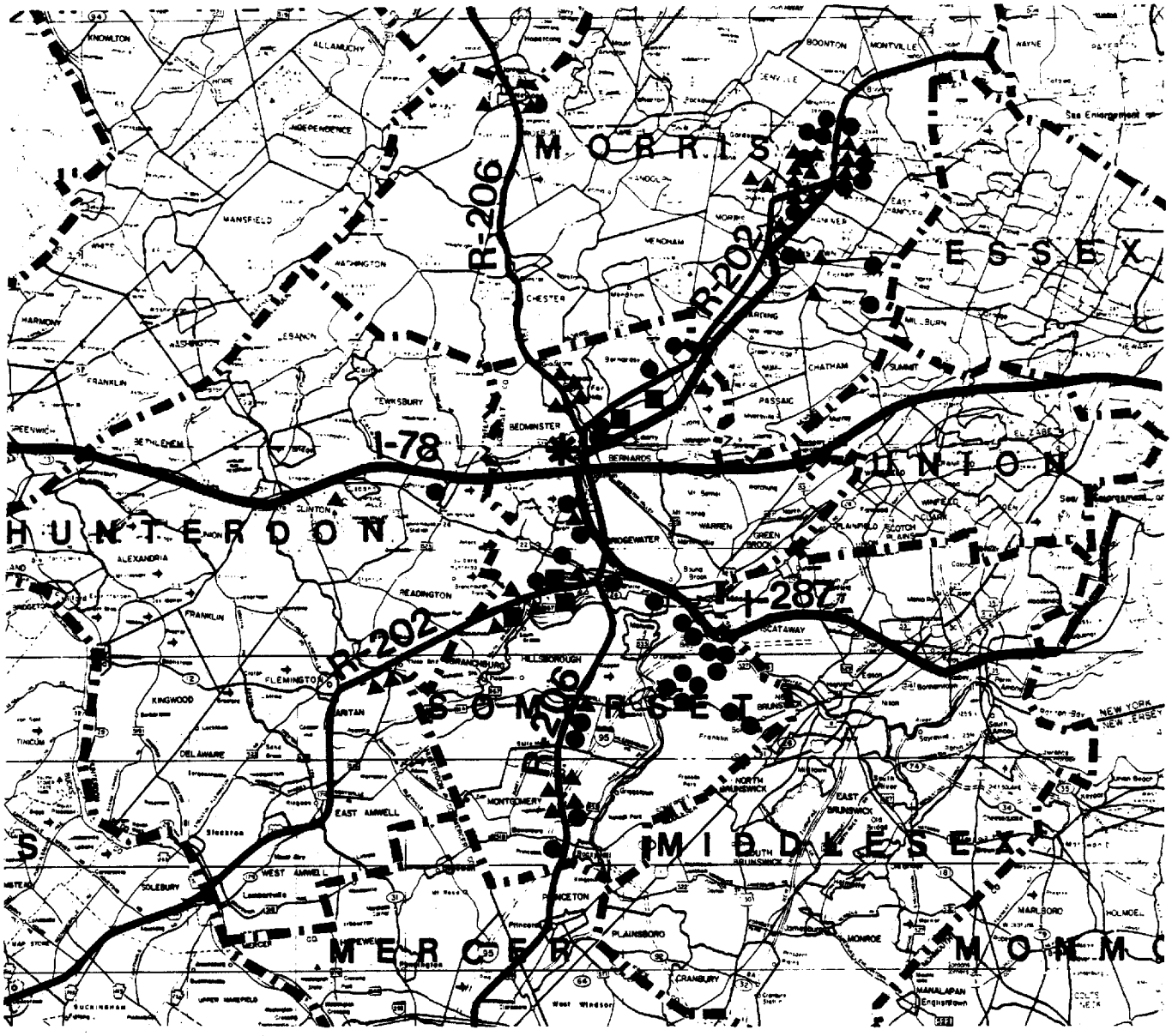
[2]Op Cit, p. REG-10

It is clearly evident from the above that the Court defined the Corridor to "straddle" Routes 202-206, except where there was evidence of "constraints" as listed above that persuaded the Court differently, i.e., to define the Corridor on only one side of U.S. 202-206 in spite of the County and Regional Plans. The point at issue then regarding the Court-defintion: what evidence was submitted.

Evidence of Accelerating Growth

Calculations of growth areas and the extent of growth in the State Development Guide Plan and other Fair Share regional estimates are primarily based on the 1980 U.S. Census. Statistics on recent, current and proposed construction of office space in Somerset and Morris Counties generated by their respective Economic Development Offices suggest that all previous estimates may be extremely conservative. Office space is the predominant new use in the region and its growth has assumed massive proportions.

The accompanying Map 5 shows the pattern of all office space in place, under construction or proposed in known projects for Morris County and Somerset County. If all proposed is buildt in the next five years, these two counties will have added almost 24,000,000 gross square feet over a ten-year period. The ten-year average of two million a year in fact accelerates in the next five years. From 1970 to 1980



BEDMINSTER CENTER

SOMERSET COUNTY, N.J.

Regional Growth Pattern

✱ Dobbs Site

■ 100,000 + sq. ft. Commercial /Industrial Development - 1970 - 1978

▲ 100,000 + sq. ft. Commercial/Industrial Development - 1978 - 1983

● 100,000 + sq. ft. Commercial/Industrial Development Proposed or under Construction 1983

SOURCE:
Economic Development Office
Somerset County
Morris County
Hunterdon County

covered employment increased at an average rate of 3283 per year;[1] the next ten-year average would be 9600 for office employment alone.

At a reasonable 250 gross square feet per employee, this office space will generate almost 96,000 jobs. At 1.7 employed persons per household, that is almost 56,500 households. Recent figures indicate that office development generates as much as 35% moderate and low income employment, which if applied to the households would mean a very substantial moderate and low income housing demand. This, of course, does not take into account the current deficit.

Also, the above does not include any ancillary service or support employment triggered by the office development.

It is important that the Court get the best projections possible and base its estimates of anticipated growth and consequent Fair Share housing need therefrom.

Further, examination of the pattern of office development shows U.S. Route 202 connecting Bedminster and Far Hills to Morris County parallel to Interstate 278 as a significant alteration from the growth areas shown in the State Development Guide Plan.

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[1]See Infra. pg. 9, Part III

Table 1

EMPLOYMENT GROWTH

Somerset County	
Total Commercial, Office and Industrial Development Proposed and Under Construction (as of 5/83)	18,669,142 sq. ft.
250 sq. ft. per employee	74,677 jobs
Employment as of September 1981[1]	82,496 jobs
Morris County	
Total Commercial, Office and Industrial Development Proposed and Under Construction (as of 2/83)	4,990,000 sq. ft.
250 sq. ft. per employee	19,960 jobs
Employment as of September 1981	161,189 jobs
Total	23,659,142 sq. ft.
	94,637 jobs

Source: Somerset and Morris County Departments of Economic Development

[1]Covered Employment Trends, 1981, New Jersey Department of Labor

APPENDIX

The Dobbs Property Is Not Environmentally Sensitive

In the Mt. Laurel II decision, the opinion places heavy emphasis on the State Development Guide Plan to ensure that Fair Share housing needs are not met at the expense of environmental values. This is an important consideration of the Court in determining if the Dobbs and other properties are inappropriate for Fair Share housing even though within the Growth Area.

The testimony submitted to Judge Leahy was limited by the interpretation of very general information that the Township had at the time about the Dobbs property. It was clear that the crucial decision was to deny the Dobbs property development rights.

Detailed studies by Dobbs, supported by documents submitted to the Township and available for Court examination, indicate the following:

On Sewerage, three options are available: connection to an improved Township Plant; connection to an enlarged Hills Sewage Treatment Plant; connection to a nearby sewer extended from Bridgewater, a short distance to the south.

On Soils, the principal soils on the Dobbs property have severe limitations for septic systems. This precludes on-site disposal necessary under the current zoning. The

soils information from the County Soils Survey also shows that the property has "severe limitations for building foundations and a high water table," a generalized statement made about much of the Township's soils. However, site-specific subsurface investigation by borings indicate excellent foundation and bearing conditions assuming care is taken for the relatively high water table.[1] Therefore soils are not a constraint.

On Public Water Supply, the hydrologist's report indicates immediate and full availability of water from the water main contiguous to the property.

On Traffic Accessibility, the Dobbs property has excellent access right now, contiguous as it is to U.S. Routes 202-206 and to I-287 and 78. Its development as contrasted to other property zoned commercial/office in the Township Plan will minimize negative traffic impact on the Township.

On Existing Land Uses, the OR (Office Research) zoning across U.S. 202-206 immediately to the east (AT&T Long Lines World Headquarters) is compatible with a higher intensity use. To the west the existing single family houses on 3-5 acre lots (R-3% zone) need a buffer between them and higher intensity uses, and the advantage

[1] Site Engineers, Inc., Preliminary Soil and Foundation Investigation, Bedminster Regional Shopping Center, September 23, 1980.

of a property as large as the Dobbs property is that the moderate and low income housing can act as an effective buffer and transition to minimize negative impact on these residences.

On Existing Site Uses, the Dobbs property was known as the old polo field, and is partly in intermittent agricultural use and partly allowed to go to second growth woodland. An historic building is to be preserved.

PART II

FAIR SHARE HOUSING

Part II

Executive Summary

1. Critique of Coppola Fair Share Calculation

Region

- 30 minute commute is inadequate

Allocation of Prospective Housing Need

- Averaging current with future employment reduces prospective need
- Definition of Region understates prospective need
- Allocation according to Growth Area in Township and inadequate region understates available land

Current Housing Need

- Existing job/housing imbalance not addressed
- Small region, excluding urban areas understates need

2. Erber Fair Share Calculation

Mr. Erber uses a similar Fair Share calculation as Abeles Schwartz.

The key factor Erber adds to the Fair Share calculation is the current employment/housing imbalance.

Region

- 8 counties - urban and urbanizing

Present Need

- 417 units needed to replace dilapidated and overcrowded units in region

- 39 units needed to replace local substandard units
- 192 units needed to balance current housing with jobs - to reduce the number of commuters into Somerset County

Allocation of Present Land

- Based on all vacant buildable land within Township

Prospective Need

- 1,360 units based on projected employment growth, population projections in region, proportion of low and moderate households and vacancy needed to insure mobility

Allocation of Prospective Land

- Projected employment growth in county
- County's percentage of vacant buildable land
- Percentage of vacant, buildable land within municipalities that contain any Growth Areas

3. Bedminster's Fair Share

Present Need

· Replacement housing for regional need	417 units
· Local replacement need	39 units
· Balance jobs/housing	192 units

Prospective Need (1990)

· Employment growth	1,360 units

Total Fair Share	2,008 units

PART III

ANALYSIS OF DEVELOPMENT PARCELS

Part III

The purpose of Part IIIof this report is to present findings on the capacity for low and moderate income housing of the 13 sites designated by Bedminster Township for development.[1]

Summary of Findings

Bedminster will fall far short of meeting even its own calculated Fair Share housing obligation (which has been shown to be underestimated) with the 13 sites and current zoning. The addition of other land, including the Dobbs site, will help the Township provide a reasonable opportunity for low and moderate income housing.

- The most critical factor for all of the development parcels is the provision of off-site sewage treatment. The Hills property (site 11) has its own sewage treatment plant to serve its development. According to Bedminster's Background Report (Utility Plate 1), the Hills plant would also serve the Pluckemin area and sites 9 and 10. The exact nature of any contractual agreement to serve these sites is unknown to us at this time. It is our understanding, based on information from Hills, that the plant would be used to capacity by their development (including the portion in Bernards township).

[1] Richard Thomas Coppola, Bedminster Part I Background Studies, August 1982

All other sites are undevelopable as zoned unless they can be connected to an off site sewage treatment plant. The Bedminster plant is at capacity now, so unless it is expanded higher density development, even within the service area, could not be served.

- At maximum development according to Coppola, the 13 sites within the Growth Corridor would only produce 729.704 units. Bedminster's own Fair Share calculation is from 770 to 853 dwelling units, the Public Advocate's estimate is 1240 units, and this study's estimate is 2008 units.

- The sites cannot be developed at Coppola's estimated capacity, and will more likely produce only 501 low and moderate income units due to the following combination of factors:
  1. existing development on the sites
  2. lack of off site sewage treatment
  3. multiple ownership, therefore difficult and costly land assembly.
  4. owner resistance

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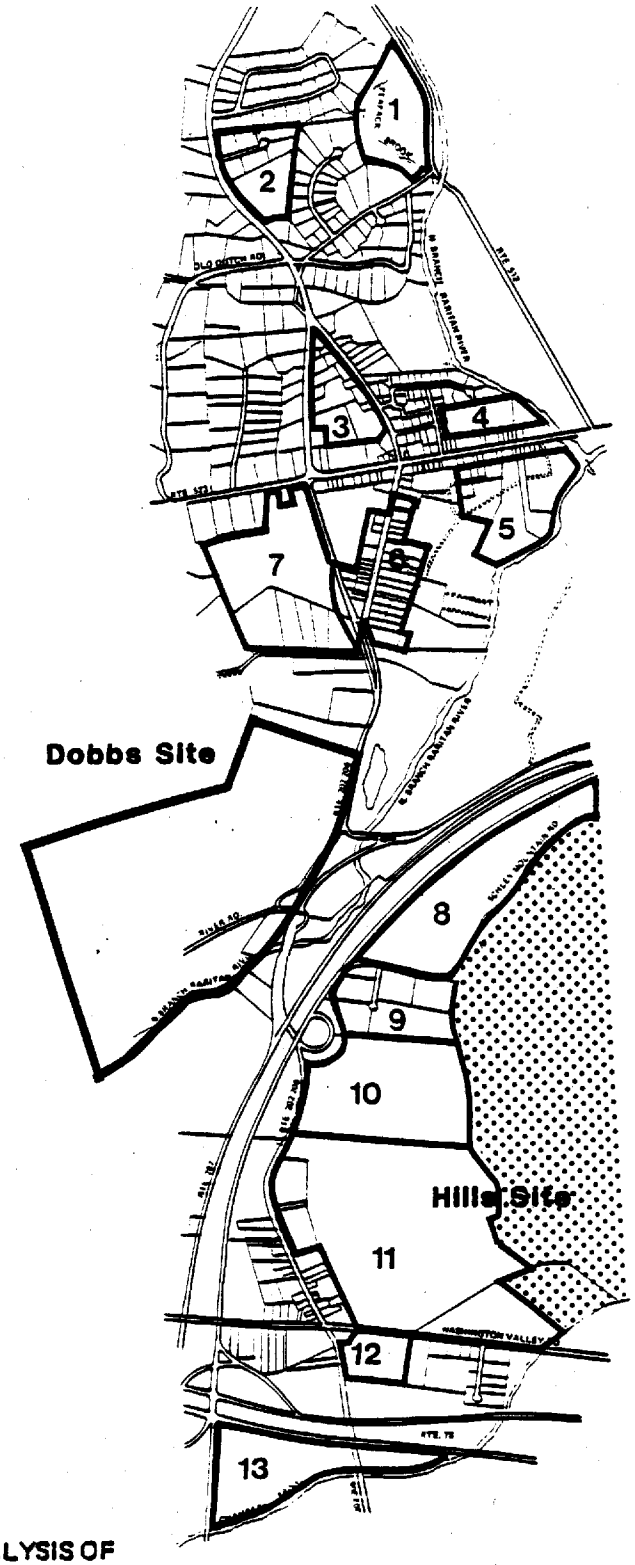
[1] Department of Community Affairs, Housing Allocation Report allocated 1,346 units to Bedminster, page A-31

MAP 6



Hills site zoned R¼

ANALYSIS OF
DEVELOPMENT PARCELS
BEDMINSTER, NEW JERSEY

Source:
Bedminster Master Plan
Background Report
August 1982

Wallace Roberts & Todd

Architects
Landscape Architects
Urban and
Ecological Planners

1737 Chestnut St.
Phila, Pa. 19103
215/564-2611

Date: October 1983

Summary of Site Findings

SITE 1

- Coppola housing capacity: 200.4 DU
- Low and moderate: 40 DU
- WRT housing capacity: 134 DU*
- Low and moderate: 26 DU

WRT Analysis

- Estimated 1/3 of site has 25% slope
- Peapack Brook crosses site
- Severe limitations for septic systems
- No sewer

*WRT has rounded dwelling unit figures to nearest whole number.

SITE 2

- Coppola housing capacity: 151.29 DU
- Low and moderate: 30.258 DU
- WRT housing capacity: 79 DU
- Low and moderate: 16 DU

WRT Analysis

- 12.014 acres under construction in single family units
- Remaining land unsuitable for septic systems and wooded
- No sewer

SITE 3

- Coppola housing capacity: 236.552
- Low and moderate: None required in MF zone at this time
- WRT housing capacity: 67 DU
- Low and moderate: None required

WRT Analysis

- 19.19 acres in existing development, 5.57 acres potentially developable
- A portion of the site is served by the Bedminster sewage treatment facility. The developable portion is just adjacent to the sewered area.

SITE 4

- Coppola housing capacity: 81.492 DU
- Low and moderate units: 16.298 DU
- WRT housing capacity: 81 DU
- Low and moderate units: 16 DU

WRT Analysis

- Limited access
- Within sewer service area, soil unsuitable for septic systems

SITE 5

- Coppola housing capacity: 146.128 DU
- Low and moderate: None required

- WRT housing capacity: 146 DU
- Low and moderate: None required

WRT Analysis

- 2/3 of site within floodplain
- Limited access
- Outside sewer area, sewage line crosses site

SITE 6

- Coppola housing capacity: 205.61 DU
- Low and moderate: None required
- WRT housing capacity: 0
- Low and moderate: None required

WRT Analysis

- Existing development on entire site
- Multiple parcels therefore difficult land assembly
- Served by sewer

SITE 7

- Coppola housing capacity: 517.240 DU
- Low and moderate: 103.448 DU
- WRT housing capacity: 517 DU
- Low and moderate: 103 DU

WRT Analysis

- Development has been proposed and is in litigation
- No sewer

SITE 8

- Coppola housing capacity: 414.17 DU
- Low and moderate: 82.83 DU

- WRT housing capacity: 414 DU
- Low and moderate: 83 DU

WRT Analysis

- Site is owned by AT&T, an unlikely housing developer
- Not served by sewer, soils severely restrict septic systems
- Severe access limitation. Adjacent to interstate.

SITE 9

- Coppola housing capacity: 254.33 DU
- Low and moderate: 50.86 DU
- WRT housing capacity: 0
- Low and moderate: 0

WRT Analysis

- Site is developed with single family homes
- Within Hill' sewage treatment area- contract?

SITE 10

- Coppola housing capacity: 586 DU
- Low and moderate: 117.20 DU
- WRT housing capacity: 0
- Low and moderate: 0

WRT Analysis

- Existing low density estate development, unavailable for further development at this time.However, this site a prime candidate due to sewer service.

SITE 11

- Coppola housing capacity: 1444.06 DU
- Low and moderate: 288.81 DU
- WRT housing capacity: 1287 DU, approved by township
- Low and moderate: 257 DU

WRT Analysis

- Hills has had 1287 DU approved and will exercise commercial option.
- Built own sewer

SITE 12

- Coppola housing capacity: 177.60 DU
- Low and moderate: None required
- WRT housing capacity: 178 DU
- Low and moderate: None required

WRT Analysis

- Next to cemetery, intersection improvements required.
- Served by Hills' sewage treatment plant, according to Background Report.

OPTIONAL SITE 13

- Coppola housing capacity: 118 DU
- Low and moderate: None required
- WRT housing capacity: 118 DU
- Low and moderate: None required

WRT Analysis

- No low and moderate requirement in Residential Cluster zone only in PUD, PRD and proposed for MF, although Coppola offers this specifically as a site for low and moderate income housing.
- No sewer

INTRODUCTION TO DETAILED SITE ANALYSIS

The Township of Bedminster is predicating its position that it can provide a realistic opportunity for low cost housing on the zoning of several sites. It is our position that the capacity and likelihood that these sites will be developed has been overstated. WRT has analyzed the capacity of each site based on Bedminster's own Master Plan Background Studies (Part I, August 1982) and site visits.

Each site is evaluated in terms of the following factors: zoning, access (traffic and circulation), utilities (water and gas), sewer and septic tank suitability, natural resources (topography, soils, depth to water table, depth to bedrock, flood hazards, and wooded areas), historic resources, and land ownership pattern.

These factors were selected for their impact on development. While any combination of factors may not prohibit development each factor will affect the cost of development.

The Sites

Bedminster's Master Plan Background Report records parcels within the court ordered corridor which are "more likely" to develop on Plate REG.-6. Our evaluation covers eight of these parcels - of the remaining five, two are zoned R-1/4 (4 du/ac) which was considered for the purposes of this evaluation to be too low a density to support low and moderate income units and three sites are zoned for Office Research or Village Neighborhood.

Plate REG.-8 of the Background Report illustrates additional parcels which are considered to be "less likely" to be developed because of existing development and/or severe environmental constraint. Our analysis includes an evaluation of all these sites except for the parcel which is zoned R-1/2 - 2 du/ac, again considered to be too low a density for low and moderate income units. Plates 6 and 8 are included in the appendix.

The thirteen sites in our analysis are shown on Map 6.

There are four sites in our analysis which are zoned for multi-family development, three sites zoned for planned residential development (PRD) at 6 dwelling units per acre, one site zoned PRD at 8 dwelling units per acre, and four sites zones for planned unit developments at 10 dwelling units per acre. Richard Coppola, Bedminster's planning consultant, has suggested in the Housing Element of the Master Plan (Part III, August 1983) that an additional site be rezoned for residential use if additional capacity is

needed. The site, south of Interstate 78, is currently zoned for Office Research and is proposed to be R1/4 with the Residential Cluster Option which allows a maximum of four (4) dwelling units per acre on non-critical land (land less than 15% slope and not within a floodplain).

Table 1 shows the comparison of Richard Coppola's housing calculations and WRT's. The sites, analyzed are those within the township's growth corridor which are zoned for higher densities. Not included are those parcels zoned for office research, village neighborhood, or low density residential - 2 to 4 du/ac as this density is considered too low to enable internal subsidies of low and moderate income units.

The total acres information is from Bedminster's Background Report, Plate REG.-7 and 9. Coppola's housing calculations are from the same source. These figures represent maximum development and his estimation of the proportion of critical (15% or greater slope or land within a floodplain) to non-critical land. Coppola's housing calculations reflect zoning and critical area limitations. These figures represent gross density calculations - without counting the amount of land required for on site circulation, or site constraints such as water courses or wooded areas. The Low and Moderate income unit figures are based on applying the current 20% requirement to the planned developments. At this point multi-family zones are not required to include any low and moderate income units. Mr. Coppola proposes in his 6-83 memorandum to the township that 35% of the dwelling units in MF zones be low and moderate units. The total number of possible low and moderate income units is calculated both with and without this requirement.

The last 3 columns represent WRT's calculation of available acres, buildable capacity and low and moderate units. The Acres Available for Development Column represents our estimation of what is realistically likely to be built. Parcels which have already been developed or are under construction are not included, Site 1 is reduced by the estimated area of the brook running through the site.

The Buildable Capacity Calculation is based on the available acres and the zoned density. In the case of the Hills Development (Site #11) the number of approved units (1287 du) is used. Low and moderate income units are calculated again on the basis of the currently required 20% in Planned Development districts.

The results of these calculations are as follows: Total acres 616.597, Coppola's total housing units: 4,532.875, and Coppola's total Low and Moderate unit figure is 729.704 du. This is below the 770 - 853 du Fair Share requirement Coppola calculates in his Housing Element of the Master Plan (Part III), August 1983 (page 16). If the proposed Multi-Family

HOUSING DEVELOPMENT POTENTIAL IN GROWTH CORRIDOR -- BEDMINSTER, NEW JERSEY

Table 2

Site	Zoning	Dist.	Density	Total Acres	Coppola Housing Capacity	Coppola Low Moderate Housing	WRT Acres	WRT Housing Capacity	WRT Low & Moderate Housing	Notes
1	R-1	PRD	6 DU/AC	33.40 AC	6(33.40)= 200.4 DU	200.4(.20)= 40 DU	22 AC Non-Crit. 11 AC Crit.	6(22)= 132 DU 1/5(11)=2 DU 134 DU	134(.20)= 27 DU	1/3 of Site Eliminated Due to Peapack Brook
2	R-1	PRD	6 DU/AC	25.215 AC	6(25.215)= 151.29 DU	151.29(.20)= 30.258	13.201 AC	6(13.201)= 79 DU	79(.20)= 16 DU	12.014 AC Under Construction
3 S	MF		12 DU/AC Non-Crit. 1/5 DU/AC Crit.	24.76 AC	12(19.627)= 235.524 DU 1/5(5.142)= 1.028 DU 236.552 DU	0	5.57 AC	12(5.57)= 67 DU	0	19.19 AC Existing Development
4 S	R1/4	PRD	6 DU/AC	13.58 AC	6(13.58)= 81.492 DU	81.492(.20)= 16.298 DU	13.58 AC	6(13.58)= 81 DU	81(.20)= 16 DU	Water Course Bisects Site- Additional Cost
5 S	MF		12 DU/AC Non-Crit. 1/5 DU/AC Crit.	43.239 AC	12(11.651)= 139.812 DU 1/5(31.58)= 6.316 DU 146.128 DU	0	43.239 AC	12(11.651)= 139.812 DU 1/5(31.58)= 6 DU 146 DU	0	
6 S	MF		12 DU/AC Non-Crit. 1/5 DU/AC Crit.	30.137 AC	12(16.914)= 202.968 DU 1/5(13.223)= 2.645 205.613 DU	0	0	0	0	Existing Development
7	R-1	PRD	8 DU/AC	64.655 AC	8(64.655)= 517.240 DU	517.24(.20)= 103.448 DU	64.655 AC	8(64.655)= 517 DU	517(.20)= 103 DU	In Litigation Development Denied

NOTE: S = Site within existing sewer service area.

Site	Zoning	Dist.	Density	Total Acres	Coppola Housing Capacity	Coppola Low Moderate Housing	WRT Acres	WRT Housing Capacity	WRT Low & Moderate Housing	Notes
8	R1/4	PUD	10 DU/AC 20% Comm. Option	51.764 AC	51.764(.20)= 10.35 AC Comm. 10(41.417)= 414.17 DU	414.17(.20)= 82.83 DU	41.417 AC	10(41.417)= 414 DU	414(.20)= 83 DU	Owned By AT&T
9 S	R-3%	PRD	10 DU/AC 20% Comm. Option	31.791 AC	31.791(.20)= 6.358 AC Comm. 10(25.43)= 254.33 DU	254.33(.20)= 50.86 DU	0	0	0	Existing Development
10 S	R1/4	PUD	10 DU/AC 20% Comm. Option	73.250 AC	73.250(.20)= 14.65 AC Comm. 10(58.6)= 586 DU	586(.20)= 117.20 DU	0	0	0	Existing Development
11 S	R1/4	PUD	10 DU/AC 20% Comm. Option	180.506 AC	180.506(.20)= 36.10 AC Comm. 10(144.406)= 1444.06 DU	1444.06 x (.20)= 288.81 DU	144.406 AC	1287 DU Approved	1287(.20)= 257 DU	The Hills Development
12 S	MF		12 DU/AC	14.800	12(14.80)= 177.60 DU	0	14.80 AC	12(14.80)= 178 DU	0	
SUB-TOTAL				587.097 AC	4414.875 DU	729.704 DU	373.868 AC	2,903 DU	501 DU	
Option 13	R1/4	RC	4 DU/AC	29.5 AC	4(29.5)= 118 DU	0	29.5 AC	4(29.5)= 118 DU	0	
TOTAL				616.597 AC	4,532.875 DU	729.704 DU	403.368 AC	3,021 DU	501 DU	

NOTE: S = Site within existing sewer service area.

HOUSING CAPACITY ALTERNATIVE ASSUMPTIONS

		Coppola Low and Moderate Housing	WRT Housing Capacity	WRT Low and Moderate Housing
ALTERNATIVE 1:	35% Low and Moderate Units Required in Multi-Family Zoned Sites: 3, 5, 6, and 12	729.704 DU + 268.057 DU 997.761 DU		501 DU + 268 DU 769 DU
ALTERNATIVE 2:	Vacant, Sewered Sites Developed and 35% Requirement Passed (Sites 3, 4, 5, 11, and 12)		1,759 DU	409 DU
ALTERNATIVE 3:	All Sewered Sites Developed and 35% Requirement Passed (Sites: 3, 4, 5, 6, 9, 10, 11, and 12)		2,805 DU	649 DU

Low and Moderate requirement of 35% were imposed, the additional 268.057du would bring the total to 997.761du.

These calculations assume maximum development of vacant land and redevelopment at maximum zoning of existing single family areas. To get more likely development figures, WRT assumed existing development would remain, and the Hills Development would construct the total number of units already approved. The buildable area of Site 1 is reduced by the estimated area of the brook crossing the site. Smaller water courses were considered to be constraints which could be designed around and not prohibit construction. Coppola's calculations of critical and non-critical land were used where they apply. The resulting total acres are: 403.368 , Buildable capacity: 3,021 DU and Low and Moderate Units: 501 du - far below Coppola's estimated Fair Share figure.

The availability of sewer service is a crucial element in deciding the development potential of land in Bedminster as most of the soil is unsuitable for septic systems. Higher density development would especially be constrained by this condition. The township plant is currently operating at capacity and no expansion is planned according to the plant diretor (June 17, 1983 phone conversation). The Hills plant was designed to handle the anticipated demands from that development only. If only the sites within the growth corridor that are currently in sewer service areas and are vacant were developed, there would be a total of only 1,759 du and 409 du of low and moderate units (this assumes adoption of the 35% Multi-Family requirement). If the sites currently developed were added, this would bring the total up to 2,805 du and 649 du low and moderate - both figures well below Coppola's Fair Share estimate.

From these calculations it is clear that Bedminster has not created a realistic opportunity for low and moderate income housing units within the court ordered corridor. While the gross calculations of housing capacity come close to Coppola's Fair Share requirement, these figures are inflated by the inclusion of the Hills property which by maximum development would yield 2,235.9 du but has been approved at 1,287 du - 948.9 fewer units.[1]

Maps showing detail of the Natural Resources for all sites follow along with detailed site analysis.

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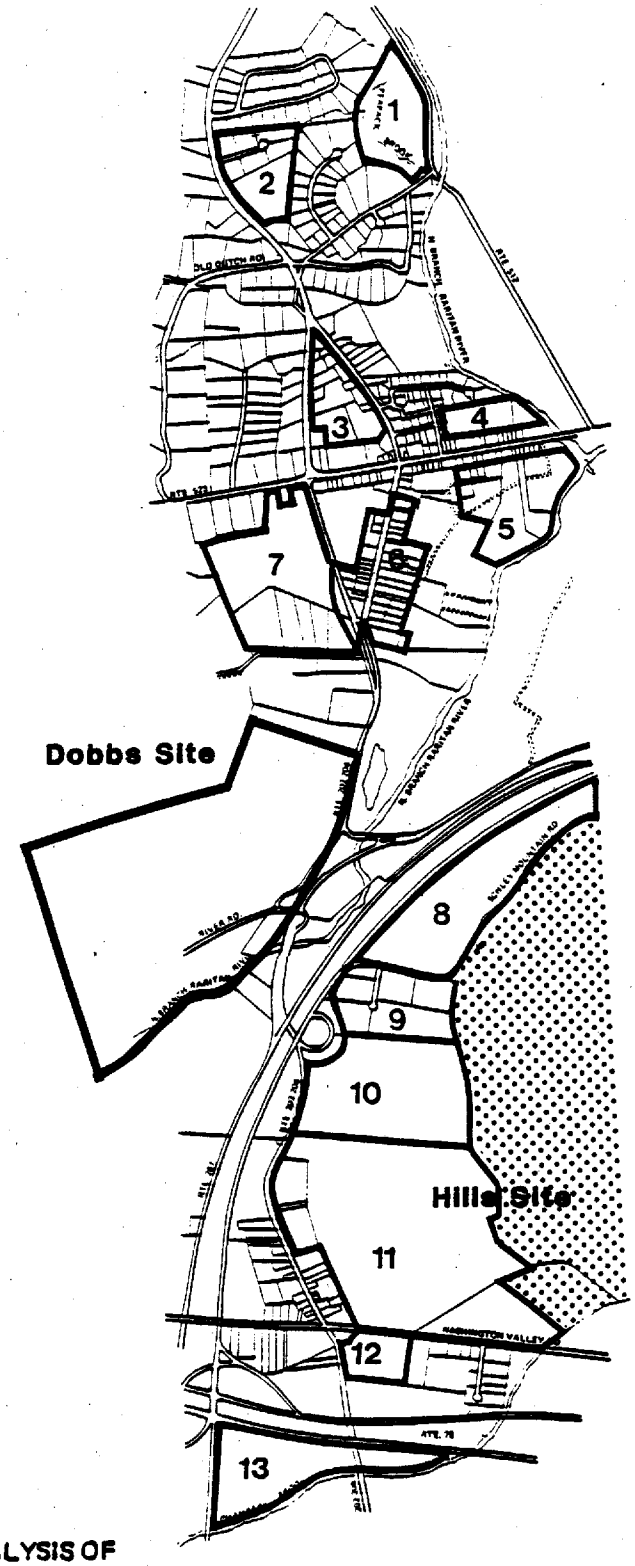
[1]Calculation: Refer to Background Report, page REG.-16b.
Area No. 8 180.506 ac. x 10 du/ac = 1805.06 du
Area No. 9 305.252 ac. 97.313 non-critical x 4 du/ac = 389.252 du
207.939 ac. critical x 1/5 du/ac = 41.588 du
1805.06 du + 430.84 du = 2235.9 du - 1287 du = 948.9 du.

MAP 6



Hills site zoned R¼

ANALYSIS OF
DEVELOPMENT PARCELS
BEDMINSTER, NEW JERSEY

Source:
Bedminster Master Plan
Background Report
August 1982

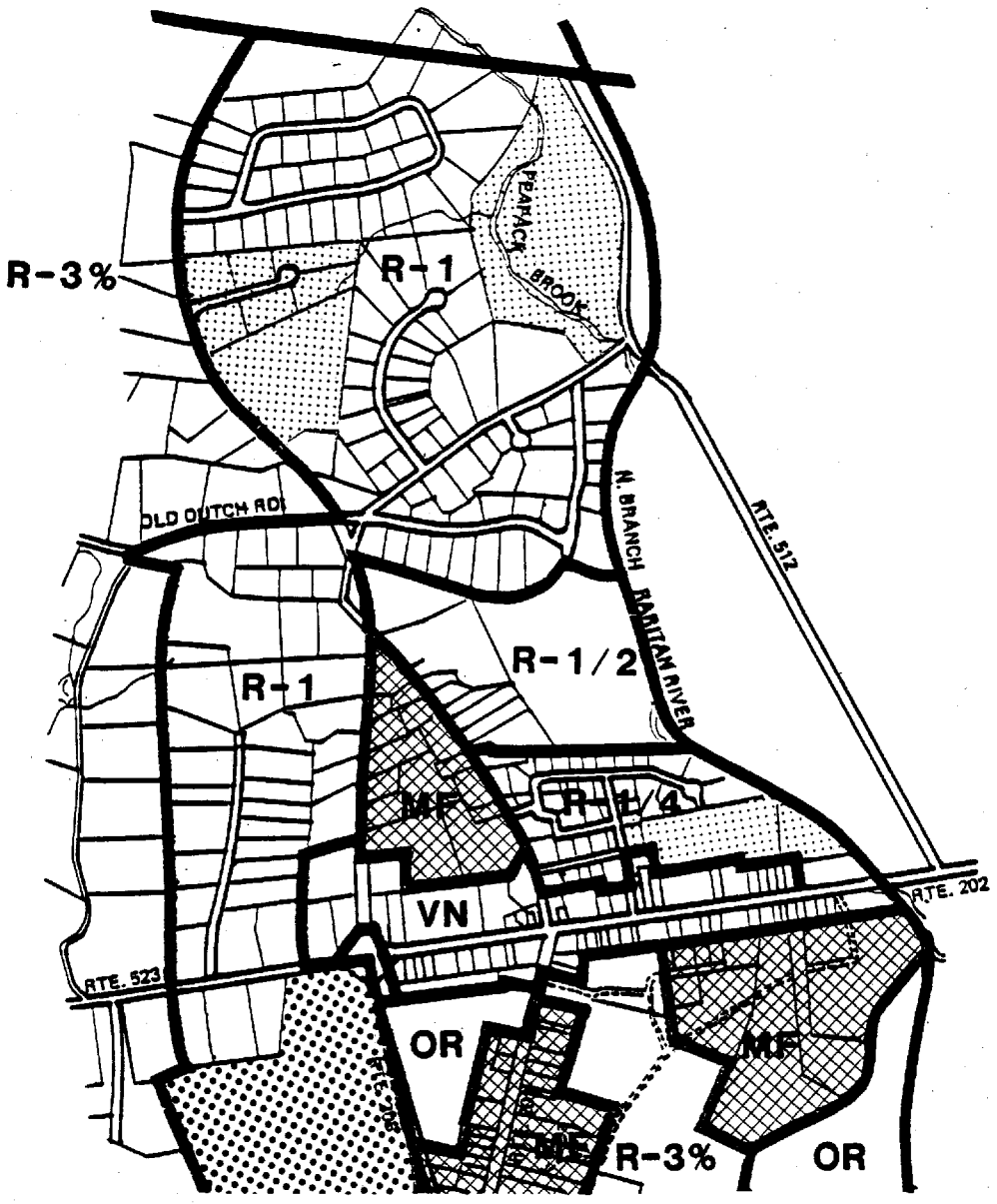
Wallace Roberts & Todd

Architects
Landscape Architects
Urban and
Ecological Planners

1737 Chestnut St.
Phila. Pa. 19103
215/564-2611

Date: October 1983

Map 7



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

- PRD - 6 DU/AC
- PRD - 8 DU/AC
- PUD - 10DU/AC
- RC - 4 DU/AC
- MF - 12 DU/AC

ANALYSIS OF
DEVELOPMENT PARCELS
BEDMINSTER, NEW JERSEY

Source:
Bedminster Master Plan
Background Report
August 1982

Wallace Roberts & Todd

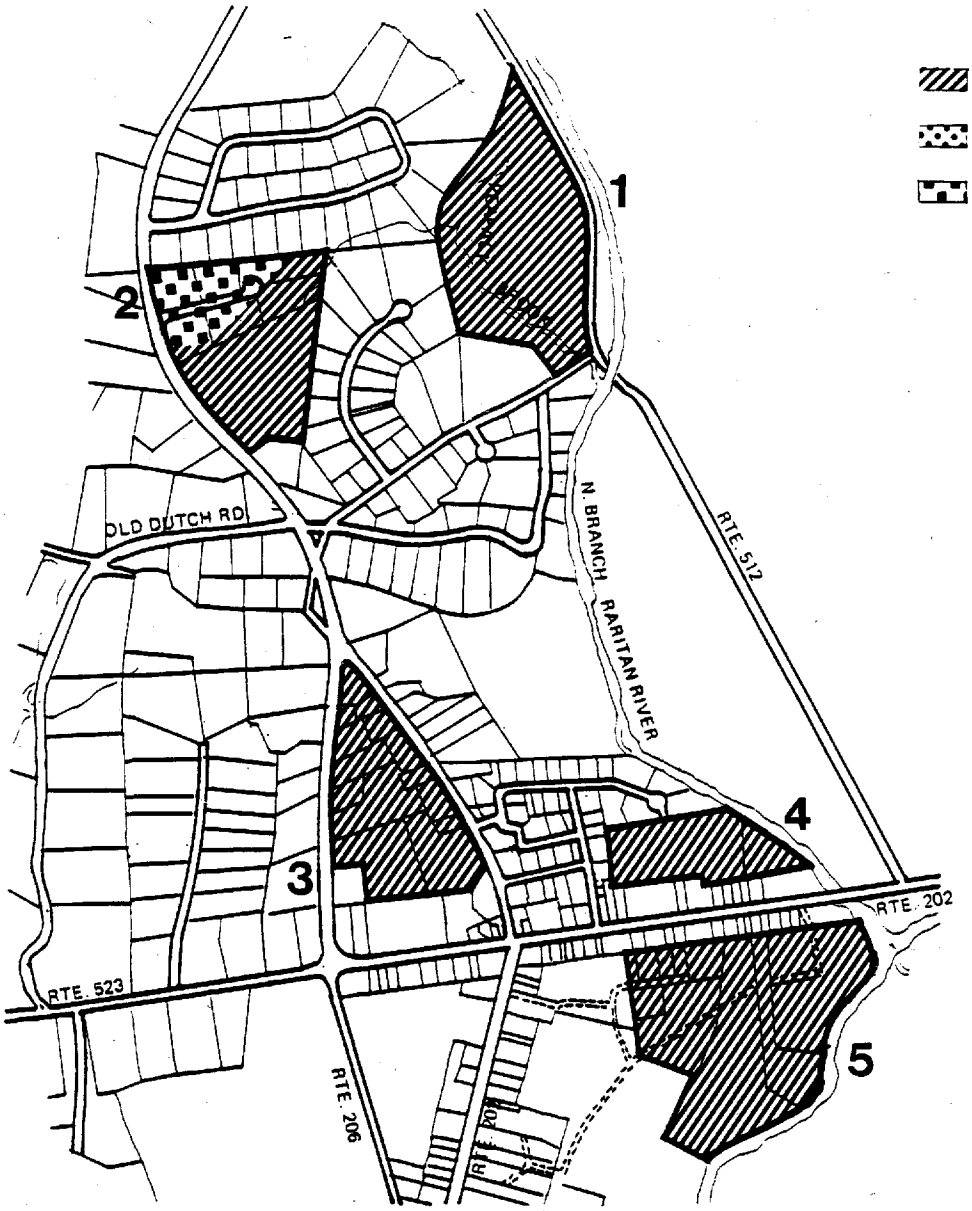
Architects
Landscape Architects
Urban and
Ecological Planners

1737 Chestnut St.
Phila, Pa. 19103
215/564-2611

Date: October 1983

0' 640' 1280' 2560'

Map 8



Unsuitable for Septic Systems

Suitable for Alternative Septic Systems

Suitable for Conventional Septic Systems

ANALYSIS OF DEVELOPMENT PARCELS BEDMINSTER, NEW JERSEY

Natural Resources
Septic System Suitability

Source:
Bedminster Master Plan
Background Report
August 1982

Wallace Roberts & Todd

Architects
Landscape Architects
Urban and
Ecological Planners

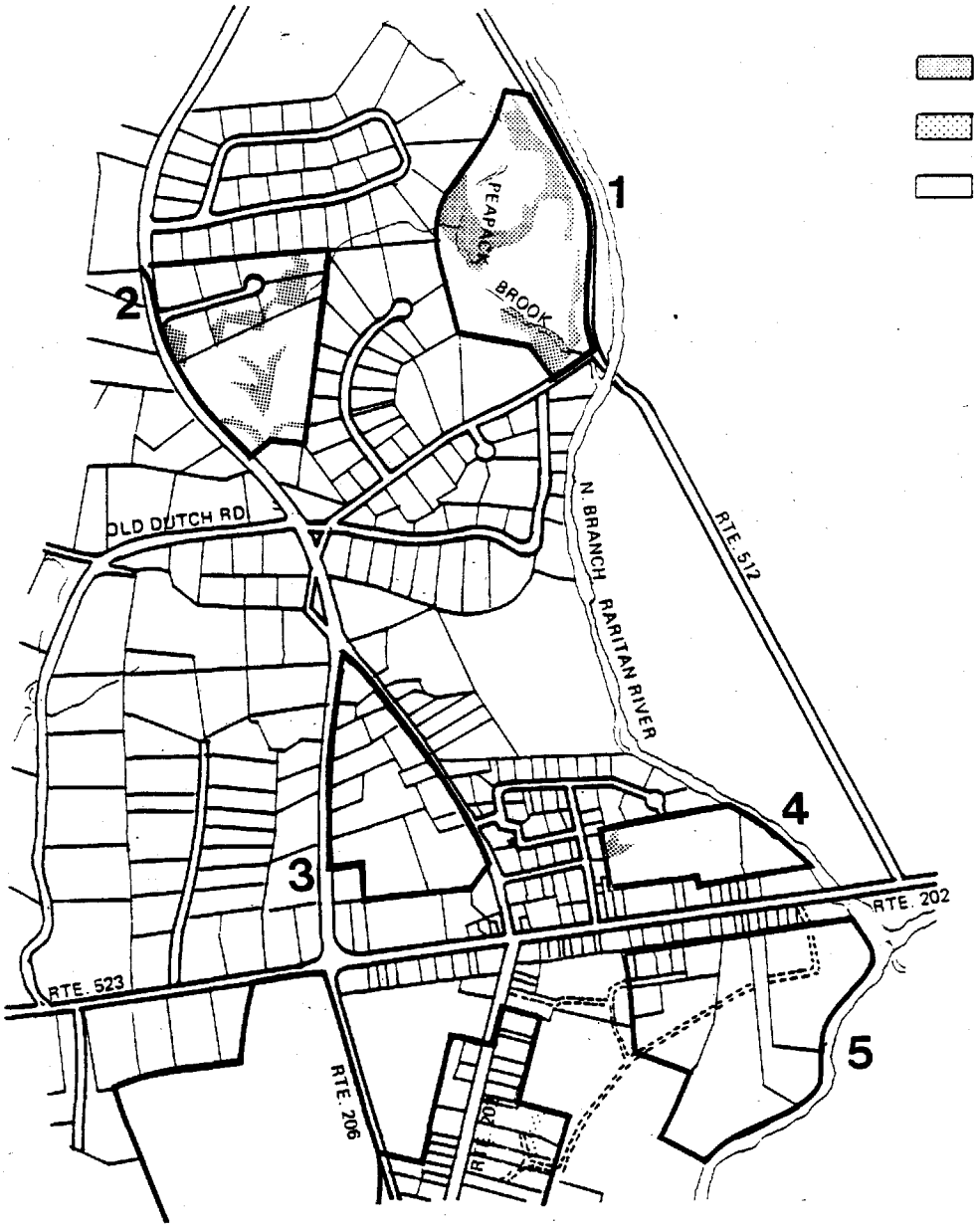
1737 Chestnut St.
Phila. Pa. 19103
215/564-2611

Date: October 1983

0' 640' 1280' 2560'

1 of 3

Map 9



ANALYSIS OF DEVELOPMENT PARCELS BEDMINSTER, NEW JERSEY

Natural Resources
Topographic Slope

Source:
Bedminster Master Plan Background Report August 1982

Wallace Roberts & Todd

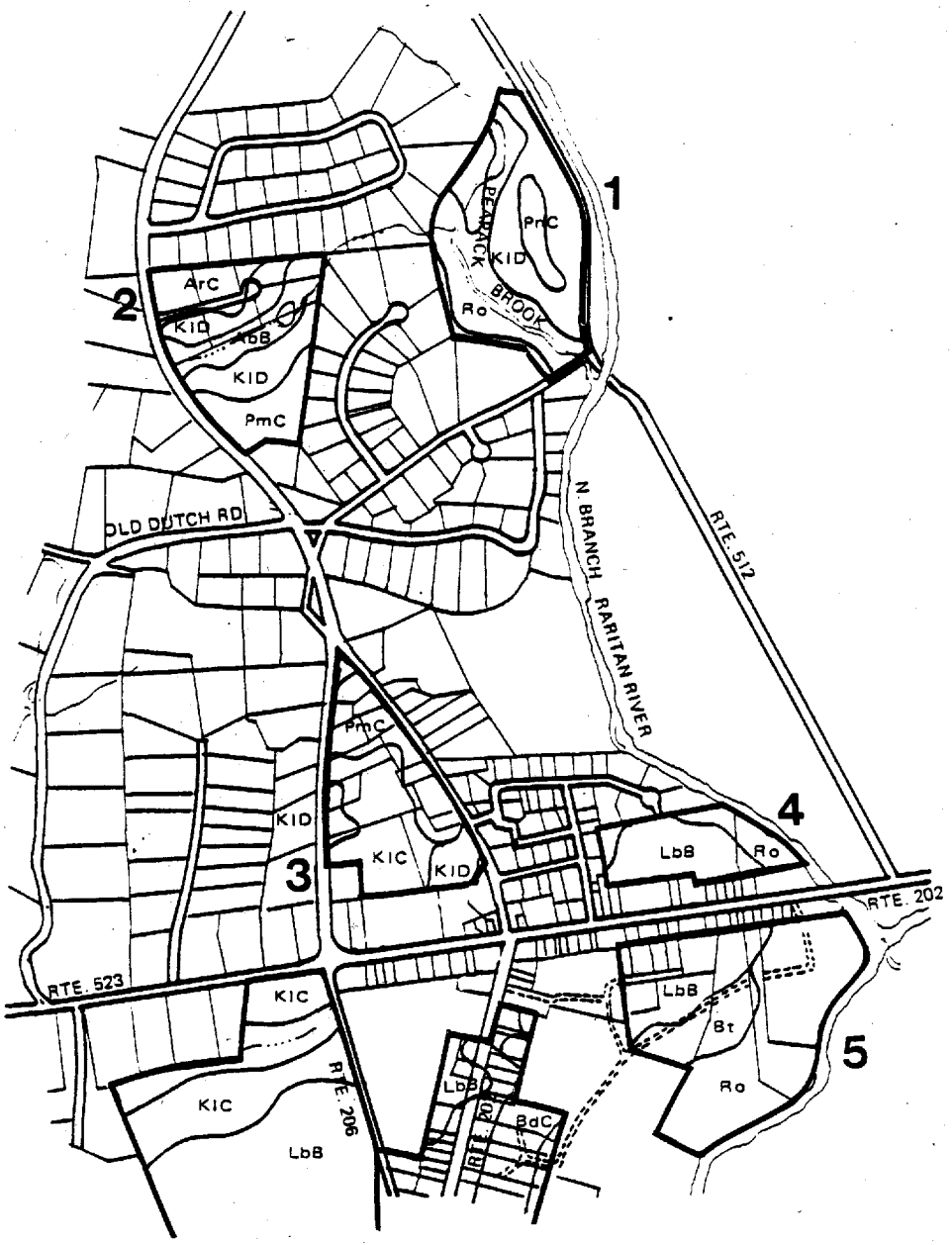
Architects
Landscape Architects
Urban and
Ecological Planners

1737 Chestnut St.
Phila, Pa. 19103
215/564-2611

Date: October 1983

0' 640' 1280' 2560'

1 of 3



Abbotstown
AbB

Amwell
AmB,AnB

AnC

Arendtsville
ArC

Bowmansville
Bt

Birdsboro
BdC

Klinesville
KIC,KID

Lansdowne
LbB

Mount Lucas
MuB

Neshaminy
NkD

Norton
NoB

Penn
PmC,PnC

Raritan
RbA

Reaville
ReB

Rowland
Ro

Watchung
Wc

ANALYSIS OF DEVELOPMENT PARCELS BEDMINSTER,NEW JERSEY

Natural Resources
Soils

Source:
Soil Survey of
Somerset County, New Jersey
December 1976

Wallace Roberts & Todd

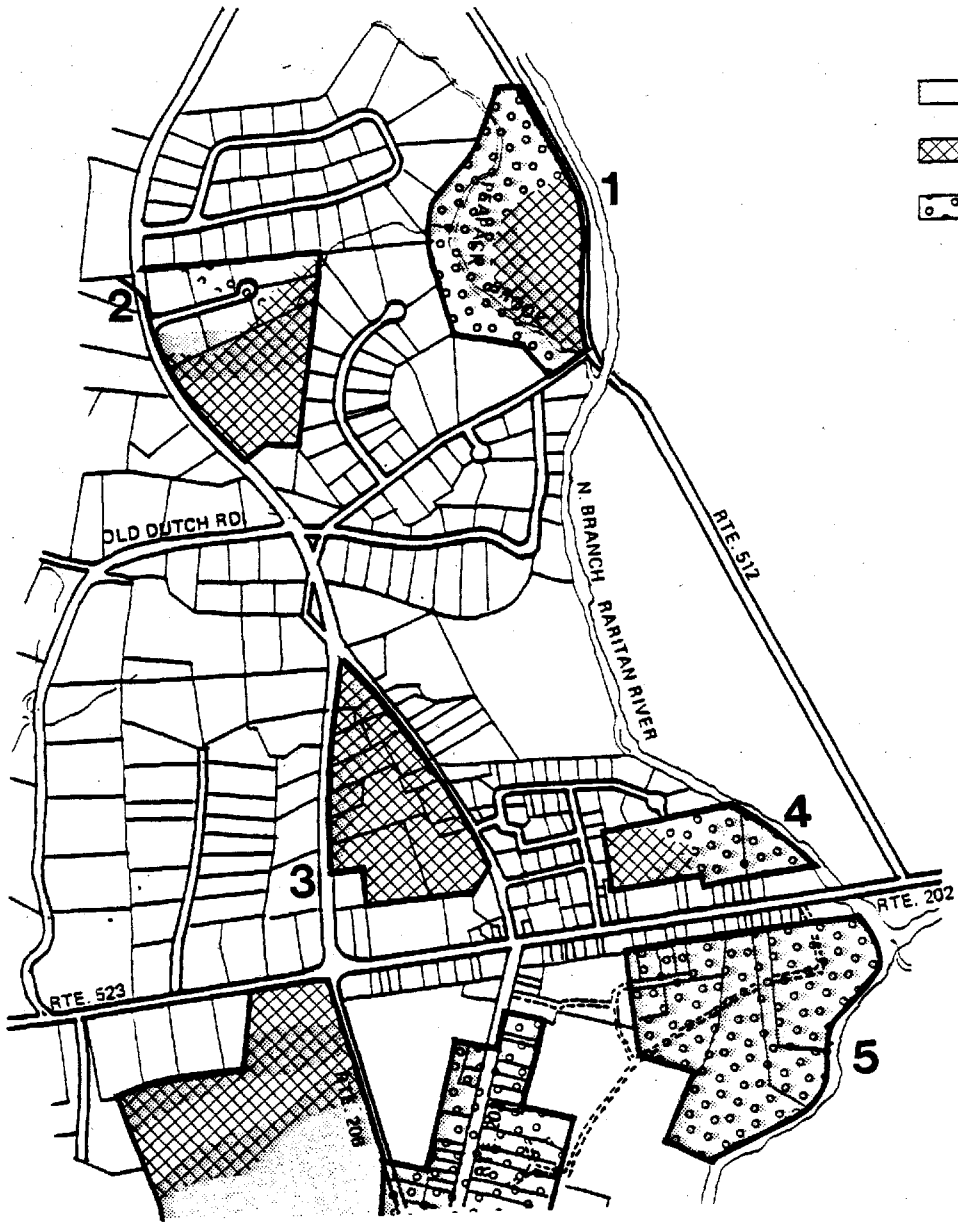
Architects
Landscape Architects
Urban and
Ecological Planners

1737 Chestnut St.
Phila, Pa. 19103
215/564-2611

Date: October 1983

0' 640' 1280' 2560'

Map 11



ANALYSIS OF DEVELOPMENT PARCELS BEDMINSTER, NEW JERSEY

Natural Resources
Depth to Bedrock/High Water Table

Wallace Roberts & Todd
Architects
Landscape Architects
Urban and Ecological Planners
1737 Chestnut St.
Phila. Pa. 19103
215/564-2611

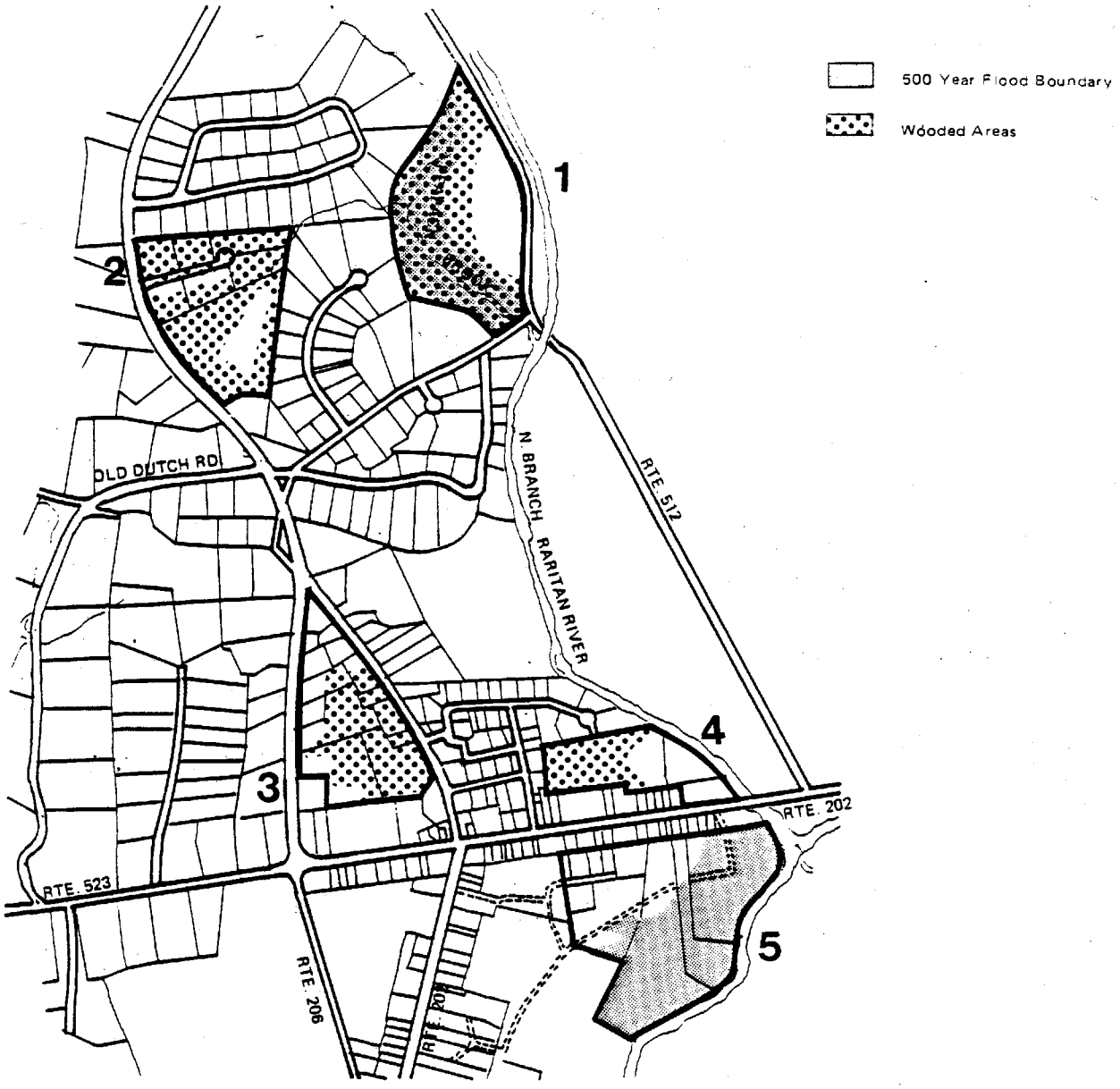
Source:
Bedminster Master Plan
Background Report
August 1982

Date: October 1983

0' 640' 1280' 2560'

1 of 3

Map 12



ANALYSIS OF DEVELOPMENT PARCELS BEDMINSTER, NEW JERSEY

Natural Resources
Flood Hazard & Wooded Areas

Wallace Roberts & Todd
Architects
Landscape Architects
Urban and
Ecological Planners
1737 Chestnut St.
Phila, Pa. 19103
215/564-2611

Source:
Bedminster Master Plan
Background Report
August 1982

Date: October 1983

0' 640' 1280' 2560'

1 of 3

SITE 1

Zoning: R-1
District: PRD
Density: 6 DU/AC
Total Acreage: 33.40[1]
Max. Capacity: 33.40 x 6 DU/AC = 200.40 DU
Low & Moderate: 20% 40 DU

Available Acreage: 22[2]
Buildable Capacity: 22 AC x 6 DU/AC = 132 DU,11 AC(1/5)=2DU:134DU
Low and Moderate: 26 DU
Number of Lots: 1

Site Notes

The manager of the property indicated it is not for sale.

Access, Traffic and Circulation

The site is bounded by Old Dutch Road to the south and Rt. 512 to the east. The western boundary of the site is bordered by single family development. Because the Peapack Creek bisects the narrow neck of land at the southern boundary, the main access available would be from Rt. 512, with Old Dutch Road providing the connection between Rt. 202/206 and Rt. 512. Old Dutch Road and Rt. 512 have 30-35' R.O.W.'s.

Utilities[3]

- There is an existing 8" water line along Route 512 on the east boundary of the site and a 6" line cutting across the southeast corner
- No gas lines

Sewer and Septic Suitability

- The area is not in an existing or projected sewer service area
- Soils are unsuitable for septic systems

Natural Resources[4]

Topography - An estimates 1/3 of the site has slopes 25% or greater with the remaining area less than 15%.

Soils

Klinesville	moderate limitations for building foundations - bedrock at 1-1/2 ft. severe limitations for septic systems due to pervious bedrock severe limitations for local roads due to shallow depth to bedrock and steep slopes
Penn	moderate limitations for building foundations - bedrock at 1-1/2 - 3-1/2 ft. severe limitations for septic systems due to shallow depth to bedrock moderate limitations for local roads due to frost action potential, shallow depth to bedrock, and slopes
Rowland	severe limitations for building foundation due to stream overflow hazard severe limitations for septic systems due to stream overflow hazard severe limitations for roads stream overflow hazard

Plate 5 of Bedminster's Master Plan Background Report defines soil limitations as follows, based on the Soil Conservation Service Soil Survey of Somerset County, New Jersey:

A Slight ratings mean little or no limitation or limitations easily corrected by the use of normal equipment and design techniques.

B Moderate ratings mean presence of some limitation which normally can be overcome by careful design and management at somewhat greater costs. Kinds of limitations are listed.

C Severe limitations are those which normally cannot be overcome without exceptional, complex or costly measures. Kinds of limitations are listed.

Water Table - more than 1/2 of the site has a water table 0'-3'

Bedrock - 1/2 site has bedrock 0'-3'
1/2 site has bedrock 3'-5'

Flood Hazard - Peapack Creek crosses the site and roughly 1/3 of the site is within the 500 year flood boundary. A dividing line between two major watersheds also traverses the site.

Wooded Areas - 2/3 of the site is wooded

Historic Resources

Elm Cottage, Schomp's Mill and House; The Hogback and Hunt's Folly

Summary

This site is inappropriate for full coverage by high density development. The portion of the site which is over a 15% slope and the floodplain portion is considered a "critical area" by Bedminster's zoning code (Section 13-201, pg. 1308). Section 13-605.4 (pg. 1376) defines what is permitted in steep slope areas. Detached dwellings may be built if each lot is 5 acres, has direct access to a street, a floor area ratio of 1.5%, lot coverage of 2.5% or less and no construction whatsoever on slopes above 30%.

The soils on this site create moderate to severe limitations on building foundations and in all three soil types there are severe limitations for septic systems.

Section 13-506 of the zoning code (pg. 1351) covers natural features. Sub-section 'a' states "natural features such as trees, hilltops and views, natural terrain, open waters and natural drainage ridge lines shall be preserved wherever possible in designing any development containing such features." Sub-section 'c' requires "a conscious effort shall be made to preseve the existing vegetation on the site. Thus the fact that so much of the site is wooded will also limit its development capacity.

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[1]The total acreage for this and all other sites is that given in Plate REG.-7 "Development Potential", Bedminster Master Plan Background Report I, and for Additional Development Parcels, Plate REG.-9.

[2]The 'available acreage' is an estimate of the land which is actually buildable based on the evaluation of environmental and land use constraints. Where there is a designation of critical and non-critical areas by Mr. Coppola, these acreages were used.

[3]Township of Bedminster, Master Plan Program, Part I Background Studies, August 1982.
Richard Coppola and Associates
Water Facilities - Plate Utility - 3
Existing Gas Lines - Plate Utility - 4
Wastewater Treatment Facilities and Sewer Needs Evaluation Areas - Utility Plate - 1

[4]Op.Cit.
Topographic Slope - N.R.I. Plate 1
Soils - N.R.I. Plate 4
Areas of High Water Table - N.R.I. Plate 6
Depth to Bedrock - N.R.I. Plate 7
Septic System Suitability Plate: N.R.I. - 8
Watersheds and Flood Hazard Areas N.R.I. - Plate 10
Wooded Areas N.R.I. Plate 11

SITE 2

Zoning: R-1
District: Planned Residential District
Density: 6 DU/AC
Total Acreage: 25.215 AC
Max. Capacity: 25.215 AC x 6 DU/AC = 151.29 DU
Low and Moderate: 151.29 XU x 20% = 30.26

Available Acres: 13.201
Buildable Capacity: 13.201 x 6 DU/AC = 79 DU
Low and Moderate: 79.20 DU x 20% = 16 DU
Number of Lots: 7

Site Notes

As of October 10, 1983 construction and site preparation on six 2 acre parcels was underway.

Access, Traffic and Circulation

The site is only accessible from the west border at Route 202/206. The north, south and east boundaries are developed single family residential areas. High density development will cause further congestion on US 206 at the point between two current (1980-1981) accident zones.

Utilities

- There is a small section of storm drain across the north edge of property and a swale emptying into a branch of the Peapack Creek
- A 6" water line runs parallel to Bershire Court in the north end of the property serving the six existing single family lots under construction
- One fire hydrant in the north property edge
- Southern portion of the site has no utilities

Sewer and Septic Suitability

- The site is not served by existing wastewater treatment plants nor is it within the area proposed to be served
- Only the northern portion of the site - 5 of the 6 lots currently under construction have soils which are suitable for conventional septic systems

- The remaining undeveloped portion of the site has soils unsuitable for septic systems

Natural Resources

Topography - majority of the site is less than 15% slope. A small portion in the northeast corner of the site has slopes 25% or greater.

Soils

Arendtsville	northern portion of site - 5 of 6 lots under construction slight limitations to building foundations with basements moderate limitations to building foundations without basements due to potential frost action slight limitation to septic system due to ground water pollution hazard moderate limitation to local roads due to frost action potential
Abbottstown	severe limitation to building foundations septic systems and local roads due to high water table, frost action potential, slow permeability, and shallow depth to bedrock
Klinesville	moderate limitation to building foundations severe limitation to septic systems severe limitation to local roads due to shallow depth to bedrock, hazard of ground water pollution
Penn	moderate limitation to building foundations severe limitations to septic systems and moderate limitations to local roads due to shallow depth to bedrock, hazard of ground water pollution, steep slopes

Water Table - narrow area in north of site 0'-3' depth to water table

Depth to Bedrock - entire southern portion of site 0'-3' depth to bedrock

Wooded - entire site is heavily wooded except Bershire Court Road in the north

Historic Resources

None

Summary

Only 13.201 acres of this site are still available for development. The most developable portion of the site in terms of septic suitability is the portion under construction. The remaining portion of the site, has several limitations: soils which are unsuitable for septic systems and which moderately or severely limit the construction of building foundations. As with Site 1, this site is heavily wooded and the zoning code discourages clearance for development. The additional turning movements onto and off of Route 206 which would attend high density development will increase the likelihood of accidents on that State highway.

SITE 3

Zoning: MF - Multi-Family
Density: 12 DU/AC Garden Apartments or Townhouses
Total Acreage: 24.76
Maximum Capacity:
19.627 AC non-critical x 12 DU/AC = 235.524 DU
5.142 AC critical x 1/5 DU/AC = 1.028 DU
Total = 236.552 DU
Low and Moderate: none required[1]

Available Acres: 5.57
Buildable Capacity: 5.57 AC x 12 DU/AC = 67 DU
Low and Moderate: 0
Number of Lots: 33

Site Notes

Only a portion of one parcel (5.57 acres) is available for development. The rest of the site is developed with single family homes.

Access, Traffic and Circulation

The 5.57 acres available for development are located just north of the intersection of Rt. 202/206 and Lamington Road. Access to the site would be from Rt. 206 on the west border. This section of Rt. 206 has one of the highest accident rates in Bedminster Township.

Utilities

- The existing 12" and 15" storm drain lines run down a portion of Hillside Avenue (east site boundary)
- 3" and 6" water lines down Hillside Avenue
- Fire hydrant on Hillside Avenue

Sewer and Septic Suitability

- The site is not currently served by any wastewater treatment facilities
- The site is projected to be served according to Figure 7-3 of the Upper Raritan Watershed Wastewater Facilities Plan (Malcolm Pirnie Inc., June 1981 Revision)
- Soils on the site are unsuitable for septic systems

Natural Resources

Topography - slopes less than 15%

Soils

Penn	moderate limitation to building foundation severe septic system limitation moderate limitate to roads due to frost action potential, shallow depth to bedrock
Klinesville	moderate limitation to building foundation severe limitation to septic system severe limitation to local roads due to shallow depth to bedrock

Bedrock - entire site 0'-3' depth to bedrock

Wooded - 3/4 of site is wooded

Historic Sites

None

Summary

Seventy-seven (77) percent of this site has already been developed with single family homes, thus its capacity is greatly reduced. At twelve units per acre, the 5.57 acres remaining could contain 66.84 dwellings. As with the previous two sites, the soils on this site place a severe limitation on septic systems. Due to the proximity to the existing developed areas of Bedminster, this site is projected to have sewer service. Should this service become available, the site would only be constrained by the fact that it is heavily wooded, thus development is discouraged.

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[1]Bedminster's Land Development Ordinance No. 8/18/80 (including January 19, 1981 amendments) does not require low and moderate and/or least cost units in the Multi-Family zone. Memorandum 6-83 from Richard Coppola to the township, dated August 29, 1983 recommends that multi-family zones be required to have 35% low and moderate income units.

SITE 4

Zoning: R1/4
District: Planned Residential District
Density: 6 DU/AC
Total Acreage: 13.582 AC
Max. Capacity: 13.582 AC x 6 DU/AC = 81.492 DU
Low and Moderate: 20% = 16.298 DU
Number of Lots: 1

Available Acres: 13.582 AC
Buildable Capacity: 13.82 AC x 6 DU/AC = 81 DU
Low and Moderate: 20% = 16 DU

Site Notes

The site is located behind the row of houses facing Route 206 and is bounded by Peapack Brook on the east and single family homes on the other three sides.

Access, Traffic and Circulation

- Access to the site is limited to Riverwood Avenue and Tuttle Avenue to the north and east. Both residential roads currently serve small single family developments.

Utilities

- The site has no gas lines
- Water lines exist adjacent to the site in the single family residential areas

Sewer and Septic Suitability

- The site is within the service area for Bedminster's Wastewater Treatment facility
- Soils on the site severely limit septic suitability

Natural Resources

Topography - slopes less than 15%

Soils

Klinesville	moderate limitation to building foundation severe limitation to septic system severe limitation to local road due to shallow depth to bedrock
Lansdowne	severe limitation to building foundation severe limitatoin to septic system severe limitation to local road due to high water table, frost action potential
Rowland	severe limitation to building foundation severe limitation to septic system severe limitation to local road due to stream overflow hazard

Water Table - 1/2 of the site has 0'-3' water table

Bedrock - 1/2 site 0'-3' depth to bedrock, 1/2 site 3'-5'

Flood Hazard

- The site is bounded on the east by Peapack Brook. The 500 year flood boundary of the brook affects a very small percentage of the site and would not affect development
- A water course bisects the site from northeast to southwest

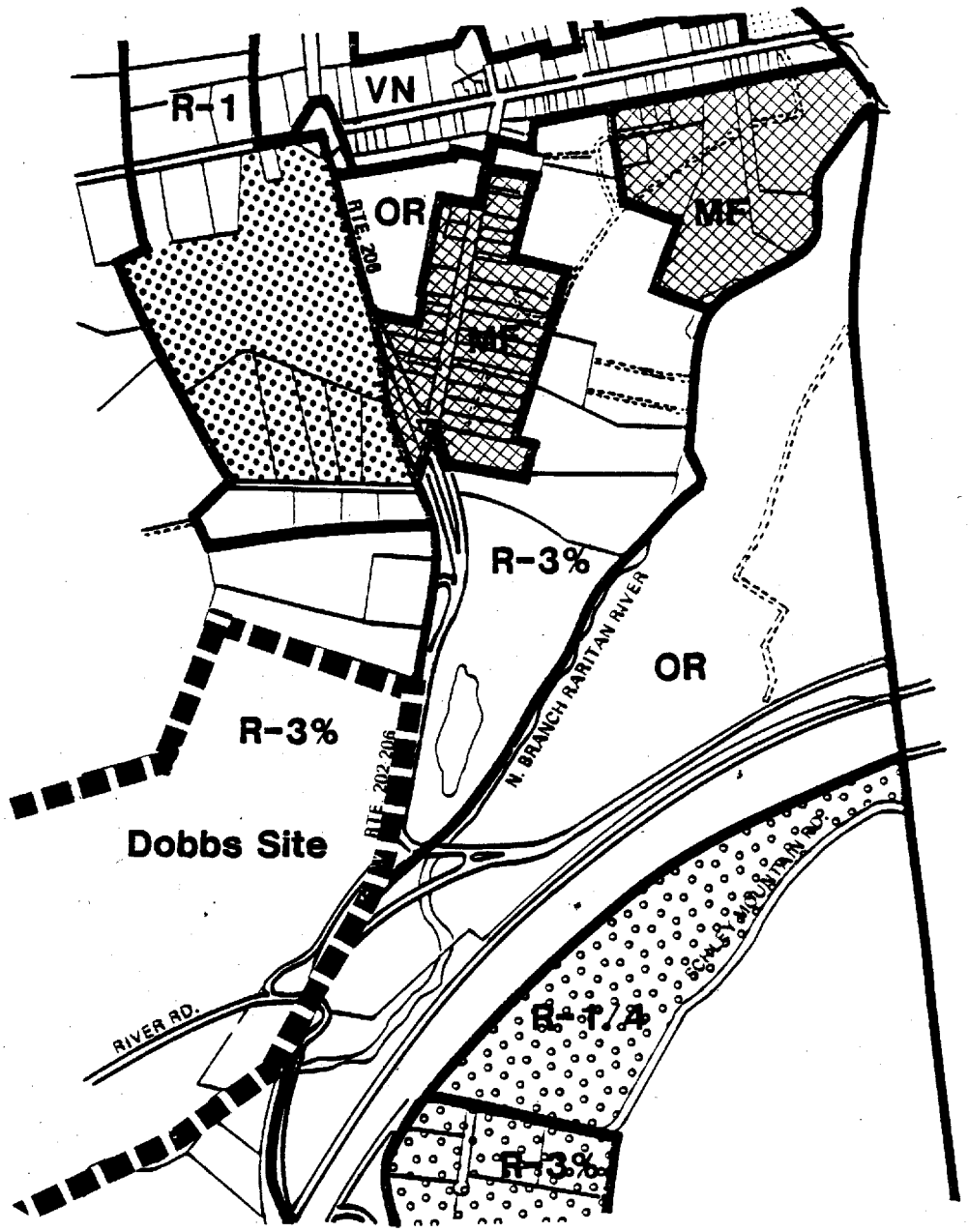
Wooded

- 1/2 of the site is wooded

Summary

This site, like Site 3, is adjacent to the developed portion of Bedminster. The constraints on development are the soil limitations for septic systems and building foundations, the water course bisecting the site, the limitations of half of the site being wooded. Because this is one of the few areas which is served by Bedminster's wastewater facility, it is more likely to develop than the other sites. The water course would have to be channelized, covered or designed around which would increase development costs.

[1]The water course is mapped in the Bedminster Master Plan Background Report Plate Utility 2.



March, 1982 Zoning

R-3%	Rural Residential
R-1	Low Density Residential
R-1/2	Medium Density Residential
R-1/4	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

- PRD - 6 DU/AC
- PRD - 8 DU/AC
- PUD - 10 DU/AC
- RC - 4 DU/AC
- MF - 12 DU/AC

ANALYSIS OF DEVELOPMENT PARCELS BEDMINSTER, NEW JERSEY

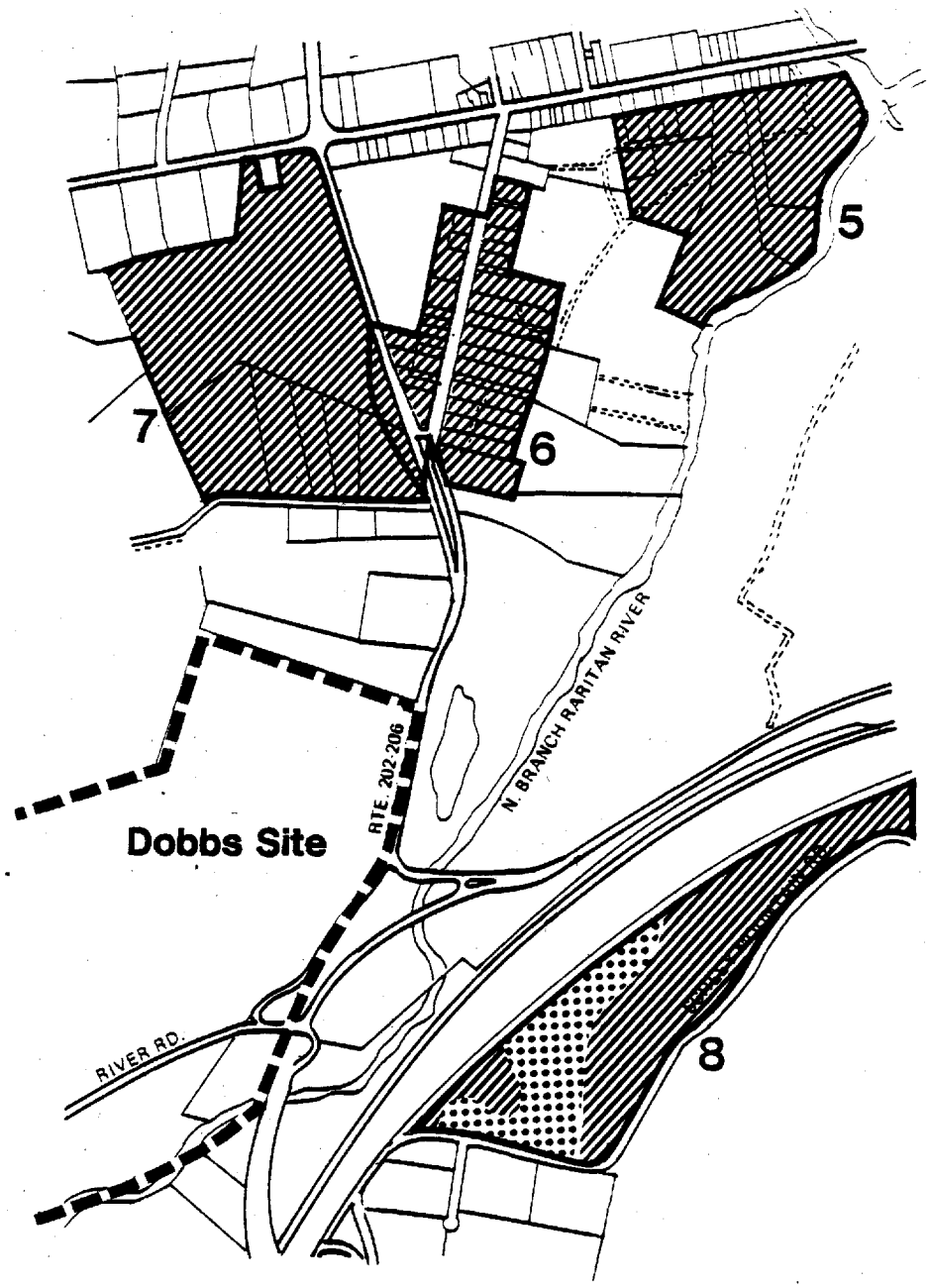
Source:
Bedminster Master Plan
Background Report
August 1982

Wallace Roberts & Todd
Architects
Landscape Architects
Urban and
Ecological Planners
1737 Chestnut St.
Phila. Pa. 19103
215/564-2611

Date: October 1983

0' 640' 1280' 2560'

2 of 3



Unsuitble for Septic Systems

Suitable for Alternative Septic Systems

Suitble for Conventional Septic Systems

ANALYSIS OF DEVELOPMENT PARCELS BEDMINSTER, NEW JERSEY

Natural Resources
Septic System Suitability

Wallace Roberts & Todd

Architects
Landscape Architects
Urban and
Ecological Planners

1737 Chestnut St.
Phila, Pa. 19103
215/564-2611

Source:
Bedminster Master Plan
Background Report
August 1982

Date: October 1983

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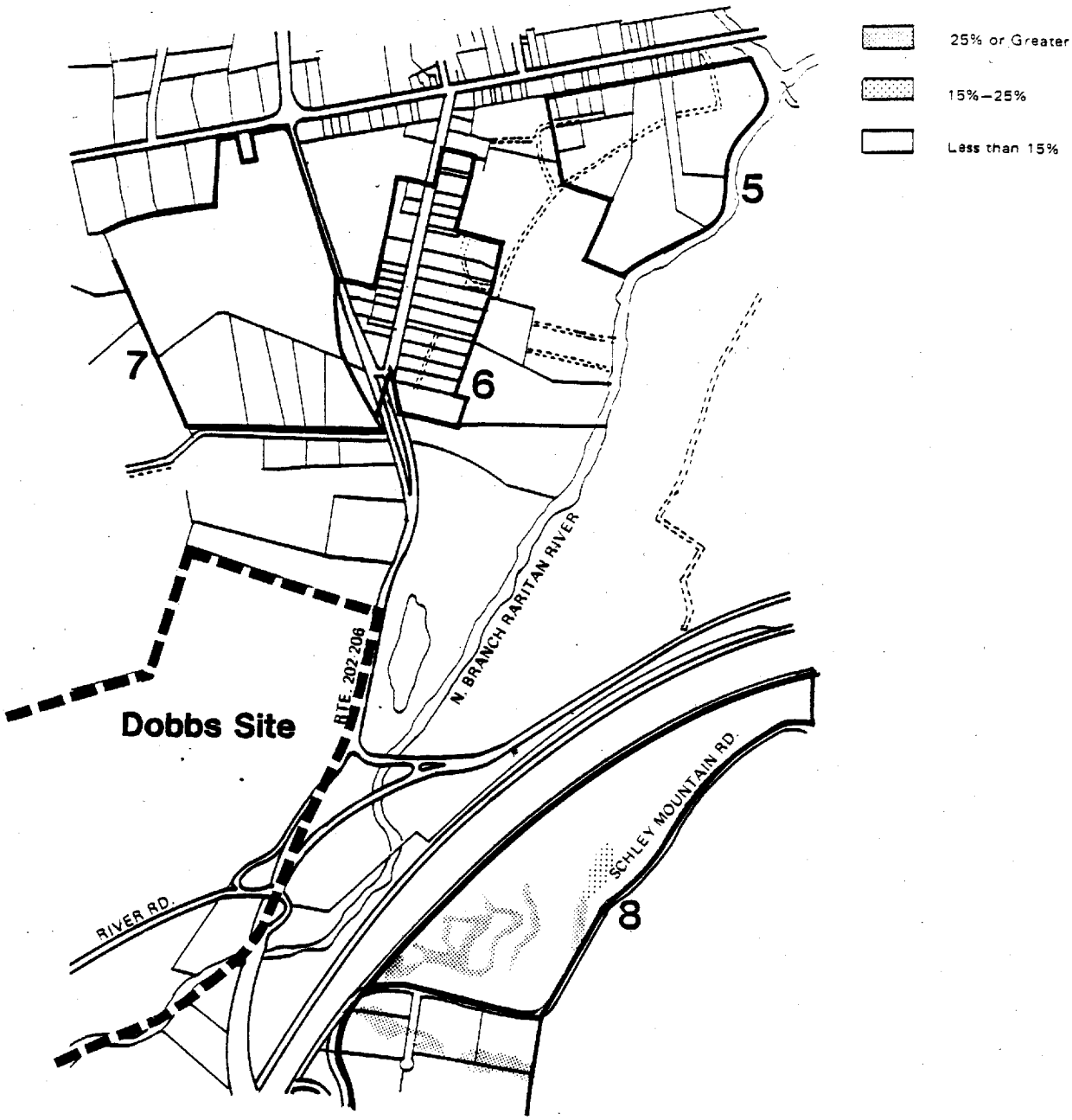
2 of 3



ANALYSIS OF DEVELOPMENT PARCELS BEDMINSTER, NEW JERSEY

Natural Resources
Topographic Slope

Source:
Bedminster Master Plan
Background Report
August 1982

Wallace Roberts & Todd
Architects
Landscape Architects
Urban and
Ecological Planners
1737 Chestnut St.
Phila, Pa. 19103
215/564-2611

Date: October 1983

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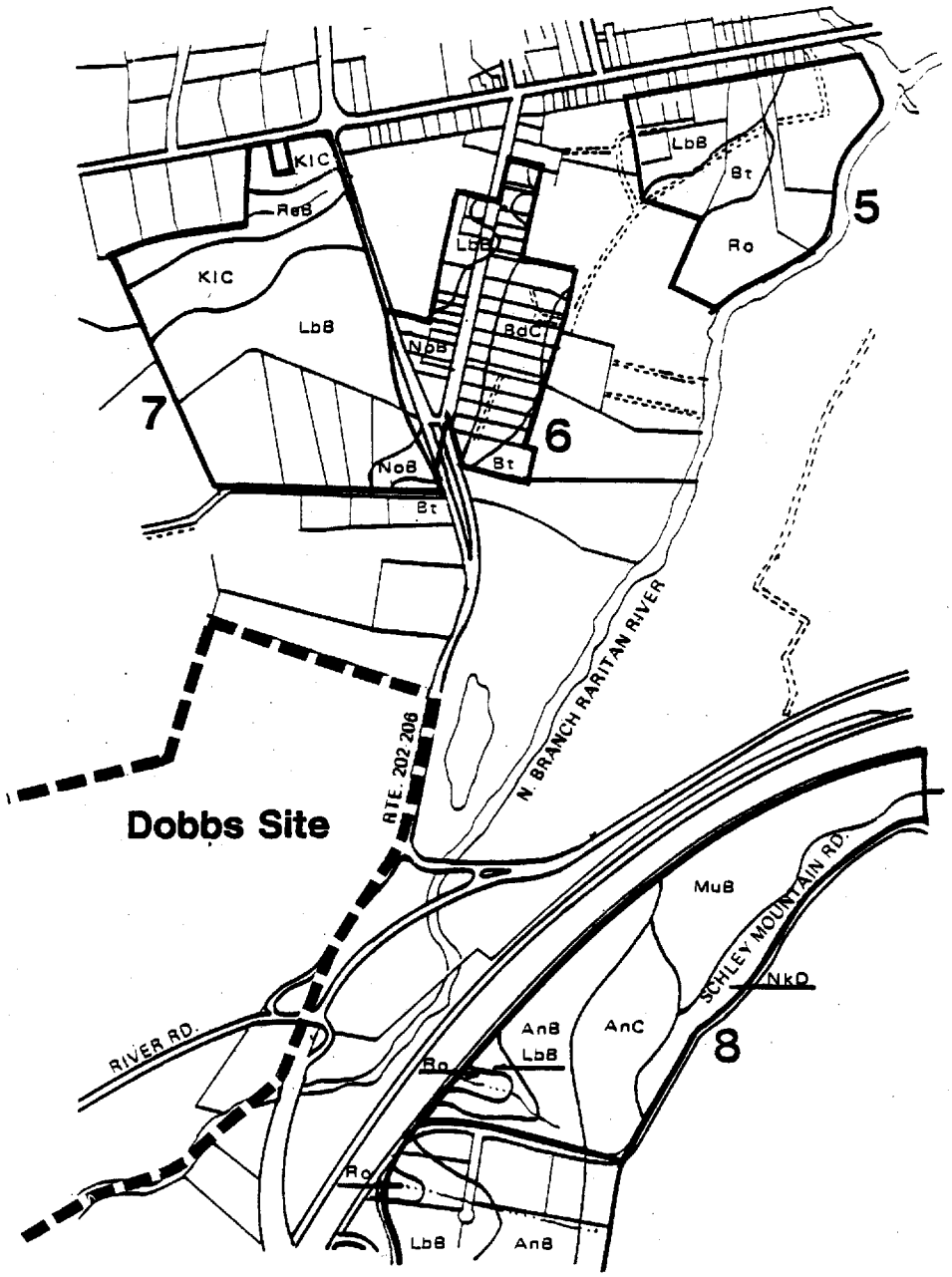
2 of 3



Abbottstown
AbB

Amwell
AmB, AnB

AnC

Arendtsville
ArC

Bowmansville
Bt

Birdsboro
BdC

Klinesville
KIC, KID

Lansdowne
LbB

Mount Lucas
MuB

Neshaminy
NkD

Norton
NoB

Penn
PmC, PnC

Raritan
RbA

Reaville
ReA, ReB

Rowland
Ro

Watchung
Wc

ANALYSIS OF DEVELOPMENT PARCELS BEDMINSTER, NEW JERSEY

Natural Resources
Soils

Source:
Soil Survey of
Somerset County, New Jersey
December 1978

Wallace Roberts & Todd
Architects
Landscape Architects
Urban and
Ecological Planners
1737 Chestnut St.
Phila. Pa. 19103
215/564-2611

Date: October 1983

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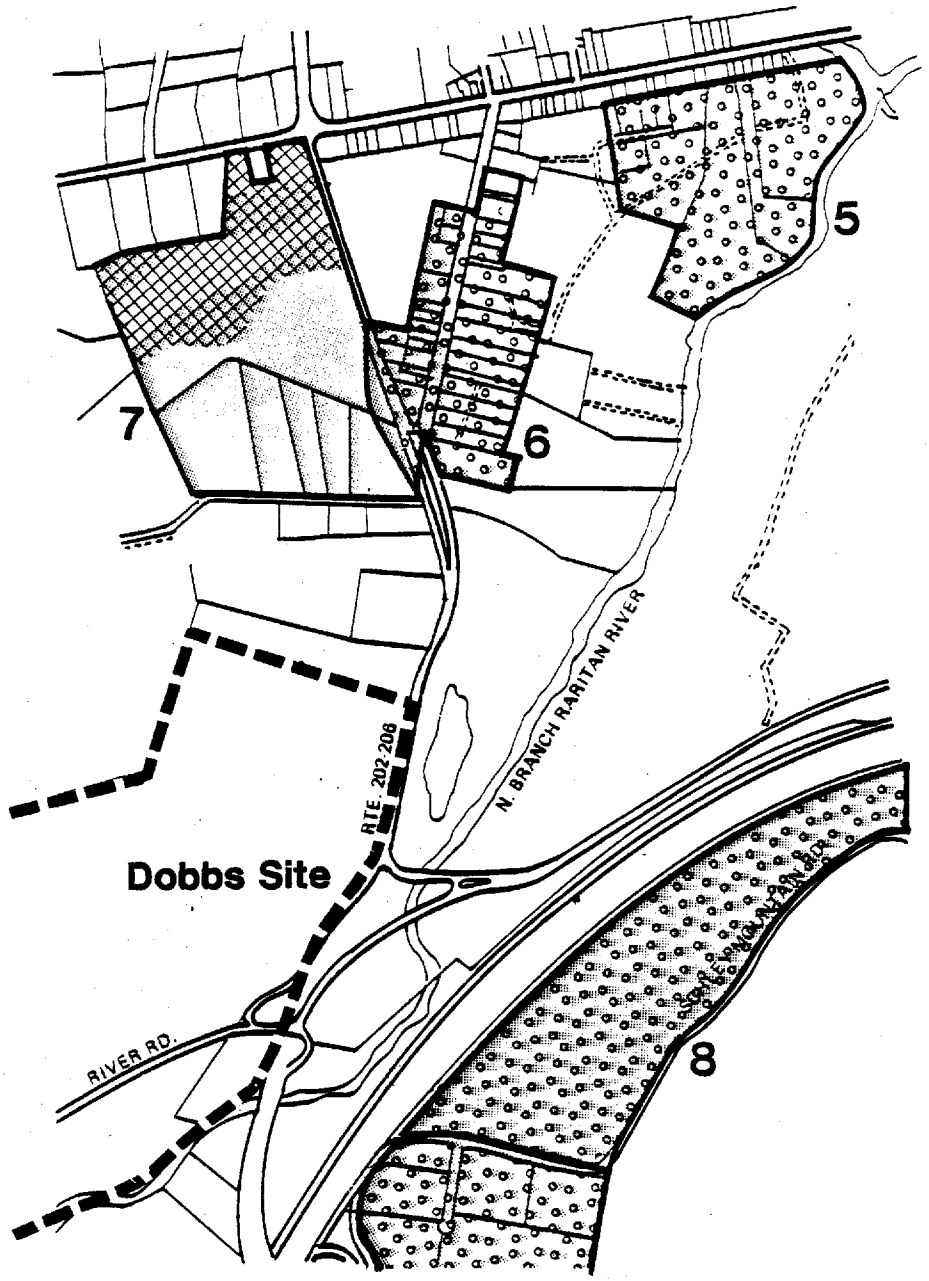


ANALYSIS OF DEVELOPMENT PARCELS BEDMINSTER, NEW JERSEY

Natural Resources
Depth to Bedrock/High Water Table

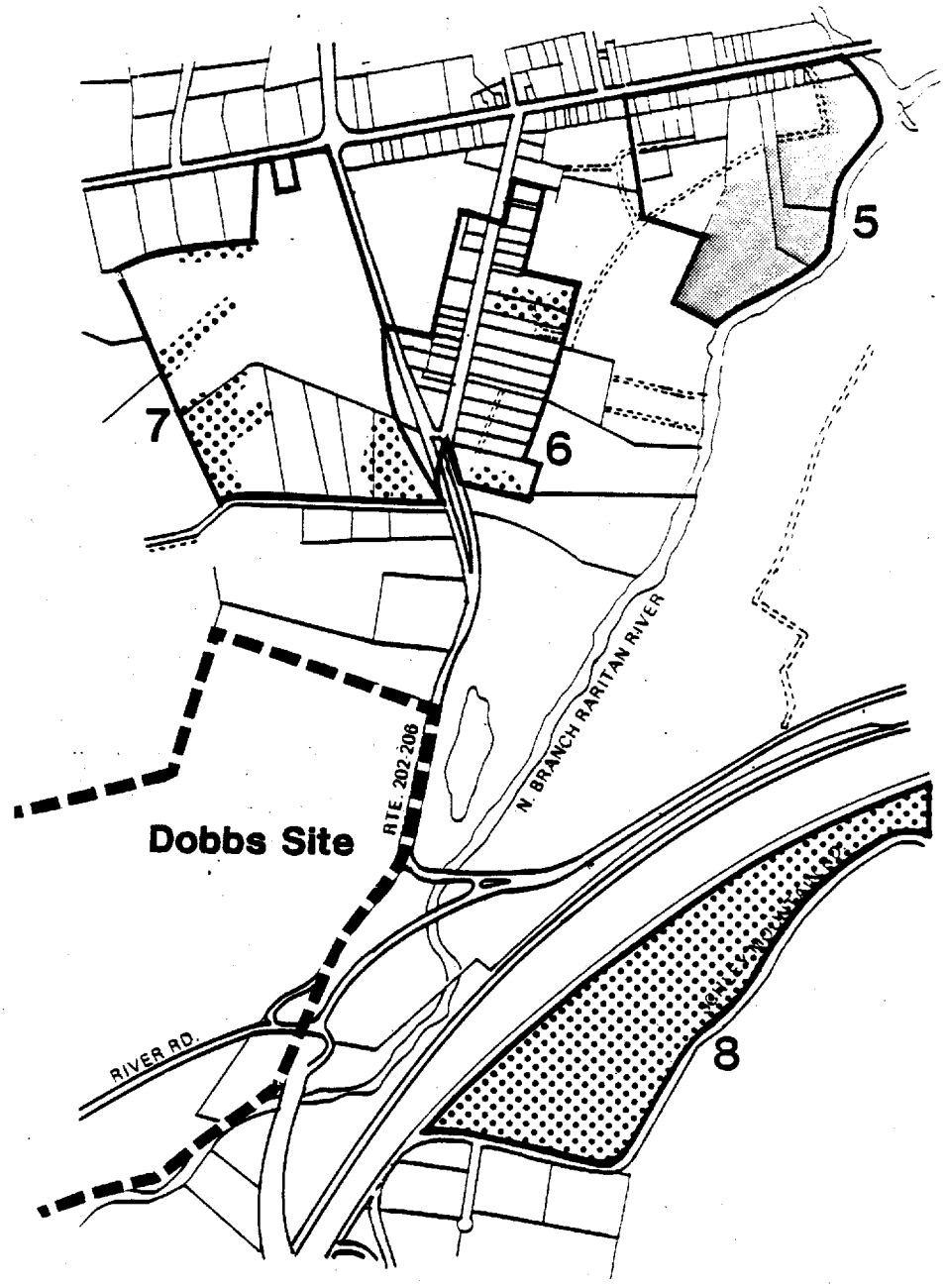
Wallace Roberts & Todd
Architects
Landscape Architects
Urban and
Ecological Planners
1737 Chestnut St.
Phila, Pa. 19103
215/564-2611

Source:
Bedminster Master Plan
Background Report
August 1982

Date: October 1983

0' 640' 1280' 2560'

2 of 3



ANALYSIS OF DEVELOPMENT PARCELS BEDMINSTER, NEW JERSEY

Natural Resources
Flood Hazard & Wooded Areas

Wallace Roberts & Todd

Architects
Landscape Architects
Urban and
Ecological Planners

1737 Chestnut St.
Phila. Pa. 19103
215/564-2611

Sources:
Bedminster Master Plan
Background Report
August 1982

Date: October 1983

0' 640' 1280' 2560'

2 Of 3

SITE 5

Zoning: MF - Multi-Family
Density: 12 DU/AC
Total Acreage: 43.23 AC
Max. Capacity: 11.65 AC non-critical (12) = 139.81 DU
31.58 AC critical (1/5) = 6.32 DU = 146.13 DU
Low and Moderate = 0

Available Acreage: 11.65 AC non-critical, 31.58 AC critical
Buildable Capacity: 11.65 AC non-critical x 12 DU/AC =
140 DU
31.58 AC critical x 1/5 DU/AC =
6 DU
Total DU/site = 146 DU
Low and Moderate: 0
Number of Lots: 9

Site Notes

This site is located behind the row of homes and businesses on Route 202/Lamington Road bounded on the east by the North Branch of Raritan River. The site is adjacent to the Bedminster Elementary School.

Access, Traffic and Circulation

The only current access to this site is off Field Road, a very small residential street reached from Elm Street which serves the adjacent Bedminster Elementary School. The elementary school property borders the west side boundary. Elm Street is located off Lamington Road just east of the intersection with 202/206, which has a high accident rate.

Utilities

- There are no gas or water lines on the site. The nearest water line is along Route 202 - Lamington Road.
- Several water courses (open drainage) exist along the western portion of the site.

Sewer and Septic Suitability

- A 14" sewer line bisects the site thus presumably sewer service could be easily provided although Utility Plate 1 of Bedminster's Master Plan I Background Report does not show the site within the area served by the Bedminster Municipal plant.

. Soils on the site are not suitable for septic systems.

Natural Resources

Topography - slopes less than 15%

Soils

Bowmansville	severe limitations to building foundations severe limitations to septic systems severe limitations to local roads due to high water table, stream overflow hazard
Lansdowne	severe limitations to building foundatons severe limitations to septic system severe limitations to road due to high water table, frost action potential
Rowland	severe limitations to building foundations severe limitations to septic systems severe limitations to local roads due to stream overflow hazard

Water Table - 0'-3' depth to water table

Bedrock - 3'-5' depth to bedrock

Flood Hazard - 2/3 of site is within the floodplain area of North Branch of the Raritan River.

Wooded - site consists of open fields

Summary

The majority of this site (73% by Coppola's calculations) lies within the floodplain of the North Branch of the Raritan River. Permitted uses in floodways (according to Section 13-605.2 pg. 1375-6) include structures if built in conjunction with stream improvements with the approval of the State Department of Environmental Protection, Somerset County Planning Board and Township Planning Board, and farming or recreational uses. In flood fringe areas detached dwellings are permitted if the lowest habitable floor is one foot above the flood hazard design elevation, each lot is five acres minimum, has direct street access, a floor area ratio of less

than 1.5% and lot coverage not to exceed 2.5%. Given these restrictions, only the portion of the site outside the floodplain can be developed at a multi-family density. The remainder of the site would be limited to low density development.

SITE 6

Zoning: MF - Multi-Family
Density: 12 DU/AC
Total Acreage: 30.137 acres
Available Acreage: Non-critical 16.914 AC, critical 13.223 AC
Capacity: 12 DU/AC x 16.914 AC = 202.968, 1/5 DU/AC x 13.223 AC = 2.645 DU, 205.613 DU total
Low and Moderate: 0

Available Acres: 0 site already developed
Buildable Capacity: 0
Low and Moderate: 0
Number of Lots: 31

Site Notes

This site is already developed with single family homes.

Access, Traffic and Circulation

The site straddles State Route 202 as it divides from 206 and turns north. At this point 202 is a 66' right-of-way. Access is easy, however additional turning movements onto and off of the State highway will increase the potential for accidents.

Utilities

- One fire hydrant in the southern corner of the site
- 4" water line along Route 202

Sewer and Septic Suitability

- This site is served by the Bedminster Municipal Treatment plant which is located just east of the site

Natural Resources

Topography - less than 15% slopes

Soils

Birdsboro	moderate limitations for building foundations due to steep slopes moderate limitations for septic systems due to slopes and potential ground water pollution moderate limitations for local roads due to potential frost action depth to seasonal high water table greater than 4 ft.
Lansdowne	severe limitations for building foundations severe limitations for septic systems severe limitations for local roads due to high water table, and potential frost action
Norton	slight limitations for building foundation with basements moderate limitations for building without basements due to potential frost action severe limitations for septic systems due to slow permeability moderate limitations for local roads due to frost action potential

Water Table - 1/3 of site has 0'-3' depth to water table

Bedrock - majority of site has 3'-5' depth to bedrock

Wooded - site is open

Historic Resources

Nevius Homestead, Wekkoff Homestead, and Beekman House

Summary

As this site is already developed with single family homes, it is extremely unlikely that it would be redeveloped into multi-family housing. The cost of assembling and clearing the many parcels on this site would make it prohibitively expensive for low and moderate cost housing.

SITE 7

Zoning: R-1
District: Planned Residential Development
Density: 8 DU/AC
Total Acreage: 64.65
Max. Capacity: 64.65 x 8 DU/AC = 517.240 DU
Low and Moderate: 20% x 517.240 DU = 103.448 DU

Available Acreage: 64.65 AC
Buildable Capacity: 517 DU
Low and Moderate: 103 DU
Number of Lots: 7

Site Notes

The site is located west of Route 206 between Thosmor Road and Lamington Road. It is currently undeveloped except for the Clarence Dillon Library on Lamington Road. Development of high density housing (401 townhouses) has been proposed and denied. The township is in litigation over this site as well.

Access, Traffic and Circulation

Parcel's frontage (east boundary) along US 206 is severely restricted in terms of entrance and egress and access from Lamington Road (north boundary) is too close to the intersection with US 206 for State arterial standards.

Utilities

- 16" water line along Route 206
- 3 fire hydrants across 206 and Lamington Road

Sewer and Septic Suitability

- The site is not served by sewer, however is shown in a projected service area in the Upper Raritan Watershed Wastewater Facilities Plan (Figure 7-3).
- The soils on the site are unsuitable for development.

Natural Resources

Topography - less than 15% slopes

Soils

Klinesville	moderate limitations to building foundation severe limitations to septic system severe limitations to local roads due to shallow depth to bedrock
Lansdowne	severe limitations to building foundation severe limitations to septic system severe limitations to local roads due to high water table
Reaville	severe limitations to building foundations severe limitations to septic system severe limitations to local roads due to high water table frost action potential shallow depth to bedrock

Water Table - majority of the site has 0'-3' depth to water table

Depth to Bedrock - 1/2 site has 0'-3' depth to bedrock
1/2 site has 3'-5' depth to bedrock

Wooded - site is open

Summary

Development of high density housing has been proposed on this site and has been denied based on the lack of sewer service despite the developers offer to contribute to the expansion of the Bedminster plant.[1]

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[1]Based on personal communication with Leonard Dobbs.

SITE 8

Zoning: R1/4
District: Planned Unit Development
Density: 10 DU/AC
Total Acreage: 51.76
Max. Capacity: 517.6 DU if developed as residential only
Low and Moderate: 103.52

Available Acres: 517.6
Buildable Capacity: 20% commercial 10.35 AC, 41.417 AC x 10 DU/AC = 414.17 DU
Low and Moderate: 82.834 DU
Number of Lots: 1

Site Notes

AT&T Company owns this site.

Access, Traffic and Circulation

The site is bounded by Route 287, a limited access interstate, and on the east and south by Schley Mountain Road, a small local road (30-35 ft. right-of-way). High density development on this site would require upgrading of Schley Mountain Road.

Utilities

None shown

Sewer and Septic Suitabiilty

- The site is not currently served by any treatment plant, and is not projected to be served according to the Upper Raritan Watershed Wastewater Facilities Plan.
- Soils on the site severely restrict septic systems.

Natural Resources

Topography - majority of site less than 15%
small portions 25% or greater

Soils

Amwell	severe limitations for building foundations due to high water table severe limitations for septic systems due to high water table, slow permeability and shallow depth to bedrock severe limitations for local roads due to high water table, and frost action potential
Mount Lucas	severe limitations for building foundations due to high water table, shallow depth to bedrock and high stone content severe limitations for septic systems due to high water table and shallow depth to bedrock severe limitations for local roads due to high water table

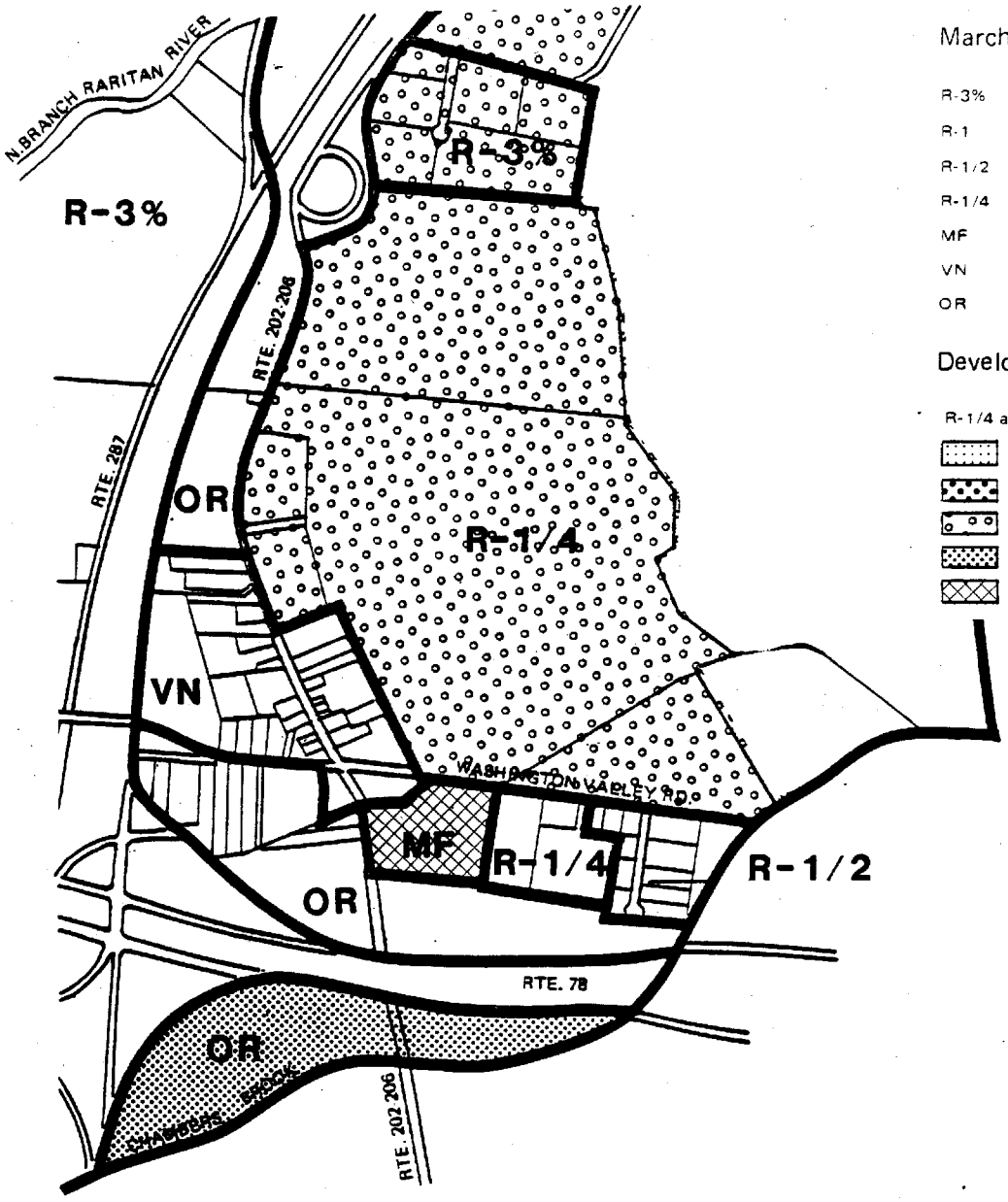
Water Table - the entire site has a 0'-3' depth to water table

Bedrock - entire site 3'-5' depth to bedrock

Wooded - the entire site is heavily wooded

Summary

Access and sewer availability are the major constraints to development of this site along with the fact it is heavily wooded.



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

- PRD - 6 DU/AC
- PRD - 8 DU/AC
- PUD - 10DU/AC
- RC - 4 DU/AC
- MF - 12 DU/AC

ANALYSIS OF DEVELOPMENT PARCELS BEDMINSTER, NEW JERSEY

Source:
Bedminster Master Plan
Background Report
August 1982

Wallace Roberts & Todd

Architects
Landscape Architects
Urban and
Ecological Planners

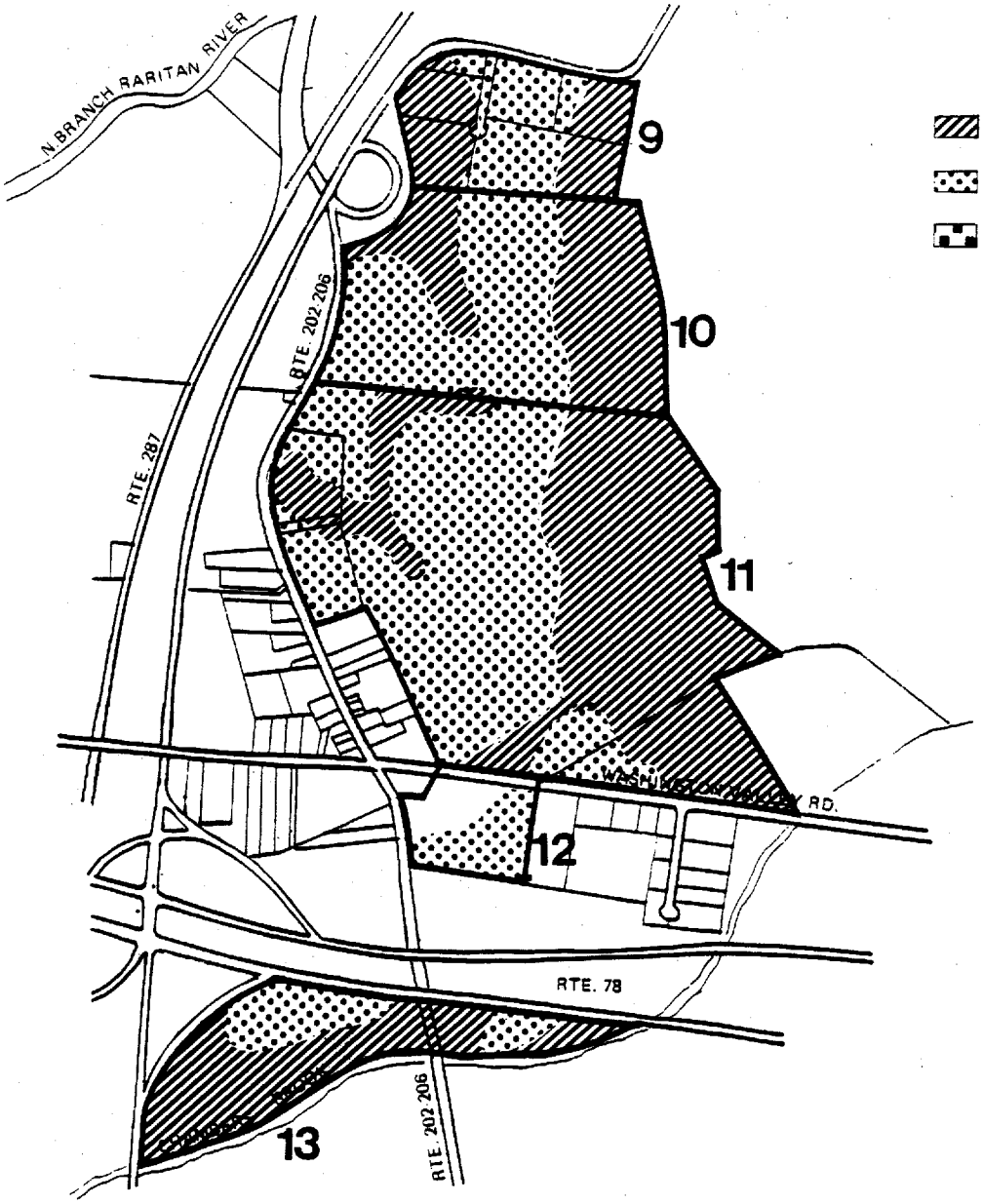
1737 Chestnut St.
Phila, Pa. 19103
215/564-2611

Date: October 1983

0' 640' 1280' 2560'

3 of 3

Map 20



Unsuitable for Septic Systems

Suitable for Alternative Septic Systems

Suitable for Conventional Septic Systems

ANALYSIS OF DEVELOPMENT PARCELS BEDMINSTER, NEW JERSEY

Natural Resources
Septic System Suitability

Source:
Bedminster Master Plan
Background Report
August 1982

Wallace Roberts & Todd

Architects
Landscape Architects
Urban and
Ecological Planners

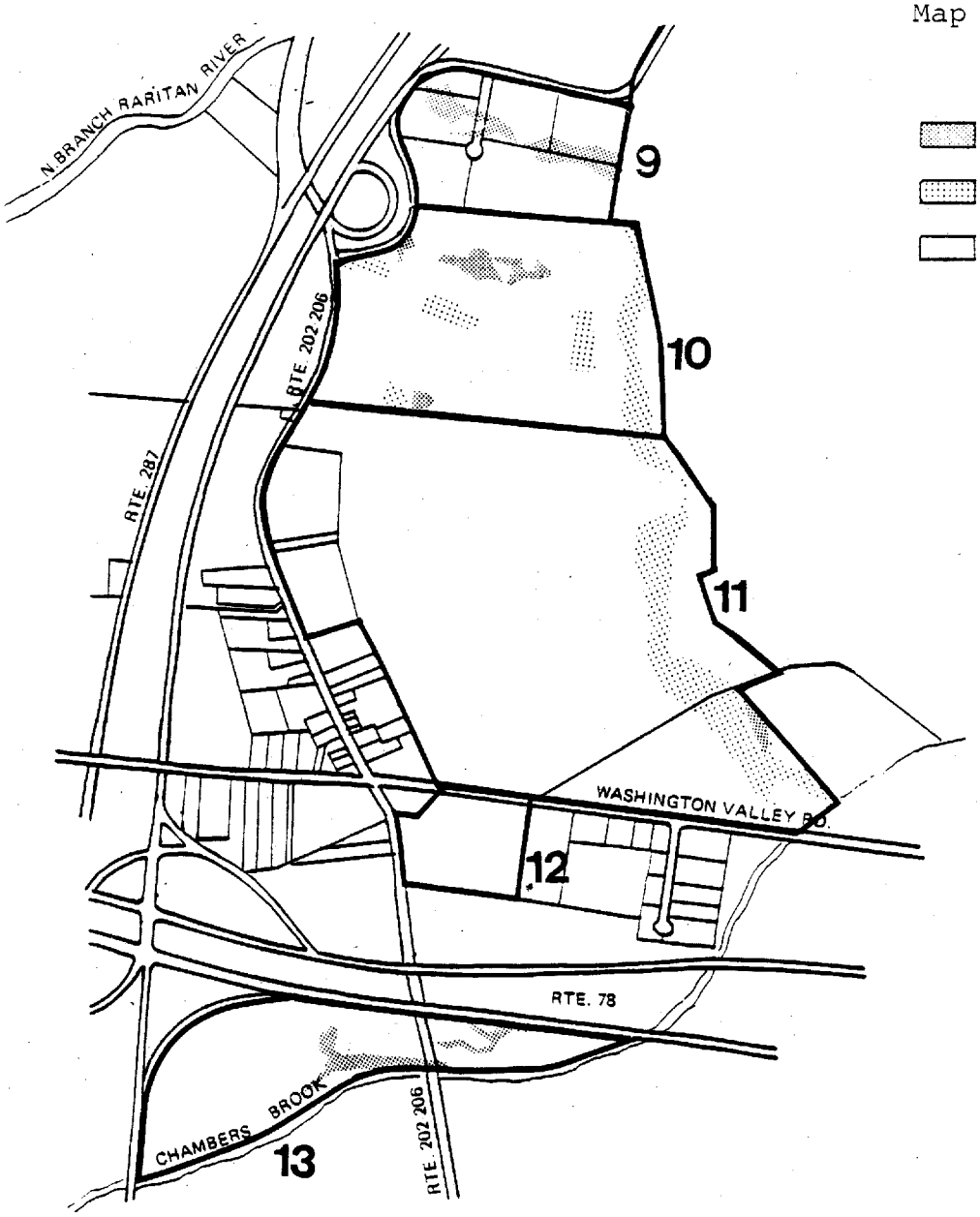
1737 Chestnut St.
Phila, Pa. 19103
215/564-2611

Date: October 1983

0' 640' 1280' 2560'

3 of 3

Map 21



ANALYSIS OF DEVELOPMENT PARCELS BEDMINSTER, NEW JERSEY

Natural Resources
Topographic Slope

Source:
Bedminster Master Plan
Background Report
August 1982

Wallace Roberts & Todd

Architects
Landscape Architects
Urban and
Ecological Planners

1737 Chestnut St.
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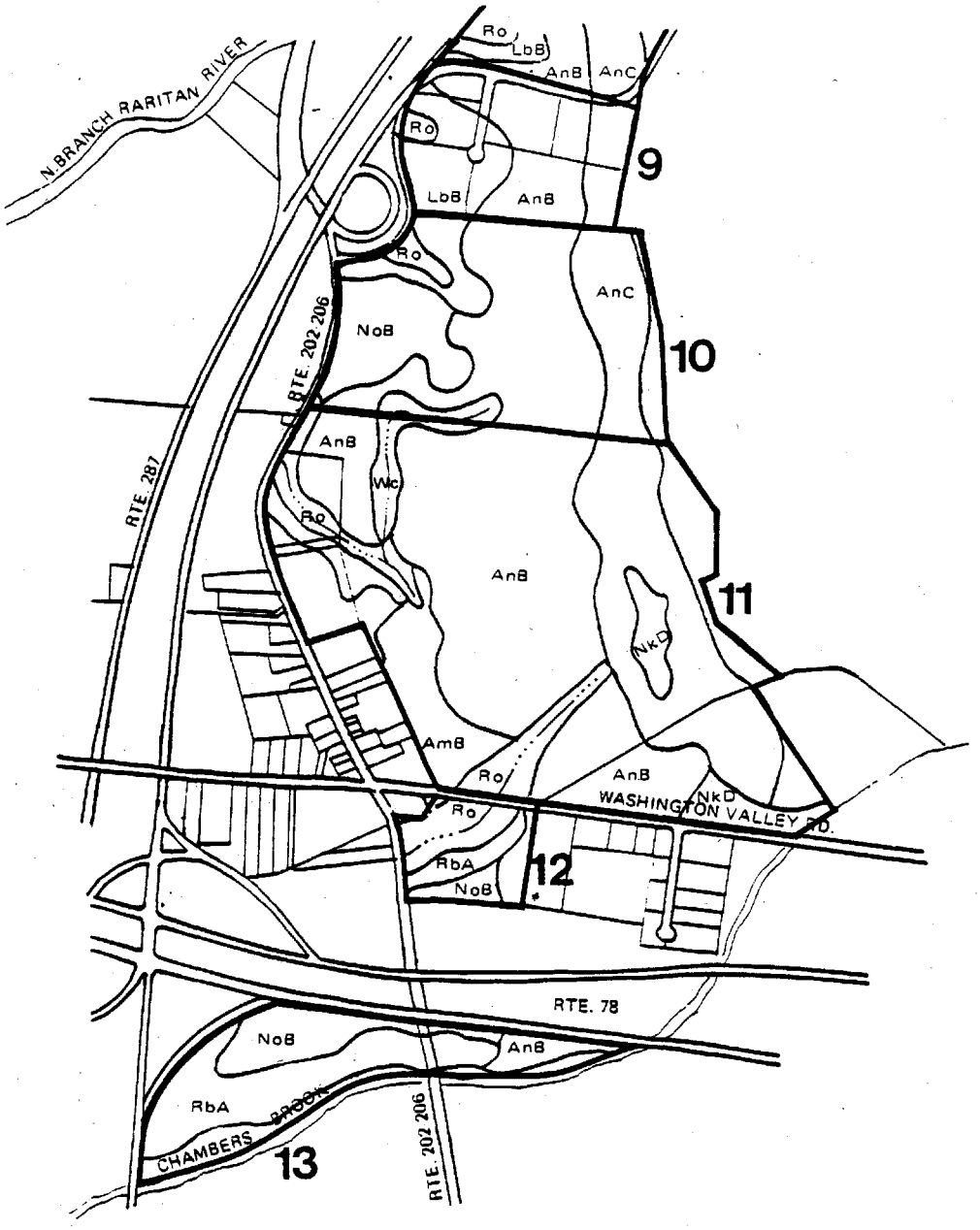


Abbottstown
AbB

Amwell
AmB, AnB

AnC

Arendtsville
ArC

Bowmansville
Bt

Birdsboro
BdC

Klinesville
KlC, KlD

Lansdowne
LbB

Mount Lucas
MuB

Neshaminy
NkD

Norton
NoB

Penn
PmC, PnC

Raritan
RbA

Reaville
ReB

Rowland
Ro

Watchung
Wc

ANALYSIS OF DEVELOPMENT PARCELS BEDMINSTER, NEW JERSEY

Natural Resources
Soils

Source:
Soil Survey of
Somerset County, New Jersey
December 1976

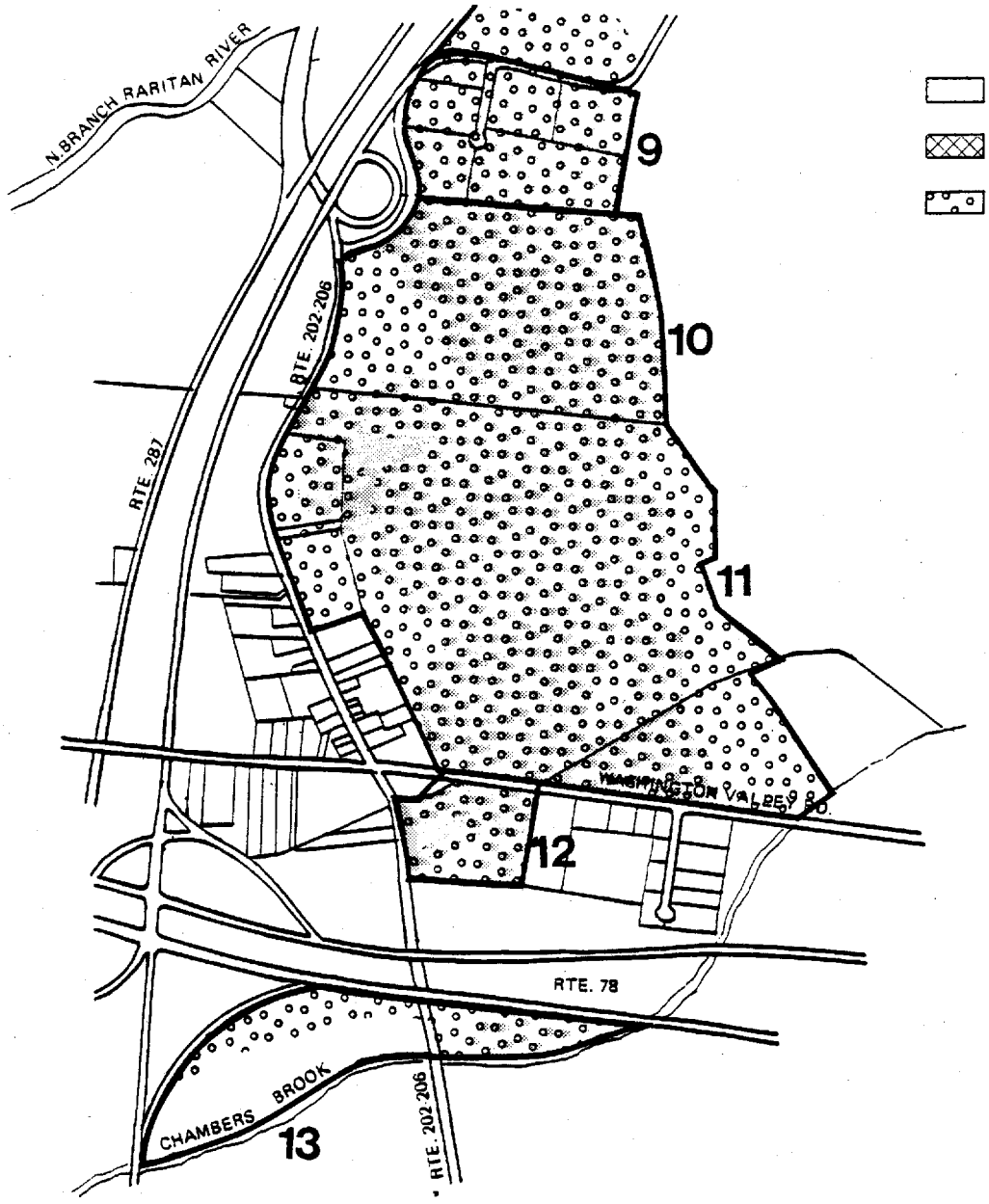
Wallace Roberts & Todd
Architects
Landscape Architects
Urban and
Ecological Planners
1737 Chestnut St.
Phila, Pa. 19103
215/564-2611

Date: October 1983

0' 640' 1280' 2560'

3 of 3

Map 23



ANALYSIS OF DEVELOPMENT PARCELS BEDMINSTER, NEW JERSEY

Natural Resources
Depth to Bedrock/High Water Table

Wallace Roberts & Todd
Architects
Landscape Architects
Urban and
Ecological Planners
1737 Chestnut St.
Phila, Pa. 19103
215/564-2611

Source:
Bedminster Master Plan
Background Report
August 1982

Date: October 1983

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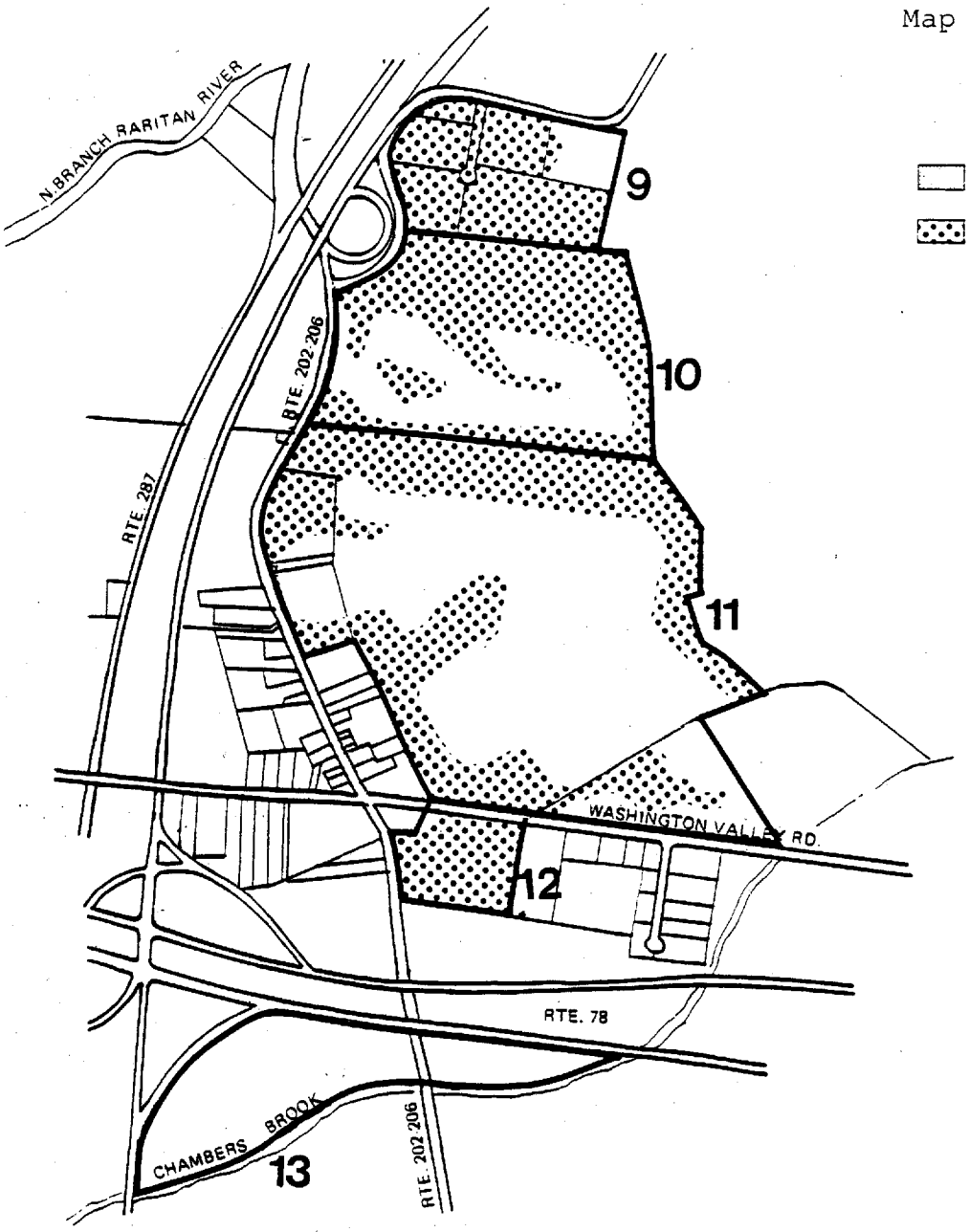
3 of 3

Map 24



ANALYSIS OF DEVELOPMENT PARCELS BEDMINSTER, NEW JERSEY

Natural Resources
Flood Hazard & Wooded Areas

Wallace Roberts & Todd
Architects
Landscape Architects
Urban and
Ecological Planners
1737 Chestnut St.
Phila. Pa. 19103
215/564-2611

Source:
Bedminster Master Plan
Background Report
August 1982

Date: October 1983

0' 640' 1280' 2560'

3 of 3

SITE 9

Zoning: R3
District: Planned Residential District
Density: 10 DU/AC
Total Acreage: 31.79
Max. Capacity: 317.9 DU if developed all residential
31.79 AC (.20) = 6.358 AC commercial
10 DU/AC (25.43) = 254.32 DU
Low and Moderate: 254.32 DU (.20) = 50.86 DU

Available Acreage: 0
Building Capacity: 0
Low and Moderate: 0
Number of Lots: 6

Site Notes

This site is located just north of the cloverleaf of 202/206 and I-287 and is subdivided into six lots with single family homes.

Access, Traffic and Circulation

The access to the site is provided by a cul-de-sac off Schley Mountain Road which serves the existing homes.

Utilities

None shown

Sewer and Septic Suitabiilty

- The site is currently served by the Environmental Disposal Corporation Treatment plant, which was built to serve the Hills development.
- Half of the site is unsuitable for septic systems and half is suitable for alternative septic systems (unspecified in the Background Report).

Natural Resources

Topography - majority of the site is less than 15% drainage swale has slopes 25% or more

Soils

Amwell	severe building foundation limitations due to high water table severe septic system limitations due to seasonal high water table, slow permeability and shallow depth to bedrock severe local road limitations due to high water table, frost action potential, slow permeability, shallow depth to bedrock
Lansdowne	severe building foundation, septic system and local road limitations due to high water table
Rowland	severe building foundation, septic system, and local road limitations due to stream overflow hazard

Water Table - entire site 0'-3' depth to water table

Bedrock - entire site 3'-5' depth to bedrock

Wooded - 3/4 of the site is wooded

Summary

This site is currently developed with single family homes thus is not available for higher density development. As with site #8, Schley Mountain Road would have to be upgraded if it were to serve higher density development.

SITE 10

Zoning: R1/4
District: Planned Unit Development
Density: 10 DU/AC
Total Acres: 73.25 AC
Max. Capacity: 732.5 DU if developed all residential
73.25 AC (.20) = 14.65 AC commercial
10 DU/AC (58.6) = 586 DU
Low and Moderate: 732.5 DU x 20% = 146.5 DU

Available Acres: 0 developed
Building Capacity: 0
Low and Moderate: 0
Number of Lots: 1

Site Notes

This site is located south and east of the Route 202/206 interchange with Route 287 with 202/206 forming its western boundary. The owner is Duncan Ellsworth.

Access, Traffic and Circulation

The only access to this site is from Route 202/206. The proximity of this site to the underpass of 202/206 under Route 287 would create a traffic hazard.

Utilities

- A 16" Commonwealth Water Company line runs along Route 202/206.
- The existing 8" gas line along Route 202/206 is not in use.

Sewer and Septic Suitability

- The Environmental Disposal Corporation (Hills wastewater treatment plant) serves this site.
- Half of the site is unsuitable for septic systems, half is suitable for alternative systems.

Natural Resources

Topography - Approximately 1/3 of the site has slopes 15% or greater. The remaining 2/3 of the site less than a 15% slope.

Soils

Amwell	severe limitations for building foundations due to high water table severe limitations for septic systems due to high water table, slow permeability and shallow depth to bedrock severe limitations for local roads due to high water table, and frost action potential
Lansdowne	severe limitations for building foundations due to seasonal high water table severe septic system limitation due to seasonal high water table severe limitations to local roads due to frost action potential
Neshaminy	severe limitations for building foundations due to slopes and seasonal high water severe limitations for septic systems due to slopes severe limitations for local roads due to slopes
Norton	slight limitations for building foundations with basements moderate limitations for building foundations without basements due to frost action potential severe limitations for septic systems due to slow permeability moderate limitations for local roads due to potential frost action
Rowland	severe limitations to building foundations, septic systems and local roads due to hazards from frequent stream overflow and a seasonal high water table of 1-3 feet
Watchung	severe limitations for building foundations, septic tank systems, and local roads due to seasonal high water table of 0-1 foot

Water Table - 3/4 of site has 0'-3' depth to water table

Bedrock - entire site 3'-5' depth to bedrock

Wooded - 3/4 of site is wooded

Historic Resources

Higgins House - circa 1930

Summary

This site is already developed, albeit at a low density. While it is immediately adjacent to Interstate 287 and Routes 202/206, the access would have to be controlled due to the potential traffic hazards created by additional turning movements. Slopes on the site limit the ease with which it can be developed. The fact that it is within a sewer service area expands its development potential.

SITE 11

Zoning: R-1/4
District: PUD - Planned Unit Development
Density: 10 DU/AC
Total Acreage: 180.50 acres
Max. Capacity: 1805 DU if developed all residential
Low and Moderate: 1805 DU x 20% = 361 DU

Available Acres: Currently under construction, 144.406AC Res.
Buildable Capacity: 1287 DU approved
Low and Moderate: Yet to be established, 257DU = 20%
Number of Lots: 7 lots

Site Notes

The site is owned by the Hills Development Company and currently under construction.

Access, Traffic and Circulation

The Somerset County Comprehensive Transportation System plan of 1978, as shown in Bedminster's Master Plan Background Report, shows Route 202/206 realigned east of Knox Avenue through a portion of this site. The state has rejected this alignment according to the Transportation office of Somerset County Planning, however the town of Pluckemin still wants to divert traffic around the historic village.

Utilities

- New water line and pump station proposed on site
- New 8" gas line proposed through site

Natural Resources

Topography - approximately 90% of the site has less than a 15% slope. The eastern 10% of the site has slopes 15% and greater.

Soils

Amwell	severe limitations for building foundations, septic systems and for local roads due to high water table, frost action potential, slow permeability, and shallow depth to bedrock

Neshaminy	severe limitations for building foundations, septic systems and local roads due to high water table
Rowland	severe limitations for building foundations, septic systems and local roads due to hazard of frequent stream overflows
Norton	slight to moderate limitations on building foundations due to potential frost action. Severe septic system limitation due to slow permeability in subsoil, and moderate limitations on local roads
Watchung	severe limitations on building foundations, septic systems and local roads due to a seasonal high water table of 0 - 1 feet

Water Table - majority of site has 0'-3' depth to water table

Bedrock - entire site has 3'-5' depth to bedrock

Wooded - site is mostly open fields

Summary

This site is currently under construction as part of The Hills, a major development in both Bedminster and Bernards Townships.

---

[1]Personal communication, Richard Cod, Transportation Department, Somerset County Planning Board, 11/1/83.

SITE 12

Zoning: MF Multi-Family
Density: 12 DU/AC
Total Acreage: 14.80
Max. Capacity: 14.80 AC x 12 DU/AC = 177.6 DU
Low and Moderate: None currently required

Available Acres: 14.80
Buildable Capacity: 178 DU
Low and Moderate: None currently required
Number of Lots: 1

Site Notes

This site is located on Route 202/206 just north of Interstate 78 and just south of Washington Valley Road. It is currently wooded and undeveloped.

Access, Traffic and Circulation

This site is located very near the intersection of Route 202/206 and Washington Valley Road, one of the highest traffic accident locations in the township. The Master Plan Background Report (page 9 of Traffic and Circulation section) states 12 accidents occurred at this intersection in 1980-81. Contributing causes are lack of sight distance, numerous driveway access points near intersection, relatively narrow cartway widths and lack of signalization.

Utilities

16" Commonwealth water line along Route 202

Sewer and Septic Suitability

- This site is served by the Environmental Disposal Corporation (Hills) treatment plant
- Soils on this site severely limit septic systems

Natural Resources

Topography - less than 15% slopes

Soils

Amwell	severe limitations to building foundations, septic systems, and local roads due to high water table, frost action potential, slow permeability, shallow depth to bedrock
Rowland	severe limitations to building foundations, septic systems, and local roads due to hazard of frequent stream overflow
Raritan	severe limitations to building foundations, septic systems, and local roads due to seasonal high water table (1/2 - 3 feet) and hazard of stream overflow on low terraces
Norton	slight to moderate limitations on building foundations. Moderate limitation due to potential frost action. Severe limitation to septic systems due to slow permeability in the subsoil. Moderate limitations to local roads.

Water Table - 3/4 of site has 0'-3' depth to water table

Bedrock - majority of site has 3'-5' depth to bedrock

Wooded - site is entirely wooded

Summary

This site, if developed at a high density, would require improvements to the Route 202/206 and Washington Valley Road intersection. Any development would require clearing of the woods covering this site which is discouraged in the zoning code. The fact that this site is in a sewer service area increases its development potential.

SITE 13

Zoning: Currently Office Research - proposed rezoning to R-1/4 with a Residential Cluster Option
District: Proposed - Residential Cluster
Density: 4 DU/AC on non-critical land
Total Acreage: 29.5
Max. Capacity: 29.5AC x 4 DU/AC = 118 DU
Low and Moderate: 0

Available Acres: 29.5
Buildable Capacity: 118 DU
Low and Moderate: 0
Number of Lots: 2

Site Notes

This site was selected by Richard Coppola, township Planning Consultant as an optional location for additional low and moderate cost housing should it be required. The proposed Residential Cluster zoning does not currently require a low and moderate percentage of units.

Access, Traffic and Circulation

The site is located immediately adjacent to the intersection of Interstate 78 and 287, and is bisected by Route 202/206. While physically close to these roadways, access to them is limited due to the location of the existing on and off ramps.

Utilities

- A 16" water line and an 8" gas line are located on Route 202/206

Sewer and Septic Suitability

- The site is not within the service area of any sewage treatment facility, however it is adjacent to the service area for the Environmental Disposal Corporation plant. The site is shown as an area projected to be served according to the Upper Raritan Watershed Wastewater Facilities Plan.

- Roughly one-third of the site is suitable for alternative septic systems, the remainder being unsuitable for septic systems.

Natural Resources

Topography - The site primarily has slopes under 15% with approximately 10% of the area sloping 15% or more.

Soils

Raritan	severe limitations to building foundations, septic systems and local roads due to a high water table, stream overflow hazard, and frost action potential
Norton	slight and moderate limitations to building foundations (moderate limitations on buildings without basements, slight limits on those with basements), severe limitations on septic systems and moderate limits on local roads due to frost ation potential and slow permeability
Rowland	severe limitations to building foundations, septic tanks and local roads due to frequent stream overflow hazard

Water Table - The eastern portion of this site has a shallow water table of 0'-3'

Depth to Bedrock - Roughly half the site has bedrock at the 3'-5' level

Flood Hazard - The southern boundary of this site is Chambers Brook which feeds into the Raritan River. A narrow strip of land adjacent to the Brook is within the floodplain.

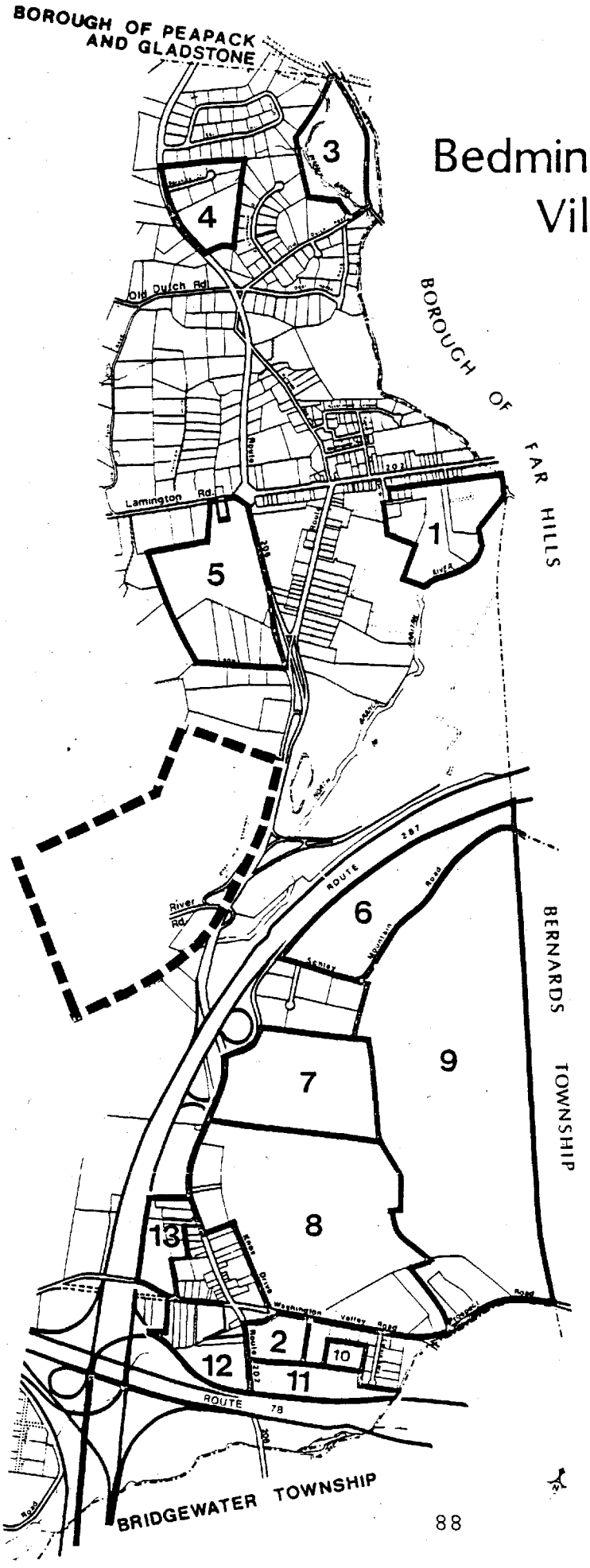
Wooded - The entire site is wooded

Summary

Immediately south of this site, in Bridgewater Township, a 1.6 million square foot office complex is proposed on the Pfizer tract. The zoning has been changed to accommodate this development and the site plan for the first building is under review. This development will be served by the Somerset-Raritan Valley Sewerage Authority plant.

The noise generated by the interstate intersection will have a negative impact on residential development which would have to be carefully designed and screened from this nuisance.

APPENDIX



Bedminster and Pluckemin Village Corridor

Principal Parcels Available for Development

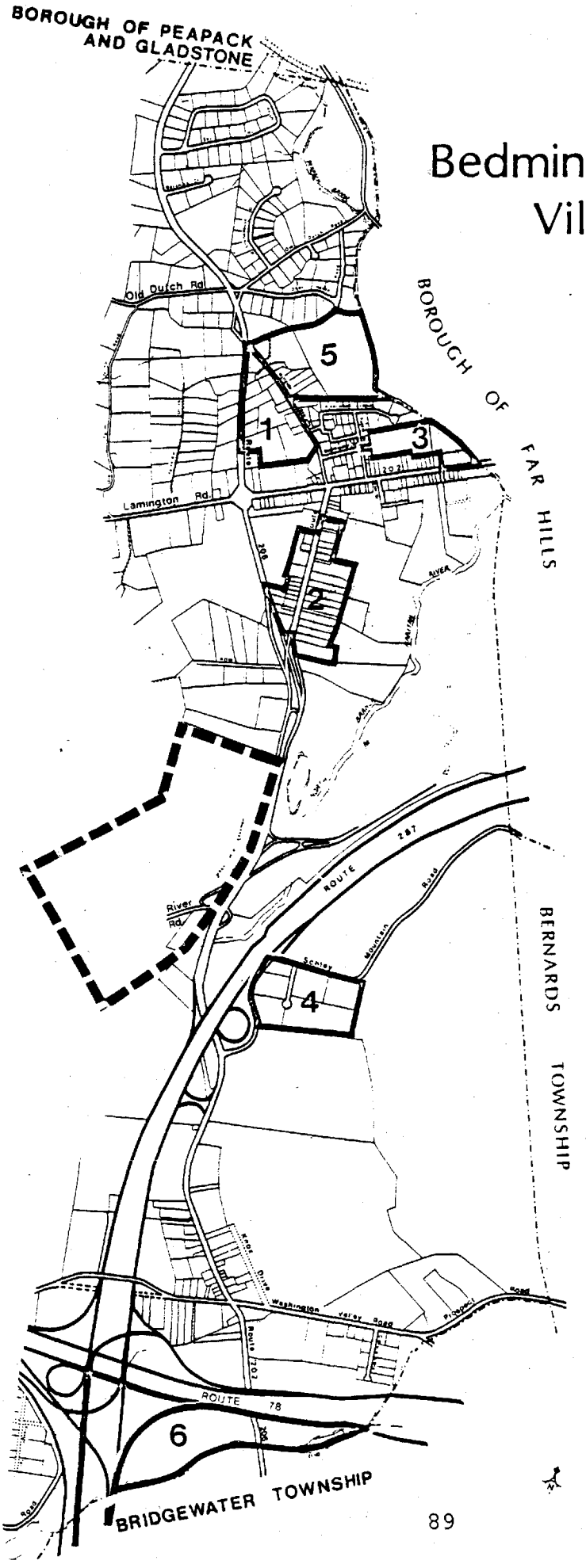
Multiple Family - Retail Commercial - Offices
March 1982 Zoning

See Plate Reg-7 For Descriptions and Tabulations

PLATE REG.-6

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



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

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

QUALIFICATIONS

David A. Wallace, Ph.D., FAIA, AICP
Wallace, Roberts and Todd
Architects, Landscape Architects, Urban and Ecological Planners
1737 Chestnut Street, Philadelphia, Pennsylvania 19103
(215) 564-2611

Dr. David A. Wallace is an Architect, Urban Designer and Planner. He is a partner in the firm of Wallace, Roberts and Todd, with offices in Philadelphia and Miami.

He was Professor of Planning in the Graduate School of Fine Arts at the University of Pennsylvania for fourteen years.

He has Bachelor and Master of Architecture degrees (1940, 1941) from the University of Pennsylvania, a Master of City Planning (1950) and a Ph.D. in Planning (1953) from Harvard University.

Among numerous national professional awards for his firm's work, he has personally been responsible for:

- The Lower Manhattan Plan now being implemented in New York City;
- Downtown Plans for Baltimore, Maryland; Miami, Florida; Los Angeles, California; and Norfolk, Virginia;
- Charles Center and the Inner Harbor Plans in Baltimore, Maryland.

His most recent work is the recently-published Master Plan for the United States Capitol in Washington. Representative environmental planning work includes:

- A Master Plan for Abuja, the new Federal Capital of Nigeria, and a Regional Plan for its region;
- A Regional Ecological Plan for the Chesapeake Bay, Maryland;
- A Growth Management Plan for Baltimore County, Maryland;
- An Environmental Evaluation Procedure for the San Francisco Bay Region;
- A Development Strategy for Downtown Norfolk's Waterfront.

The *Plan for the Valleys,* for the Green Spring and Worthington Valleys, northwest of Baltimore, which he co-authored with Ian McHarg is looked upon as a landmark study of how to apply an ecological approach to the process of suburbanization. Other large-scale and ecologically-based master plans by the firm include that for Amelia Island and Sanibel Island, Florida, and for the new community of Woodlands, Texas. The firm is General Environmental Consultants to the Washington, D.C., METRO.

Dr. Wallace is author of *The Future of MetroCenter/Baltimore,* a prototype study for the cores of metropolitan areas, and is editor as well as an author of *Metropolitan Open Spaces and Natural Processes,* by the University of Pennsylvania Press, 1970.

Dr. Wallace is a Fellow of the American Institute of Architects, a member of the American Planning Association, and of the American Institute of Certified Planners.

He is registered as an architect in California, (state of examination) Illinois, Pennsylvania, Maryland, Georgia, Louisiana and NCARB. He is a Licensed Planner in the State of New Jersey.

Wallace Roberts & Todd




"It represents a very interesting reuse of an old and no longer economically viable asset. It is a fresh look at ways of re-creating an exciting waterbase activity right in the heart of one of our major cities."

—Jury, Progressive Architecture, Award for Conceptual Design for Inner Harbor and Municipal Center, Baltimore, Maryland.

"...perhaps one of the most sophisticated ecological studies that has been made in terms of a base for development planning."

—Jury, Progressive Architecture, Award for Master Plan for Amelia Island.

"...my sincere appreciation for the highly professional and innovative consulting services performed by WRT for the East Everglades Resources Planning Project."

—Reginald R. Walters, AICP, Planning Director, Dade County, Florida.

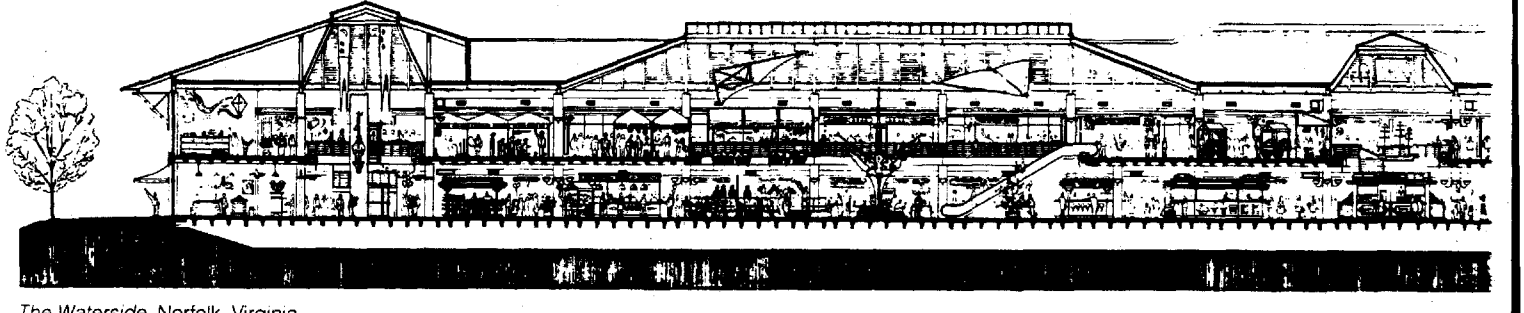
Wallace Roberts & Todd is a professional partnership with an international reputation in architecture, landscape architecture, urban and environmental planning. WRT serves its clients throughout the United States and other parts of the world with a broad base of professional skills and a multi-disciplined team approach. The firm provides services from initial feasibility studies and conceptual planning and design through all phases of project implementation, including construction administration.

With headquarters in Philadelphia and a branch office in Miami, Florida, WRT's six partners and staff of seventy have won more than two dozen awards for outstanding work. Private and public clients, many of them repeat clients, have employed WRT for more than 100 major architectural, landscape architectural and planning projects. These commissions range from the award-winning Inner Harbor in Baltimore, Maryland, to the Growth Management Plan for Orlando, Florida; from The Waterside, a festival market on Norfolk, Virginia's downtown waterfront for the Enterprise Development Company, James W. Rouse, Chairman, to environmental impact statements for the entire Washington, D.C., Metrorail system and to the Master Plan for the United States Capitol. More than thirty American cities and regions have been guided by urban design and development plans prepared by WRT.

Founded in 1963, the firm was immediately recognized for its first projects. The 1964 Inner Harbor Master Plan for Baltimore set the framework for one of America's most successful and publicized urban waterfronts and has become a prototype for many other cities. "The Plan for the Valleys," for the Greenspring and Worthington Valleys north of Baltimore, is a widely-heralded model for environmentally-sensitive land development planning.

WRT has always approached architecture, landscape architecture and planning in a truly interdisciplinary manner. The firm is distinguished by its balanced emphasis on the natural, physical, social and economic factors of a given project. Each assignment begins with a comprehensive analysis of the client's requirements and the characteristics of the site, and follows through with recommendations emphasizing design excellence and project feasibility. The validity of this approach is evidenced by the success of numerous complex and exciting projects undertaken.

A significant feature of the firm is that it has the capability to provide continuity and coordination through all phases of a project. It carries out projects from initial planning through design and construction as architecture and landscape architecture. Among others, the Baltimore and Norfolk waterfront projects are prime examples of this capability.



The Waterside, Norfolk, Virginia

The Partnership

David A. Wallace, FAIA, AICP
Partner

David Wallace has a Ph.D. in planning from Harvard University and a Master of Architecture from the University of Pennsylvania. He had his own architectural practice for five years, was responsible for planning Philadelphia's city-wide redevelopment program in the '50s, and helped initiate Baltimore's downtown renaissance with the Plan for Charles Center. David was one of the first Fellows of the American Institute of Architects, elected for urban design, and is a nationally recognized leader in waterfront and central business district planning. He now concentrates on major planning and design assignments with special emphasis on large-scale private development, implementation, and public development packaging.

William H. Roberts, ASLA
Partner

Bill Roberts, managing partner of the firm, is a landscape architect, urban and regional planner and architectural designer. He graduated in architecture, with distinction, from the University of Wales, has a master's degree from the Department of Landscape Architecture and Regional Planning, University of Pennsylvania, and has lectured and taught extensively on planning and design. In addition to his role in managing the firm, he is partner-in-charge and principal designer of selected projects.

Thomas A. Todd, FAIA, AICP
Partner

Tom Todd is an architect, urban designer and city planner. He holds an undergraduate degree from Haverford College and did his graduate work at the University of Pennsylvania, earning a Master of Architecture, with honors, and a Master of City Planning. For two years prior to WRT, he had his own practice. His role in the firm concentrates on architectural and landscape architectural projects as well as urban design studies. He is widely-recognized as an outstanding designer, and has been responsible for many WRT award-winning projects. In addition he also has a growing reputation as a painter.

David C. Hamme
Partner

David Hamme's initial education was at the Sorbonne in Paris, Gettysburg College, and Harvard University. His professional education was completed at the University of Pennsylvania, where he obtained a Master of Architecture degree. His role in the firm includes management of the firm's major regional and urban planning projects and he serves as Assistant Chairman of Architecture at Drexel University and as critic and lecturer at the University of Pennsylvania.

Richard W. Huffman, AIA
Partner

After six years as Director of Area Planning with the Philadelphia City Planning Commission, Richard Huffman joined WRT in 1972. He graduated with honors from Denison University and has advanced degrees from the University of Pennsylvania, including a Master of Architecture and Master of City Planning. He is responsible for direction of numerous urban design projects and serves on the Board of the Philadelphia Chapter of the American Institute of Architects.

Charles B. Tomlinson, AIA
Partner

Charlie Tomlinson graduated with a Bachelor of Science in Architecture degree from Drexel University where he won numerous design awards. Prior to WRT, Charlie had ten years experience with residential and commercial projects. He has managed many of the firm's architectural and landscape architectural projects through design, documentation and construction phases. His record of projects completed on budget and schedule, is a tribute to the firm's commitment to successful project implementation.

Senior Associate Partners
Richard W. Bartholomew, AIA
John E. Clark, CPA
John E. Fernsler, AIA
Jack Sidener, AIA, AICP

Associate Partners
John Beckman
Henry F. Bishop, ASLA
Ignacio F. Bunster-Ossa, ASLA
Elizabeth B. Clarke, AICP
Richard Collier, Jr.
Timothy Korbelak, AIA
C. Alyn Pruett, AIA
Antoinette F. Seymour, AICP

Services




Wallace Roberts & Todd offers services in seven major areas:

architecture
landscape architecture
urban design and planning
comprehensive and economic development planning
environmental planning and regional growth management
land use project planning and design
transportation-related planning

The firm has maintained project offices in major American cities in the past including Los Angeles, San Francisco, Denver, New Orleans, and Washington. During the two-year planning for Abuja, the new capital of Nigeria, WRT maintained an office in Lagos. The firm's Miami branch office provides services throughout the southern U.S., the Caribbean and Latin America.

Architecture. Highlights of WRT's architectural work include The Waterside festival market in Norfolk; the award-winning corporate headquarters and the administrative center for Hershey Foods Corporation, in two historically registered buildings; corporate headquarters for Sharpoint, Inc., Reading, Pennsylvania; and a major addition to the BioSciences Information Service offices in Philadelphia. WRT has substantial experience and credibility in excellence of design of mixed-use development, corporate offices, retail centers and adaptive reuse of historic structures. Much of the firm's recent architectural work has resulted from its performance on other types of assignments for the same clients.

Landscape Architecture. Noteworthy WRT landscape architectural projects include urban waterfront parks and site improvements in Baltimore, Norfolk, and Camden, and public parks in Miami, Palm Beach, and Washington, D.C. Other major projects include McKeldin Square and Fountain at the Inner Harbor in Baltimore, the Master Plan for Fairmount Park in Philadelphia, and the Master Landscape Plan for Haverford College, Haverford, Pennsylvania; and numerous landscape installations for commercial, residential and institutional clients.

Urban Design and Planning. WRT is a national leader in preparing and implementing central business district and urban design plans for cities and towns in every region of the country, including Los Angeles and San Francisco, California; Miami and Orlando, Florida; New Orleans, Louisiana; Norfolk, Virginia; Washington, D.C.; Newark, New Jersey; and Wilmington, Delaware. In its urban design and planning work, WRT combines a variety of the disciplines practiced by the firm and often serves as team leader, managing economic, transportation and engineering subconsultants and other specialists as required to meet the needs of a particular project assignment. For public clients, urban designs are the framework for promoting new development opportunities; for private clients, WRT's urban designs are a key initial step to approval, adoption and implementation of projects through architectural design and construction phases.

Comprehensive and Economic Development Planning. WRT has significant experience in developments financed by public-private partnerships throughout the country and has prepared comprehensive plans for such diverse cities as Miami, Orlando, Boca Raton and Sanibel, Florida; Camden, New Jersey; and the master plan for Abuja, the new capital city of Nigeria. Economic development plans have been created for such projects as Detroit's Conner Corridor and the Almonaster-Michoud Industrial Park and Food Distribution Center in New Orleans.

Environmental Planning and Regional Growth Management. Growth management plans have been prepared by the firm for several regions and communities including Baltimore County, Maryland; Austin, Texas; and Orlando, Florida. In each case environmental, social, economic and governmental considerations were taken into account in planning the future expansion of land uses and conservation of natural resources. In addition, WRT's work includes environmental impact studies of major publicly-funded projects such as the 101-mile Washington Metrorail System and the development of a plan and regulations for land use in the East Everglades, Florida.

Land Use Project Planning and Design. Major land developers from California to Florida have employed WRT for residential, industrial, commercial and mixed-use projects. Such projects range from the award-winning Amelia Island resort in Florida and the Woodlands New Community in Texas, to suburban shopping centers and small sites in central-city core areas. In several cases WRT has provided all services from environmental and planning studies to land use, zoning changes, site plans, designs and construction. Institutional planning for universities and government facilities is a WRT specialty and includes plans for government centers in Annapolis, Maryland, Wilmington, Delaware, the Virgin Islands and the Master Plan for the United States Capitol and Grounds.

Transportation-related Planning. Highlights of WRT's work in transportation-related planning include preparation of a regional transportation plan for Denver, and highway corridor studies for Interstate 95 in New Jersey and the Golden Gate Corridor in San Francisco. While the firm does not include transportation engineering among its areas of specialization, WRT has provided regional urban design services with a transportation specialty to the respective transportation authorities in Los Angeles, Baltimore and the San Francisco Bay area. At the project scale WRT has designed and provided full architectural services for elevated walkways and parking garages in Baltimore and Norfolk, bus shelters in White Plains, New York, and plans for people-mover facilities in Miami, Baltimore and Santa Clara, California.

Representative Clients

"The project is a good example of the important role the landscape architect can play in the development of a concept—enhancing and supporting it all the way through execution."

—*Jury*, American Society of Landscape Architects. *Honor Award to WRT for Harborplace Landscape in Baltimore, Maryland.*

Public

City of Austin, Texas
City of Baltimore, Maryland
Baltimore Regional Planning Council, Maryland
City of Boca Raton, Florida
City of Camden, New Jersey
Charles Center-Inner Harbor Management, Inc.
Dade County, Florida
Denver Regional Council of Governments
City of Detroit, Michigan
District of Columbia
Fairmount Park Commission, Philadelphia, Pennsylvania
Imperial Government of Iran
City of Los Angeles, California
Metropolitan Transportation Commission, San Francisco
City of Miami, Florida
National Capital Planning Commission, Washington
State of New Jersey Department of Environmental Protection
City of New Orleans
City of Newark, New Jersey
Government of Nigeria
City of Oceanside, California
City of Orlando, Florida
City of Pittsburgh, Pennsylvania
City of Sanibel, Florida
Toledo Metropolian Area Council of Governments
City of Tucson, Arizona
U.S. Architect of the Capitol
U.S. Department of Housing and Urban Development
U.S. Department of Interior
U.S. Department of the Navy
U.S. Environmental Protection Agency
U.S. Fish and Wildlife Service
U.S. Virgin Islands
White Plains Urban Renewal Agency

Private and Institutional

Battle Creek Unlimited, Inc.
Bay Colony Properties
Boise-Cascade Corporation
Cabot, Cabot and Forbes Company
Joseph C. Canizaro Interests
Centex Corporation
Century City, Inc.
Crispus Attucks Association
Crozer-Chester Medical Center
Leonard Dobbs
E.I. duPont de Nemours Co.
Enterprise Development Company
Fairfield Communities, Inc.
Flint Area Conference, Inc.
Fox Companies
George School
Great Southwest Corporation
Hartz Mountain Industries, Inc.
Haverford College
Hearst Corporation
HERCO, Inc.
Hershey Foods Corporation
Milton S. Hershey School
Hilton Head Company
Homart Development Company
John's Island Corporation
Lake Placid Club
Lincoln Properties, Inc.
Mitchell Energy and Development Corporation
Pontchartrain Land Development Corporation
The Rouse Company
Sea Pines Plantation Company
Sharpoint Corporation
Settlement Music School Trustees
Southern California Edison Company
Southern Pacific Development Company
Tedco Equities
Temple University
Trammel-Crow

McKeldin Fountain, Inner Harbor, Baltimore, Maryland

Awards

Certificate of Merit for **U.S. Naval Home Study**, Pennsylvania Historical and Museum Commission of Historic Preservation, 1983

First Award for **U.S. Naval Home Study**, Southeastern Pennsylvania Chapter of the American Planning Association, 1983

Merit Award for **Wilson Park Program Study**, Southeastern Pennsylvania Chapter of the American Planning Association, 1983

Award of Merit for **Park West Redevelopment Plan**, Florida Chapter of the American Planning Association, 1982

Merit Award for Downtown Historic and Revitalization Area (**Market Street Mall**, York, PA), Fourth Biennial Downtown Development Awards Competition of the Downtown Research and Development Center, 1982

Award of Excellence for the Severable Use Rights Program for **East Everglades Resources Planning Project**, Florida Chapter of the American Planning Association, 1982

Award of Excellence for Growth Management/Development Regulations for **East Everglades Resources Planning Project**, Gold Coast Section of the Florida Chapter of the American Planning Association, 1982

Achievement Award for the **East Everglades Resources Planning Project**, National Association of Counties (NACP), 1982

Certificate of National Merit for Successful Use of the Community Development Block Grant Program for **Market Street Mall,** U.S. Department of Housing and Urban Development, 1982

Award of Excellence for Water Quality for **East Everglades Resources Planning Project**, Gold Coast Section of the Florida Chapter of the American Planning Association, 1981

Honor Award for **Harborplace Landscape** in Baltimore, Maryland, American Society of Landscape Architects, 1981

Honorable Mention for **Dana Point Specific Plan**, American Planning Association, 1981

Ronald A. Mazzarella Memorial Award for Excellence in Design for **Camden Waterfront Park** (Ulysses S. Wiggins Park), 1981

Honor Award for **Pratt Boulevard Plaza-Area 4b** in Baltimore, Maryland, Maryland Chapter of the American Society of Landscape Architects, 1980

Grand Award, Environmental Landscape Award for **Pratt Boulevard Plaza-Area 4b**, Landscape Contractors Association of Metropolitan Washington, 1980

Merit Award for Design Excellence for **Camden Waterfront Park** (Ulysses S. Wiggins Park), Pennsylvania/Delaware Chapter of the American Society of Landscape Architects, 1979

First Honor Award for **Inner Harbor Project One**, Pennsylvania Society of Architects of the American Institute of Architects, 1979

Achievement Award for **Inner Harbor Shoreline and Promenade**, International Downtown Executives Association, 1979

Honor Award for Design Excellence for **Baltimore Inner Harbor Projects**, Pennsylvania/Delaware Chapter of the American Society of Landscape Architects, 1978

Honor Award for Design Excellence for **Town Center Parks** in S.W. Washington, D.C., Pennsylvania/Delaware Chapter of the American Society of Landscape Architects, 1978

Certificate of Excellence for **Hershey Foods Corporate Headquarters**, *Urban Design* Third Awards Program, 1978

Merit Award for **Joseph H. Rash Memorial Park** in Baltimore, Maryland, *Landscape Architecture*, 1977

Honor Award for **Georgetown Waterfront Study** in Washington, D.C., *Progressive Architecture*, 1974

Special Mention Award for **Woodlands New Town**, U.S. Department of Housing and Urban Development, 1974

Special Award for a Contribution to a Better Environment for **Woodlands New Town**, American Society of Landscape Architects, 1974

Honor Award for Urban Design Concepts for **White Plains Central Renewal Plan**, U.S. Department of Housing and Urban Development, 1974

Merit Award for **Pardisan Environmental Park** in Tehran, Iran, American Society of Landscape Architects, 1974

Merit Award for **Denver Regional Transportation Plan**, American Society of Landscape Architects, 1974

Honor Award for Management Approaches for **Inner Harbor Plan and Urban Renewal**, U.S. Department of Housing and Urban Development, 1974

Citation for **Inner Harbor One** Project, *Progressive Architecture*, 1973

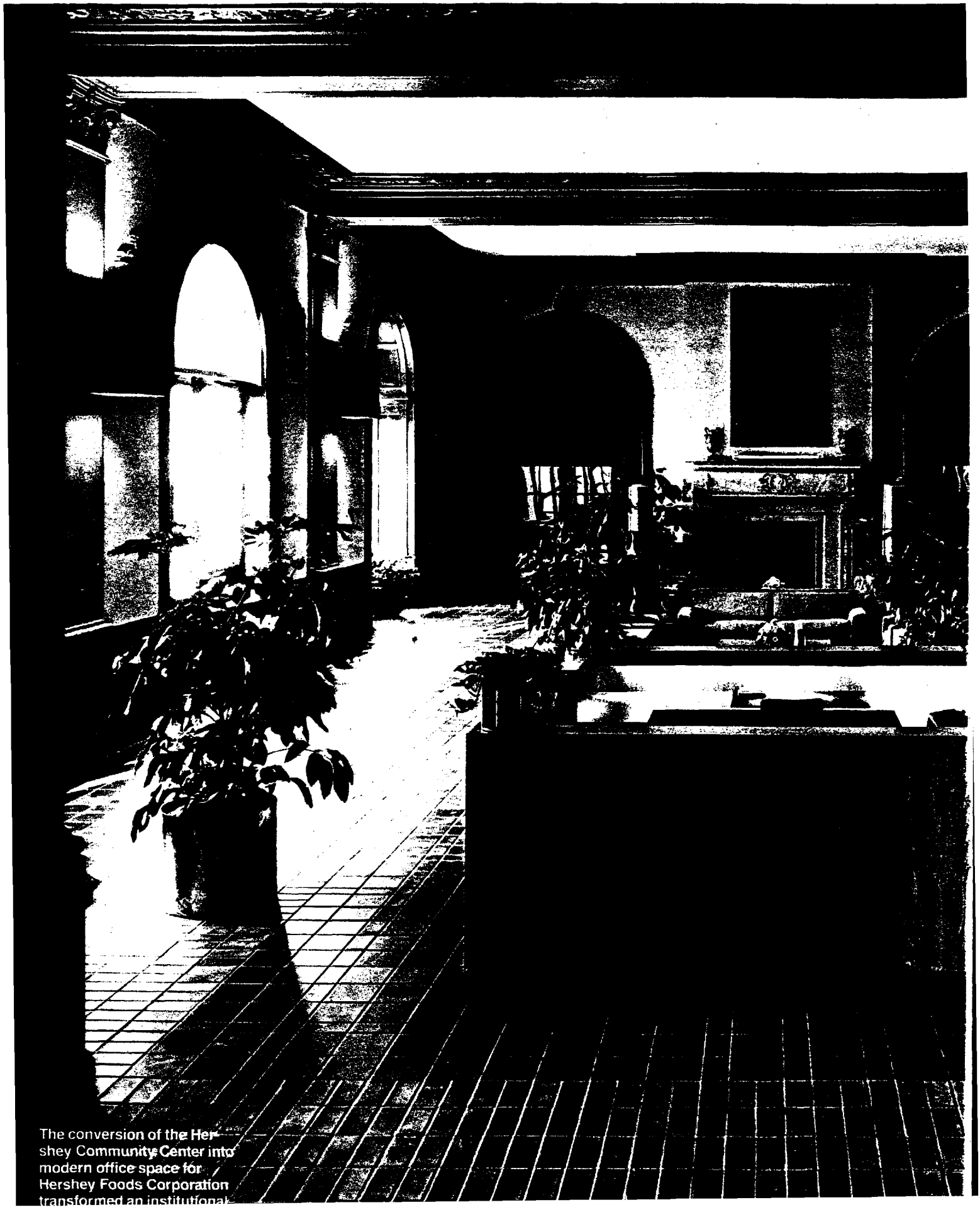
Honor Award for **Inner Harbor One** Project, American Society of Landscape Architects, 1973

Merit Award for **Maryland Chesapeake Bay Study**, American Society of Landscape Architects, 1973

Honor Award for **Master Development Plan for Amelia Island, Florida**, *Progressive Architecture*, 1973

Honor Award for **Master Plan for Amelia Island, Florida**, American Society of Landscape Architects, 1973

Merit Award for **Pontchartrain New-Town-in-Town**, American Society of Landscape Architects, 1973



The conversion of the Hershey Community Center into modern office space for Hershey Foods Corporation transformed an institutional