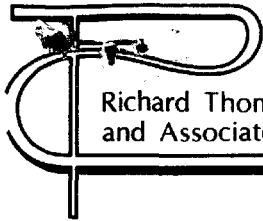


RULS-AD-1983-175

12-19-83

Review of
A Bedminski's Zone Plan by Master

15 pgs



Richard Thomas Coppola
and Associates

DT-10 *enc*
11/5/84 - *EB*

609-799-5050

17 Candlewood Drive · P.O. Box 99 · Princeton Junction · New Jersey 08550

December 19, 1983

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

Re: Bedminster Township's Zone Plan:
Meeting Its "Mt. Laurel II" Obligations.

Dear Mr. Raymond:

Pursuant to our numerous conversations and meetings, and at your request, attached please find the following information:

I. Identification and Development Potential of "MF", "PRD" & "PUD" Land Areas in Bedminster Township.

The map which is included in this section of the report is a photographic reduction of a display board which was prepared at a scale of 1" = 600'. Indicated on the map are the twelve (12) tracts of land in Bedminster Township which are zoned for the multiple family development which, in accordance with the proposed Ordinance provisions pending for adoption by the Bedminster Township Committee, will provide the required low and moderate income housing units in order for Bedminster Township to meet its "Mt. Laurel II" obligations. Additionally, the map indicates the delineation of flood plain areas in accordance with the Flood Insurance Rate Maps and Flood Boundary-Floodway Maps prepared by the Federal Emergency Management Agency and dated September 30, 1982. Finally, the map delineates the steep slope areas within the municipality (fifteen percent [15%] or greater) as drafted from the U. S. Geological Survey Maps; Raritan, Gladstone and Bernardsville Quadrangles, as revised to 1970.

Utilizing tax map information as well as planimetered measurements of the "critical areas" (as that term is specifically defined in the Land Development Ordinance of Bedminster Township), the total acreage of each identified tract; the "critical" acreage; and the "non-critical" acreage was calculated. Thereafter, the total number of residential dwelling units permitted under the terms of the Land Development Ordinance of Bedminster Township was computed.

ROLS-AD-
1983-175

George M. Raymond, P.P.

The results of this analysis appear on the chart following the map. As indicated, a total of 4,260 multiple family dwelling units can be developed in the currently zoned land areas. It should be noted that while additional multiple family units are zoned for development in Bedminster Township, only those multiple family units earmarked for partial set-aside for low and moderate income households are included in the mapping and companion table.

II. Primary Phasing Information: Sewers, Population and Schools

The second section of this report includes threshold information regarding the anticipated sequence of site development and the population and school impact of the anticipated site development. As indicated on the table titled "Site Development Phasing", sites I, J and L have sewer capacity available to them at this time. Including the 260 low and moderate income units already approved for construction by Bedminster Township (The Hills), a total of 475 low and moderate income units can be constructed without the necessity for any additional sewer plant construction. Moreover, Site E can be serviced by the existing capacity of the Bedminster-Far Hills sewer plant, assuming that existing infiltration problems were solved and that AT&T relinquished or deferred its reservation for sewerage treatment capacity in addition to that which it currently utilizes.

The second table projects the population and school enrollment impact of the development of the "MF", "PRD" and "PUD" areas only within the Township. As noted, the current (1980) population of the Township is 2,469 people who are housed in 938 total housing units. With the development of The Hills PUD only, the population of the Township will have increased by a factor of 2.3 to 5,670 people. When currently sewered Sites I, J and L also are developed, the population of the Township will have increased to at 8,180 people, which is more than three times (3x) the current population. At that time, and assuming no other residential development in the municipality has occurred, the total number of dwelling units in the municipality will have increased three and one-half times (3.5x).

The impact on the school systems serving the Township is even more dramatic. By the time The Hills PUD is developed, the Township may have to expand its lone elementary school since the rated functional capacity of the school will have been exceeded. Additionally, Bedminster Township will have doubled the number of students it currently sends to the regional high school located in Bernards Township. At the time that Sites I, J and L are developed, the Township will need additional elementary school space equal, almost, to that which currently exists (709 elementary age students vs 404 rated functional capacity).

December 19, 1983
page three.

George M. Raymond, P.P.

Most importantly, it should be emphasized that the 475 low and moderate income dwelling units that can be built 'tomorrow' represents more than one half (0.5) of the overall "Mt. Laurel II" housing responsibility of the Township as projected and presented in the August 1983 "Part III: Housing Element" portion of its adopted Master Plan (770-853 low and moderate income units).

III. Developable Land in "DCA" Growth Area in Bedminster Township

The developable acreage in that portion of Bedminster Township earmarked for "growth" via the State Development Guide Plan was calculated lot-by-lot. For purposes of the calculations, critical acreage (flood plains and steep slopes) were deducted from the total undeveloped acreage as documented from the "Generalized Existing Land Use" map which is part of the Existing Land Use Analysis Background Study of the Township Master Plan. It should be noted that no deductions were made for existing houses situated on large tracts of land. Moreover, differing from the methodology utilized by the State Department of Community Affairs in their 1978 Housing Allocation report, no deductions were made for lands utilized for agricultural purposes. Therefore, while the total developable acreage in the "growth" area portion of Bedminster Township is shown to be approximately 1,529 acres, deducting certain large tracts utilized for agricultural purposes would reduce the calculation to approximately 1,169 acres.

I trust this information is responsive to your requests. Of course, should there be any questions or should you require any additional information please call, as I have been authorized to supply you with any data you may need.

Truly yours,



Richard Thomas Coppola

RTC:e

cc:

Mayor Paul F. Gavin

J. William Scher, Planning Board Chairman

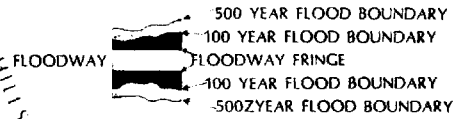
Alfred L. Ferguson, Esq., Special Counsel

IDENTIFICATION AND DEVELOPMENT POTENTIAL
OF
"MF", "PRD" & "PUD" LAND AREAS
IN
BEDMINSTER TOWNSHIP

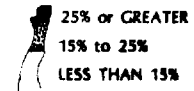
Identification of "MF", "PRD", and "PUD" land areas.

Critical Areas

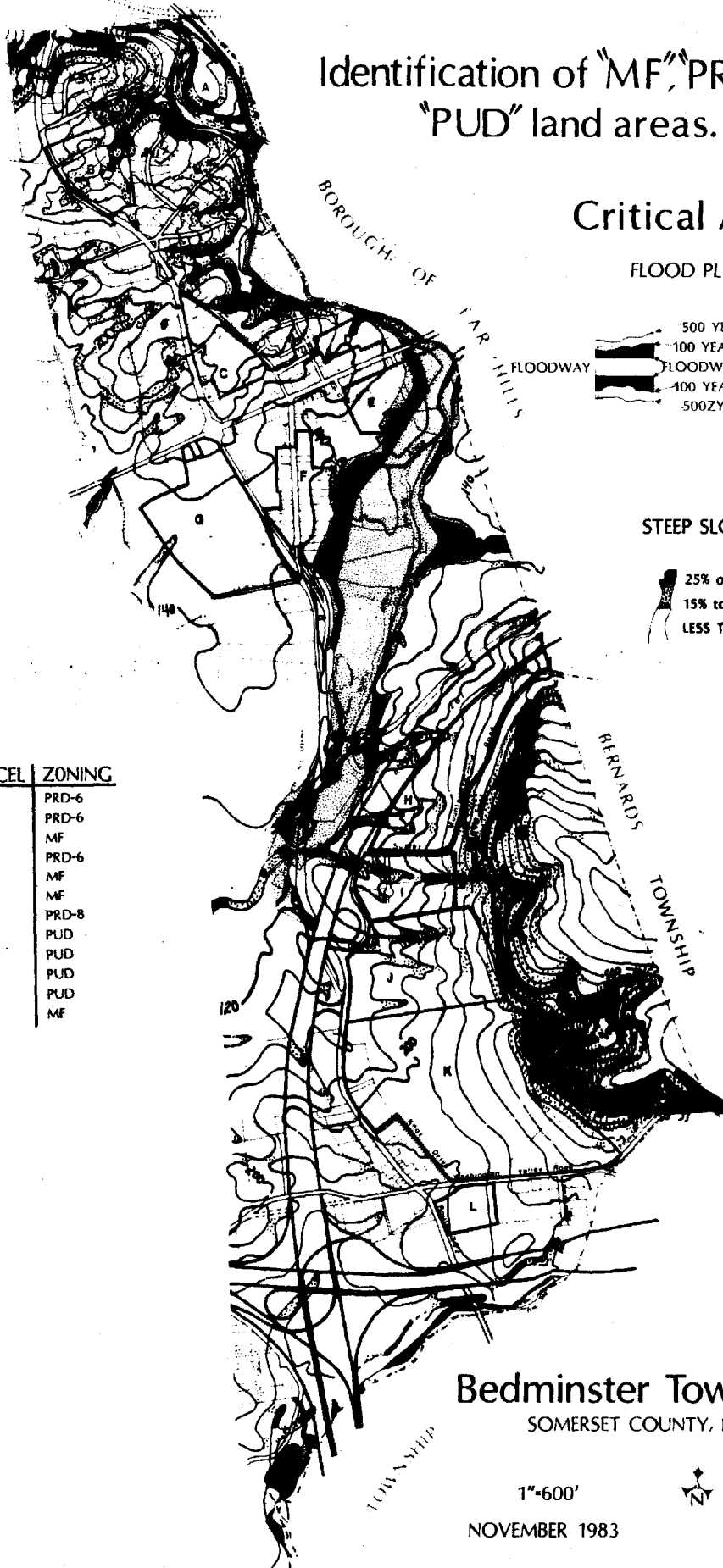
FLOOD PLAINS



STEEP SLOPES



PARCEL	ZONING
A	PRD-6
B	PRD-6
C	MF
D	PRD-6
E	MF
F	MF
G	PRD-8
H	PUD
I	PUD
J	PUD
K	PUD
L	MF



Bedminster Township
SOMERSET COUNTY, N. J.

1"=600'



NOVEMBER 1983

DEVELOPMENT POTENTIAL OF "MF", "PRD" AND "PUD" LAND AREAS
BEDMINSTER TOWNSHIP, SOMERSET COUNTY

Prepared By: Richard Thomas Coppola and Associates
December 1983

<u>Parcel</u>	<u>Total Acreage</u>	<u>Acreage: Critical</u> (at 1/5 DU/Acre)		<u>Acreage: Non-Critical</u> (at max. permitted density)	<u>Total Units</u>
		<u>Slope 15% or greater</u>	<u>Flood Hazard (500 year)</u>		
<u>A</u> PRD-6	33.400	10.330	12.809	10.261	
		23.139/5 = 4.63 DU		10.261 x 6 = 61.57 DU	66 DU
<u>B</u> PRD-6	25.215	12.230	-	12.985	
		12.230/5 = 2.45 DU		12.985 x 6 = 77.91 DU	80 DU
<u>C</u> MF-12	24.769	0.578	-	24.191	
		0.578/5 = 0.12 DU		24.191 x 12 = 290.29 DU	290 DU
<u>D</u> PRD-6	13.582	4.958	2.809	5.815	
		7.767/5 = 1.55 DU		5.815 x 6 = 34.89 DU	36 DU
<u>E</u> MF-12	43.239	-	27.105	16.134	
		27.105/5 = 5.42 DU		16.134 x 12 = 193.61 DU	199 DU
<u>F</u> MF-12	30.137	0.909	3.80	25.428	
		4.709/5 = 0.94 DU		25.428 x 12 = 305.14 DU	306 DU

<u>Parcel</u>	<u>Total Acreage</u>	<u>Acreage: Critical</u> (at 1/5 DU/Acre)		<u>Acreage: Non-Critical</u> (at max. permitted density)	<u>Total Units</u>
		<u>Slope 15% or greater</u>	<u>Flood Hazard (500 year)</u>		
<u>G</u> PRD-8	64.655	0.330	-	64.325	
		$0.330/5 = 0.07$ DU		$64.325 \times 8 = 514.60$ DU	514 DU
<u>H</u> PUD-10	51.767	6.941	-	44.826	
		$6.941/5 = 1.39$ DU		$44.826 \times 10 = 448.26$ DU	449 DU
<u>I</u> PUD-10	31.791	6.198	-	25.593	
		$6.198/5 = 1.24$ DU		$25.593 \times 10 = 255.93$ DU	257 DU
<u>J</u> PUD-10	73.250	13.552	-	59.698	
		$13.552/5 = 2.71$ DU		$59.698 \times 10 = 596.98$ DU	599 DU
<u>K</u> PUD-10			THE HILLS PUD		1,287 DU
<u>L</u> MF-12	14.800	-	-	14.800	
				$14.800 \times 12 = 177.60$ DU	177 DU
TOTAL:					4,260 DU

PRIMARY PHASING INFORMATION
Sewers, Population & Schools

SITE DEVELOPMENT PHASING

<u>Site Approved For Construction</u>	<u>Total Units</u>	<u>Affordable Units</u>
K (The Hills PUD-10)	1287 x 20%	257
Total	1287	257 (260)
 <u>Sites Available For Immediate Construction in Pluckemin Village</u>		
I (PUD-10)	257 x 20%	51
J (PUD-10)	599 x 20%	120
L (MF-12)	177 x 25%	44
Total	1033	215
 <u>Sites Available For Near Future Construction in Bedminster Village</u>		
E (MF-12) - <i>deleted</i>	199 x 25%	50
Total	199	50
 <u>Other Vacant Sites Available For Future Construction</u>		
A (PRD-6)	66 x 20%	13
D (PRD-6) - <i>H. Layers</i>	36 x 20%	7
G (PRD-8) - <i>FR</i>	514 x 20%	103
H (PUD-10)	449 x 20%	90
Total	1065	213
 <u>Other Sites Available For Future Construction Requiring Redevelopment</u>		
B (PRD-6)	80 x 20%	16
C (MF-12)	290 x 25%	73
F (MF-12)	306 x 25%	77
Total	676	166
 <u>Total Units</u>	 4,260	 <u>Total Affordable</u> 904

Development Impact: Schools
 "MF", "PRD" & "PUD" Areas Only
 Bedminster Township, New Jersey

	<u>Population</u>	<u>Children</u>	
		<u>K - 8 Capacity (rated functional = 404)</u>	<u>9 -12 * Capacity (rated functional = 1250)</u>
Current	2,469	148	975 (100 from Bedminster)
Stage I (Hills)	5,670	467	1,080
Stage II (I, J, & L)	8,180	709	1,161
Stage III (A, D, G, H, & E)	11,259	1,007	1,260
Stage IV	12,676	1,109	1,294

PRD and PUD assumes fifty percent (50%) two bedroom townhouses and fifty percent (50%) three bedroom townhouses.

MP assumes twenty-five percent (25%) one bedroom apartments; twenty-five percent (25%) two bedroom apartments; twenty-five percent (25%) two bedroom townhouses; and twenty-five percent (25%) three bedroom townhouses.

* Regional High School serving the municipalities of Peapack-Gladstone, Bernards, Far Hills and Bedminster.

**Developable Land in
"DCA" Guide Plan Growth Area
Bedminster Township, N. J.**

Developable Land In State DCA Guide Plan "Growth Area"
Bedminster Township, Somerset County, New Jersey

Prepared By: Richard Thomas Coppola and Associates
December 1983

<u>Tract Number</u>	<u>Tract Lot/Block</u>	<u>Total Undeveloped</u>	<u>Critical *</u>	<u>Total Developable</u>
1.	2/19 (A) **	33.4	4.63	28.77
2.	3/17 (B partial)	13.2	@ 1.0 ***	12.2
3.	8/26	28.2	@18.0	10.2
4.	11/22	6.0		6.0
5.	37/22	2.1		2.1
6.	31/22 (partial)	@ 8.0		8.0
7.	30/21 (partial)	@ 5.0		5.0
8.	18/21	@ 4.0		4.0
9.	2/14	@ 5.0	@ 4.0	1.0
10.	4A/14 (partial)	32.3	@12.0	20.3
11.	5/14	1.7	@ 1.5	0.2
12.	6/14 (partial)	4.0	@ 2.0	2.0
13.	6A/14	3.0		3.0
14.	8/14	6.2		6.2
15.	9/14 (partial)	12.0	@ 1.5	10.5
16.	1A/14 (partial)	4.0		4.0
17.	14/14	8.7		8.7
18.	16/14	8.2	@ 1.0	7.2
19.	19C/14	2.8	@ 1.0	1.8
20.	15/41	61.1		61.1

* Flood Plains (500 year storm) and Steep Slopes (15% or greater).
** Letters refer to identified "MF", "PRD" and "PUD" land areas.
*** @ symbol represents estimated land areas.

Developable Land In State DCA Guide Plan "Growth Area"
Bedminster Township, Somerset County, New Jersey

Prepared By: Richard Thomas Coppola and Associates
December 1983

<u>Tract Number</u>	<u>Tract Lot/Block</u>	<u>Total Undeveloped</u>	<u>Critical</u> *	<u>Total Developable</u>
21.	20/41	5.1		5.1
22.	24/41	2.7		2.7
23.	26/41 (G partial)	55.0		55.0
24.	34/41 (partial)	@137.5	@37.5	100.0
25.	1/59 (Hills-Top)	287.5	@200.0	87.5
26.	14/33	0.4		0.4
27.	21/35 (E partial)	6.0)	
28.	22/35 (E partial)	20.6) - - @17.0	22.4
29.	23/35 (E partial)	12.8)	
30.	19A/36	2.8	1.4	@1.4
31.	3/59 (I partial)	5.4		5.4
32.	9/59 (I partial)	11.0		11.0
33.	10/59 (J)	73.3	0.3	73.0
34.	11/59 (K part-Hills)	142.4		142.4
35.	14/59 (K part-Hills)	19.0		19.0
36.	13A/59 (K part-Hills)	5.6		5.6
37.	12/59 (K part-Hills)	17.1		17.1
38.	11-2/59 (K part-Hills)	6.4		6.4
39.	11-1/59 (K part-Hills)	5.6		5.6
40.	2/53	31.8	31.8	
41.	3/53 (partial)	@ 85.0	@40.0	45.0

Developable Land In State DCA Guide Plan "Growth Area"
Bedminster Township, Somerset County, New Jersey

Prepared By: Richard Thomas Coppola and Associates
December 1983

<u>Tract Number</u>	<u>Tract Lot/Block</u>	<u>Total Undeveloped</u>	<u>Critical *</u>	<u>Total Developable</u>
42.	4/54 (partial)	@ 90.0	@ 1.0	89.0
43.	5/54	11.1		11.1
44.	6/52 (partial)	8.0		8.0
45.	2/62A	10.2		10.2
46.	1/62A	6.7		6.7
47.	5/62	23.4		23.4
48.	4/62 (partial)	@ 25.0		25.0
49.	1/71A (Sudler)	33.9	@ 3.0	30.9
50.	1/72A (YMCA)	10.2	@ 3.0	7.2
51.	assorted	22.33		22.33
52.	6/57	9.8		9.8
53.	1/57	1.0		1.0
54.	1/57A	0.76		0.76
55.	1/58	0.7		0.7
56.	22/71	13.0		13.0
57.	6/71	1.6		1.6
58.	7/71	1.5		1.5
59.	8/71	1.5		1.5
60.	2/72 (L)	14.8		14.8
61.	3/72	5.6		5.6
62.	3.1/72	17.6		17.6
63.	7/61 (partial)	@ 85.0		85.0
64.	10/62 (partial)	@100.0		100.0
65.	13/62 (partial)	@ 31.0		31.0

Developable Land In State DCA Guide Plan "Growth Area"
Bedminster Township, Somerset County, New Jersey

Prepared By: Richard Thomas Coppola and Associates
December 1983

<u>Tract Number</u>	<u>Tract Lot/Block</u>	<u>Total Undeveloped</u>	<u>Critical *</u>	<u>Total Developable</u>
66.	2/63	15.6	@ 7.5	8.1
67.	1/71B	23.2	@10.0	13.2
68.	1/63	74.1	@ 3.0	71.1
69.	12/62	20.2		20.2
70.	11/62	20.3		20.3
71.	2/71B	18.2	@ 3.0	15.2
72.	1/43A (H)	51.8	6.9	44.9
73.	12/27 (C partial)	5.58		5.58
74	12/32 (D)	<u>13.6</u>	<u>7.8</u>	<u>5.8</u>
		<u>1,949.17</u>	<u>419.83</u>	<u>1,529.34</u>

NOTE: While no subtraction was made for farmland (as per DCA methodology), it should be noted that significant acreage in DCA delineated "growth" area is farmed, including Tracts Nos. 23, 41, 42, 64 and 68. Therefore, the "developable" acreage could reasonably be reduced to 1,169.24 acres (1529.34 ac. - 360.1 ac.).