
***Borough of Raritan
Somerset County Regional Center
Plan Endorsement
Municipal Self-Assessment Report***



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ACKNOWLEDGMENTS

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INTRODUCTION

In 1996, the Borough of Raritan, together with the Township of Bridgewater and the Borough of Somerville, became the first multi-jurisdictional Regional Center to be designated by the State Planning Commission. The boundaries of the Somerset Regional Center include all of Raritan, all of Somerville, and the “Bridgewater core” area which includes the Bridgewater Commons shopping mall, the 6th Avenue Redevelopment Area, the Bridgewater municipal complex, the Somerset County Corporate Center and the County facilities, the largely residential area of Bridgewater northwest of Raritan Borough known as “Vanderhaven Farms” and the Finderne section of Bridgewater.

The Permit Extension Act – S1919 or A2867, approved in September 2008, temporarily re-instates to December 2010 those expired centers actively pursuing Plan Endorsement. Raritan recognizes the many benefits of maintaining the Somerset Regional Center and continuing to create planning documents which are consistent with regional and state objectives. In addition, there are a number of important municipal needs and initiatives that the Plan Endorsement process can help to implement in the Borough. Raritan is thus seeking to re-affirm its Center designation through the Plan Endorsement process from the State Planning Commission.

The State Planning Commission (SPC) updated the guidelines for Plan Endorsement in 2007. These new guidelines for Plan Endorsement require municipalities to follow a nine step process. Raritan fulfilled Step 1, together with the Borough of Somerville and Bridgewater Township, by attending a Pre-Petition meeting with the Office of Smart Growth and other state agencies on July 12, 2007. The Borough Council then fulfilled Step 2 by appointing a Plan Endorsement Advisory Committee (PEAC) by resolution in December 2007.

This document represents Step 3, the completion of a Municipal Self Assessment Report. This Self Assessment Report will review Raritan’s plans for consistency with the State Development and Redevelopment Plan (State Plan) and will act as the Borough’s petition for Plan Endorsement. This report will also detail the community visioning and public participation efforts undertaken in Raritan in support of the Borough’s request for a waiver of the Community Visioning requirements of Plan Endorsement. This document finds that Raritan’s Master Plan and its various elements are consistent with the goals of the State Plan. This report also acknowledges Raritan’s support for Bridgewater Township’s petition to OSG through the Plan Endorsement process to alter the Regional Center boundaries in accordance with changes recommend in 2004 and not officially recorded by OSG.



PURPOSE OF PLAN ENDORSEMENT

Municipal Plan Endorsement is a voluntary review process designed to ensure the coordination of state, county and municipal planning efforts in achieving the goals and policies of the State Planning Act (Act). The New Jersey State Development and Redevelopment Plan (State Plan) is the blueprint for achieving these goals and provides the template for coordination. The endorsement process expands upon the requirements of the Municipal Land Use Law (MLUL) and incorporates the planning initiatives of the state agencies. It is through Plan Endorsement that local, county and state governments may work together to develop coordinated capital investment and planning decision-making mechanisms that are consistent with the State Plan and with each other.

PLAN ENDORSEMENT BENEFITS

Once the State Planning Commission has endorsed a petitioner's plan as consistent with the State Plan, state agencies will provide benefits to the municipality that will assist in implementing the endorsed plan. This assistance will include technical assistance, direct state capital investment, priority for state grants and low-interest loans, preferential interest rates, and a coordinated regulatory review for projects consistent with endorsed plans. Raritan has identified a number of key projects that are recommended for state financial and technical assistance. (See STATE AGENCY ASSISTANCE section.)

STATE PLAN AND REDEVELOPMENT PLAN

The State Plan adopted in 1992 and readopted in 2001 responds to the principles of the State Planning Act and establishes a vision for the future of New Jersey. It is intended to serve as a guide for how public policy decisions should be made at all levels of government to achieve the goals of the State Planning Act.

The purpose of the State Plan is to coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.

RARITAN'S EFFORTS RELATED TO PLAN ENDORSEMENT

The Borough of Raritan, together with Bridgewater Township and the Borough of Somerville, convened a Pre-Petition meeting with the Office of Smart Growth and other state agencies on July 12, 2007. The primary purpose of this Pre-Petition step was to gather all relevant available local and regional data, and bring interested parties together to preliminarily consider this information and discuss next steps for endorsement.



At this meeting, the Borough submitted an impressive compilation of existing municipal and Regional Center planning documents and visioning summaries spanning over a ten year time period. In addition, a Pre-Petition Self-Assessment Survey for the Regional Center was also presented which identified a number of important projects in Raritan that support State Plan objectives and policies. A complete list of Raritan's and the Regional Center's submitted documents and the Regional Center Pre-Petition Self-Assessment Survey are attached as **Appendix 1**. In addition, the Borough has adopted a new *Housing Element and Fair Share Plan* which was submitted to the Council on Affordable Housing (COHA) in December 2008. (See **Appendix 6**.)

In December 2007, Raritan created a Plan Endorsement Advisory Committee (PEAC) to guide the plan endorsement process. The Committee serves as a liaison between the municipality and the Office of Smart Growth. It is also responsible for increasing public awareness of and participation in the Plan Endorsement process for the community. A copy of the Resolution creating the Plan Endorsement Advisory Committee (PEAC) and meeting minutes for the December 11, 2007 Borough Council meeting are attached as **Appendix 2**. Also attached and included in **Appendix 2** are a copy of the public notice ad from the *Courier News* on March 29, 2008 and meeting minutes from April 8, 2008 Borough Council meeting at which the PEAC member names were read aloud into the public record. This action was taken in order to respond to public meeting notice requirements by the Office of Smart Growth regarding the formation of the PEAC.

On *(date to be determined)* Raritan's PEAC presented this Municipal Self Assessment Report to the Borough Council with the request that the report be submitted to the Office of Smart Growth along with a resolution to pursue Plan Endorsement. Attached as **Appendix 3** is a copy of the Resolution authorizing the submittal of the Municipal Self-Assessment and pursuit of Plan Endorsement, proof of notice and affidavit of publication and meeting minutes from the *(date to be determined)* Borough Council meeting.

RARITAN'S GOALS IN SEEKING PLAN ENDORSEMENT

There are five major reasons for the Borough filing for Plan Endorsement. The first reason is to maintain the Somerset Regional Center designation. The Permit Extension Act – S1919 or A2867, approved in September 2008, temporarily reinstates to December 2010 those expired centers actively pursuing Plan Endorsement. The Borough of Somerville and Bridgewater Township are also pursuing Plan Endorsement in order to maintain the Regional Center designation. All three municipalities acknowledge that Plan Endorsement is critical in maintaining the Regional Center designation status and in coordinating local and regional planning efforts with State agencies.



The current Plan Endorsement rules provide for municipalities desiring to amend their designated Center boundaries to petition OSG through the Plan Endorsement process to alter Center boundaries. The Township of Bridgewater has included as part of its petition to OSG for Plan Endorsement a request that the State Planning Commission approve an amended Regional Center boundary. In 2004, the Regional Center boundary was changed to respond to new local priorities regarding development and redevelopment in Bridgewater. This change resulted in the Regional Center encompassing only 12.63 square miles or 1.58 square miles smaller than the initial Regional Center area. The reduction in land area is entirely located in Bridgewater. The Office of Smart Growth has recently advised that, from the standpoint of their official records concerning the Somerset Regional Center, the original 1996 Regional Center boundary alignment is still intact. The Borough of Raritan and Borough of Somerville both support the petition to OSG by the Township of Bridgewater to amend the Regional Center boundaries through the Plan Endorsement process and acknowledge this to be one of their goals in seeking Plan Endorsement.

The third reason for the Borough to pursue Plan Endorsement is in order to assist in achieving the long term vision identified for Raritan in the June 2003 *Raritan Borough Master Plan Update: Regional Center Strategic Plan Element*. This Vision was developed following a public input and visioning process. The Vision for Raritan is of “a prosperous community with a high quality of life, stable residential neighborhoods, a vibrant Central Business District, a diversified economy, extensive parks and open space, modern infrastructure, and a multi-modal transportation system.” The Borough acknowledges that this Vision can best be achieved by developing a process of coordination with State, County and adjacent municipalities. The Plan Endorsement process provides the framework within which this coordination can take place.

Raritan is also seeking Plan Endorsement in order to promote the vision and implementation of smart growth and sustainable development recommendations identified for the Somerset Regional Center. The long term vision for the Somerset Regional Center included in the November 2006 *Strategic Master Plan* is that that “the Regional Center will be gradually redesigned to repair natural and manmade connective systems, improve the built environment, sustain residential neighborhoods, and enhance community life.” Raritan, together with Bridgewater and Somerville, recognize that it is through Plan Endorsement that local, county and state governments may work together to develop coordinated capital investment and planning decision-making mechanisms that are consistent with the State Plan and with each other.

The final reason for Raritan to pursue Plan Endorsement is in order to qualify and participate in the various important benefits and programs available to municipalities to implement endorsed plans that are consistent with the State Plan. The Plan Endorsement benefits list provided by OSG identifies a variety of different types of initiatives all important to Borough of Raritan including: land use/environmental protection; economic development; brownfields; agriculture; housing; recreation,



historic and cultural resources, and transportation. The Borough of Raritan PEAC has identified a list of priority projects that they are recommending for state financial and/or technical assistance. They include a variety of essential initiatives that will encourage the implementation of Raritan's long-term vision, the Regional Center vision, as well as the State Plan vision.

LOCATION AND REGIONAL CONTEXT

GENERAL LOCATION

Raritan Borough is located in the middle of Somerset County and is one of the three municipalities that make up the Somerset County Regional Center. This Center is the residential, commercial and governmental core of the County and a convergence point for major transportation networks providing easy accessibility to the New York-Northern New Jersey metropolitan area and other major regional markets.

Transportation corridors divide Raritan into three sections. (See **Map1: Base Map.**) The southern section between the Raritan Valley Rail Line and the Raritan River was the first to develop and has a strong orientation toward the river, the Central Business District and the train station. This area also includes many environmentally constrained areas within the floodplain. The central section, between the rail line and Route 202, was the second area to develop and is oriented toward both the regional highway system and the historic core. The northern section, north of Route 202, is characterized by low-intensity residential, commercial, and industrial development.

BORDERING MUNICIPALITIES

Raritan borders three (3) other municipalities. (See **Map1: Base Map.**) The Borough shares borders with the Regional Center municipalities of Somerville on the east and Bridgewater on the north and west. Raritan Borough also borders Hillsborough Township on the south. The Raritan River separates the Borough from Hillsborough. The Nevius Street Bridge is the only connection to Hillsborough south from Raritan.

LAND USE CONTEXT

Raritan is a small, fully developed municipality measuring approximately 2.0 square miles in area and having a population of 6,338. The Borough is characterized as a mature, suburban community with a varied land use pattern that has evolved from its geography, regional location, and development trends. (See **Map 2: Land Use/Land Cover.**)



Raritan's land use has been influenced by the presence of the Raritan River which facilitated early trade and industrial development. Raritan has also benefited from its central location in the County that made it a travel and transportation crossroads. Finally, the Borough experienced the type of compact, mixed-use development in the 19th and early 20th centuries that is now known as smart growth. As a result, Raritan has a small town character and desirable quality of life that make it an attractive place to live, work and visit.

SOMERSET REGIONAL CENTER DESIGNATION

Raritan is included as part of the Somerset Regional Center. The Regional Center consists of all of the Borough of Raritan, all of the Borough of Somerville, and the "Bridgewater core" area which includes the Bridgewater Commons shopping mall, the 6th Avenue Redevelopment Area, the Bridgewater municipal complex, the Somerset County Corporate Center and the County facilities; the largely residential area of Bridgewater northwest of Raritan Borough known as "Vanderhaven Farms" and the Finderne section of Bridgewater. (See **Map 3: Location Map.**) The Somerset Regional Center is the economic and governmental focal point of the area.

The Somerset Regional Center received designation from the New Jersey State Planning Commission in 1996. Established as a collaborative effort to address common concerns through coordinating planning, it was the first multi-jurisdictional center approved by the State Planning Commission.

Based on the application of Somerset County's current GIS technology and updated digital information, the original area within the Regional Center when it was first designated in 1996 was 14.2 square miles in size including: 2.02 square miles in Raritan, 2.34 square miles in Somerville and 9.84 square miles in Bridgewater. In 2004, the Regional Center boundary was changed which resulted in the Regional Center encompassing only 12.63 square miles or 1.58 square miles smaller than the initial Regional Center area. The reduction in land area is entirely located in Bridgewater. (See **Map 4: Regional Center Old/New Boundaries Comparison**) The boundary was altered to respond to new local priorities regarding development and redevelopment in Bridgewater and is the current alignment depicted on Regional Center maps.

The Office of Smart Growth has recently advised that, from the standpoint of their official records concerning the Somerset Regional Center, the original 1996 Regional Center boundary alignment is still intact. The current Plan Endorsement rules provide for municipalities desiring to amend their designated Center boundaries to petition OSG through the Plan Endorsement process to alter Center boundaries. Pursuant to this, the Township of Bridgewater has included as part of its petition to OSG for Plan Endorsement a request that the State Planning Commission approve the amended Regional Center boundary to be



consistent with the desired boundary alignment depicted on the aforementioned **Map 3: Location Map**. The Borough of Raritan supports this request by the Township of Bridgewater.

The Regional Center Partnership was created in 1998 to guide the planning process for the Center. The partnership is made up of representatives from the three communities, Somerset County, the Somerset County Business Partnership, non-profit representatives and the private sector. The Regional Center Partnership functions include providing technical assistance, planning studies, communication, coordination, funding and education for the Regional Center communities.

Since its formation, the Regional Center Partnership has undertaken a number of important planning projects. One of the first initiatives of the Regional Center Partnership was convening a five day workshop held in 1999 that was intended to create a future vision for the Regional Center. That vision addresses design, transportation and policy to create a consensus image of the Regional Center. One of the key recommendations of the workshop initiative was to prepare a *Strategic Master Plan* for the Regional Center which was completed in November 2006. This strategic planning process involved multiple stages, each consisting of an extensive and multifaceted public participation process.



DEMOGRAPHICS

BACKGROUND

The following **Figure 1: Demographic Summary** provides a brief background of demographic information for Raritan and reveals how the Borough compares to that of Somerset County and the State. Some key data that indicates opportunities and/or challenges unique to Raritan is revealed and discussed on the following pages. The data presented in this background section is primarily from the US 2000 Census, with the exception of land area information * provided by OSG (2007) and unemployment rates** provided by the NJ Department of Labor and Workforce Development (2004).

Figure 1: Demographic Summary

	Borough of Raritan	Somerset County	New Jersey
Land Area (sq mi.)*	2.02	304.83	7,417
Population	6,340	297,490	8,414,350
Households	2,556	108,984	3,064,645
Average Household Size	2.48	2.69	2.68
Housing Units	2,644	112,023	3,310,275
Home Ownership Rate	63.5%	77.2%	66%
Vacancy Rate	3.3%	2.7%	7.4%
Median Household Income	\$51,122	\$76,933	\$55,146
Per Capita Income	\$26,420	\$37,970	\$27,006
Poverty Rate	6.4%	3.8%	8.5%
Unemployment Rate**	4.4%	3.7%	4.8%

As revealed in the preceding **Figure 1**, the Borough of Raritan encompasses slightly more than 2 square miles, which is approximately 1 percent of the over 300 square miles that comprise Somerset County. Raritan's 6,340 residents make up approximately 2 percent of the County's total population of 297,490 people.



The total number of households in Raritan is 2,556 or over 2 percent of the total number of households in Somerset County. The average household size in Raritan is 2.48, which is less than both the 2.69 average for Somerset County and the 2.68 average for the State. The home ownership rate in Raritan is relatively low at 63.5 percent, which is less than both the 77 percent rate for Somerset County and the 66 percent rate in New Jersey. The vacancy rate in Raritan is 3.3 percent, slightly higher than the 2.7 percent rate in Somerset County and less than the 7.4 percent rate in the State.

The median household income in Raritan of \$51,122 is relatively low. The amount is \$25,811 less than Somerset County's median household income of \$76,933 and \$4,024 less than the median household income in New Jersey of \$55,146. The per capita income in Raritan of \$26,420 is also less by over \$11,000 than the average per capita income in Somerset County and \$586 less than the State average during the same time period.

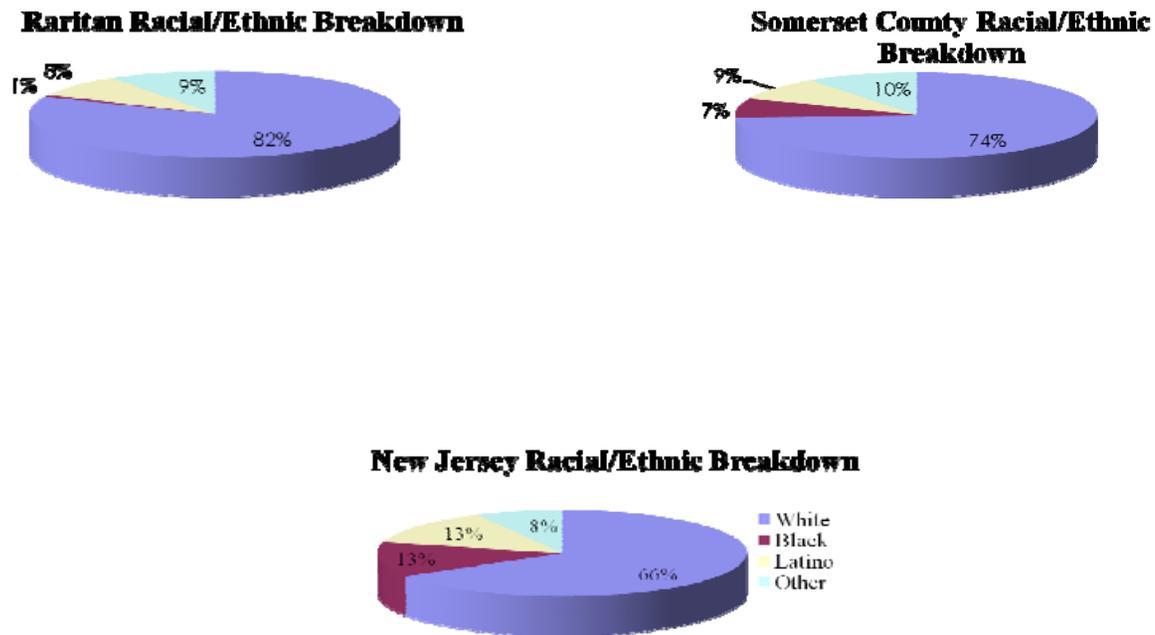
The poverty rate in Raritan is over 6 percent, which is higher than the County rate of 3.8 percent and lower than the State rate of 8.5 percent. Lastly, unemployment in Raritan is 4.4 percent which is higher than the 3.7 percent rate in Somerset County and lower than the 4.8 percent State rate.



RACIAL/ETHNIC BREAKDOWN

As revealed in the following **Figure 2**, Raritan is less racially diverse than Somerset County and New Jersey as a whole. Over 80 percent of the population is classified as White, versus 74 percent in Somerset County and 66 percent in New Jersey. The population classified as Black in Raritan is particularly low at only 1 percent, compared to 7 percent in the County and 13 percent in the State. The percentage of the population classified as Latino in Raritan is similar to that in the County, which is less than that in the State.

Figure 2: Racial/Ethnic Breakdown – Municipal, County and State Comparisons



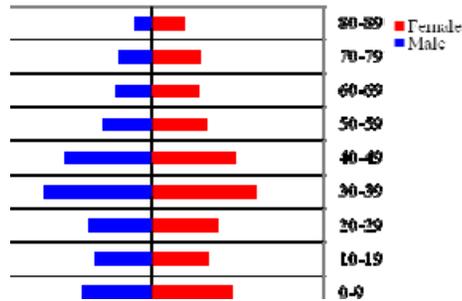


AGE DISTRIBUTION

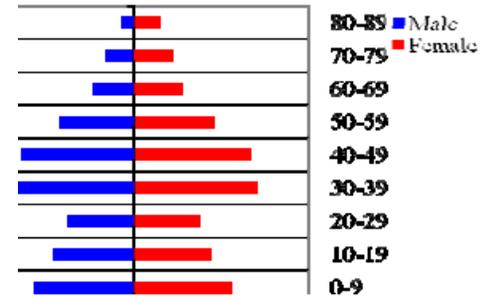
Raritan is relatively similar to Somerset County and New Jersey with respect to age distribution. As revealed in the following **Figure 3**, the only exceptions are that Raritan has more females than males in the 0-9 and 20-29 age cohorts and more males than females in the 30-39 and 40-49 age cohorts, which is not the case in Somerset County and New Jersey.

Figure 3 Age Distribution – Municipal, County and State Comparisons

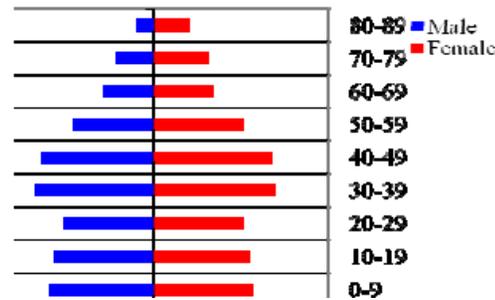
Raritan Age Distribution



Somerset County Age Distribution



New Jersey Age Distribution

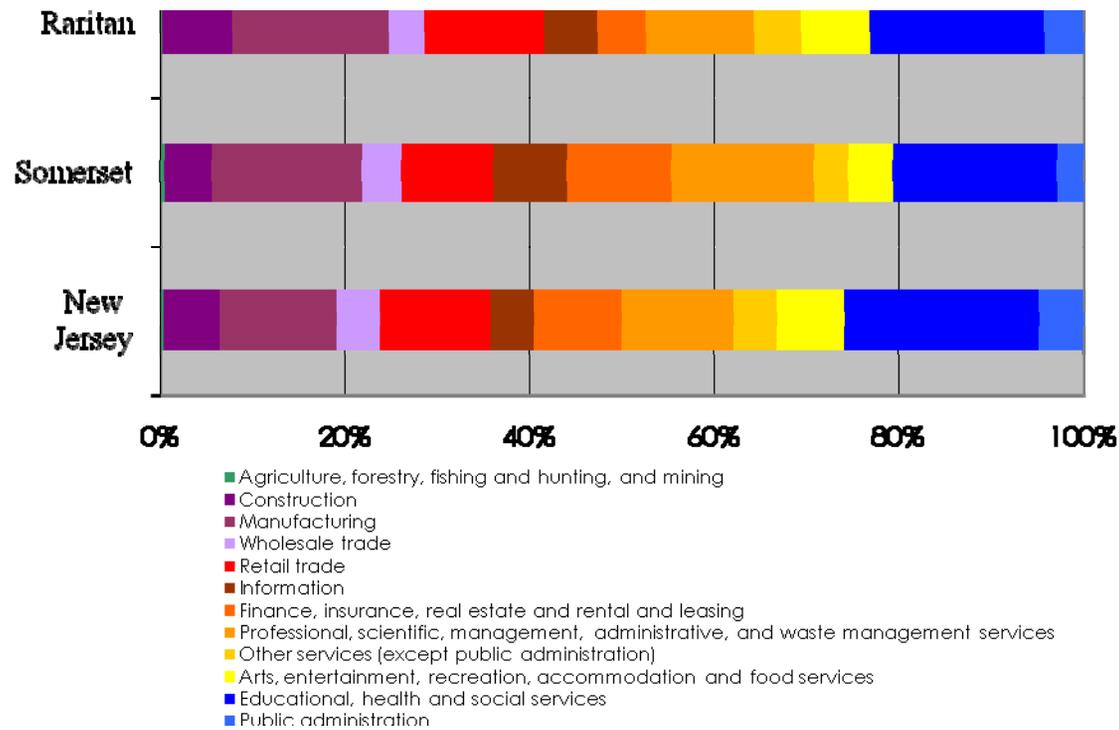




WORKERS BY INDUSTRY

Raritan has slightly more construction, manufacturing and retail jobs than Somerset County and the State. The Borough has more arts, entertainment, recreation, accommodation and food services, and educational, health and social services jobs than that in Somerset County, but less than the State. The Borough has fewer jobs in finance, professional and public administration than that in the County.

Figure 4: Workers by Industry – Municipal, County and State Comparisons





PROJECTIONS

Projections are a valuable planning tool. They aide in identifying public policy, community service and program needs in areas such as education, economic development, human services and housing. Projections are also helpful in assessing the capacity of natural and manmade infrastructure, and for capital investment decisions affecting water supply, wastewater management, transportation, energy and other systems. Projections are useful for shaping plans and policies, including open space, redevelopment and affordable housing.

In place of using the projections provided by the Office of Smart Growth, the projection data utilized in this report for the Borough of Raritan have been provided by the Somerset County Planning Board in the report entitled *Examination of Population, Household and Employment Trends and Projections Somerset County and Municipalities*, Somerset County Planning Board, June 5, 2008. (A copy of this report is attached as **Appendix 4**.)

Four years have passed since the Somerset County Planning Board worked with its municipalities to develop Municipal Cross Acceptance projections, which were included in the *Somerset County Final Cross Acceptance Report*, March 2005. A build-out analysis, completed by the National Center for Neighborhood and Brownfield Redevelopment at Rutgers as part of the Somerset County Smart Growth Strategic Plan; Municipal Growth Targets prepared for the Somerset County Planning Board by the Center of Urban Policy Research at Rutgers University; and draft projections prepared by the North Jersey Transportation Authority were taken into consideration by the Somerset County Planning Board and Municipal Cross Acceptance Committees when developing the Cross Acceptance Projections during 2004.

The NJTPA agreed to accept the Cross Acceptance Population and Household Projections in February 2005. However, NJTPA did not change its employment projections to concur with the County's Cross Acceptance Employment Projections due to differences in base-year data. NJTPA did agree to re-distribute its employment projections in accordance with the municipal distribution pattern represented by the County Cross Acceptance Employment Projections.

Municipalities submitted review comments and recommendations regarding the projections they believed best represented realistic growth expectations at that time, along with information about future development and redevelopment initiatives prior to finalization of the County Cross Acceptance Report. A summary of municipal feedback on the projections is included in the *Final County Cross Acceptance Report*, which was used to develop the Cross Acceptance Projections.



When the County Cross Acceptance Report was finalized at the end of 2004, the majority of the County's municipalities, including the Borough of Raritan, had expressed interest in pursuing Plan Endorsement by the State Planning Commission. It was anticipated that many would have achieved Plan Endorsement by this time, especially since half of the county's municipalities had designated Centers scheduled to expire at the end of 2007, and Plan Endorsement was required in order for these municipalities to continue to receive the benefits of Center Designation (12 centers had been designated at that time).

The *Cross Acceptance Report* stated that the projections therein were to be considered interim until such time as more refined projections are developed through the Plan Endorsement process. To date, six (6) of the County's municipalities, including Borough of Raritan, have initiated the process. As of June, 2008, none of these municipalities have completed the Plan Endorsement process. Due to uncertainties as to when new municipal projections will be generated as part of the Plan Endorsement process; and the growing need for more accurate, updated projection figures, the County Planning Board prepared the report entitled *Examination of Population, Household and Employment Trends and Projections Somerset County and Municipalities*, June 5, 2008 (see **Appendix 4**) to help coordinate and facilitate municipal review and update of the municipal and county projection figures for 2010, 2020, 2025 and 2030.

All of the County's municipalities, including the Borough of Raritan, have been encouraged to re-examine the Cross Acceptance population, household and employment projections. Municipal planners and officials were requested to give consideration to the following factors when reviewing and refining their projections:

- Past and recent local demographic and economic trends including age group, household size and migration trends
- New State and regional land use plans, policies and regulations including but not limited to the new Highlands Regional Master Plan, newly adopted State Water Quality Management Planning Rules, and COAH Third Round rules
- Updated municipal master plans and zoning ordinances
- Local redevelopment, adaptive reuse and brownfield initiatives planned and underway
- Targeted growth areas identified in municipal master plans including, but not limited to transit-oriented development; downtown revitalization and transfer of development rights – receiving zones
- Vacant available developable land and corresponding municipal zoning densities
- Environmental and infrastructure capacity constraints
- Affordable housing obligations
- Approved subdivisions and site plans



- Changes in the regional and local housing market and economic conditions, such as the current downturn in the housing industry, slower income gains, increasing taxes and slow job growth
- National and global forces such as rising energy costs and food prices, decreased consumer spending, weak dollar and trade deficit.

The Borough of Raritan has reviewed the updated projections included in the June 5, 2008 report entitled *Examination of Population, Household and Employment Trends and Projections Somerset County and Municipalities* and concurs with the projections identified for Raritan by the Somerset County Planning Board. It is the goal of the Borough of Raritan and the Somerset County Planning Board to include the most appropriate projections in all future plans and for the projections used in future planning initiatives to be consistent. As such, the Borough recommends that these projections be used in this Plan Endorsement Municipal Self Assessment report.

Preparation of the County Smart Growth Strategic Plan document is currently underway, and comprises an update of the 1987 Somerset County Master Plan. In addition, the re-write of the State Development and Redevelopment Plan document is also currently underway. It will be recommended that both the Draft Updated State Plan and the Draft Somerset County Smart Growth Strategic Plan, scheduled to be released in July 2008, use the updated projections presented in the *Examination of Population, Household and Employment Trends and Projections Somerset County and Municipalities*.

In addition, Raritan officials and planners will be using these updated projections to help them evaluate the NJ Council on Affordable Housing's (COAH) proposed amendment of the 2018 municipal household and employment growth projections (N.J.A.C. 5:97, Appendix F(2)) and associated affordable housing obligations authorized for publication in the NJ Register by COAH on May 6, 2008. The deadline for public comment on the proposed amendments was August 15, 2008.

The Somerset County Planning Board is currently working on the preparation of a Countywide Wastewater Management Plan. Future wastewater and water supply demand will be based on 2030 growth projections for municipalities that are 90% developed (Bound Brook, Manville, Millstone, North Plainfield, Raritan, Somerville and South Bound Brook) and a GIS build-out analysis for the balance of the County's municipalities. The documentation on development, redevelopment, vacant land and other factors submitted by Raritan officials for the purpose of substantiating changes to the municipal projections presented in the *Examination of Population, Household and Employment Trends and Projections Somerset County and Municipalities* will be used by the County Planning Board in the preparation of the County Wastewater Management Plan and vice-versa, in order to support and advance planning consistency and coordination at the regional, county and local levels.



Lastly, both the North Jersey Transportation Planning Authority (NJTPA) and the NJ Dept. of Labor and Work Force development are undertaking comprehensive updates of their projections at this time. Their updated projections are expected to be released in autumn 2008. Raritan officials and the County Planning Board seeks the opportunity to work in coordination with these entities to develop projections that are reasonable and reflective of past trends, recent conditions and anticipated changes in the foreseeable future and that are valuable for planning purposes.

The following pages present the trends and projections for Raritan and Somerset County for Population (**Figure 5**), Households (**Figure 6**) and Employment (**Figure 7**). These tables reveal the following trends:

- The population growth rate expected in the Borough of Raritan is more than that expected in Somerset County for the horizon years of 2010, 2020 and 2025.
- The rate of new households in the Borough of Raritan is expected to decrease between 2006 and 2010, which is not the case in the County. The growth rate of new households expected in Raritan is slightly less than that expected in Somerset County for the horizon years of 2015, 2020 and 2030. A relatively large increase of over 10 percent is expected in households in Raritan between 2020 and 2025, compared to the expected 4.7 percent increase in the County during the same time period.
- The employment growth rate in the Borough of Raritan is different than that expected in Somerset County. The rate of new employment in Raritan between 2000 and 2006 is expected to be a significant increase of over 30 percent, compared to the less than 2 percent increase expected in the County during the same time period. This trend is reversed for the time period 2006 to 2010 when a decrease in employment of over 14 percent is expected in Raritan and an increase of close to 16 percent is expected in the County. Differences between Raritan and the County are also expected between 2025 and 2030, when the rate of employment in Raritan is projected to decrease by 6 percent and increase in the County by close to 15 percent.



Figure 5: Population Trends and Projections

	2000 Census	2006 NJ DOL Estimate	2010 CAIII*	2015 CAIII*	2020 CAIII*	2025 CAIII*	2030 NJTPA*
Raritan	6,338	6,427	6,470	6,570	6,930	7,450	7,548
Growth Rate		1.4%	0.7%	1.5%	5.5%	7.5%	1.3%
Somerset County	297,490	324,186	325,480	337,190	349,240	361,560	367,100
Growth Rate		9.0%	0.4%	3.6%	3.6%	3.5%	1.5%

Notes:

* Cross Acceptance, Round 3 (CAIII) and NJTPA Population and Household Projections through 2025 are consistent and were developed in a coordinated manner with municipal involvement during the State Plan Cross Acceptance Process, and included in the Final Somerset County Cross Acceptance Report, March, 2005. The CAIII Employment Projections are not the same as NJTPA's Employment Projections due to differences in the 2000 base year data. NJTPA extended its projections to 2030.

Sources:

US Bureau of the Census, *Census of Population and Housing, 1990 and 2000*
Final Somerset County Cross Acceptance Report, March 2005



Figure 6: Household Trends and Projections

	2000 Census	2007 SCP Estimate**	2010 CAIII*	2015 CAIII*	2020 CAIII*	2025 CAIII*	2030 NJTPA*
Raritan	2,556	2,807	2,780	2,880	2,980	3,290	3,330
Growth Rate		9.8%	-1.0%	3.6%	3.5%	10.4%	1.2%
Somerset County	108,984	118,499	118,930	123,730	128,410	134,500	136,700
Growth Rate		8.7%	0.4%	4.0%	3.8%	4.7%	1.6%

Notes:

* *Cross Acceptance, Round 3 (CAIII) and NJTPA Population and Household Projections through 2025 are consistent and were developed in a coordinated manner with municipal involvement during the State Plan Cross Acceptance Process, and included in the Final Somerset County Cross Acceptance Report, March, 2005. The CAIII Employment Projections are not the same as NJTPA’s Employment Projections due to differences in the 2000 base year data. NJTPA extended its projections to 2030.*

***2000 US Bureau of the Census Occupied Households as base year plus annual Certificates of Occupancy minus annual demolitions as reported by municipalities to the Somerset County Planning Board through its Annual Certificate of Occupancy Survey.*

Sources:

US Bureaus of the Census, Census of Population and Housing, 1990 and 2000

Final Somerset County Cross Acceptance Report, March 2005

NJ COAH Task 1 – “Allocating Growth to Municipalities”, Figures A1 and A2, May 1, 2008, proposed by COAH on May 6, 2008, and scheduled to be published in the NJ Register on June 16, 2008.



Figure 7: Employment Trends and Projections

	2000 NJ DOL	2006 NJ DOL Estimate	2010 CAIII*	2015 CAIII*	2020 CAIII*	2025 CAIII*	2030 NJTPA*
Raritan	7,246	9,452	8,100	8,480	8,850	9,230	8,680
Growth Rate		30.4%	-14.3%	4.7%	4.4%	4.3%	-6.0%
Somerset County	170,574	173,271	200,870	214,470	227,580	243,140	278,800
Growth Rate		1.6%	15.9%	6.8%	6.1%	6.8%	14.7%

Notes:

* Cross Acceptance, Round 3 (CAIII) and NJTPA Population and Household Projections through 2025 are consistent and were developed in a coordinated manner with municipal involvement during the State Plan Cross Acceptance Process, and included in the Final Somerset County Cross Acceptance Report, March, 2005. However, the CAIII Employment Projections are not the same as NJTPA's Employment Projections due to differences in the 2000 base year data. NJTPA extended its projections to 2030.

Sources:

NJ Department of Labor and Workforce Development, Division of Planning and Research, Office of Demographic and Economic Analysis, "Covered Employment Trends", 1990, 2000 and 2006.

Final Somerset County Cross Acceptance Report, March 2005

NJ COAH Task 1 – "Allocating Growth to Municipalities", Figures A1 and A2, May 1, 2008, proposed by COAH on May 6, 2008, and scheduled to be published in the NJ Register on June 16, 2008.



COMMUNITY INVENTORY

GENERAL INFORMATION

State Plan Policy Map Planning Areas

The State Plan organizes the entire State of New Jersey into different planning areas and centers based on the presence of infrastructure (roads and sewer) and environmental constraints (wetlands, flood zones, forested areas, threatened or endangered habitats.) Raritan Borough is located within a number of State Plan Policy Map Planning Areas.

The majority of Raritan is located inside the State Planning Area 1-the Metropolitan Planning Area. This area consists of existing developed areas with substantial amounts of existing land and infrastructure. The intention for this area is to:

- Provide for much of the state's future redevelopment;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

Most of the land located adjacent to the Raritan River in the Borough is identified as Environmentally Sensitive Planning Area 5. The State Plan's goals for these areas are to:

- Protect environmental resources through the protection of large contiguous areas of land;
- Accommodate growth in Centers;
- Protect the character of existing stable communities;
- Confine programmed sewers and public services to Centers; and
- Revitalize cities and towns.

Lastly, some of the area located along the Raritan River in Raritan is located in Planning Area 6 – Local Park. The State Plan's for this area is to:

- Provide for the protection of critical natural resources;
- Provide public recreational and educational opportunities;
- Ensure the maintenance of associated facilities; and
- Ensure the connection of these areas into a system of open lands.



Municipal and Regional Boundaries and Area

The Borough of Raritan contains a total area of 2.02 square miles and shares borders with the following three municipalities: Somerville on the east; Bridgewater Township on the west and north; and Hillsborough Township on the south. (See **Map 1: Base Map.**)

Raritan is included as part of the Somerset Regional Center. The Regional Center consists of all of the Borough of Raritan, all of the Borough of Somerville, and the “Bridgewater core” area which includes the Bridgewater Commons shopping mall, the 6th Avenue Redevelopment Area, the Bridgewater municipal complex, the Somerset County Corporate Center and the County facilities; the largely residential area of Bridgewater northwest of Raritan Borough known as “Vanderhaven Farms” and the Finderne section of Bridgewater. The Regional Center covers an area of square miles, of which 2.02 square miles is in Raritan, 2.36 miles is in Somerville and 8.25 square miles is in Bridgewater. (See **Map 3: Location Map.**)

Land Use Trends

The Borough of Raritan is a small, mature and almost fully built-out municipality with limited remaining land that is available for future development. As a consequence, it is anticipated that most new development in the Borough will occur through the redevelopment of transitional and underutilized sites that were previously used for industrial, commercial and residential. An analysis of land use trends in Raritan is presented below.

Figure 8: Land Use Analysis

Land Use	Total Parcels* 1996	Total Parcels 2002	Change
Residential	1,772	1,903	+131
Residential Apartments	1	1	0
Commercial	169	165	-4
Industrial	14	14	0
Farm	0	0	0
Vacant Parcels	151	48	-103
Tax Exempt	N/A	N/A	N/A
Total Parcels	2,107	2,131	+24

Source: Borough of Raritan, The New Jersey Municipal Data Book, 2002



Raritan has experienced limited development activity and a trend towards residential use during the period 1996 to 2002 as shown in **Figure 8**. During this period, a total of 24 new parcels were created as a result of subdivision activity for an average of 3.4 new parcels per year. This is an indicator of the mature and fully developed character of the Borough as well as the lack of available land. The number of residential properties increased from 1,772 to 1,903 for a gain of 131 parcels or 7.4 percent. This indicates a modest level of subdivision activity associated with the development of vacant land and conversion of formerly commercial properties to residential use.

Other trends worth noting are the decrease in vacant properties from 151 to 48 for a reduction of 103 parcels and 68.2 percent. Should this trend continue, Raritan will approach full build-out within the next decade. This reinforces the importance of planning for redevelopment on underutilized properties and in transitional areas that can support appropriate new development that will generate private sector investment, increased tax revenues, new employment and needed housing.

The most recent municipal tax assessment data reports the following land use distribution in Raritan:

- 176 commercial properties;
- 1,907 households; and
- 43 vacant land lots, the largest of which is 23.31 acres in size. The remaining lots are typically small undeveloped pieces which may or may not be buildable.

Potential Redevelopment and Growth Areas

Orlando Drive

A key priority of the Borough is determining how the Orlando Drive corridor can be transformed. The corridor is defined as the area bounded by Route 206 to the east, the Raritan River to the south, the Basilone Memorial to the west, and Somerset Street to the north. The south side of Orlando Drive is a particular area of concern where there are underutilized/vacant buildings, incompatible or obsolete buildings and uses, and uses located within the floodway/floodplain of the Raritan River.

The Borough is currently working on a study to identify how this corridor can be redeveloped to become a Gateway to the Raritan River Greenway Corridor and complete a gap in the overall Somerset County greenway system. The intent of the Orlando Drive study is to look at the relationship between and among pedestrian generators, service providers, places of employment and residential populations. It will also identify the open space and environmental assets along the river corridor



and will examine opportunities for linkages and improved pedestrian and bicycle connectivity between and among the historic centers of Raritan and Somerville, the redevelopment area at the former Somerville Landfill, and along Orlando Drive.

A number of public visioning workshops have been completed to discuss the opportunities and challenges of the existing land uses, the historic and cultural resources, recreation opportunities and the gateways and the greenways of Orlando Drive corridor. In addition, short and long term implementation projects have been identified and the following redevelopment opportunities for Orlando Drive have been recommended by the public at visioning workshops:

- Implementation of 2005 Riverfront Study, 2006 Master Plan Reexamination and new OS/R and OMR Zoning Districts.
- Create gateway entrances into the Borough of Raritan.
- Develop balance between existing residential and industrial uses.
- Expand the limited recreation/open space in town.
- Seek a revival of “historic use” of River and Canal.
- Bridge gaps along the County’s Comprehensive Greenway Plan.
- Provide opportunity for environmental education.
- Celebrate historically significant buildings.
- Create better buffer between residential homes and Raritan River.
- Develop destinations along Orlando Drive and Raritan River.
- Create linkage between Somerset Street CBD and the Raritan River.
- Incorporate landfill redevelopment and anticipated traffic demands into Orlando Drive Vision.
- Work with NEJDEP to determine the usability of the flood prone areas.

Federal Steel/Johnson Drive

The Federal Steel/Johnson Drive site is a major potential redevelopment site in the Borough and is distinguished by its relative size, strategic location, transitional nature and dual character. It has been identified as a priority for redevelopment by residents, officials and other stakeholders. This site is a transitional industrial area consisting of multiple properties that span both sides of the NJ Transit Raritan Valley Line. The area has a dual character that reflects the location, use, historical development and neighborhood context. The Federal Steel site consists of two (2) properties with a total area of approximately 23 acres. The site is bordered by Rt. 202 to the north, the NJ Transit Raritan Valley Line and yard to the south, a residential neighborhood on Raritan Avenue to the east and the Ortho facility to the west. The Johnson Drive sites consist of three (3)



properties bordered by the NJ Transit Raritan Valley Line and yard to the north, residential neighborhoods to the south, First Avenue to the east and John F. Kennedy School and Basilone Park to the west.

The Federal Steel site is a former industrial parcel that has been vacant for an extended period of time and is underutilized in its current condition. The site is contaminated as a result of past manufacturing activity and is characterized by its proximity to an established residential neighborhood and relatively isolated location. It is accessible from Tillman Street, however the street passes through a residential neighborhood. The existing buildings are aging and deteriorated industrial buildings typical of 19th and early 20th factories. They are obsolete for continued industrial use and their structural condition is unknown, although the original Federal Steel building may be worth saving given its historical role in the Borough and industrial architecture.

The Johnson Drive site is an active industrial area that is used for medical research/laboratories, warehousing/distribution and other light industrial activity. The site pre-dates modern industrial parks and is characterized by its uncoordinated linear design and proximity to an established residential neighborhood and school. It is accessible from Johnson Drive, which connects to First Avenue and Route 202. The existing buildings are generally 50,000 square feet in size and range in condition from the modern, updated LabCorp facility to the marginal structures in the Raritan Valley Industrial Park.

Potential Transit Village at Anderson and Thompson Streets

As part of its downtown planning effort, the Borough considered creating a transit village around its railroad station, located between Anderson and Thompson Streets. To determine the feasibility and desirability of this type of development, the Planning Board authorized a study (*Transit Village Study, 2006*) of the neighborhoods surrounding the station and their potential for redevelopment into higher density mixed uses, centered on rail transportation. The study concluded that while designation as a transit village does not appear to be feasible or desirable for the Borough, application of some of the concepts related to transit villages certainly is. The study recommends that redevelopment of the First Avenue tract for mixed non-residential use designed to support the local residences and transit users, with good pedestrian connectors to existing and future development, will encourage local use of transit without adversely impacting the character of the residential neighborhoods.



NATURAL AND CULTURAL FEATURES

Lakes Rivers, Streams

The topography of the region around the Borough of Raritan is diverse and includes flat river valleys. The most prominent drainage feature is the Raritan River. All of Borough of Raritan is part of the Raritan drainage basin. Almost all of Somerset County and parts of adjoining counties are also included in the Raritan basin. The location of the Raritan River System and the proximity of several branches to the Borough are depicted on **Map 1: Base Map**. To the south, the Borough borders the Raritan River itself. Along the south western boundary with Bridgewater Township is West Brook. To the north east is Peters Brook.

The Borough contains watercourses that have been classified by the State of New Jersey regarding water quality. The Surface Water Quality Standards are contained in N.J.A.C. 7:9B et als and apply to all surface waters of the State. Watercourses located within the Borough are associated with the drainage basins of the Raritan River. Water quality classifications within the Borough consist of the following qualifiers:

FW-2 The general surface water classification for those fresh waters that are not designated as FW-1 or Pinelands Waters. (FW-1 waters are those waters that have been designated to be maintained in their natural state of quality and not subjected to any man-made wastewater discharges or increases in runoff from anthropogenic activities. These waters typically include those with unique ecological, recreational, or water supply significance.)

NT The water classification for those waters considered "Non Trout."

The specific water courses located within the Borough and the associated water quality classifications according to N.J.A.C. 7:7B are listed in **Figure 9**.

Figure 9: Water Course/Water Quality Classification

Water Course	Water Quality Classification
Raritan River	FW2 - NT
Raritan River Power Canal	FW2 - NT
Peters Brook	FW2 - NT
West Brook	FW2 - NT



In accordance with N.J.A.C. 7:7B-1.12(c), (d) and (e) the designated uses of FW-2 waters include those listed below. In all FW-2 waters the designated uses include:

1. Maintenance, migration and propagation of the natural and established biota;
2. Primary and secondary contact recreation;
3. Industrial and agricultural water supply;
4. Public potable water supply after conventional filtration treatment and disinfection; and
5. Any other reasonable uses.

Floodprone Areas

The Borough contains a number of watercourses that would be regulated by the NJDEP due to having an individual drainage area greater than 50 acres. These areas include the Raritan River, the Raritan River Power Canal, as well as Peter's Brook and West Brook. In accordance with N.J.A.C. 7:13-1.3, any development proposed for construction within the area of a regulated floodplain would require a Stream Encroachment Permit from the Land Use Regulation Program of the NJDEP.

A floodplain is defined as the area inundated by the regulatory flood including the watercourse that creates it. The regulatory flood includes the 100-year flood along non-delineated watercourses or specifically the Flood Hazard Area Design Flood along State delineated watercourses. Mapping representing USGS designated floodprone areas is attached to this report (see **Map 5: Flood Prone Areas**.) The NJDEP has defined this data by the following summary:

- Flood-prone documentation taken directly from USGS Flood-prone Maps:
- Approximate boundaries of flood-prone areas are shown. There is on the average about 1 chance in 100 that the designated areas will be inundated in any year.
- The flood-prone areas have been delineated through the use of readily available information on past floods rather than from detailed surveys and inspections. The delineated areas are for natural conditions and do not take into consideration the possible effects of existing or proposed flood control structures except where those effects could be evaluated. Flood areas have been identified for: (1) urban areas where the upstream drainage basin exceeds 25 square miles, (2) rural areas in humid regions where the upstream drainage basin exceeds 100 square miles, (3) rural areas where in semiarid regions where the upstream drainage basin exceeds 250 square miles, and (4) smaller drainage basins, depending on topography and potential use of the flood plains.



Freshwater Wetlands

Freshwater Wetlands in Raritan are depicted on **Map 6: Freshwater Wetlands**. Four classifications of Freshwater Wetlands are depicted on the map and include the following: (Definitions provided by NJ Department of Environmental Protection.)

Herbaceous Wetlands

Herbaceous wetlands are those that include herbaceous plant life which means plant life relating to or having the characteristics of an herb, that is, a seed producing annual, biennial or perennial that does not develop persistent woody tissue but dies down at the end of a single growing season.

Deciduous Wooded Wetlands

These wetlands are closed canopy swamps dominated by deciduous trees normally associated with watercourses, edges of marshes, and isolated wetlands. The important canopy species includes Acer rubrum, Nyssa sylvatica, Fraxinus pennsylvanica, Salix nigra, Quercus bicolor, Q. phellos, Q. falcata, Liquidambar styraciflua, and Platanus occidentalis. These species combine to form a series of mixed hardwood lowland habitats throughout the entire state and have photographic signatures that exhibit height, rough texture, and are dark blue-gray to dark gray or black on winter infrared, and gray to dark gray.

Agricultural Wetlands

Included in this category are lands under cultivation that are modified former wetland areas, and which still exhibit evidence of soil saturation on the photography. These lands will exhibit the textural signature characteristics described for the other agricultural categories, but will have darker color and tonal signatures. Colors will range from blue-gray to black on winter CIR film and dark gray to black on panchromatic film. In addition, these agricultural wetlands also exist in areas shown on soil surveys of the Natural Resources Conservation Service to have hydric soils

Managed Wetland in Built-up Maintained Recreation Area

Included in this category are former natural wetland areas that now are part of an altered managed recreational area, but which still exhibit signs of soil saturation on the imagery. These areas do not support typical wetland vegetation, but are vegetated primarily by grasses and other planted vegetation that may be routinely mowed. Examples of this category would be saturated portions of golf courses, and fields used for baseball and other sports in designated recreation areas. None of the wetlands included in this category are routinely inundated, although portions may be on occasion. These altered wetlands exist on areas shown on the US Soil Conservation Service soil surveys to have hydric soils.



Parks, Recreation and Open Space

The Borough of Raritan contains a number of recreation and open space properties that are under public ownership. As shown in the following **Figure 10**, there are approximately 78 acres of parks, recreation and open space in the Borough. The Borough owns a total of 37 acres or almost half of the total parks, recreation and open space in the Borough while 20 acres are passive recreational lands under County ownership. There are also 21 acres of other public or semi-public land used for recreation and open space purposes.

Existing Borough owned land, County and private recreation and open space areas are depicted on **Map 7: Parks, Recreation and Open Space**. This map also highlights potential recreation and redevelopment areas.

Figure10: Total Parks, Recreation and Open Space

Ownership	Acres
Borough	37
County	20
Public or Semi-Public	21
Total	78

Source: Raritan Master Plan 1989

Within Raritan there are 37 acres of parks, recreation and open space that is owned by the Borough. This represents almost 3 percent of land area with the Borough. Some of these parcels include:

- Washington School Fields at First Avenue and Prospect Place.
- First Avenue tennis courts near Tilman Street.
- Elizabeth Avenue Park.
- Frelinghuysen Park along Sherman Avenue.
- Basilone Park near John F. Kennedy School.
- Twelve acres of passive recreational park land on the border of Bridgewater purchased with NJDEP Green Acres funding.
- Cardinal Woods.



Within Raritan there are 20 acres of parks, recreation and open space under County ownership as shown in **Figure 10**. This represents almost 2 percent of the total land area within the Borough. The largest County owned site in Raritan is a 18.5 acre site that is part of Duke Island Park. This County property is classified by the most recent Recreation and Open Space Inventory (ROSI) for Somerset County (January 2008) as developed and partially developed lands held for recreation and conservation purposes.

There are approximately 21 acres in the Borough of Raritan held in public and semi-public ownership as shown in **Figure 10**. This represents approximately 2 percent of total land area within the Borough. These include the Bridgewater Raritan Board of Education facilities such as John F. Kennedy School and are used for active recreation including ballfields and playgrounds.

The Borough of Raritan has approximately 57 acres of active and passive recreation sites. These sites are identified in the following **Figure 11**:

Figure 11: Active and Passive Recreation Sites

Site	Acres	Type	Amenities
Washington School Fields	2.0	Active	Softball and little league baseball
First Avenue Tennis Courts	0.75	Active	Park and tennis courts
Elizabeth Avenue Park	0.5	Active	Playground
Frelinghuysen Park	4.0	Active	Basketball, tennis courts, swimming pool, clubhouse, baseball fields, car track and tot climbing equipment
Basilone Park	2.0	Active Passive	Children's pool, clubhouse, playground and picnic tables
Woodmere Street	14.0	Passive	Passive recreation use
Former Landfill Site	n/a	Active	Driving range
Scattered vacant Borough land, Canal Street Park land adjacent to the Raritan River in the flood hazard zone and adjacent to the former sewer disposal plant	13.7	Passive	No amenities
Total	57.0		

Source: Raritan Master Plan 1989



The New Jersey Balanced Land Use Standard is a method identified in the New Jersey Statewide Comprehensive Outdoor Recreation Plan or SCORP. It states that 3 percent of developed and developable land within a municipality should be preserved for active and passive recreation. The total area of the Borough of Raritan is 1,292 acres. Land that should be dedicated to recreation within the Borough is calculated at 38 acres according to the Balanced Land Use Standard. This total excludes the County, State, Farmland Preservation and deed restricted land and is calculated from the 1,272 acres of total remaining land. According to this measure, Raritan has a moderate need for additional recreation facilities based upon the largest of 38 acres and existing inventory of 37 acres.

Figure 12: SCORP Balanced Land Use Standard

	Acres
Total Land Area	1,292
County Land	20
Remaining Borough Land Area	1,272
3% of Developed and Developable Land	38

Source: New Jersey Statewide Comprehensive Outdoor Recreation Plan, Borough of Raritan

According to the New Jersey Green Acres Population Standard, the Borough of Raritan should have 39 acres of active recreation facilities. The Borough has 1.5 acres devoted to tot lots and playgrounds, 6.75 acres of playing fields and 6 acres of neighborhood and community parks. The Borough is deficient in each of the suggested acreage categories.

Figure 13: SCORP Acres per Population Standard

Use	Suggested Acreage	Existing Acres	2000 Census 6,338
Tot Lots and Playgrounds	1.5 acres per 1,000 people	1.5	9.5
Playing Fields	1.5 acres per 1,000 people	6.75	9.5
Neighborhood Community Parks	5 acres per 1,000 people	6	31.7
Total		14.2	39.2

Source: New Jersey Statewide Comprehensive Outdoor Recreation Plan, Borough of Raritan



Mountains

The region around Raritan includes the location of major mountains. Most prominent in the area around Raritan are the Sourland Mountain ridge, southwest of the Borough, and the Watchung Mountains. The first ridge of the Watchung Mountains begins north of Raritan and extends in a curving fashion southeasterly through Bridgewater Township to Green Brook and the North Plainfield area. The second ridge is somewhat higher than the first ridge and runs parallel to it, forming the boundary between Bridgewater Township and Bernards and Warren Townships.

Greenways and Trail Systems

The Raritan River Greenway has been described as the most significant natural resource and potential recreation amenity in the Borough and Regional Center. (See **Map 7: Parks, Recreation and Open Space.**) According to the Somerset County ROSI (2008), the total size of the Raritan Greenway is over 470 acre, of which over 204 acres are in Bridgewater, 107 acres are in Manville, 27 acres in Somerville and approximately 1 acre in Raritan Borough. The County also holds close to 13 acres of easements for the Raritan River Greenway in Raritan Borough.

Phase I of the Bikeway Plan for the Greenway was completed, providing for a future bicycle path along the Raritan River from Duke Island Park to Raritan Borough. Other major components of the Greenway include: the creation of a regional active and passive recreation complex servicing the Regional Center and its member municipalities; establishment of open space areas and passive recreation opportunities including seating, viewing areas and wooded land; expansion of riverfront access for fishing, canoeing and other water related activities; and preservation of floodway and flood hazard zones for conservation purposes.

There are also a number of potential greenway extensions identified in Raritan in the *Regional Center Strategic Master Plan*, November 2006, including the extension of the Peters Brook Greenway and West Brook. The creation of the Raritan River Greenway is a centerpiece of the Regional Center Vision Initiative and is strongly endorsed by the Borough of Raritan. The Greenway has been described as the most significant natural resource and potential recreation amenity in the Borough and Regional Center. Major components of the Greenway include the following:

- Creation of a regional active and passive recreation complex servicing the Regional Center and its member municipalities.
- Establishment of open space areas and passive recreation opportunities including seating, viewing areas and wooded land.
- Expansion of riverfront access for fishing, canoeing and other water related activities.



Threatened & Endangered Species and Natural Heritage Priority Sites

Based upon a review of NJDEP's Natural Heritage Priority Sites list of the Raritan Basin dated July 2001, the Borough of Raritan contains no NHP Priority Sites.

Farmland

The Borough of Raritan was once a large farming community, prior to the suburban development that has consumed most of the farmland. The Borough's most recent tax assessor records report that Raritan has no farmland properties.

Historic Sites

Many historic sites, from all periods of Raritan's history, remain in the Borough today. These sites are in various states of physical condition and have varying ownerships (public and private). Following is a general commentary from *Images of America: Raritan* (2000) about the Borough's history. A description of some key historic sites is presented following the general commentary and the locations of some key sites are depicted on **Map 8: Historic Sites & Open Space**. (The properties indentified below include only a few of the Historic Sites identified by the Borough. Additional information about these sites can be obtained by contacting the Borough.)

Borough History

The first people to settle the Raritan Valley were the Naraticongs, who lived mostly along the north side of the river to hunt, fish and plant corn in the fertile river. In 1683, when the Dutch and English arrived, the area was named Raritan or "forked river". The Dutch, English and French Huguenots were drawn to the area because of the rich, fertile soil and navigable river. The Dutch also realized they could establish their own church, the Dutch Reformed Church, and live in freedom. George Middaugh, one of the first settlers of Raritan, began constructing a tavern in 1734. For many years, the Middaugh Tavern was a meeting place for many. The tavern remains one of the oldest buildings in town.

During the American Revolution, the Marquis de Lafayette enjoyed the hospitality of Andreas Coejeman, considered the most opulent home in Raritan. After the Revolutionary War, Alexander Hamilton visited Raritan with the idea of constructing a series of canals and a waterpower canal was dug from Bradley Gardens east to Raritan in 1840. This canal proved to be a boon to the town, and industries sprang up along the waterway, where they could harness the waterpower and also be close to the railroad.

As a result of a fire in 1848, a "gooseneck" fire engine was purchased and Lafayette No. 1, the first organized Fire Company in Somerset County, was born. In later years, the company was reorganized and became the relief Hose Company No. 2. By a



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special act of the New Jersey Legislature, the village officially became the town of Raritan in 1868. Joseph Frelinghuysen was elected president of the board of commissioners and set out to make Raritan attractive to new industry. Raritan saw much growth and development with the large numbers of immigrants coming to America. In 1891, the first police department was established, and in 1892, the town purchased a lot for \$475 for the fire department's new engine house. The Raritan Woolen Mills, established in 1846, was the largest and most famous of Raritan's early industries. As many as 400 people were employed there at one time. Workers made uniforms and blankets for Union soldiers during the Civil War and uniforms for the U.S. Army during World War I.

During World War I, Washington D.C. commissioned the building of a ship to be called the *SS Natirar* (Raritan spelled backwards) in appreciation of the sacrifices made by the citizens of Raritan. U.S. President Warren G. Harding, while visiting his friend Sen. Joseph S. Frelinghuysen on July 2, 1921, received an important document requiring his signature – the Knox-Porter Resolution, also known as the Treaty of Raritan, that officially ended World War I.

During World War II, Marine Gunnery Sgt. John Basilone was the first enlisted man to receive the Congressional Medal of Honor for heroic action on Guadalcanal in October 1942. Following this he returned to duty he was killed in action in February 1945 and was awarded the Navy Cross posthumously for his bravery. A grateful and proud town erected a statue in Basilone's memory in 1948 and he has been honored with a parade since 1981. Raritan still retains its small town charm and appeal. Walking along Somerset Street, one can still see original homes, stores, and churches still in use today.

Historic Sites

Raritan Relief Hose Company No. 2, Raritan

Built in 1894, this Victorian-gothic style firehouse is on the state and national registers of historic places.





Borough of Raritan
Municipal Self-Assessment Report

Raritan Train Station, Raritan

Dating to the 1890s, the Raritan Train Station is an excellent example of a Richardsonian Romanesque style station. The structure is listed on the national and state registers and is owned by New Jersey Transit.



Raritan Public Library, Raritan

Built as a homestead for the Frelinghuysen family in 1750, this house exhibits colonial, Federal and Greek Revival features. General John Frelinghuysen was an attorney who served as a Brigadier General during the War of 1812 and later was Somerset County surrogate. It is listed on the state and national registers. The house is now in use as Raritan Public Library.





Nevius Street Bridge, Raritan

The 300 hundred foot long Nevius Street Bridge connects Raritan with Hillsborough over the Raritan River. Constructed in 1886 it is the oldest metal-truss bridge in Somerset County. It is listed on the state and national registers and now only carries pedestrians and cyclists. It could provide a valuable link between any future Raritan River traffic and the Duke Estate.



Cultural Sites

Raritan Borough operates one library, located in the historic Frelinghuysen family homestead at 54 East Somerset Street. The library provides books, videos, books on tape, and CDs and sponsors community events.

COMMUNITY FACILITIES

Schools

Public elementary and secondary elementary education in the Borough is provided by Bridgewater-Raritan Regional School District. The district which serves both Raritan and Bridgewater Township operates six elementary schools for grades K-3, two intermediate schools for grades 4-5, a middle school for grades 6-8, and a high school for grades 9-12. The John F. Kennedy Elementary School is located within Raritan, while all other schools in the district are located in Bridgewater. The 2005-2006 enrollment data from the National Center for Education Statistics for this school is:

Figure 14: Public Schools

School	Address	Grades	Students
J.F. Kennedy	255 Woodmere	Primary Pre K -4	417



The following private schools are located in Raritan:

- Johnson & Johnson Child Development
- Robbins Nest Learning Center
- St Anne Elementary School

Long Term Care Facilities

Raritan is home to one (1) licensed long-term care facility according to New Jersey Department of Health and Senior Services.

Figure 15: Long-Term Care Facilities

Facility	Address	Type	Bed/Slot Information
Raritan Health & Extended Care	633 Route 28	Long Term Care Facility	138 Beds

Long Term Care/Hospital Subacute means a category of special hospital that provides acute care through a broad spectrum of clinical care services for acutely ill/medically complex patients requiring, on average, a 25 day or greater length of stay. A long term acute care hospital may either be freestanding or a hospital within a hospital.

Child Care Centers

There are 4 licensed child care centers in Raritan according to the NJ Department of Children and Families (as of 05/05/08). They are listed as follows:

Figure 16: Licensed Child Care Centers

Center Name	Address	Licensed Capacity	Ages Served
J.F. Kennedy Before & After Program	Woodmere Street	100	6 to 13
Johnson & Johnson Child Development Center of Somerset County	Route 202	210	0 to 13
The Learning Gate	Old York Road	100	0 to 6
Wonder Years Academy	Orlando Drive	120	0 to 6



Social Service Providers

There are a number of social service providers in Raritan. Identifying all of them however is a difficult task since there are no formal requirements to be licensed or registered. This report relies on the social service providers identified by the Somerset County United Way as an affiliated agency. The Somerset County United Way identifies three (3) affiliated agencies located in Raritan. To be affiliated agencies meet certain standards and are reviewed by a team of United Way volunteers. These agencies include:

Figure 17: Social Service Providers

Agency	Program(s)
Alternatives Inc.	Assists individuals with special needs to live successfully in the community
The Jointure for Community Adult Education	Provides counseling, information and referral services for people of all faiths
Somerset County Coalition on Affordable Housing	Provides programs designed to increase the availability and affordability of housing

Government Buildings and Public Services

The Municipal Administrative Building is located at 22 First Street. This structure houses the Borough Administration, the Police Department and Municipal Courts. The Public Works Department is located on Orlando Drive south of the Central Business District in a flood-prone area.

Fire protection in Raritan is provided by the Relief Hose Company #2, a Volunteer Fire Company located on North Thompson Street. The Raritan First Aid Squad, located on LeGrange Street provides emergency rescue services.

Raritan Borough operates one library located in a historic home at 54 East Somerset Street. The library provides books, videos, books on tape, and CDs, and sponsors community events.

The closest full service hospital to Raritan is the Somerville Medical Center, located within the Regional Center in the Borough of Somerville. The 365-bed medical center provides a range of outpatient, inpatient and community services.



Additional specialized hospital services are available at St. Peter’s Hospital and Robert Wood Johnson University Hospital in New Brunswick, located 14 miles southeast of Raritan. The Somerset County Mental Health Center, located in Bridgewater, provides comprehensive services to county residents, including the Borough of Raritan, experiencing mental or emotional illness. Outpatient care, 24-hour acute care, an adult care program, school liaison services and an adolescent program are among the services provided.

INFRASTRUCTURE

County Roads and Highways

The Borough of Raritan is served well by many local and county roads and state and federal highways. (See **Map 9: Transportation Facilities.**) There are over 22 miles of public roads in Raritan Borough. The bulk of these consist of municipal roads (over 72%) followed by county jurisdiction (over 14%) then state and federal roadways (14% or less). (See **Map 10: Raritan Borough Transportation Facilities.**)

State Highway 202 runs east-west through the Borough and is located about ½ mile north of the center of town. State Highway 206 forms part of the eastern border of Raritan Borough and runs south-easterly through the Borough. Roads under the jurisdiction of the County of Somerset includes Somerset Street (CR 626), Old York Road (CR 567), Frelinghuysen Avenue (CR 644) and First Avenue (CR 567).

Existing roads in Raritan Borough are described as the following type:

Figure 18: Road System Classification and Characteristics

Roadway	Classification	Length	Access	Orientation
State				
U.S. Route 202	Principal Arterial	1.57 miles	4 lanes divided with shoulders or parking	east-west
U.S. Route 206	Major Arterial	0.48 miles	6 lanes, divided with shoulders or parking	north westerly-south westerly
State Route 28	Major Arterial	1.48 miles	2 lanes with shoulders or parking	east-west



Roadway	Classification	Length	Access	Orientation
County				
Somerset Street (CR 626)	Minor Arterial	.68 miles	Full	south west–north east
Frelinghuysen Avenue (CR 644)	Minor Arterial	.29 miles	Full	east-west
Old York Road (CR 567)	Minor Arterial	.16 miles	Full	south west-north east
First Avenue (CR 567)	Minor Arterial	1.1 miles	Full	north-south
Municipal				
All streets not listed above	Residential Collectors and Local Streets	n/a	Full	n/a

Wastewater Management and Sewer Service Areas

Pursuant to the State Water Quality Management Planning Rules (N.J.A.C. 7:15), Somerset County is in the process of updating their 1997 Wastewater Management Plan (WMP). The current Wastewater Management Plan, adopted in 1997 under the title “Somerset County/Upper Raritan Watershed Wastewater Management Plan Volume I” (SC/URW WMP), documents the collection and treatment of wastewater from Bridgewater Township and Raritan and Somerville Boroughs.

According to the 1997 SC/URW WMP, the Somerset Raritan Valley Sewerage Authority (SVRSA) provides sanitary sewer service to residential, commercial and industrial properties in Raritan and Somerville Boroughs and almost all of Bridgewater Township. SVRSA treats this wastewater at its wastewater treatment plant located off Polhemus Lane in Bridgewater. Under the State Department of Environmental Protection (NJDEP)’s New Jersey Pollution Discharge Elimination System (NJPDES) permitting program, SVRSA under Permit No. NJ0024864 operates a wastewater treatment plant with a permitted treatment capacity of 21.3 million gallons per day (MGD); the treated wastewater is discharged to the Raritan River near Bound Brook.

Water Supply

The vast majority of Raritan, Bridgewater and Somerville are served by public water provided by the New Jersey-American Water Company. NJ-American operates a water intake, treatment and distribution operation in Bridgewater at the confluence



of the Raritan and Millstone Rivers and distributes potable water to residential, commercial, institutional and industrial users throughout all of Bridgewater, Raritan and Somerville, an area that includes the entire Regional Center, and beyond.

High Tension Wires

Public Service Electric & Gas (PSE&G) supplies electrical power and gas throughout Borough of Raritan.

Energy Substations

The Borough is served by three energy substations located within the Regional Center. In Bridgewater, PSE&G operates a substation located at the intersection of East Main Street and Polhemus Lane; the second substation is located along Routes 202-206 just north of the Somerville Circle; and, in Somerville Borough, a third substation is located off South Bridge Street.

UNDERUTILIZED LAND

Redevelopment and Rehabilitation Areas

There currently are no formally designated redevelopment or rehabilitation areas in Raritan. The term “redevelopment”, as used here, is an official New Jersey legal term. An area undergoing “redevelopment” connotes that the area has gone through a formal process of self-identification initiated by the municipality and has met specific criteria codified in state law. By obtaining this designation a municipality gains certain powers and authority such as the ability to use eminent domain, acquire properties and select a redeveloper without a formal bidding process.

Brownfields

Brownfield are defined as any former or current commercial or industrial site, currently vacant or underutilized and on which there has been, or there is suspected to have been, a discharge of a contaminant. The State of New Jersey Brownfields SiteMart lists sites that are determined to be Brownfields. There currently are no NJDEP Brownfield sites in Raritan.

Greyfields

Greyfields are defined by the New Jersey Department of Community Affairs as abandoned and underutilized properties in areas with existing infrastructure. An example of a greyfield site is abandoned strip shopping centers along urban corridors that are contributing to the decline in property values and livability in many urban and older suburban communities. There are currently no greyfield sites in Raritan.



Hazardous Sites

The *Known Contaminated Sites in New Jersey* (KCS-NJ) report (May 2008) contains basic information on contaminated sites in New Jersey. The report, prepared by the New Jersey Department of Environmental Protection's (NJDEP) Site Remediation Program (SRP), provides a list of sites in three (3) different site categories. These categories are as follows:

- Active sites with confirmed contamination have one or more active case with any number of pending and closed cases.
- Pending sites are those sites having one or more pending cases, no active cases, and any number of closed cases.
- Closed sites are those sites having only closed cases. Sites in this category have no active or pending cases.

Over fifty seven (57) known contaminated sites in Raritan are identified in the KCS-NJ report. A summary of these known contaminated sites are listed below in **Figure 19**. A complete list of all 57 sites is presented in the following pages.

Figure 19: Summary of Known Contaminated Sites

Site Category	Total Number in Raritan
Active Sites	19
Pending Sites	3
Closed Sites	35



Figure 20 Active Sites with Confirmed Contamination

Site ID	Number	Name	Address
258114	330627	27 Route 202	27 Rt 202
184341	241127	46 Vones Lane	46 Vones Ln
356549	440234	49 Anderson Street	49 Anderson St
221093	288748	4 West Somerset Street	4 W Somerset St
51253	016387	95142 Getty Carburetor & Ignit	Rt 206 & Bell Ave
218240	284942	9 5 th Street	9 5 th St
41493	000328	B & T Associates	403 Rt 202
13315	020513	Deang Inc T/A Raritan Auto	40 E Somerset St
1538	032736	Middlesex Chemicals Inc	1 Elizabeth St
119169	156907	NJ Transit Auth Boyd Tower	Railroad & Victoria St
22927	216508	NMW Products Inc	35 Orlando Dr
45026	011788	North American Products Acq	Tillman St
14466	005882	Ortho Diagnostic Systems Inc	1001 Rt 202
1544	016260	Raritan Mobile RPC #03	601 1 St Ave
67079	G000010664	Raritan Sanitary Landfill II	Busky Ln
86747	G000041695	SCPC Hunt	Old York & Robert St
43823	007294	Stabile Service Station	39 Anderson St
21695	216056	Tony Feil Competition Engines	41 Orlando Dr
55360	025847	United Dyeing & Finishing Co	21 Orlando Dr

Figure 21: Pending Sites with Confirmed Contamination

Site ID	Number	Name	Address
70198	G000032250	119 Somerset Street	119 Somerset Street
66396	G000005163	Conrail Raritan Facility	1 st St & Jonhson Dr
83183	G000334155	Ortho McNeil Pharma	1000 Rt 202



Figure 22: Closed Sites with Remediated Contamination

Site ID	Address	PI Number	PI Name	Address
86264		G000025668	1023 Helene Place	1023 Helene Pl
121738		160168	118 Rt 202	118 Rt 202
86585		G000037441	14 Doughty St	14 Doughty St
367364		454393	211 215 West End Avenue	211 215 W End Ave
358101		442796	214 Sherman Avenue	214 Sherman Ave
98096		135111	21 Colfax Street	21 Colfax St
144097		190862	24 First Avenue	24 1st Ave
86723		G000041096	28 W Somerset St	28 W Somerset St
216405		282703	31 Old Croton Road	31 Old Croton Rd
171311		225085	38 Anderson Street	38 Anderson St
86962		G000060273	409 Victoria St	409 Victoria St
86959		G000060208	67 Frelinghuysen Avenue	67 Frelinghuysen Ave
179958		235743	737 First Avenue	737 1st Ave
354506		437647	923 Us 202	923 Rt 202
44918		011431	Abca Inc	Rt 206
86764		G000041894	Abca Rental	16 Frelinghuysen Ave
85939		G000012122	Belle Mead Instrument Co	Sherman Ave & Rt 206
46756		009865	Elizabethtown Water Co	Mill St
54845		024545	Gavazzi Tire Auto Service	1 Frelinghuysen Ave
67250		G000011525	Henderson Corporation	575 Rt 28
1541		027223	Hoffmann-La Roche	5 Johnson Dr
1539		005813	John F Kennedy School	Woodmere St
13232		006360	Old York Car Care 61969	1201 Old York Rd
14466		009812	Ortho Pharmaceutical Corp	1001 Rt 202
46284		007528	Raritan Fire House	16 Anderson St
46282		007526	Raritan Public Works Dep	Busky Ln
86372		G000030239	Raritan Valley Agway	77 Thompson St
50881		014737	Raritan Valley Garage Inc	Rt 202 & Thompson St
56478		031204	Shamrock Foods	14 Lincoln St
43485		005810	Somerset Cnty Annex	614 1st Ave
22148		025139	Somerset Spring & Algnment	59 2nd Ave
43323		005329	The Henderson Corp	626 N Thompson St
31207		012125	The Valspar Corp	20 Johnson Dr
76021		G000001196	United Foam Products	1 Johnson Dr
86319		G000028313	Village Antiques	44 W Somerset St



COMMUNITY VISION & PUBLIC PARTICIPATION

The Borough of Raritan has recently undertaken a number of significant planning initiatives in which long-range community visions were developed through a multi-faceted and extensive public input and participation process. The first initiative is the *Somerset County Regional Center Strategic Master Plan* completed in November, 2006. This Regional Center document includes broad goals and recommendations about existing and future conditions in Raritan, Somerville and Bridgewater, the three municipalities that comprise the Somerset Regional Center. This plan is important to the Regional Center municipalities because it provides a vision of the Regional Center 20 years in the future and identifies specific implementation strategies for each community and the Regional Center.

A second important long-range community vision document is the *Raritan Borough Master Plan Update: Somerset County Regional Center Strategic Master Plan*, adopted on July 23, 2003. This *Master Plan Update* includes a very specific long-range vision of Raritan supported by the community in which future growth and development has occurred in a smart and sustainable manner. The document includes recommendations that apply specifically within Raritan and reflect the existing and future conditions within Bridgewater and Somerville.

Below is a summary of the important community visioning initiatives undertaken in conjunction with the preparation of the *Somerset County Regional Center Strategic Master Plan* (2006) and the *Master Plan Update* (2003). The summary includes a presentation of the long-term vision proposed in both plans, details how the visions examine major planning issues such as land use, housing, economic development, infrastructure and services, and natural and cultural resource protection in Raritan 20 years in the future; summarizes the extensive public participation that has occurred to develop the visions proposed in each plan; and provides an analysis about how the visions support the State Plan vision, with specific references to the State Plan goals and policies.

This information is being presented in support of the Borough's request for a waiver of the Community Visioning requirements of Plan Endorsement.



COMMUNITY VISION

Somerset County Regional Center Strategic Master Plan (2006)

The vision of the Regional Center communities of Raritan, Bridgewater and Somerville included in the *Somerset County Regional Center Strategic Master Plan* (2006) is very detailed and specific. It considers seven major focus areas for future planning attention including: downtowns and main streets; redevelopment areas, economic development and community design; train station areas; neighborhoods and housing; circulation; recreation, open space and natural systems; and shared services, community facilities and historic and cultural resources. The vision specifically proposes the following for the Regional Center municipalities of Raritan, Somerville and Bridgewater twenty (20) years in the future:

Over the next twenty years, the Regional Center will be gradually redesigned to repair natural and manmade connective systems, improve the built environment, sustain residential neighborhoods, and enhance community life.

The Regional Center's location alongside the Raritan River and amid numerous streams provides a unique opportunity to increase human contact with water. The Regional Center will protect and restore its riparian ecosystems and will simultaneously provide access to the water for its human inhabitants. Waterways will connect communities as corridors for the movement of people. They will connect the Region to its past by improving access to and knowledge of historic sites. Their role as place of migration and interaction for plant and animal species will be restored.

The Regional Center will provide a robust, multi-modal network of transportation options that facilitate the movement of its entire people. Strategic roadway improvements will reduce traffic congestion, diminishing the amount of time that individuals must spend in their cars. A new network of paths and trails will make walking and bicycling viable for larger segments of the population. Redesigned streetscapes on both main streets and state highways will provide a pleasing aesthetic experience for travelers in cars and buses, on bicycles, and on foot.

Appropriate space will be allotted in the Regional Center's circulation network to all modes of transportation. People will feel safe walking to commercial uses, schools, and their neighbor's homes. Bicycling along the Raritan River and along streets will be safe and common. New developments of office parks and retail shopping areas will be walkable and served by mass transit. Trucks will use appropriate roadways, and will be directed away from residential areas. Traffic calming measures and vehicular circulation will be designed to provide a safe pedestrian environment. Frequent mass transit service will allow for better access throughout the Regional Center.



The adaptive reuse of existing buildings and places will foster a heightened sense of community throughout the Regional Center. New infill development and redevelopment of vacant sites will strengthen downtown Somerville and Raritan, making them even more desirable places to live, work, and play. In Bridgewater, the Finderne Main Street area will be revitalized and the designs of corporate campuses, shopping centers, and office parks are altered to improve their connections to other parts of the Regional Center.

The Regional Center will continue to offer high quality employment opportunities, hosting a large variety of major corporations and a multitude of local and regional businesses. Major employment, office and business uses and retail opportunities will concentrate in this area. Large scale business uses will continue to be concentrated along the major highway corridors (Routes 22, 202 and 206) and within the "Golden Triangle" area of Bridgewater Township - an area which currently includes the Bridgewater Commons, Somerset Corporate Center, Bridgewater Marriott Hotel and Bridgewater Crossings.

The downtowns of Raritan and Somerville will see new business growth, brownfield and grayfield redevelopment and economic revitalization appropriate to the historic characters of these areas and compatible with surrounding neighborhoods. The Regional Center's downtowns, Main Streets and train station areas will be vibrant places of commerce, entertainment, housing, and work. Downtown Somerville and Raritan, and the Finderne CDB area will be revitalized and enhanced by facade and streetscape improvements. Train stations and the surrounding areas will become focal points within the community centers thus increasing transit ridership.

Residential neighborhoods throughout the Regional Center will be strengthened as the heart of the community. New neighborhood plans will ensure that physical changes to the neighborhoods will be thoughtful and will respect the character of these communities. Streets and pathways, which constitute much of the public space in these neighborhoods, will be enhanced. New, safer connections for cars, bicycles, and pedestrians will ensure the harmonious coexistence of multiple users of the neighborhoods' public space.

The Regional Center will continue to be a place of innovative cooperation between its member municipalities. The municipal and county governments will continue to seek out and implement ways to share services and facilities, thereby achieving higher levels of service to residents at a lower cost than they could achieve on their own. A joint community center may be developed to provide recreational, artistic, and cultural opportunities within the Regional Center. Lastly, historic resources will be preserved and better appreciated and understood by future generations.



Raritan Master Plan Update: Somerset County Regional Center Strategic Master Plan (2003)

The vision of Raritan detailed in the *Master Plan Update (2003)* is that future growth has occurred in a smart and sustainable manner where infrastructure, access, carrying capacity and established land use patterns support development. The vision specifically proposes the following for Raritan in the future:

The Borough of Raritan in 2010 is a prosperous community with a desirable quality of life, stable residential neighborhoods, diversified economy, extensive parks and open space, modern infrastructure and a fully intermodal circulation system. Raritan has emerged as the location of choice in the Somerset County regional center for those who desire a small town setting, family friendly neighborhoods and sense of community. The Borough has also made significant progress in implementing its planning agenda and is known for its lively downtown central business district, expanded Raritan River Greenway, revitalized former industrial areas and upgraded train station. Raritan's success is measured by increased private sector employment, new tax revenues, high occupancy rates in the downtown central business district, new parks and community facilities as well as the construction of several miles of bicycle/pedestrian friendly greenways.

PUBLIC PARTICIPATION AND INPUT

The foundation for both the *Master Plan Update (2003)* and the *Somerset County Regional Center Strategic Master Plan (2006)* was first laid in 1999, when a five-day workshop was held to develop a unified vision for the Regional Center. The Regional Center Vision Initiative brought together a broad cross section of design professionals, planners, elected officials and civic associations to envision the next twenty years of growth based on the principles of sustainable and center based growth. Interdisciplinary teams of architects, landscape architects and urban designers worked with local government and non-profit agencies to address three major design issues:

- Reinforcing existing connections of land uses and the connections among them;
- Reexamining the role of the major and minor highway corridors in shaping development patterns and enhancing mobility through carefully planned infrastructure improvements; and
- Establishing the role of the natural systems in guiding future development.

The results of this model process was the development of a vision for the regional center that addresses design, transportation, and policy to create a consensus image of the Regional Center twenty years into the future.



Following this, a strategic planning process was initiated that involved multiple stages. The initial phase consisted of an extensive and multifaceted public participation process over a six month period. The process included a community questionnaire, public meetings/workshops, stakeholder interviews and the Regional Center Partnership website. A *Strategic Master Plan Issues Report* released in March 2002 revisited the vision from the 1999 workshop and recommended some modifications. The twelve major issues detailed in the 2002 Issues Report included: land use, circulation, parks, open space & recreation, community design, conservation, housing, redevelopment, economic development, quality of life/neighborhoods, community facilities, cultural resources and policy.

The next phase in the strategic planning process included working with the Regional Center communities to develop the *Regional Center Strategic Draft Plan* in November 2002. This plan addresses broader Regional Center issues and recommends implementation agendas for the Regional Center. Seven major focus areas for future planning attention are proposed and include: downtowns and main streets; redevelopment areas, economic development and community design; train station areas; neighborhoods and housing; circulation; recreation, open space and natural systems; and shared services, community facilities and historic and cultural resources.

In conjunction with the preparation of this Regional Center Strategic Plan, local Regional Center Plan Elements for each Regional Center community were developed, including the *Raritan Borough Master Plan Update* (2003). These local elements are intended to bring the vision created through the Regional Center Vision Initiative and strategic planning process into reality. The local Plan Elements address more local specific issues, goals and objectives, policies, action strategies and implementation agendas, in coordination with, and supportive of, the overall Regional Center Strategic Plan.

Raritan was the first Regional Center community to adopt their local Regional Center Plan Element. The *Master Plan Update* was presented to the public at a number of meetings and a public hearing was convened to obtain comments and input on June 25, 2003. The Plan was unanimously approved and adopted by the Raritan Planning and Zoning Board at this meeting. (A copy of these meeting minutes are attached and included in **Appendix 5**, along with a copy of the Raritan Borough Planning Board Resolution dated July 23, 2003 memorializing adoption of Review and Update of the Master Plan.)

The long-range vision of Raritan that was presented in the *Master Plan Update* (2003) was validated by the community in February 2005 when the Raritan Planning Board adopted the *Strategic Economic Plan Element*. This plan acknowledged the long-term vision of Raritan included in the *Master Plan Update* (2003) and, based on this vision, set goals as a guide for implementing the economic development plan.



The *Somerset County Regional Center Strategic Master Plan* (2006) was also presented to the public at a number of meetings and a variety of forms of public participation were used to obtain comments and input. For instance, a detailed presentation about this Plan was made to the Raritan Planning and Zoning Board at their meeting on April 26, 2006. (A copy of these meeting minutes are attached and included in **Appendix 5**, along with a copy of power point presentation about the Regional Center Strategic Plan.) This presentation reviewed the key issues identified in the Plan including – land use, circulation, community facilities, infrastructure, housing, cultural and historic resources, community design and environment. The implementation agenda of the Plan was also presented which included recommendations for – downtowns and Main Streets; redevelopment areas, economic development and community design; train station areas, neighborhoods and housing; circulation systems; recreation, open space and natural systems; and shared services, community facilities and historic and cultural resources. Support for the recommendations of the *Somerset County Regional Center Strategic Master Plan* (2006) Plan was obtained from the Raritan Planning and Zoning Board members at this important meeting.

CONSISTENCY WITH STATE DEVELOPMENT AND REDEVELOPMENT PLAN GOALS AND POLICIES

The visions for Raritan presented in the *Master Plan Update* (2003) and the *Somerset County Regional Center Strategic Master Plan* (2006) are both consistent with the State Plan vision and they support the goals and policies included in the State Plan.

The State Development and Redevelopment Plan includes eight statewide goals:

- Revitalize the State's Cities and Towns
- Conserve the State's Natural Resources and Systems
- Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey
- Protect the Environment, Prevent and Clean Up Pollution
- Provide Adequate Public Facilities and Services at a Reasonable Cost
- Provide Adequate Housing at a Reasonable Cost
- Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value
- Ensure Sound and Integrated Planning and Implementation Statewide

These goals are intended to fulfill the vision of the State Planning Act in which development and economic growth are encouraged in suitable locations with existing infrastructure, sprawl is reduced, and areas of environmental quality are preserved. The *Master Plan Update* (2003) and the *Somerset County Regional Center Strategic Master Plan* (2006) both strive to implement the overall goals of the State Plan. They both set forth policies which further the revitalization of established



neighborhoods in the Borough and identify a core area in which to focus further growth and development. The plans also recommend policies which protect the Borough's environmental assets.

The State Development and Redevelopment Plan also includes 19 Policies which provide detailed recommendations on the process and tools to be used to implement the goals. The *Master Plan Update* (2003) and the *Somerset County Regional Center Strategic Master Plan* (2006) both advance many of these policies in tangible ways.

The *Master Plan Update* (2003) and the *Somerset County Regional Center Strategic Master Plan* (2006) fulfills the goals of Statewide Policy #2, Comprehensive Planning, in being fully integrated with the Master Plan Updates for the adjacent municipalities of Bridgewater and Somerville.

Additional Statewide Policies which are tangibly advanced by the *Master Plan Update* (2003) and the *Somerset County Regional Center Strategic Master Plan* (2006) include:

- #3: Public Investment Priorities: Both Plans recommend that public resources be used to upgrade infrastructure to maintain and enhance the value and quality of life of existing developed neighborhoods within a designated Center.
- #7: Housing: Both Plans recommend additional multi-family housing in downtown Raritan within walking distance of employment, shopping and transit facilities.
- #8: Transportation: Both Plans recommend transportation investments that improve access to the regional transit system.
- #11: Water Resources: Both Plans seek to protect the Raritan River and its tributaries through the designation of greenways along stream corridors.
- #12: Open Lands and Natural Systems: Both Plans provide connecting corridors throughout the region, the proposed Raritan River Greenway will protect environmentally sensitive areas and provide expanded habitat for a variety of species.
- #19: Design: Both Plans promote the natural extension of downtown Raritan toward the Raritan River Greenway through the Woolen Mills site, making the site an integrated part of the community. Both plans also propose additional streetscape investments which will improve the appearance of downtown. Further, the Plans also promote the redevelopment of outlying industrial areas in a way that respects the context of the existing residential neighborhoods that surround them.



STATUS OF MASTER PLAN AND OTHER RELEVANT PLANNING ACTIVITIES

Raritan has a comprehensive inventory of plans and reports that examine a variety of important issues to the community. Attached as **Appendix 1** is a copy of Raritan's list of documents submitted for the Plan Endorsement Pre-Petition Meeting. This list includes 14 plans examining a range of factors including a strategic economic plan, riverfront development study, recreation and open space inventory, stormwater management plan, transit village study, parking study, various housing plans and numerous master plan reports and amendments. Since the submission of all planning documents in July 2007 at the Pre-Petition Meeting, the Borough has adopted a new *Housing Element and Fair Share Plan*. This plan was submitted to the Council on Affordable Housing (COHA) in December 2008. (See **Appendix 6**.)

In addition to this, the Borough has also participated in a number of important regional plans and activities undertaken for the Regional Center. Also included in **Appendix 1** is a copy of the Regional Center's list of documents submitted for the Plan Endorsement Pre-Petition Meeting. Close to 20 documents were submitted that present recommendations related to transportation improvements, sustainable corridors, watershed protection, long-range visions and strategic recommendations.

Community involvement and consensus building were key building blocks in the development of all the plans and initiatives undertaken in Raritan Borough and the Regional Center. (See above section COMMUNITY VISION AND PUBLIC PARTICIPATION.) A brief summary of some of the key plans prepared by Raritan and the Regional Center is presented below:

RARITAN BOROUGH PLANNING INITIATIVES

Open Space Recreation Plan and Natural Resource Inventory (Ongoing)

The Borough of Raritan received a grant from the Somerset County Municipal Planning Partnership in 2007 to prepare an Open Space and Recreation Plan and Natural Resource Inventory as an expected requirement of Plan Endorsement. The Plan will identify the Borough's existing recreation and open space amenities – including the properties currently listed on the Recreation and Open Space Inventory (ROSI), identify deficiencies based upon municipal and regional needs, and establish an Action Plan with targeted implementation strategies.



In order to identify issues and needs at a regional and inter-municipal level, Raritan will work closely with other interested stakeholders including the Raritan Recreation Department, Somerville, Bridgewater and Hillsborough; the Somerset County Regional Partnership; Somerset County Planning & Recreation Departments; Parks Commission; Duke Farms, etc.

The Plan is also expected to help the Borough identify the missing gaps and potential linkages to the Somerset County Raritan River Greenway Corridor, and Orlando Drive Greenway project. Ultimately, the Plan will be submitted for approval under the Garden State Green Acres Preservation Trust Fund, Planning Incentive Program. In addition, as part of the Borough's plan endorsement process, Raritan will prepare a Natural Resource Inventory. Given its build-out nature, Raritan will work with the New Jersey Department of Environmental Protection to establish a framework for the necessary components in an NRI.

Orlando Drive Gateway to the Raritan River Greenway Corridor Study (Ongoing)

The Borough is currently working on a study to identify how the Orlando Drive corridor can be redeveloped to become a Gateway to the Raritan River Greenway Corridor. The intent of the Orlando Drive study is to look at the relationship between and among pedestrian generators, service providers, places of employment and residential populations. It will also identify the open space and environmental assets along the river corridor and will examine opportunities for linkages and improved pedestrian and bicycle connectivity between and among the historic centers of Raritan and Somerville, the redevelopment area at the former Somerville Landfill, and along Orlando Drive.

A public visioning workshop was held on May 2, 2007 to discuss the opportunities and challenges of the existing land uses, the historic and cultural resources, recreation opportunities and the gateways and the greenways of the Orlando Drive corridor. One of the results of this meeting was the identification of short and long term implementation projects related to land use, pedestrian safety improvements, relationship building, recreation and the environment. Additional input and outreach with residents and property owners in the area has been undertaken. Design standards and recommendations are to be incorporated as part of the final Vision Plan. A Draft Corridor Plan has been presented to the Study Steering Committee.

Reexamination of the Master Plan and Land Development Ordinance (2007)

The purpose of this report is to present a comprehensive overview of the Borough's changes in land use policy since the 2003 Master Plan Update and 1989 Master Plan Revisions, including the Borough's 2006 Housing Element Plan, the development of the Woolen Mill Site, the Transit Village Study, Parking Study, and the Stormwater Management Plan.



As per the Municipal Land Use Law (MLUL), the *Reexamination Report* also addresses five issues relating to the growth and development of the Borough, including the following:

- The major problems and objectives relating to land development;
- The extent to which such problems and objectives have been reduced or have increased;
- The extent to which there have been significant changes in the assumptions, policies and objectives;
- The specific changes recommended for the master plan or development regulations; and,
- The recommendations of the Planning Board concerning the incorporation of redevelopment plans.

Transit Village Study (2006)

As part of its downtown planning effort, the Borough considered creating a “transit village” around its railroad station, located between Anderson and Thompson Streets. To determine the feasibility and desirability of this type of development, the Planning Board authorized a study of the neighborhoods surrounding the station and their potential for redevelopment into higher density mixed uses, centered on rail transportation. The area studied included the area that lies immediately adjacent to the railroad station, north and south of the rail line, between First Avenue on the west and, on the east, Lincoln Street to the south and Victoria Street to the north of the rail line. The study’s conclusion was that, while designation as a transit village does not appear to be feasible or desirable for the Borough, application of some of the concepts related to transit villages certainly is. The study recommends that the redevelopment of the First Avenue tract for mixed non-residential use designed to support the local residences and transit users, with good pedestrian connectors to existing and future development, will encourage local use of transit without adversely impacting the character of the residential neighborhoods immediately surrounding the station.

Parking Study Phase 2 (2006)

To goal of the *Parking Study Phase 2* is to deal with the existing and potential parking deficient in Raritan in the B-1 Zone along Somerset Street detailed in the initial Parking Study, dated July 16, 2004. This *Phase 2 Study* recommends three methods of addressing the short and long term parking needs for the area. The first recommends three possible changes to existing zoning, including rezoning certain areas from commercial to residential to reflect their actual use, permitting and encouraging mixed use in the downtown area to allow for shared parking, and modifying bulk and design standards to reduce the ultimate demand for parking. The second involves policy issues that the Borough needs to address related to how future parking is to be provided, that is, whether it is to be done on-site or off-site, in private or municipal lots. The third involves increasing parking by the more efficient use of existing on-site parking, combining parking on adjacent lots and providing



better access to the rear yards of buildings fronting on Somerset Street that are not now but could be used for additional parking, especially as residential uses convert to commercial uses.

Municipal Stormwater Management Plan (2005)

The *Stormwater Management Plan* adopted in 2005 documents the strategy for Raritan Borough to address stormwater related impacts. The plan addresses submission requirements for storm water management plans, contents of a plan, general guidelines, review process, design standards, factors to guide the plan review, implementation and enforcement, special requirements, and violations and penalties.

Riverfront Development Study (2005)

The purpose of the *Riverfront Development Study* is to develop a plan that will incorporate the goals of the local and regional Master Plans into the reality of the existing development and the need to maintain fiscal balance within the Borough. The study area consists of ten lots, nine of which are located within the A-6 and M-1 zones abutting Orlando Drive, plus Lot 2, Block 117. The study concluded that the area offers the opportunity to maintain and upgrade the non-residential zones and uses, while maintaining the quality of the adjacent residential neighborhood and providing additional recreational activities related to the River. It also identified programs that are in place within the Borough that could and should be extended to the non-residential area to improve its overall appearance. Existing vacant buildings are recommended to be re-used for the type of activities that would encourage and enhance the recreational opportunities envisioned by the Greenway plan. Lastly, the open lands between the industrial and residential uses are identified to offer opportunities for buffers, local recreation and regional non-vehicular accessibility.

Strategic Economic Plan Element (2005)

The intent of this Plan is to analyze the factors affecting the Borough's economic development, to identify the opportunities and impediments to growth and to develop a vision for the future economic health of the community, a strategy for implementing the vision, and a method of evaluating its success. The Plan also offers recommendations to implement the long-range Vision of Raritan presented in the *Master Plan Update* (2003.) The following goals are recommended as a guide for implementing the *Strategic Economic Plan Element*:

- Create a vital, sustainable and diversified economy for the Borough, providing local job opportunities for its residents.
- Revitalize the central business district into a lively downtown destination for both residents and visitors, attracted by economically viable businesses catering to a wide variety of interests and needs.



- Promote the redevelopment and reuse of obsolete buildings and sites, especially brownfield sites, for new uses that will enhance the Borough's economic base.
- Retain and expand existing business and industry and attract new ones.
- Encourage the creation of a transit village surrounding the railroad station and linked to Somerset Street.
- Protect local neighborhoods to preserve the sense of community and small-town, family-friendly ambience.
- Maintain housing affordability for local residents by strengthening the non-residential tax base.
- Address existing circulation problems, enhance transit options, and create opportunities for non-vehicular accessibility.
- Prepare residents for existing and future local and regional employment opportunities.

Raritan Borough Master Plan Update: Somerset County Regional Center Strategic Master Plan (2003)

The Borough of Raritan adopted the *Somerset County Regional Center Strategic Master Plan* as a Review and Update of the Master Plan in 2003. This plan offers strategies for future growth to occur in Raritan in a smart and sustainable manner. Though the document includes recommendations that apply specifically to Raritan, its recommendations transcend a purely local focus in that they reflect not only the existing and future conditions within Raritan, but also those within Somerville and Bridgewater. (See the preceding COMMUNITY VISION AND PUBLIC PARTICIPTION section.)

Recreation and Open Space Inventory (ROSI) (2001)

Raritan adopted a Recreation and Open Space Inventory (ROSI) in 2001. This inventory identifies all the county and municipal recreation and open space parcels in the Borough by block and lot number, facility name, type and funding status according to the Green Acres program. A total of 27 sites are listed in the inventory.

Housing Plans (1993 - 2008)

A number of Housing Elements have been prepared in Raritan since 1993. These plans explain the means by which the Borough shall meet its cumulative housing obligation. As required, these plans contain an inventory of housing stock; a projection of future housing stock; demographic characteristics; existing and probable employment characteristics; present and prospective fair share; consideration of lands; and a fair share plan. The most recent *Housing Element and Fair Share Plan* prepared in December 2008 discusses the Borough's COAH compliance history and Raritan's 3rd Round Fair Share housing requirements. Prior to this, the most recent *Housing Element and Affordable Plan Round 3* prepared in Raritan was in 2006. A *Draft Housing Element and Fair Share Plan* prepared in 1999 was amended in 2003 and 2004. Prior to this a *Housing Element and Fair Share Plan* was adopted by the Borough in 1995.



SOMERSET REGIONAL CENTER PLANNING INITIATIVES

Somerset Regional Center Pedestrian, Bicycle & Greenways Systems Connection Plan (Ongoing)

Somerset County, with grant assistance from the North Jersey Transportation Planning Authority (NJTPA), initiated the *Regional Center Pedestrian, Bicycle & Greenways Systems Connection Plan* in December 2007. The intent is to progress recommendations specifically related to pedestrian, bicycle and greenway transportation, that were contained in the Planning and Implementation Agenda (PIA) established during Regional Center designation in May 1996. The study will create a plan that will provide a planning framework with the goal of improving pedestrian, bicycle and greenways connectivity within the Regional Center through the integration of pedestrian safety measures, bicycle-friendly facility design and innovative “green” and sustainable design practices. The study is expected to be completed sometime in 2009.

Somerset County Regional Center Strategic Master Plan (2006)

The *Somerset County Regional Center Strategic Master Plan* completed in 2006 provides a vision of the regional center 20 years in the future, identifies major opportunities and constraints, presents key planning issues, identifies goals and objectives, provides an action strategy and strategic implementation plan recommendations and presents indicators and targets to evaluate progress and implementation. The Plan recommends specific implementation strategies in the following seven major focus areas: downtowns and main streets; redevelopment areas, economic development and community design; train station areas; neighborhoods and housing; circulation; recreational, open space and natural systems; and shared services, community facilities and historic and cultural resources. (See the preceding COMMUNITY VISION AND PUBLIC PARTICIPTION section.)

Development, Redevelopment and the Protection of Critical Environmental Areas: Opportunities for Watershed Protection and Economic Growth in New Jersey’s Urban and Suburban Watersheds – Case Study the Somerset Regional Center (2007)

The New Jersey Water Supply Authority (NJWSA) developed an innovative GIS-based model for identifying undeveloped and underutilized sites near critical water resources and determining whether such sites are more appropriate for economic development, open space preservation or a combination of both. Two sites in the Somerset Regional Center were used as a sample area for testing the model – the Peter’s Brook site located at the center of the regional Center and the Regional Athletic site located along the Raritan River in Bridgewater adjacent to the Frank “Nap” Torpey complex.



Regional Center Community Bus Shuttle Strategic Plan (2005)

The purpose of the *Regional Center Community Bus Shuttle Strategic Plan* is to examine the potential for the creation of a local bus “community shuttle” to serve the Somerset County Regional Center. Phase 1 of the report addresses all aspects relating to the development of the selected route, including an analysis of the potential places to link within the Regional Center. Phase 2 addresses the implementation of the selected service and provides an overview of potential funding.

Regional Center Neighborhood Traffic Calming and Implementation Plan Phase II (2005) Phase I (2003)

The Somerset County *Regional Center Neighborhood Traffic Calming and Implementation Plan* project seeks to improve the quality of life for residents by eliminating cut-through traffic and reducing speeds, thereby improving safety and pedestrian activities in residential neighborhoods, and along several commercial corridors by implementing traffic calming measures. The project was conducted in two phases: Phase 1 - Inventory, Analyze and Prioritize Potential Traffic Calming Locations, and Phase 2 - Develop and Institutionalize a Regional Center Traffic Calming and Implementation Plan. This project establishes the foundation for a long-term strategy to institutionalize the identification of potential traffic calming locations and the implementation plan for traffic calming measures within the Regional Center area.

Regional Center Strategic Master Plan Issues Report (2002)

The *Strategic Master Plan Issues Report* released in 2002 revisited the vision developed in 1999 and recommended some modifications. The twelve major issues detailed in this report included: land use, circulation, parks, open space & recreation, community design, conservation, housing, redevelopment, economic development, quality of life/neighborhoods, community facilities, cultural resources and policy.

Route 22 Sustainable Corridor Plan (2001)

The focus of the *Route 22 Sustainable Corridor Plan* is to redefine Route 22 from a high-speed arterial, which only accommodates motor vehicle traffic, into a boulevard or parkway design, which can accommodate local and through motor vehicle traffic as well as no motorized travel modes. The effort results in an improvement concept, in which Route 22 links the communities that form it, while also serving through travelers.

Regional Center Vision Initiative (1999)

The *Regional Center Vision Initiative* (1999) provided a summary of the five-day workshop held to develop a unified vision for the Regional Center. That vision addresses design, transportation, and policy to create a consensus image of the Regional Center 20



years into the future. This Vision Initiative laid the foundation for the *Somerset County Regional Center Strategic Master Plan* (2006) and the *Regional Center Strategic Plan Elements* adopted by Bridgewater and Raritan in 2004.

RECENT AND UPCOMING DEVELOPMENT ACTIVITIES

Attached to this report as **Appendix 7** are copies of the Somerset County Planning Board Land Development Committee Reports for Raritan for Major/Minor Subdivisions for residential and non-residential properties and Site Plan applications for residential/non-residential projects for the period January 1, 2003 to March 31, 2008. This information represents submissions made to the Somerset County Planning Board and thus does not indicate total approved/built projects in Raritan.

Only one (1) Subdivision application was proposed in Raritan according to Somerset County since 2003. This Subdivision was the Delosh Minor Residential subdivision plan for the creation of one (1) residential lot on Quick Avenue, Block 32, Lot 7. The Sites Plans submitted to the County for Raritan since 2003 include a total of 16,494 square feet of commercial, 20,282 square feet of office, 7,200 square feet of industrial, 26,868 square feet of other and 659 attached units of residential. Some observations about submitted Site Plans are presented below:

- The largest commercial Site Plan submitted was Johnson & Johnson Networking located on Route 202 North for 10,955 square feet.
- The largest office Site Plan was Raritan Family Health Care at East Somerset Street for 5,358 square feet.
- The only industrial Site Plan submitted included Bryan Carisone on Mill Street at 7,200 square feet.
- No Site Plans were submitted for public-institutional.
- A number of Site Plans were submitted as other use and included the Johnson & Johnson Site Plan for 13,700 square feet and the Ortho-McNeil Site Plans for 10,768 square feet and 2,400 square feet.
- The largest residential Site Plan was submitted for Willow Walk located on Route 202 North for 422 attached senior units, followed by Raritan Town Center on East Somerset Street for 224 attached units (known as Riverpark).
- One Site Plan that included a mix of uses was the Barbieri Brothers Site Plan located on Elizabeth Street for 1,872 square feet of commercial, 5,104 square feet of office and 10 attached units of residential.

The Sites Plans submitted to the County for Raritan since 2003 are identified in the following **Figure 23: Site Plans**:



Figure 23: Site Plans (2003 - Present)

Name	Address	Block	Lot	Use	Scale	Status
West Somerset St.	30 West Somerset St.	90	18	Office	3400 Sq. Ft.	Approved
Barbieri Brothers	Elizabeth St.	109	1.03	Commercial	1872 Sq. Ft.	Approved
Barbieri Brothers	Elizabeth St.	109	1.03	Office	5104 Sq. Ft.	Approved
Barbieri Brothers	Elizabeth St.	109	1.03	Residential	10 Units	Approved
Bryan Carisone	Mill St.	116.02	3	Industrial	7200 Sq. Ft.	Approved
D. P. Company	Sherman & Rt 206 S.	59	4	Commercial	2200 Sq. Ft.	Withheld
Dentist Office	Somerset St.	111	6	Office	0.1 Sq. Ft.	Withheld
Ferraro	Leland St.	24	10	Office	3072 Sq. Ft.	Withheld
First Response Ambul	Third St. & First Ave	81	10	Office	0.1 Sq. Ft.	Approved
J & J Networking	1003 Rt. 202 N.	31	4.01	Commercial	10955 Sq. Ft.	Approved
J & J Steriliza	1000 Rt. 202 N.	2	3.01/6.01/7-12/17-18	Other	13700 Sq. Ft.	Withheld
Natale Building	Somerset St.	100	26	Office	3348 Sq. Ft.	Withheld
Old York Inn	Old York Road	117	5	Commercial	0.1 Sq. Ft.	Approved
Ortho-McNeil	Rt. 202	2	18	Other	10768 Sq. Ft.	Approved
Ortho-McNeil Storage	1000 Rt. 202 S.	2	3.01,6.01,7-12,16,18	Other	2400 Sq. Ft.	Approved
Raritan Health	East Somerset St	100	26	Office	5358 Sq. Ft.	Withheld
Raritan Town Center (Riverwalk)	Orlando, Busky Lane	116,116.02	12,12.01	Residential	224 Units	Withheld
Santicerma	44 East Somerset St.	110	2	Commercial	0.1 Sq. Ft.	Withheld
Shapiro	Old York Road	79	48	Commercial	1467 Sq. Ft.	Withheld
Sidney Deutsch	37 First Ave	80	12	Residential	1 Unit	Approved
Tropiano	Somerset St.	91	15,16,17,18	Commercial	0.1 Sq. Ft.	Approved
Willow Walk	Rt. 202 N.	31	6,7, & 14	Residential	422 Units	Approved



STATEMENT OF PLANNING COORDINATION

COORDINATION WITH STATE

Raritan has made an effort to include State governmental entities in their planning initiatives and has worked to ensure Borough plans and actions are consistent with State regulations and policies.

The Borough has coordinated efforts with State agencies on a number of grant projects. Raritan worked together with the NJ Department of Transportation on improvements to Thompson Street, Loomis Street, Wall Street and Church Street. The Borough and the NJ Department of Environmental Protection have worked together on municipal stormwater regulation program projects. In addition, the Borough also coordinated efforts with the New Jersey Historic Trust Fund on a project in 2005.

Raritan's ordinances are also consistent with State regulations. The Borough enforces Residential Site Improvement Standards for residential developments, has adopted a Municipal Stormwater Management Plan and ordinance to comply with Stormwater Regulations and requires developments in the Borough to comply with New Jersey Department of Environmental Protection regulations.

The *Master Plan Update* (2003) and the *Somerset County Regional Center Strategic Master Plan* (2006) were both prepared as an initiative intended to implement the policies of the State Development and Redevelopment Plan. The eight statewide goals included in the State Plan are intended to fulfill the vision of the State Planning Act in which development and economic growth are encouraged in suitable locations with existing infrastructure, sprawl is reduced, and areas of environmental quality are preserved. The *Master Plan Update* and the *Regional Center Strategic Master Plan* strives to implement the overall goals of the State Plan by setting forth policies which further the revitalization of established neighborhoods in the Borough and identifies a core area in which to focus further growth and development. The *Strategic Plan Element* and the *Regional Center Strategic Master Plan* also recommends policies which protect the Borough's environmental assets. (See the preceding COMMUNITY VISION AND PUBLIC PARTICIPTION section.)

COORDINATION WITH SOMERSET COUNTY

Raritan's plans and initiatives are based on recognition of the policies recommended for Somerset County and are consistent with the goals and objectives of the Somerset County Planning Board.



The Borough has participated in Somerset County's Municipal Planning Partnership Grant program for many years. The purpose of the Municipal Planning Partnership (MPP) program is to provide funding assistance to municipalities pursuing planning projects that coordinate municipal planning efforts with the County and adjacent municipalities. These funds may also be used to help address the 50% match required by the State's Smart Growth Planning Grant Program, providing an incentive for pursuing these grant funds. These funds are used by municipalities, or a group of municipalities, to address regional land use issues, pursue inter-jurisdictional planning initiatives, and smart growth/ growth management initiatives. In Raritan they will aid in preparing an *Open Space Recreation Plan and Natural Resource Inventory*, and work on a Land Use Ordinance review.

To qualify for the funding the County requires executing of an Inter-municipal Policy Agreement between the Somerset County Planning Board and Governing Bodies within Somerset County / Memorandum of Understanding: Projects of Regional Significance. In this agreement, Somerset County and its constituent municipalities recognize that they are part of an interdependent regional fabric of planning and infrastructure needs that often transcend municipal jurisdictional lines. The agreement recognizes that large-scale housing or commercial developments can have substantial and far-reaching effects beyond the jurisdiction in which they are located. It further recognizes that many growth and redevelopment issues can best be addressed by joint regional solutions utilizing sound and inter-related municipal, county and state plans.

Two other Somerset County programs the Borough has participated in include the Somerset County Youth Athletic and Recreation Facility Grant program and the Somerset County Historic Preservation program.

In order to promote regional planning and inter-municipal planning coordination and to address the impacts of Projects of Regional Significance, the Somerset County Planning Board hosted numerous meetings over a two-year period with the planning chairs and governing officials of the County's municipalities. Based on these meetings, the Somerset County Planning Board developed a model inter-local agreement on inter-municipal planning coordination and "Projects of Regional Significance." To this end, the agreement addresses procedures and guidelines for inter-jurisdictional communication and cooperation that each participating municipality will follow when a project of "regional significance" is proposed. This ensures that neighboring communities have an opportunity to provide input when a large-scale development is proposed within its boundaries that will have impacts beyond the municipal boundary lines. Projects of Regional Significance are defined in the agreement as: "land developments of more than 150 dwelling units or 100,000 square feet of non-residential building space, all major subdivisions or site plans within 500 feet of a municipal border, or developments impacting critical natural resources like primary or secondary streams identified in the County Open Space Plan, that may affect neighboring jurisdictions."



Raritan Borough is currently participating with the Counties of Somerset and Hunterdon on developing a plan for the Route 202 corridor to improve safety and travel. The *Route 202 Corridor Assessment and Multi-Modal Mobility Plan* will identify a series of roadway improvements as well as a package of transit enhancements, land-use and design strategies, travel-demand and travel-management strategies, and bicycle and pedestrian improvements. Detailed plans for each of these mobility options will be developed, as well as the feasibility of other options. Residents, employees, business owners and visitors who travel the Route 202 corridor between the Flemington and Somerville Circles are presently invited to share their ideas in an online survey. The survey focuses on travel patterns along the corridor and seeks to identify traffic problems that commuters using the corridor encounter during their travels. Potential travel options and strategies to improve travel conditions in the corridor are outlined in the survey for respondents to rank and comment on. The information gathered from the study will be used to help shape strategies and improvements that will reduce congestion in this area and increase mobility options for people living and working in and around this vital travel corridor. The study is being funded by the North Jersey Transportation Planning Authority. The first of several public meetings on the plan was held in June 2008. The major intersection of concern in the Borough includes the intersection of First Avenue and Route 202.

COORDINATION WITH SOMERSET REGIONAL CENTER MUNICIPALITIES

The Somerset Regional Center, consisting of a portion of Bridgewater as well as Raritan and Somerville, was the first multi-jurisdictional center approved by the State Planning Commission and remains at the forefront of innovative planning and smart growth in New Jersey. The Regional Center was established as a collaborative effort to address growth and other common concerns through coordinated planning. It was founded on the premise that the “whole is greater than the sum of its parts” and that a focus on the entire area would most effectively preserve and strengthen the community character, quality of life and business climate that distinguish Somerville, Raritan and portions of Bridgewater. Since the initial designation in 1996, the Regional Center municipalities have been working diligently with each other and their partners from Somerset County, the business sector and not-for-profit representatives to enhance the quality of life for residents and employees that live and work in the region. Below is a brief summary of some key coordination efforts among the Regional Center municipalities.

Regional Center Partnership (RCP)

The Regional Center Partnership (RCP) is a non-profit organization established in 1996 to provide a coordinated planning framework for the Regional Center so as to enhance the quality of life for its residents, while providing a favorable environment for business. The RCP is made up of representatives from the three communities, the County of Somerset County, the business sector and not-for-profit representatives. The RCP provides a unique forum for the three municipalities to interact on a regular basis with each other and their partners to share ideas and address common issues. It also provides



additional planning resources to implement plans which cross town boundaries like greenways, highway corridor plans and transit enhancements.

The ultimate goal of the Regional Center Partnership is to provide leadership, technical support and assistance to the county and three municipalities to shape planning policies to ensure that the Regional Center area continues to be the premier place in Somerset County to live, work and recreate. By focusing development/redevelopment and investment in the Regional Center area, the open spaces and farms that give Somerset County its unique character and charm can be protected and preserved.

The Partnership has met regularly since 1998, bringing together representatives from all three communities, the County, the Business Partnership and other public and private sector representatives to exchange concerns, ideas and solutions. A wide variety of activities and accomplishments have been completed since the Partnership's founding, with many short and long-term projects currently under way. Some of the Partnership's past and ongoing major accomplishments include:

- Receipt of a \$135,000 Smart Growth Planning Grant from the State and \$50,000 from Somerset County for the 1st three-community Master Plan development effort in New Jersey.
- Development of the *Route 22 Suburban Boulevard Concept Plan* with \$100,000 in funding obtained from the NJTPA. An additional \$5 million has been placed in the TEA-21 reauthorization bill for this project.
- Development of the *Regional Center Pedestrian Safety Study* which lead to the State funding in the amount of \$2.5 million being dedicated for construction of the Mountain Avenue Pedestrian Overpass providing safe pedestrian access between Somerville and Bridgewater. Construction on this project began in the summer of 2004 and has since been completed.
- Completion of the *Regional Center Traffic Study*, identifying a regional approach to traffic issues and resulting in \$5 million dollars in State funding for needed traffic signals, sidewalks, curbing, drainage and other transportation infrastructure improvements in the Regional Center. This study also lead to the dedication of nearly \$28 million in County and NJDOT funding for design and construction of improvements in the Chimney Rock Road area.
- Completion of the 1999 *Regional Center Vision Initiative* which identified four (4) key areas to address as regional planning issues: Strengthen downtowns, revitalize neighborhoods, protect natural resources and resolve mobility issues.



- Secured funding for and implemented the *Regional Center Neighborhood Traffic Calming and Implementation Plan*, designed to identify and prioritize locations in need of and suitable for implementation of physical traffic calming treatments, making the Regional Center more pedestrian friendly.
- Receipt of an Achievement in Planning Award from the New Jersey Planning Officials for the *Regional Center Neighborhood Traffic Calming Plan*.
- Support for a variety of local redevelopment projects, including the redevelopment of the Landmark Shopping Center and Landfill sites in Somerville and the Raritan Woolen Mills in Somerville through both technical and funding assistance.
- Awarded \$350,000 to date to Bridgewater, Raritan and Somerville in Regional Center Challenge Grants. These yearly grants provide funding needed to develop joint regional center planning projects and local smart growth projects designed to implement the *Regional Center Vision Plan*. Grant funding has resulted in the completion of such projects as the installation of bus shelters along the NJ Transit bus routes.
- Completion of the Somerset Street Streetscape Linkage Project and receipt of a \$125,000 grant for Somerville Sidewalk Improvements.
- Provided technical support and funding for development of the *Peters Brook Greenway Plan* designed to link open space and natural areas with pedestrian access, providing a continuous pedestrian greenway from the Bridgewater High School to the Raritan River greenway corridor.
- Completed in 2002 the *Strategic Issues Report* to update and validate the 1999 *Vision Plan*.
- Receipt of the 2001 New Jersey Planning Officials Achievement in Planning Award for Excellence in Planning.
- Receipt of an Achievement Award from the National Association of Counties for the *Regional Center Vision Initiative*.
- Hosted an intensive Regional Center Partnership Retreat in June, 2005 attended by over 100 participants including Regional Plan Association to help chart an “*Action Agenda*” for implementing regional planning goals and objectives.



- Receipt of the 2006 New Jersey Chapter of the American Planners Association's Planning Award for Excellence in Planning.
- Completion of the *Regional Center Strategic Master Plan* in November, 2006.
- Receipt of municipal resolutions in December, 2006 from Bridgewater, Raritan and Somerville designating the Regional Center Partnership as the lead agent to pursue Plan Endorsement from the State Planning Commission and to formally request a Pre-Petition meeting with the NJ Office of Smart Growth.
- Receipt of a grant from the North Jersey Transportation Planning Authority (NJTPA) to conduct a study entitled *Regional Center Pedestrian, Bicycle & Greenways Systems Connection Plan*. The intent is to progress recommendations specifically related to pedestrian, bicycle and greenway transportation, that were contained in the Planning and Implementation Agenda (PIA) established during Regional Center designation in 1996. The study is expected to be completed sometime in 2009.
- Initiation of a study to determine the feasibility of upgrading an existing athletic field into a Regional Multi-Purpose Athletic Field conceptually located at the Somerset County Vocational-Technical Schools Campus.
- Development of a Regional Center Partnership website.

Regional Inter-Municipal Planning

Since the designation in 1996 of the Regional Center as the first multi-jurisdictional region, the RCP has led numerous award winning and innovative planning initiatives. All of these initiatives have utilized a consensus-oriented, reality based and implementation focused approach with an emphasis on public participation. The Regional Center planning process is based upon consensus-building, municipal and county cooperation, public-private partnership and public participation. An overview of these plans was provided earlier in this report. The coordination and consistency of two key reports, the *Somerset County Regional Center Strategic Master Plan* (2006) and the *Raritan Master Plan Update* (2003), is briefly outlined below.

The most recent plan prepared by the RCP, the *Somerset County Regional Center Strategic Master Plan* (2006), represents the culmination of over ten years of cooperative and innovative public planning undertaken by Bridgewater, Raritan and Somerville together with Somerset County, the Regional Center Partnership, the business community and other important public and private partners. The purpose of the *Somerset County Regional Center Strategic Master Plan* is to provide smart



growth strategies and implementation recommendations that the communities can work on individually and with each other to help realize the long-term vision for Bridgewater, Somerville, Raritan and the Regional Center proposed by the public during the past ten years of planning and working together. The Vision Statement detailed in the *Somerset County Regional Center Strategic Master Plan* provides a consensus image of the Regional Center twenty (20) years into the future. The Vision addresses the seven major focus areas which form the basis for the Plan and include: land use, development activity, community design, infrastructure, housing, circulation, environmental resources, recreational opportunities, community facilities, historic resources and cultural resources.

The *Raritan Master Plan Update* (2003) is consistent with the *Somerset County Regional Center Strategic Master Plan* (2006) and the goals and recommendations included in this document support the broader goals and recommendations of the *Somerset County Regional Center Strategic Plan*. Though the *Raritan Master Plan Update* (2003) includes recommendations that apply specifically to Raritan, its recommendations transcend a purely local focus in that they reflect not only the existing and future conditions within Raritan, but also those within Somerville and Bridgewater. A result of the process leading to its completion, is that every recommendation in it is based on a recognition of the connections between policies recommended for Raritan and those recommended for Bridgewater and Somerville, and vice versa. For example, the *Raritan Master Plan Update* (2003) proposes a greenway system that traverses the entire Regional Center. It also recommends that the Central Business Districts of Somerville and Raritan can more appropriately fill the role of Downtown for the Regional Center than the Bridgewater case.

Shared Services

The Borough currently participates in shared services and community facilities, including a combined school district with Bridgewater Township, shared municipal services with Somerville (Health Department, Sewerage Authority, Courtroom and court videoconferencing), Manville (Health Department, Tax Assessor, Construction and Subcode Officials, ambulance service), Bridgewater (Sewerage Authority, specialized personnel services, ambulance service, Affordable Housing Administration), South Bound Brook (ambulance service) and Branchburg (Court videoconferencing). The Borough also participates in shared service agreements with the County for such services as recycling, technical maintenance, cooperative purchasing of bulk materials, handicapped recreation services, and manufacture of traffic signs.

Raritan Borough is currently performing a feasibility study of sharing or combining the Department of Public Works with Somerville Borough. Raritan Borough also has a shared service agreement with Somerville Borough for performance of inspection services as required by the Uniform Construction Code (UCC). Raritan Borough envisions entering into more shared services in the future since it is both an efficient use of resources and is cost effective.



The municipalities within the Regional Center have a long legacy of sharing resources and facilities. All three communities are currently members of the Shared Services Council and should continue to participate in the Shared Services Coordinating Council of the Somerset County Business Partnership to advance shared service opportunities. The *Somerset County Regional Center Strategic Master Plan* (2006) identifies potential new shared-service opportunities in various areas such as public safety, parks, recreation and open space shared services, libraries and public works. The Regional Center municipalities have followed up with many of these recommendations including sharing a Skate Park. The most recent joint initiative is a study to determine the feasibility of upgrading an existing athletic field into a Regional Multi-Purpose Athletic Field conceptually located at the Somerset County Vocational-Technical Schools campus

Land Uses and Zoning along Regional Center Municipal Borders

The *Somerset County Regional Center Strategic Master Plan* (2006) includes a detailed analysis of land uses and zoning along the municipal borders between Bridgewater, Raritan and Somerville. (See **Map 11: Regional Center Zoning/Joint Planning Opportunities**.) This analysis is a first in Somerset County and a model since it details all opportunities and possible issues of concerns along the continuous borders between the three communities that comprise the Regional Center. The analysis also includes areas outside the Regional Center in Bridgewater. The findings of this analysis are presented below and are as follows:

South West Bridgewater and South West Raritan: North of Raritan River and South of Railroad Tracks

The zoning in Bridgewater north of the Raritan River and south of Old York Road includes a small area zoned C-1 Neighborhood Business. This area in Bridgewater is located outside the borders of the Regional Center. In Raritan, the zoning in this area is M-1 Light Manufacturing District. The communities may want to encourage a partnership between these two sites for things such as shared parking, access management improvements and landscape buffering since both these areas are small and isolated from similar type uses.

North of Old York Road up to the railroad tracks the zoning in Bridgewater changes to R-10 Single Family Residential. This area, which includes the Bradley Gardens neighborhood, is also located outside the boundaries of the Regional Center.

In Raritan, the zoning north of Somerset Street up to the railroad tracks changes to G-1 Governmental Uses District. Within this area north of Helene Place is a small residential area on Obert Drive zoned R-3 Medium Density Residential District. Given that this residential area in Raritan is small and isolated, opportunities may exist for linkages with the residential area in Bridgewater and adjacent neighborhoods in Raritan through the creation of sidewalks or crosswalks.



The Johnson Drive Corridor Redevelopment site in Raritan is located north east of the small residential area on Obert Drive. This area is zoned M-3 and is located relatively close to the Bridgewater border. Although the expected schedule for redevelopment of this site is long term, Bridgewater should be invited to participate in the redevelopment plans of this important site. Efforts should be directed towards ensuring that the Bradley Gardens neighborhood in Bridgewater and the surrounding residential neighborhoods in Raritan are considered in the development process and are not impacted by any new development and possible increases in traffic or noise.

South West Bridgewater and South West Raritan Border: North of Railroad Tracks and South of Route 202

The land use in Bridgewater north of the railroad tracks and south of Route 202 adjacent to the Raritan border includes a small area of existing residential located on Charlotte Drive and zoned R-20 Single-Family Residential. This residential area is adjacent to industrial lands in Raritan zoned M-3 Limited Industrial District. Opportunities may exist in Raritan to help minimize the impacts of the industrial uses on the nearby residential by encouraging the erection of buffers, noise walls and/or landscaping.

West Bridgewater and West Raritan Border: North of Route 202 South of Vroom Drive/Normandie Lane

The lands in Bridgewater immediately north of Route 202 adjacent to the Raritan border include a small area of existing residential zoned R-20 Single-Family Residential on Edgewater Terrace. This area is adjacent to a small area in Raritan zoned P-1 Office Building District. Bridgewater and Raritan should explore ways to ensure the existing residential area in Bridgewater is not impacted by the nearby office uses in Raritan. North of this site in Raritan is an area of existing residential zoned R-2 Medium Density Residential District on Alpine Way. This area could be linked to the existing residential development in Bridgewater by the preparation of joint neighborhood plans.

The area in Bridgewater west of the above mentioned residential development is zoned M-1 Limited Manufacturing. This area abuts the western border with Raritan where existing residential development is located. Opportunities may exist in Bridgewater to ensure the surrounding residential development in both Bridgewater and Raritan are protected from this nearby manufacturing activity by encouraging buffers and landscaping.

North West Bridgewater and North West Raritan Border: South and North of Vanderveer Road

South of Vanderveer Road in Bridgewater is a relatively large area of existing residential zoned R-MDU 8 Multi-Family Residential. North of Vanderveer Road up to and including all the lands south west of Route 28 the zoning in Bridgewater changes to R-20.1 Single Family Affordable Residential District.



Residential land uses also exist in Raritan south of Vanderveer Road. The zoning in this area varies from IRD-1 Inclusionary Residential District, R-5 Townhouse/Garden Apartment Density District and R-1 Low Density Residential District. The municipalities could work together on joint neighborhood plans to foster links between these two residential areas and encourage the sharing of facilities like parks and other important neighborhood amenities.

North West Bridgewater and North West Raritan Border: East and West of Route 28

A variety of land uses and zoning exist in Bridgewater on the east side of Route 28. At the Vanderveer Road/Route 28 intersection the zoning is R-40 Single-Family Residential. In addition, a small cemetery is located in the area. Adjacent to the cemetery, is a small commercial area zoned C-3 Office and Service. Next to this, is the Raritan Valley Country Club which is zoned R-20 Single-Family Residential. The Somerset Shopping Center is located at Somerville Circle intersection and is zoned C-2 Regional Retail Business.

A diverse array of land uses also exist in Raritan on the west side of Route 28. Beginning at the Vanderveer Road/Route 28 intersection is small area zoned P-1 Office Building District. This is adjacent to an existing residential development zoned R-3 Medium Density Residential District located on the west side of Route 567. On the east side of Route 567 the zoning changes to R-2 Medium Low Density Residential District. The zoning at the Somerville Circle intersection includes B-2 Shopping Center District and B-3 Highway Business District.

While a variety of land uses and zoning exist in both Bridgewater and Raritan in this area, Route 28 serves as a buffer between any conflicting uses. The communities may want to work together to help enhance linkages across Route 28 between some uses such as the existing residential development in Raritan and the commercial and open space uses located in Bridgewater by the installation of new sidewalks and pedestrian crosswalks.

North West Raritan Border and North East Somerville Border - West and East of Cornell Blvd

The zoning in Raritan and Somerville west and east of Cornell Blvd is varied. In Raritan on the west side of Cornell Blvd on the south side of Route 28 is a small area zoned B-3 Highway Business District. South of this, the zoning changes to R-4 and R-3 Medium Density Residential. In Somerville, the area on the east side of Cornell Blvd adjacent to Route 28 is zoned PO-R Professional Office Residential. South of this, the zoning changes to R-2 Single Family Residence. Raritan and Somerville should investigate undertaking a joint neighborhood plan for these adjacent residential neighborhoods. Connections across Cornell Blvd for the residents in Raritan are particularly important to since this residential area is isolated from other residential areas by Routes 28 and 206. A neighborhood plan in this area could also investigate ways to minimize the impacts of the adjacent commercial and office uses along Route 28 in both Raritan and Somerville on nearby residences.



South West Raritan Border and South East Somerville Border - West and East of Route 206

The zoning along the remaining portion of the border between Raritan and Somerville is similar. The area on the west side of Route 206 in Raritan south of the railroad tracks and north of the Raritan River is zoned B-3 Highway Business and G-1 Governmental Uses District. The zoning in Somerville in this area includes B-5 Highway Business District, B-6 Shopping Center District and I-1 Industrial District. An access management plan for the Route 206 corridor could be prepared to help increase safety in the area and reduce traffic.

In addition, two important redevelopment sites are located in this area – Orlando Drive Corridor in Raritan and the Somerville Landfill site in Somerville. One of the goals of the Orlando Drive Corridor project is to identify opportunities for linkages and improved pedestrian and bicycle connectivity between and among the historic centers of Raritan and Somerville, the redevelopment area at the former Somerville Landfill site, and along Orlando Drive.

The Somerville Landfill redevelopment project also provides for appropriate connections to and from key sites including the Borough’s Main Street business district, the N.J. Transit passenger rail station, and important greenways and open spaces areas such as the Raritan River corridor. A proposal to extend Davenport through the Landfill site to Orlando Drive has also recently been introduced as a way of enhancing connections in this area. The communities should pursue working together on a joint planning initiative in this area to further explore these and other opportunities.

Opportunities for Joint Planning at the Regional Center Municipal Borders

The *Somerset County Regional Center Strategic Master Plan (2006)* also identifies a number of new opportunities to undertake joint planning initiatives at key locations within the Regional Center along the municipal borders. (See **Map 11: Regional Center Zoning/Joint Planning Opportunities**.) These initiatives focus on strengthening the connections between the communities, fostering new partnerships and/or resolving land use conflicts that exist at the municipal borders. Examples of the types of studies that are recommended include joint neighborhood plans, joint commercial/industrial initiatives, mixed use area studies, redevelopment area plans and studies that focus on the major roadways and the Raritan River that connect and link the communities. These studies include:

Neighborhood Plans

Obert Drive, Raritan

Examine how to enhance linkages to the Obert Drive residential area with nearby neighborhoods in Raritan and the Bradley Gardens neighborhood in Bridgewater.



Vanderveer Road Area, Bridgewater & Raritan

Investigate opportunities to enhance the connections between the neighborhoods in Bridgewater and Raritan located north and south of Vanderveer Road and sharing of facilities.

Commercial/Industrial Area Initiatives

South Old York Road, Bridgewater & Raritan

Examine opportunities for joint initiatives between the two sites for things such as landscaping, access and shared parking.

Mixed Use Area Studies

Charlotte Drive Area, Bridgewater & Raritan

Investigate ways to protect this small residential area from surrounding industrial uses in both Bridgewater and Raritan

Edgewater Terrace, Bridgewater & Alpine Way Area, Raritan

Identify ways to link Edgewater Terrace in Bridgewater with nearby residential areas in Raritan at Alpine Way and minimize impacts from nearby industrial and office uses.

Cornell Blvd, Raritan & Somerville

Study opportunities to lessen the impacts of conflicting land uses in this area in Raritan and Somerville.

Redevelopment Area Studies

Johnson Drive, Raritan

Identify the impacts redevelopment of this area will have on nearby residential neighborhoods in Raritan and the Bradley Gardens neighborhood in Bridgewater.

Orlando Drive, Raritan & Somerville Landfill, Somerville

Explore opportunities to enhance connections between these sites and to other important areas, including the extension of Davenport Ave through the Somerville Landfill site to Orlando Drive.

Connection Studies

Route 202

Corridor study that identifies opportunities for improving access and safety.



Route 28

Corridor study that investigates ways to enhance linkages between key sites located along Route 28 in Raritan and Bridgewater.

Route 22

Corridor study that proposes common design elements, landscaping, buffering and access management improvements.

Raritan River Corridor

Greenway study to examine opportunities to enhance access to the Raritan River from all adjoining neighborhoods and the creation of a continuous trailway that links the communities. Greenway connections to Duke Farms for bicycles and pedestrians should be studied.

COORDINATION WITH ADJACENT MUNICIPALITIES OUTSIDE THE REGIONAL CENTER

The Borough's *Master Plan Update (2003)* reviewed the relationship of planning efforts within Raritan and those of adjacent municipalities outside the Regional Center. The findings were as follows:

Hillsborough Township

Raritan borders Hillsborough Township on the south. The Raritan River separates the Borough from Hillsborough. While this border is relatively lengthy (approximately 1.5 miles) direct impacts from development on either side of the border are limited because there are no river crossings in the area.

The area of Hillsborough Township which borders Raritan is zoned Agriculture. A Master Plan Reexamination report dated 1999 recommends that agricultural uses be preserved in this area of the Township. This area of Hillsborough functions as the environs for the Regional Center. The area on both sides of the river is also subject to serious environmental constraints, i.e. floodplains. The *Master Plan Update (2003)* recommends the establishment of a greenway along the river within Raritan Borough, which will provide an additional buffer between the undeveloped areas of Hillsborough Township and the Raritan Central Business District.



STATE, FEDERAL AND NON-PROFIT PROGRAMS, GRANTS AND CAPITAL PROJECTS

Raritan Borough has been the beneficiary of numerous grant awards from the county, state and federal government to fund important municipal projects. Since 2005, the Borough has received over \$1,121,360 in total grant funding.

Grant awards throughout the years has varied and have decreased since 2005. In 2007, only \$112,008 was received for Borough projects. This amount was less than the \$353,854 amount received in 2006. In 2005, a total of \$655,498 was received for Borough projects.

The largest grant awards for Raritan projects were all recived in 2005 and included \$150,000 from the NJ DOT for work on Wall Street, followed by \$147,771 for streetscape improvments to Thompson and Somerset Road and \$145,870 grant from the New Jersey Historic Truct Fund.

The largest award in 2006 was a \$117,000 grant from NJ DOT for Lommis Street, followed by \$66,000 from the Regional Center Partnership for the Shuttle Bus Pilot Program.

In 2007 the largest grant award was \$49,583 from the Economic Development Incentive Program for a parking lot on Thompson Street, followed by \$27,000 from the Municipal Planning Partnership for an Open Space, Recreation Plan.

A summary of grants for the Borough for the time periods 2008-2007, 2007-2006 and 2006-2005 are presented in the following **Figures 24-26**.



Figure 24: Grants Summary 2007- 2008

Name	Anticipated		Realized in Cash in 2007
	2008	2007	
Public Health Priority Funding – 1987			
N.J. Transportation Trust Fund Authority Act			
Recycling Tonnage Grant		5,045	5,045
Drunk Driving Enforcement Fund	1,699	1,004	1,004
Clean Communities Fund	6,986	7,428	7,428
Alcohol Education Rehab Fund			
Municipal Alliance on Alcoholism & Drug Abuse			
Safe & Secure Communities Program			
Recreation Grant – Frelinghuysen Park		15,000	15,000
Handicapped Recreation Opportunities Grant			
Small Cities Grant			
Body Armor Grant	2,023	1,709	1,709
D.O.T. Grant – Thompson Street	130,000		
COPS in Shops Program	1,077	4,087	4,087
Division of Highway Traffic Safety			
Click it or Ticket		1,150	1,150
Somerset County Youth Athletic & Rec Facility Grant			
Municipal Planning Partnership Grant – Open Space, Rec Plan		27,000	27,000
Economic Dev Incentive – Parking Lot on Thompson St.		49,583	49,583
Municipal Land Use Center at the College of NJ			
Regional Center Partnership of Somerset County	20,000		
Municipal Planning Partnership Grant – Land Ordinance			
NJ DEP Municipal Stormwater Regulation Program			
County of Somerset – Historic Preservation Grant		73,750	
FEMA Grant – Radio Equipment		87,631	
Total	323,168	112,008	112,008



Figure 25: Grants Summary 2006-2007

Name	Anticipated		Realized in Cash in 2006
	2007	2006	
Public Health Priority Funding – 1987			
N.J. Transportation Trust Fund Authority Act			
Recycling Tonnage Grant		2,443	2,433
Drunk Driving Enforcement Fund	1,004	2,241	2,241
Clean Communities Program	6,749	6,664	6,664
Alcohol Education Rehab Fund			
Municipal Alliance on Alcoholism & Drug Abuse			
Safe & Secure Communities Program			
Neighborhood Preservation- Balanced Housing			
Handicapped Recreation Opportunities Grant			
Small Cities Grant			
Body Armor Grant	1,709		
D.O.T. Grant – Loomis Street		117,000	117,000
COPS in Shops Program		5,987	5,987
Division of Highway Traffic Safety		4,000	4,000
U Drive Drunk U Lose		3,300	3,300
Somerset County Youth Athletic & Rec Facility Grant		15,000	15,000
Municipal Planning Partnership Grant		20,000	20,000
Regional Center Partnership Shuttle Bus Pilot Program		66,000	66,000
Municipal Land Use Center at the College of NJ		40,000	40,000
Regional Center Partnership		40,000	40,000
Municipal Planning Partnership Grant – Ordinance Review		22,750	22,750
NJ DEP Municipal Stormwater Regulation Program		8,468	8,468
Total	9,464	353,854	353,854



Figure 26: Grants Summary 2005-2006

Name	Anticipated		Realized in Cash in 2005
	2006	2005	
Public Health Priority Funding – 1987			
N.J. Transportation Trust Fund Authority Act			
Recycling Tonnage Grant	908		
Drunk Driving Enforcement Fund	664		
Clean Communities Fund		6,356	6,356
Alcohol Education Rehab Fund			
Municipal Alliance on Alcoholism & Drug Abuse			
Safe & Secure Communities Program			
Neighborhood Preservation- Balanced Housing			
Handicapped Recreation Opportunities Grant			
Small Cities Grant			
Body Armor Grant		3,347	3,347
County of Somerset County – GIS		14,250	14,250
DOT Grant – Wall Street		150,000	150,000
COPS in Shops Program	1,603	2,903	2,903
DOT Grant – Church Street		81,000	81,000
U Drive Drunk U Lose	3,300		
Somerset County Youth Athletic & Rec Facility Grant		15,000	15,000
Streetscape – Thompson-Somerset Road		147,771	147,771
Municipal Planning Partnership Grant	20,000	20,000	20,000
Historic Preservation Grant – Raritan Library		69,000	69,000
New Jersey Historic Trust		145,870	145,870
Total	26,477	655,498	655,498



INTERNAL CONSISTENCY IN LOCAL PLANNING

Raritan's 2003 *Master Plan Update* and its various amendments, reexaminations and elements are all consistent with the Borough's Land Use Ordinance. The most recent reexamination completed is the January, 2007 *Reexamination of the Master Plan and Land Development Ordinance*. The purpose of this *Reexamination Report* is to present a comprehensive overview of the Borough's changes in land use policy since the 2003 *Master Plan Update* and 1989 *Master Plan Revisions*, including the Borough's 2006 *Housing Element Plan*, the development of the Woolen Mill Site, the *Transit Village Study* (2006), *Parking Study* (2006), and the *Stormwater Management Plan* (2005). Following the adoption of this *Reexamination Report* amendments were made to the Zoning Ordinance Land Use and Development Chapter in April 2007 in order to ensure internal consistency in local planning.

Since the adoption of the 2007 *Reexamination Report*, Raritan has adopted a new *Housing Element and Fair Share Plan* in December 2008 (see Appendix 6). This Plan replaces all previously adopted housing elements and fair share plans and was incorporated into the Borough's comprehensive master plan as the official Housing Element.

The Borough is currently working on two new plan elements. As part of the Plan Endorsement process, Raritan is in the process of preparing an Environmental Resource Inventory (ERI) and Open Space Recreation Plan. The ERI is an objective inventory and mapping of the physical features of the Borough. As a result of the critical environmental area mapping, the Borough may identify and recommend additional parcels of environmentally constrained land should be rezoned for preservation and conservation purposes.



SUSTAINABILITY STATEMENT

“Sustainability” or “Sustainable Development” has been defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs” – The United Nations World Commission on Environment and Development (The Brundtland Commission, 1987). (Statement taken from NJDEP Office of Planning and Sustainable Communities website: www.nj.gov/dep/opsc/sustcomm.html.)

There are numerous examples of Borough policies and actions that support sustainable development. Raritan’s participation as a Regional Center community is key evidence of the Borough’s commitment to sustainability. The intent of the Regional Center is to encourage development and economic growth in suitable locations with existing infrastructure, to reduce sprawl and to preserve areas of environmental quality, all the cornerstones of sustainable development.

Most, if not all, future development and redevelopment located within the Regional Center will encourage and/or require the LEED certification. LEED certification was created by the US Green Building Council (USGBC) and has developed a series of standards for evaluating green building design in several categories including new and existing office construction, homes, neighborhood configuration, commercial interiors, and educational and other institutional buildings. The LEEDS certification process focuses on using natural renewable products that are available locally. The buildings are energy efficient and designed to promote a healthy environment. Requiring buildings to be designed for LEED certification is a key component in sustainable development.

The *Somerset County Regional Center Strategic Master Plan (2006)* sets forth policies that outline in detail how Raritan can grow sustainably. It includes policies which further the revitalization of downtowns and Main Streets in the Regional Center and identifies a core area in which to focus further growth and development. The *Regional Center Strategic Master Plan* also recommends policies which protect and conserve the Regional Center’s environmental resources, as well as preserves and enhances historic, cultural, open space and recreational resources. Further, the *Regional Center Strategic Master Plan* includes recommendations to share public facilities and services and for the communities to work together on sound and integrated planning initiatives. A brief outline of some of the sustainable policies included in the *Regional Center Strategic Master Plan (2006)* are presented below as one example of support for sustainability in Raritan. The specific strategies are grouped according to the seven major focus areas of the *Regional Center Strategic Master Plan (2006)* and are as follows:



- **Downtowns and Main Streets:** Somerville and Raritan have thriving downtowns, but substantial opportunities exist to further increase the vitality of these traditional “Main Street” central places. In addition, the Main Street commercial area of Finderne is in need of revitalization. The *Strategic Plan* includes strategies for bolstering the strength of all of the Regional Center’s downtown and Main Street commercial areas.
- **Redevelopment Areas, Economic Development and Community Design:** Seven (7) redevelopment areas form a central component of strategic planning in the Regional Center. The *Strategic Plan* identifies specific strategies for moving ahead with the redevelopment of the Somerville Landfill, Downtown Somerville Shopping Center, Somerville Eastern Central Business District, Kirby Avenue, Wyeth Site, Orlando Drive and Johnson Drive corridor. Redevelopment of these sites will provide the cornerstone of new economic growth. Strategies to assure appropriate attention to community design are also recommended.
- **Train Station Areas:** The Regional Center has train stations that are utilized heavily by commuters but which are underutilized as nodes of development. The action strategies outlined in the *Strategic Plan* include recommendations on ways to jump-start the process of encouraging compatible redevelopment in the train station areas.
- **Neighborhoods and Housing:** Implementation strategies are recommended in the *Strategic Plan* to ensure that infill residential development and new infrastructure are compatible with the character of existing neighborhoods and are responsive to the desires of neighborhood residents. Recommendations for new housing opportunities are also included in the *Strategic Plan* action strategy.
- **Circulation:** The Regional Center’s highway corridors are heavily used by residents and visitors alike. They are often aesthetically displeasing and functionally constrained. Land use and transportation strategies recommended in the *Strategic Plan* will improve the visual and functional qualities of the Regional Center’s highways. The *Strategic Plan* recommends strategies for moving forward on many projects that have begun in the last few years, such as the Route 22 Suburban Boulevard Project. It also includes strategies for improving public transportation in the Regional Center, utilizing Transportation Demand Management to reduce congestion on roadways, and making other highway corridor improvements. Opportunities to encourage walking and bicycling throughout the Regional Center are also recommended.
- **Recreation, Open Space and Natural Systems:** Implementation of the Raritan River Greenway has long been an objective of the Regional Center Partnership, Somerset County, and the individual municipalities. Strategies are



recommended for continuing to acquire and develop parkland in the greenway. Strategies are also recommended to improve recreational opportunities throughout the Regional Center and to reinforce the role of natural resources in shaping the development of the Regional Center. Opportunities to improve environmental regulations, such as storm water management techniques, are also recommended.

- **Shared Services, Community Facilities, Historic and Cultural Resources:** A willingness to share municipal services has long been among the noteworthy qualities of the Regional Center municipal governments and other agencies in the area. Potential further sharing of services to increase the level of service and reduce costs are recommended in this plan, as is the expansion of historic and cultural opportunities and resources.

An important component of any sustainable planning process is the identification of indicators and targets that can be used to evaluate the progress in achieving the various goals and objectives recommended in a plan. The *Somerset County Regional Center Strategic Master Plan* (2006) recognizes this and includes a list of indicators and targets that the municipalities and the Regional Center Partnership can use to evaluate their progress in achieving important local and regional initiatives identified in the Plan's implementation matrix. The indicators that are listed are general and can be used by the communities as a guide or marker to gauge whether the Regional Center is moving in the right direction on a particular issue or project. The targets, which are more detailed, reveal whether a specific project has been achieved, a particular issue has been addressed or a problem resolved. There are two types of targets included in the list. Some of the targets specify that a particular project or initiative be completed within a certain time frame. Three time frames are included - within a 5 year short term time frame, within a 10 year intermediate time frame and within a 10 year or longer long term time frame. It is recommended that the communities update the indicators and targets each year by adding new projects to the list and removing projects that have been successfully completed. The second type of target is one which proposes that the communities endeavor to make progress every year on a particular issue.

The *Regional Center Strategic Master Plan* (2006) also recommends that the Regional Center Partnership re-visit the indicators and targets list on an annual basis. Each community is asked to determine if they have achieved or not achieved each local target, jointly determine the success the Regional Center Partnership has made in achieving regional targets and comment on the status of every project. In order to aid in this process, the indicators and targets are presented in a worksheet format in the *Regional Center Strategic Master Plan* (2006) that includes an annual review section.



In addition to Regional Center sustainable development planning, the Borough's *Master Plan Update* (2003) also includes specific goals and objectives to ensure that Raritan will grow sustainably. These policies include consideration for land use, parks, recreation and open space, circulation and community facilities. A few policies are presented below as further evidence of Raritan's commitment to sustainable development.

Land Use

- Provide a balanced land use pattern that preserves residential neighborhoods, strengthens the vitality of commercial districts, enhances remaining industrial areas, increases parks and open space, protects environmentally sensitive natural features, accommodates community facilities and facilitates local/regional circulation.
- Coordinate land use planning and decision-making with adjacent municipalities in the Somerset County Regional Center to improve quality of life, preserve community charter, preserve remaining natural resources, promote sustainable development and improve local/regional mobility.

Parks, Recreational and Open Space

- Monitor the Borough's inventory of recreational facilities to ensure that adequate passive and active recreation areas are available and properly maintained throughout the community.
- Work to address recreational deficiencies in underserved areas and neighborhoods.
- Consider the existing redevelopment and/or acquisition of vacant properties for future recreation and open space.

Circulation

- Land use and transportation planning should occur together. Impact assessments and build-out analyses should be utilized to determine the effect of land use plans on the movement of goods and people.
- Any increase or decrease in land use zones within Raritan should have a build-out analysis performed prior to the adoption of the new standard.
- All types of transportation infrastructure and services such as walking, bicycling, and ride sharing are recommended to enhance capacity increasing projects.
- Provide residents with alternative means of transportation, such as multi-use trails and jitneys, which provide linkages to places of interest.

Community Facilities

- Provide a high level of community facilities to ensure that existing residents and businesses as well as new development and redevelopment are served adequately.
- Pursue shared services with other communities within the Regional Center wherever feasible.



CONSISTENCY WITH STATE PLAN – GOALS, POLICIES & INDICATORS

GOAL	POLICIES	INDICATORS
<p>Goal 1: Revitalize the State’s Cities and Towns</p> <p>STRATEGY: Protect, preserve and develop the valuable human and economic assets in cities, towns and other urban areas. Plan to improve their livability and sustainability by investing public resources in accordance with current plans which are consistent with the provisions of the State Plan. Leverage private investments in jobs and housing; provide comprehensive public services at lower costs and higher quality; and improve the natural and built environment. Incorporate ecological design through mechanisms such as solar access for heating and power generation. Level the playing field in such areas as financing services, infrastructure and regulation. Reduce the barriers which limit mobility and access of city residents, particularly the poor and minorities, to jobs, housing, services and open space within the region. Build on the assets of cities and towns such as their labor force, available land and buildings, strategic location and diverse populations.</p>	<p>Policy on Urban Revitalization - Prepare strategic revitalization plans, neighborhood empowerment plans and urban complex strategic revitalization plans that promote revitalization, economic development and infrastructure investments, coordinate revitalization planning among organizations and governments, support housing programs and adaptive reuse, improve access to waterfront areas, public open space and parks, and develop human resources with investments in public health, education, work force readiness and public safety in cities and towns.</p>	<p>Key Indicator 5. Progress in socioeconomic revitalization for the 68 municipalities eligible for Urban Coordinating Council assistance</p> <p>Indicator 6. Percent of jobs located in Urban Coordinating Council municipalities</p> <p>Indicator 22. Percent of building permits issued in Urban Coordinating Council municipalities</p> <p>Indicator 27. Number of Neighborhood Empowerment Plans approved by the Urban Coordinating Council</p>

Analysis

- The *Strategic Economic Plan Element* (2005) seeks to protect, preserve and develop the valuable human and economic assets in Raritan.
- The *Raritan Borough Master Update* (2003) and *Regional Center Strategic Master Plan* (2006) seek to improve the livability and sustainability of Raritan by investing public resources in accordance with current plans which are consistent with the provisions of the State Plan.
- The *Strategic Economic Development Plan Element* (2005) seeks to leverage private investments in jobs and housing.
- The *Raritan Borough Master Update* (2003) and *Regional Center Strategic Master Plan* (2006) seek to provide comprehensive public services at lower costs and higher quality, and improve the natural and built environment.
- The *Regional Center Pedestrian, Bicycle & Greenways Systems Plan* (ongoing) and the *Regional Center Community Bus Shuttle Plan* (2005) seek to reduce the barriers which limit mobility and access, particularly to the poor and minorities, to jobs, housing, services and open space within the region.
- The *Raritan Borough Master Update* (2003) and *Regional Center Strategic Master Plan* (2006) seek to build on the assets of Raritan and the Regional Center, including available land and buildings and strategic location.
- The *Raritan Borough Master Update* (2003) and *Regional Center Strategic Master Plan* (2006) seek to revitalize Downtown Raritan, promote economic development, infrastructure investments, coordinate planning, housing programs and adaptive reuse.



GOAL	POLICIES	INDICATORS
<p>Goal 2: Conserve the State's Natural Resources and Systems</p> <p>STRATEGY: Conserve the state's natural resources and systems as capital assets of the public by promoting ecologically sound development and redevelopment in the Metropolitan and Suburban Planning Areas, accommodating environmentally designed development and redevelopment in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, and by restoring the integrity of natural systems in areas where they have been degraded or damaged. Plan, design, invest in and manage the development and redevelopment of Centers and the use of land, water, soil, plant and animal resources to maintain biodiversity and the viability of ecological systems. Maximize the ability of natural systems to control runoff and flooding, and to improve air and water quality and supply.</p>	<p>Policy on Water Resources - Protect and enhance water resources through coordinated planning efforts aimed at reducing sources of pollution and other adverse effects of development, encouraging designs in hazard-free areas that will protect the natural function of stream and wetland systems, and optimizing sustainable resource use.</p> <p>Policy on Open Lands and Natural Systems - Protect biological diversity through preservation and restoration of contiguous open spaces and connecting corridors; manage public land and provide incentives for private land management to protect scenic qualities, forests and water resources; and manage the character and nature of development for the protection of wildlife habitat, critical slope areas, water resources, and for the provision of adequate public access to a variety of recreational opportunities.</p> <p>Policy on Coastal Resources - Acknowledge the statutory treatment of the coastal area under federal and state legislation, coordinate efforts to establish a comprehensive coastal management program with local planning efforts, undertake a regional capacity analysis, protect vital ecological areas and promote recreational opportunities.</p> <p>Policy on Special Resource Areas - Recognize an area or region with unique characteristics or resources of statewide importance and establish a receptive environment for regional planning efforts. The Highlands region has been recognized as the first Special Resource Area in New Jersey.</p>	<p>Key Indicator 2. The amount of land permanently dedicated to open space and farmland preservation</p> <p>Key Indicator 3. Percent of New Jersey's streams that support aquatic life</p> <p>Indicator 11. Conversion of wetlands for development</p> <p>Indicator 26. Percent of land in New Jersey covered by adopted watershed management plans</p>

Analysis

- The *Orlando Drive Gateway Study (ongoing)*, *Riverfront Development Study (2005)* and *Regional Center Strategic Master Plan (2006)* all seek to conserve the Raritan River and its tributaries as capital assets of the public by the designation of greenways and protection of environmentally sensitive areas that will provide expanded habitat for a variety of species.
- The *Stormwater Management Plan (2005)* and *Raritan Borough Master Update (2003)* seek to promote ecologically sound development and redevelopment.
- The *Stormwater Management Plan (2005)* seeks to manage the use of land, water, soil, plant & animal resources to maintain biodiversity and ecological systems.
- The *Stormwater Management Plan (2005)* seeks to maximize the ability of natural systems to control runoff and flooding and to improve water quality and supply.
- The *Regional Center Strategic Master Plan (2006)* seeks to protect and enhance the Raritan River through coordinated planning efforts.
- The *Regional Center Pedestrian, Bicycle & Greenways Systems Connection Plan (ongoing)*, *Riverfront Development Study (2005)* and *Regional Center Strategic Master Plan (2006)* seek to preserve contiguous open spaces and connecting corridors, and to provide public access to a variety of recreational opportunities.
- The *Development, Redevelopment and the Protection of Critical Environmental Areas: Opportunities for Watershed Protection and Economic Growth in New Jersey's Urban and Suburban Watersheds – Case Study the Somerset Regional Center (2007)* provides examples of site plan design alternatives that balance watershed protection, economic development and strengthen connections within the Regional Center.



GOAL	POLICIES	INDICATORS
<p>Goal 3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey</p> <p>STRATEGY: Promote socially and ecologically beneficial economic growth, development and renewal and improve both the quality of life and the standard of living of New Jersey residents, particularly the poor and minorities, through partnerships and collaborative planning with the private sector. Capitalize on the state's strengths—its entrepreneurship, skilled labor, cultural diversity, diversified economy and environment, strategic location and logistical excellence—and make the state more competitive through infrastructure and public services cost savings and regulatory streamlining resulting from comprehensive and coordinated planning. Retain and expand businesses, and encourage new, environmentally sustainable businesses in Centers and areas with infrastructure. Encourage economic growth in locations and ways that are both fiscally and environmentally sound. Promote the food and agricultural industry throughout New Jersey through coordinated planning, regulations, investments and incentive programs—both in Centers to retain and encourage new businesses and in the Environs to preserve large contiguous areas of farmland.</p>	<p>Policy on Economic Development - Promote beneficial economic growth and improve the quality of life and standard of living for New Jersey residents by building upon strategic economic and geographic positions, targeting areas of critical capital spending to retain and expand existing businesses, fostering modern techniques to enhance the existing economic base, encouraging the development of new enterprises, advancing the growth of green businesses, elevating work force skills, and encouraging sustainable economic growth in locations and ways that are fiscally and ecologically sound.</p> <p>Policy on Agriculture - Promote and preserve the agricultural industry and retain farmland by coordinating planning and innovative land conservation techniques to protect agricultural viability while accommodating beneficial development and economic growth necessary to enhance agricultural vitality and by educating residents on the benefits and the special needs of agriculture.</p> <p>Policy on Equity - It is the position of the State Planning Commission that the State Plan should neither be used in a manner that places an inequitable burden on any one group of citizens nor should it be used as a justification for public actions that have the effect of diminishing equity. It is also the position of the Commission that the achievement, protection and maintenance of equity be a major objective in public policy decisions as public and private sector agencies at all levels adopt plans and policies aimed at becoming consistent with the State Plan.</p>	<p>Key Indicator 1. New development, population and employment located in the Metropolitan and Suburban Planning Areas or within Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas</p> <p>Indicator 1. Average annual disposable income among New Jerseyans</p> <p>Indicator 2. Unemployment</p> <p>Indicator 3. Conversion of farmland for development</p> <p>Indicator 5. Agricultural output</p> <p>Indicator 7. Economic output per unit of energy consumed</p> <p>Indicator 21. Municipalities with median household incomes of less than \$30,000 per year (in 1990 dollars)</p> <p>Indicator 22. Number of census tracts with more than 40% of the population living under the poverty level</p>

Analysis

- The *Strategic Economic Plan* (2005), the *Raritan Borough Master Update* (2003) and *Regional Center Strategic Master Plan* (2006) seek to promote socially and ecologically beneficial economic growth, development and renewal and improve both the quality of life and the standard of living.
- The *Regional Center Partnership* seeks to encourage partnerships and collaborative planning with the private sector.
- The *Regional Center Strategic Plan* (2006) seeks to capitalize on the strengths of the Regional Center and make the region more competitive through infrastructure and public services cost savings and regulatory streamlining from comprehensive and coordinated planning.



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- The *Strategic Economic Plan Element* (2005) seeks to retain and expand businesses, and encourage new, environmentally sustainable businesses in Raritan in locations that are fiscally and environmentally sound.



GOAL	POLICIES	INDICATORS
<p>Goal 4: Protect the Environment, Prevent and Clean Up Pollution</p> <p>STRATEGY: Develop standards of performance and create incentives to prevent and reduce pollution and toxic emissions at the source, in order to conserve resources and protect public health. Promote the development of businesses that provide goods and services that eliminate pollution and toxic emissions or reduce resource depletion. Actively pursue public/private partnerships, the latest technology and strict enforcement to prevent toxic emissions and clean up polluted air, land and water without shifting pollutants from one medium to another; from one geographic location to another; or from one generation to another. Promote ecologically designed development and redevelopment in the Metropolitan and Suburban Planning Areas and accommodate ecologically designed development in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, to reduce automobile usage; land, water and energy consumption; and to minimize impacts on public health and biological systems, water and air quality. Plant and maintain trees and native vegetation. Reduce waste and reuse and recycle materials through demanufacturing and remanufacturing</p>	<p>Policy on Air Resources - Reduce air pollution by promoting development patterns that reduce both mobile and stationary sources of pollution, promoting the use of alternative modes of transportation, and supporting clean, renewable fuels and efficient transportation systems.</p> <p>Policy on Energy Resources - Ensure adequate energy resources through conservation, facility modernization, renewable energy and cogeneration; to continue economic growth while protecting the environment; and to modify energy consumption patterns to capitalize on renewable, domestic energy supplies rather than virgin extraction and imports.</p> <p>Policy Waste Management, Recycling and Brownfields- Promote recycling and source reduction through product design and materials management and by coordinating and supporting legislative, planning and facility development efforts regarding solid and hazardous waste treatment, storage and disposal. Capitalize on opportunities provided by brownfield sites through coordinated planning, strategic marketing and priority redevelopment of these sites.</p>	<p>Indicator 4. Percent of brownfield sites redeveloped</p> <p>Indicator 7. Economic output per unit of energy consumed</p> <p>Indicator 8. The generation of solid waste on a per capita and per job basis</p> <p>Indicator 9. Number of unhealthful days annually caused by ground-level ozone, particulate matter and carbon monoxide</p> <p>Indicator 10. Greenhouse gas emissions</p> <p>Indicator 13. Changes in toxic chemical use and waste generation (non-product output or NPO) by New Jersey’s manufacturing sector</p> <p>Indicator 15. Vehicle miles traveled per capita</p>

Analysis

- The *Orlando Drive Gateway Study (ongoing)* seeks to promote the cleanup of existing active and pending sites with confirmed contamination.
- The *Raritan Borough Master Update (2003)* and *Regional Center Strategic Master Plan (2006)* seek to promote the cleanup and reuse of the Johnson Drive area which includes pending sites with confirmed contamination.
- The *Regional Center Pedestrian, Bicycle & Greenways Systems Connection Plan (ongoing)* and the *Regional Center Community Bus Shuttle Strategic Plan (2005)* seek to reduce automobile usage resulting in a reduction in the number of unhealthy days annually caused by ground-level ozone, particulate matter and carbon monoxide, greenhouses gas emissions and vehicle miles traveled.
- Redevelopment and new development in Raritan and the Regional Center will be encouraged to be ecologically designed in accordance with the Leadership in Energy and Environmental Design (LEED) Certification.



GOAL	POLICIES	INDICATORS
<p>Goal 5: Provide Adequate Public Facilities and Services at a Reasonable Cost</p> <p>STRATEGY: Provide infrastructure and related services more efficiently by supporting investments based on comprehensive planning and by providing financial incentives for jurisdictions that cooperate in supplying public infrastructure and shared services. Encourage the use of infrastructure needs assessments and life-cycle costing. Reduce demands for infrastructure investment by using public and private markets to manage peak demands, applying alternative management and financing approaches, using resource conserving technologies and information systems to provide and manage public facilities and services, and purchasing land and easements to prevent development, protect flood plains and sustain agriculture where appropriate.</p>	<p>Policy on Infrastructure Investments - Provide infrastructure and related services more efficiently by investing in infrastructure to guide growth, managing demand and supply, restoring systems in distressed areas, maintaining existing infrastructure investments, designing multi-use school facilities to serve as centers of community, creating more compact settlement patterns in appropriate locations in suburban and rural areas, and timing and sequencing the maintenance of capital facilities service levels with development throughout the state.</p> <p>Policy on Transportation - Improve transportation systems by coordinating transportation and land-use planning; integrating transportation systems; developing and enhancing alternative modes of transportation; improving management structures and techniques; and utilizing transportation as an economic development tool.</p>	<p>Key Indicator 4. Meet present and prospective needs for public infrastructure systems</p> <p>Indicator 14. The percent of all trips to work made by carpool, public transportation, bicycle, walking or working at home</p> <p>Indicator 16. Number of pedestrian fatalities in vehicular accidents on state roads</p> <p>Indicator 17. Increase in transit ridership</p> <p>Indicator 18. Percent of potable water supplies that meet all standards</p> <p>Indicator 19. Percent of development on individual septic systems</p>

Analysis

- The *Regional Center Community Bus Shuttle Strategic Plan* (2005) seeks to improve the regional transit system.
- The *Regional Center Strategic Master Plan* (2006) seeks to encourage infrastructure and related services be provided more efficiently by supporting investments based on comprehensive planning and shared services.
- The Regional Center Partnership’s feasibility study for a regional multi-purpose athletic field seeks to provide public facilities more efficiently.
- The *Regional Center Pedestrian, Bicycle & Greenways Systems Connection Plan* (ongoing) seeks to increase the percentage of trips to work made by bicycle and walking.
- The *Regional Center Neighborhood Traffic Calming and Implementation Plan* (2005 and 2003) and *Regional Center Pedestrian, Bicycle & Greenways Systems Connection Plan* (ongoing) seeks to reduce the number of pedestrian accidents on State Roads.
- The *Raritan Borough Master Update* (2003) and *Regional Center Strategic Master Plan* (2006) seek to coordinate land use and transportation planning.
- The *Regional Center Strategic Master Plan* (2006) seeks to encourage growth in the Regional Center and in compact forms.



GOAL	POLICIES	INDICATORS
<p>GOAL 6: Provide Adequate Housing at a Reasonable Cost</p> <p>STRATEGY: Provide adequate housing at a reasonable cost through public/private partnerships that create and maintain a broad choice of attractive, affordable, ecologically designed housing, particularly for those most in need. Create and maintain housing in the Metropolitan and Suburban Planning Areas and in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, at densities which support transit and reduce commuting time and costs, and at locations easily accessible, preferably on foot, to employment, retail, services, cultural, civic and recreational opportunities. Support regional and community-based housing initiatives and remove unnecessary regulatory and financial barriers to the delivery of housing at appropriate locations.</p>	<p>Policy on Housing - Preserve and expand the supply of safe, decent and reasonably priced housing by balancing land uses, housing types and housing costs and by improving access between jobs and housing. Promote low- and moderate-income and affordable housing through code enforcement, housing subsidies, community-wide housing approaches and coordinated efforts with the New Jersey Council on Affordable Housing.</p> <p>Policy on Design - Mix uses and activities as closely and as thoroughly as possible; develop, adopt and implement design guidelines; create spatially defined, visually appealing and functionally efficient places in ways that establish an identity; design circulation systems to promote connectivity; maintain an appropriate scale in the built environment; and redesign areas of sprawl.</p>	<p>Indicator 20. Percent of New Jersey households paying more than 30% of their pre-tax household income towards housing</p> <p>Indicator 24. Annual production of affordable housing units</p>

Analysis:

- The *Housing Plan Element* (2008) includes a determination of the Borough’s present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing.
- The *Raritan Borough Master Update* (2003) and *Regional Center Strategic Master Plan* (2006) seek to encourage community design improvements in established neighborhoods to maintain and enhance the quality of life of those areas.
- The *Raritan Borough Master Update* (2003) and *Regional Center Strategic Master Plan* (2006) seek to promote mix uses and create a visually appealing area with an established identity.
- The *Raritan Borough Master Update* (2003) seeks to balance land uses in the Borough.
- The *Regional Center Community Bus Shuttle Strategic Plan* (2005) seeks to improve access between jobs and housing.
- The *Regional Center Pedestrian, Bicycle & Greenways Systems Connection Plan* (ongoing) seeks to promote connectivity.
- The *Raritan Borough Master Update* (2003) and *Regional Center Strategic Master Plan* (2006) seek to maintain an appropriate scale in the built environment and redesign areas of sprawl.



GOAL	POLICIES	INDICATORS
<p>Goal 7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value</p> <p>STRATEGY: Enhance, preserve and use historic, cultural, scenic, open space and recreational assets by collaborative planning, design, investment and management techniques. Locate and design development and redevelopment and supporting infrastructure to improve access to and protect these sites. Support the important role of the arts in contributing to community life and civic beauty.</p>	<p>Policy on Historic, Cultural and Scenic Resources - Protect, enhance, and where appropriate rehabilitate historic, cultural and scenic resources by identifying, evaluating and registering significant historic, cultural and scenic landscapes, districts, structures, buildings, objects and sites and ensuring that new growth and development is compatible with historic, cultural and scenic values</p>	<p>Key Indicator 2. The amount of land permanently dedicated to open space and farmland preservation</p> <p>Indicator 12. Conversion of land per person</p>

Analysis

- The *Raritan Borough Master Update* (2003) and *Regional Center Strategic Master Plan* (2006) seek to enhance, preserve and use historic, cultural, scenic, open space and recreational assets by collaborative planning among the three Regional Center municipalities.
- The *Raritan Riverfront Development Study* (2005) and *Regional Center Pedestrian, Bicycle & Greenways Systems Connection Plan* (ongoing) seek to improve access to the Raritan River greenway, parks, open space areas and key historic sites.
- The Borough of Raritan includes numerous historic properties listed on the National and State Registers of Historic Sites.
- The *Somerset County Regional Center Strategic Master Plan* (2006) recommends the establishment of a Regional Community Center that provides a forum for regional arts, culture and recreational events.



GOAL	POLICIES	INDICATORS
<p>Goal 8: Ensure Sound, Integrated Planning and Implementation Statewide</p> <p>STRATEGY: Use the State Plan and the Plan Endorsement process as a guide to achieve comprehensive, coordinated, long-term planning based on capacity analysis and citizen participation; and to integrate planning with investment, program and regulatory land-use decisions at all levels of government and the private sector, in an efficient, effective and equitable manner. Ensure that all development, redevelopment, revitalization or conservation efforts support State Planning Goals and are consistent with the Statewide Policies and State Plan Policy Map of the State Plan.</p>	<p>Policy on Comprehensive Planning - Promote planning for the public's benefit, and with strong public participation, by enhancing planning capacity at all levels of government, using capacity-based planning and Plan Endorsement to guide the location and pattern of growth and promoting cooperation and coordination among counties, municipalities, state, interstate and federal agencies.</p> <p>Policy on Planning Regions Established by Statute - The State Plan acknowledges the special statutory treatment accorded the New Jersey Pinelands under the Pinelands Protection Act, and the Hackensack Meadowlands under the Hackensack Meadowlands Reclamation and Development Act. The State Planning Commission is explicitly directed to “rely on the adopted plans and regulations of these entities in developing the State Plan.” In the State Plan, these areas are considered Planning Regions Established by Statute.</p> <p>Policy on Public Investment Priorities - It is the intent of the State Plan that the full amount of growth projected for the state should be accommodated. Plan Strategies recommend guiding this growth to Centers and other areas identified within Endorsed Plans where infrastructure exists or is planned and where it can be provided efficiently, either with private or public dollars. (Designated Centers are included in the category of communities with Endorsed Plans.) Public investment priorities guide the investment of public dollars to support and carry out these Plan Strategies.</p>	<p>Key Indicator 6. The degree to which local plans and state agency plans are consistent with the State Plan</p> <p>Indicator 25. Municipalities participating in comprehensive, multijurisdictional regional planning processes consistent with the State Plan</p>

Analysis

- Raritan’s Plans are consistent with each other, the community vision for the Borough and local regulations.
- Raritan’s Plans are fully integrated with the Master Plans for the adjacent municipalities of Bridgewater and Somerville, and is contributing to the *Somerset County Regional Center Strategic Master Plan* (2006), which creates a single coherent vision for the entire Regional Center.
- Raritan’s Plans are consistent with the Master Plans for neighboring municipalities not in the Regional Center that share borders with the Borough.
- Raritan’s Plans are consistent with and intended to fulfill the vision of the State Development and Redevelopment Act.
- Raritan, Bridgewater and Somerville are all participating in the Plan Endorsement process jointly to continue to achieve comprehensive, coordinated, long-term planning based on capacity analysis and citizen participation in the Regional Center.



CONSISTENCY WITH STATE PLAN - CENTER CRITERIA & POLICIES

Criteria	State Plan Criteria: Regional Center	Proposed Regional Center Baseline	Proposed Regional Center (20 years forward)
		2005	2030
Land Use		Sources: NJTPA; OSG	NJTPA
Function	Focal point for region's economic, social and cultural activities with a compact mixed-use core.	Downtown Somerville and Raritan in particular offer a unique opportunity to showcase how mixed uses can be compatible and complimentary, particularly downtown Raritan, Somerville; the potential redevelopment of Orlando Drive corridor (Raritan), the residential/commercial/office and recreational uses proposed by Somerville for the various redevelopment areas in particular and in downtown Somerville in general; in Bridgewater there are numerous complimentary land uses in close proximity; e.g., compact senior high-rise housing near major shopping, recreational facilities and County Library and Vo-Tech facilities; close proximity to major transportation arteries, Bridgewater core area also offers a variety of residential housing and Finderne contains residential and non-residential uses in close proximity –apartment complexes, townhouses, single-family detached dwellings and interspersed throughout are businesses and retail centers and active athletic facilities; there are also notable industrial uses in parts of Somerville and Bridgewater within the Regional Center. Somerset County's existing Torpey athletic complex in the Finderne section of Bridgewater provides regional helps meet the tremendous demand for multiple athletic activities and programs; a feasibility study is currently underway funded through the Regional Center Partnership to explore the possibilities for enhancing the athletic facilities at the Somerset County Vocational-Technical High School campus in Bridgewater to also help alleviate the great demand for active sports and recreation.	Downtown Somerville to become major transportation hub with Somerville Train Station, Landfill and West End redevelopment areas providing a Transit-Oriented Development Village consisting of mixed-uses in densities consistent with objectives of State Plan; Bridgewater continues to achieve in-fill development and redevelopment of brownfields where appropriate for reuse in accordance with its master plan; Raritan Borough's Orlando Drive corridor are developed through in-fill development consistent with the vision plan created based on public participation workshops; infill development along corridor achieved where appropriate balanced with preservation of natural corridors. Entire Regional Center's cultural and economic hubs are linked through completion of the Raritan River and Peters Brook Greenways linking communities along the Raritan River and Peters Brook through a system of interconnected trails and bikeways to promote eco-tourism, reduce auto dependency, increase public health, promote social interaction; Raritan River Greenway creates opportunities for pedestrians and bikers and other visitors to the Regional Center by



			linking the Greenway with the core downtown and Central Business District of Raritan, Somerville and Finderne section of Bridgewater; and Peters Brook Greenway will link the core of the Regional Center in Somerville with the Region's shopping mall, Bridgewater municipal complex and regional high schools (Immaculata and Bridgewater/Raritan High Schools); the Raritan River Greenway will also link the County's popular Duke Island Park and the Torpey Athletic Complex, both in Bridgewater.
Located in market area supporting high-intensity development and redevelopment.	Bridgewater Commons Mall; Finderne Business District; Downtown Raritan, Somerville and Finderne (Bridgewater) shopping districts; Somerville Designated Redevelopment Areas (Landfill, West End; East Central Business District and Kirby Ave. areas); Bridgewater (Sixth Avenue/Prince Rodgers Ave. Designated Redevelopment Area; Wyeth Property); proposed Somerville Circle redevelopment area in Raritan Borough (potential redevelopment.		As noted above, Downtown Somerville to become major transportation hub with Somerville Train Station, Landfill and West End redevelopment areas providing a Transit-Oriented Development Village consisting of mixed-uses in densities consistent with objectives of State Plan; Bridgewater continues to achieve in-fill development and redevelopment of brownfields where appropriate for reuse; Raritan's Orlando Drive and Somerville Circle area are transformed redevelop
Identified as a result of a strategic planning effort conducted on a regional basis.	<ul style="list-style-type: none"> ▪ Initial Visioning Workshop (1999) ▪ Update of Visioning Initiative (2003) ▪ Retreat (2005) ▪ Regional Center Strategic Master Plan (completed Nov. 2006) 		Regional Center Strategic Master Plan's Indicators and Targets section updated annually as needed; entire plan reviewed/updated as necessary every 5 years
Located, scaled and designed not to adversely affect economic	Economic development and redevelopment within the Regional Center is of such a scale as to relate largely to surrounding region within central Somerset County and should have little effect to any nearby Urban Centers; eg, Plainfield and New Brunswick. Regional Center municipalities (Bridgewater, Raritan and Somerville) have executed in 1999 an intermunicipal agreement in		Future concentration of growth and economic development in Regional Center as coordinated amongst the Regional Center municipalities and Somerset County in the context of their respective master plans and their respective economic development plans.



	growth potential of Urban Centers.	which each municipality agrees to share information with adjacent municipalities concerning land development projects of certain sizes (residential projects by number of units or lots proposed and non-residential based on building footprint area) as well as within close proximity to municipal boundaries so that adjacent municipalities in Somerset County are aware of any significant projects and are afforded an opportunity to share any concerns the adjacent municipality may have concerning the project in question.	
Land area	1 to 10 sq mi	14.204 sq mi	12.63 sq mi
Housing units	4,000 to 15,000 in PA 1 & 2, or 2,000 to 15,000 in PA 3, 4 or 5	12,085 Households	14,506 Households
Housing Density	>3 du/acre	1.33 du/acre (12,085 HH/9088 acres in 14.2 sq mi area)	1.80 du/acre (14,506 HH/8,083 acres in 12.63 sq mi area)
Population			
Number of people	>10,000 in PA 1 & 2, or >5,000 in PA 3, 4 or 5	32,485 people	36,722 people
Density	>5,000 per sq mi	2,288 people/sq. mi (32,485/14.2 sq mi)	2,908 people/sq mi (36,722/8,083 acres in 12.63 sq mi)
Economy			
Employment	>10,000 in PA 1 & 2, or >5,000 in PA3, 4 or 5	37,836 employees	41,817 employees
Jobs-housing ratio	2:1 to 5:1	3.13:1	2.88:1
Infrastructure			
Capacity (general)	Access to sufficient existing or planned Infrastructure.	Ample public water and sewer service is provided by NJ-American Water Company; sanitary wastewater treatment provided by Somerset-Raritan Valley Sewerage Authority.	Regionalized wastewater management planning performed by County w/ municipal input; possible regionalization of wastewater collection system; existing treatment capacity of plant maintained thru aggressive I/I



			reduction/consumer education and use of graywater; (revised pending results of Countywide WMP pending completion of WMP by end of 2009)
Transportation	Near major public transportation terminal, arterial or interstate interchange; hub for two or more transportation modes.	I-287 interchanges with US Route 22, 202 and 206 and State Hwy 28; NJ Transit's Raritan Valley Rail Line and 3 major train stations and park-and-ride facilities; approx six NJ Transit Bus Routes, Private Bus Lines; County-operated SCOOT para-shuttle system	Transit oriented development achieved in area surrounding Somerville Train Station; rehabilitation of Somerville Train Station by NJ Transit completed; increased parking facilities implemented at Bridgewater Train Station to meet increased demand; possible expanded bus shuttle service linking Regional Center as a transportation hub to other regional destinations (Flemington, New Brunswick, Belle Mead/Princeton; Basking Ridge/Morristown; pedestrian-oriented facilities implemented through implementation of completed Regional Center Bicycle, Pedestrian and Greenways Systems Plan; Route 202 corridor land use/transportation coordination achieved resulting in better traffic and goods flow thru Route 202 corridor between Somerset and Hunterdon Counties; Route 22 Sustainable Corridor short- and long-term improvement plan achieved based preferred alternative design pursuant to results of aggressive public input and design considerations; I-287/Rt 22/Rt 202-206 interchange system improved enhancing safety and efficiency of travelling public and movement of goods into, from and through the Regional Center.

*Note: the projected population, household and employment figures are provided based on North Jersey Transportation Planning Authority (NJTPA) projections and are intended to be “place holders” in the reports until the County completes more refined build out projections associated with the completion of the Countywide Wastewater Management Plan (WMP); at that point the template will be updated or revised when new information becomes available as the WMP is prepared.



CONSISTENCY WITH STATE PLAN – PLANNING AREA POLICY OBJECTIVES

The State Plan organizes the entire State of New Jersey into different planning areas and centers based on the presence of infrastructure (roads and sewer) and environmental constraints (wetlands, flood zones, forested areas, threatened or endangered habitats.) Raritan Borough's 2.02 square miles is located within a number of State Plan Policy Map Planning Areas.

STATE PLANNING AREA 1 - THE METROPOLITAN PLANNING AREA

The majority of Raritan is located inside the State Planning Area 1 - the Metropolitan Planning Area. This area consists of existing developed areas with substantial amounts of existing land and infrastructure. In the Metropolitan Planning Area, the State's Plan's intention is to:

- Provide for much of the state's future redevelopment;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

The policies and actions of Raritan Borough and the Somerset County Regional Center are both consistent with the State's Plans intention for State Planning Area 1 - the Metropolitan Planning Area. (See above section STATUS OF MASTER PLAN AND OTHER RELEVANT PLANNING ACTIVITIES.) Numerous examples can be provided of plans and initiatives that support the above mentioned goals. Some specific examples include:

Provide for the State's Future Redevelopment

A redevelopment project for the Raritan Mills site, known as Raritan Town Center or Riverwalk, has recently been completed, providing for affordable housing and upscale rental apartments designed to appeal to professionals who want to combine the ease of rail commuting with the convenience of town living. The project is on a former brownfield industrial site that was cleaned up in accordance with NJDEP requirements. The tract runs north from the Raritan River, providing both a link between the CBD and the River and a large parcel of river front property to continue the Greenway. The new housing is located one block from Somerset Street and four blocks from the train station, creating new demand for downtown shopping and rail services.



Revitalize Cities and Towns

The Borough has used the Economic Development Incentive Program (EDIP) grants for extensive streetscape improvements on their main street, Somerset Street, along with grants for façade improvements, to enhance the appearance and appeal of the downtown business area.

Promote Growth in Compact Forms

As part of its downtown planning effort, the Borough has considered creating a “transit village” around its railroad station, located between Anderson and Thompson Streets. To determine the feasibility and desirability of this type of development, the Planning Board authorized a study of the neighborhoods surrounding the station and their potential for redevelopment into higher density mixed uses, centered on rail transportation. A result of this effort is the prioritization of the First Avenue tract for mixed non-residential use designed to support the local residences and transit users.

Stabilize Older Suburbs

Like older suburban towns, the Borough has traffic problems caused by too much volume using local roads and intersections designed to antiquated standards to address out-dated conditions. The Borough is both a destination for out-of-town traffic using the railroad, restaurants and stores and a short-cut for traffic from outlying townships headed to and from major shopping areas and the regional highway system, trying to avoid congested highway areas, such as Route 206 south. The result is congestion on the major road network and the spill-over of traffic looking for “short-cuts” onto local roads. The Borough is working together with the other Regional Center municipalities of Bridgewater and Somerville to find solutions to these problems that are generally regional in scope and require the kind of cooperation fostered by the Regional Center. Two examples are the *Regional Center Neighborhood Traffic Calming and Implementation Plan* (2005) and the *Regional Center Traffic Study* which both strive to stabilize existing residential areas from major concerns caused by traffic.

Redesign Areas of Sprawl

Most of the streets in the Borough provide sidewalks or have sufficiently low traffic volumes to allow pedestrians to walk along the edge of the road. However some of the neighborhoods in the Borough in the outskirts have limited, indirect access to desired destination points (the CBD, schools, parks and other community facilities) and there are no separately designated bikeways. A key objective of the Regional Center *Regional Center Pedestrian, Bicycle & Greenways Systems Connection Plan* currently underway is to improve existing linkages and design new greenways that connect key destinations within the Regional Center and neighboring areas of interest.



Protect the Character of Existing Stable Communities

The Borough is justly proud of their local neighborhoods, which provide affordable housing suitable for a wide variety of households and incomes. A major community goal is to retain and enhance the quality of these neighborhoods. The Borough supports the preparation of neighborhood plans for each of its neighborhoods to address such issues as home maintenance and rehabilitation, parking, incompatible uses, non-vehicular access, traffic calming, recreation and open space, and streetscaping.

The State Plan also includes a set of policy objectives that should be used to guide the application of the State Plan's Statewide Policies in the Metropolitan Planning Area; the criteria for designation of any existing or new Centers appropriate in this Planning Area; the optional delineation of Center Boundaries around Centers; and local and state agency planning. The policy objectives which are tangibly advanced by Raritan Borough and Regional Center plans and planning initiatives include:

Land Use:

Raritan Borough promotes redevelopment and development in neighborhoods of the Regional Centers that have been identified through cooperative regional planning efforts. It also promotes diversification of land uses, including housing where appropriate, in single use developments and enhances their linkages to the rest of the community. The Borough also ensures efficient and beneficial utilization of scarce land resources throughout the Planning Area to strengthen its existing diversified and compact nature.

Housing

Raritan Borough provides a full range of housing choices through redevelopment, new construction, rehabilitation, adaptive reuse of nonresidential buildings, and the introduction of new housing into appropriate nonresidential settings. The Borough also preserves the existing housing stock through maintenance, rehabilitation and flexible regulation. There is a struggle to meet affordable housing objectives because of the built out nature of Raritan and a decrease in large development projects.

Economic Development

Raritan Borough promotes economic development by encouraging strategic land assembly, site preparation and infill development, public/private partnerships and infrastructure improvements that support an identified role for the community within the regional marketplace. The Borough also encourages job training and other incentives to retain and attract businesses. In addition, Raritan Borough encourages private sector investment through supportive government regulations, policies and programs, including tax policies and expedited review of proposals that support appropriate redevelopment.



Transportation

Raritan Borough maintains and enhances a transportation system that capitalizes on high density settlement patterns by encouraging the use of public transit systems, walking and alternative modes of transportation to reduce automobile dependency, links Centers, and creates opportunities for transit oriented redevelopment. The Borough also facilitates efficient goods movement through strategic investments and intermodal linkages.

Natural Resource Conservation

Raritan Borough reclaims environmentally damaged sites and mitigates future negative impacts, particularly to riverfronts, scenic vistas, wildlife habitats and to Critical Environmental Sites, and Historic and Cultural Sites. The Borough also gives special emphasis to improving air quality, uses open space to reinforce neighborhood and community identity, and protects natural linear systems, including regional systems that link to other Planning Areas.

Recreation

Raritan Borough provides maximum active and passive recreational opportunities and facilities at the neighborhood, local and regional levels by concentrating on the maintenance and rehabilitation of existing parks and open space while expanding and linking the system through redevelopment and reclamation projects.

Redevelopment

Raritan Borough encourages redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure. The Borough also promotes design that enhances public safety, encourages pedestrian activity and reduces dependency on the automobile.

Historic Preservation

Raritan Borough encourages the preservation and adaptive reuse of historic or significant buildings, Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the area's ability to redevelop. The Borough also coordinates historic preservation with tourism efforts.

Public Facilities and Services

Raritan Borough completes repairs or replaces existing infrastructure systems to eliminate deficiencies and provide capacity for sustainable development and redevelopment in the region. The Borough also encourages the concentration of public facilities and services in the Regional Center.



Intergovernmental Coordination

Raritan Borough regionalizes as many public services as feasible and economical to enhance the cost-effective delivery of those services. The Borough also establishes multijurisdictional policy and planning entities, such as the Regional Center Partnership, to guide the efforts of state, county and municipal governments to ensure compatible and coordinated redevelopment.

ENVIRONMENTALLY SENSITIVE PLANNING AREA 5

There are a few areas located in Raritan along the Raritan River corridor identified as Environmentally Sensitive Planning Area 5. The State Plan's goals for these areas are to:

- Protect environmental resources through the protection of large contiguous areas of land;
- Accommodate growth in Centers;
- Protect the character of existing stable communities;
- Confine programmed sewers and public services to Centers; and
- Revitalize cities and towns.

The policies and actions of Raritan Borough and the Somerset County Regional Center are both consistent with the State's Plans intention for State Planning Area 5 - Environmentally Sensitive Planning Area. (See above section STATUS OF MASTER PLAN AND OTHER RELEVANT PLANNING ACTIVITIES.) Numerous examples can be provided of plans and initiatives that support the above mentioned goals. Some specific examples include:

Protect Environmental Resources through the Protection of Large Contiguous Areas of Land

The Borough of Raritan supports the protection of the Raritan River Valley. The Raritan River Greenway has been described as the most significant natural resource and potential recreation amenity in the Borough and Regional Center. According to the Somerset County Recreation and Open Space Inventory (ROSI) dated 1/7/08, the total size of the Raritan Greenway is over 470 acre, of which over 204 acres are located in Bridgewater, over 107 acres in Manville, 27 acres are located in Somerville and 1 acre in Raritan Borough.

Accommodate Growth in Centers

The *Regional Center Strategic Master Plan* (2006) includes many policies and recommendations directed towards accommodating growth in the Regional Center. One of the focus areas of this Plan is Downtowns and Main Streets. The Plan recognizes that Raritan and Somerville have thriving downtowns, but that substantial opportunities exist to further increase the vitality of these



traditional “Main Street” central places. In addition, the Main Street commercial area of Finderne is in need of revitalization. The Strategic Plan thus includes strategies for bolstering the strength of all of the Regional Center’s downtown and Main Street commercial areas.

Protect the Character of Existing Stable Communities

See above section CONSISTENCY WITH STATE PLANNING AREA 1 - THE METROPOLITAN PLANNING AREA.

Confine Programmed Sewers and Public Services to Centers

The Regional Center is generally well served by water and sewer infrastructure. The largest key issue is determining the capacity of these systems to handle additional growth from redevelopment in Raritan and Somerville. Typically, water and sewer systems in older urbanized areas have sufficient capacity for redevelopment because they were originally constructed to serve large industrial users with much higher demands than commercial and residential users typically have. The *Regional Center Strategic Master Plan* (2006) recognizes that there is a need to conduct capacity studies and review the condition of all existing infrastructure systems.

Revitalize Cities and Towns

See above section CONSISTENCY WITH STATE PLANNING AREA 1 - THE METROPOLITAN PLANNING AREA.

PLANNING AREA 6 – LOCAL PARK

Lastly, some small sections of Raritan along the Raritan River are located in Planning Area 6 – Local. The State Plan’s for this area is to:

- Provide for the protection of critical natural resources;
- Provide public recreational and educational opportunities;
- Ensure the maintenance of associated facilities; and
- Ensure the connection of these areas into a system of open lands.

The policies and actions of Raritan Borough and the Somerset County Regional Center are both consistent with the State’s Plans intention for State Planning Area 6. (See above section STATUS OF MASTER PLAN AND OTHER RELEVANT PLANNING ACTIVITIES.) Numerous examples can be provided of plans and initiatives that support the above mentioned goals. Some specific examples include:



Provide for the Protection of Critical Natural Resources

Raritan has environmental regulations in place to protect critical natural resources, including the Raritan River Valley. The Borough's Stormwater Management Plan establishes minimum stormwater requirements and controls for major development. It also recommends flood control and pollutant reduction through nonstructural or low impact development techniques before relying on structural BMPs. These regulations will improve water quality of the Raritan River and its tributaries and will minimize bank erosion.

Provide Public Recreational and Educational Opportunities

The Borough provides a diverse range of recreational and educational opportunities to maintain its character and enhance local quality of life. The establishment of the Raritan River Greenway has been a major initiative undertaken by the Borough and Regional Center that provides recreational and environmental educational opportunities. In addition to the Greenway, there are several parks and recreation sites throughout the Borough. Raritan is also home to a number of key historic sites including the Frelinghuysen House, which currently serves as the Raritan Public Library, and the Nevius Street Bridge, which is the oldest metal-truss bridge in Somerset County and currently carries pedestrians and cyclists over the Raritan River to Hillsborough.

Ensure the Maintenance of Associated Facilities

The Borough of Raritan encourages the maintenance of associated park facilities in a variety of ways. One key strategy is through cost-sharing and shared service arrangements with Regional Center municipalities. The Regional Center communities are currently jointly investigating the feasibility of upgrading an existing athletic field into a Regional Multi-Purpose Athletic Field located at the Somerset County Vocational-Technical Schools campus.

Ensure the Connection of these Areas into a System of Open Lands

The Raritan River runs adjacent to Raritan and serves as an important potential link among the surrounding municipalities. A key shared objective among the Regional Center communities, including Raritan, is to create a continuous greenway that connects neighborhoods along the Raritan River and its tributaries. A number of Borough Plan's recommend enhancing open space connections, including the *Raritan Riverfront Development Study* (2005), the *Raritan Borough Master Update* (2003) and the *Regional Center Strategic Master Plan* (2006) which all seek to ensure the connections of areas along the Raritan River into a system of open lands.



STATE AGENCY ASSISTANCE

The Plan Endorsement Advisory Committee (PEAC) met on February 11, 2008 and again on May 20, 2008 to identify potential projects to recommend for State agency assistance in conjunction with the preparation of this Municipal Self Assessment Report. The PEAC prioritized the following municipal needs:

DEVELOPMENT AREAS AND ECONOMIC DEVELOPMENT

Somerville Circle Redevelopment Site

The area adjacent to the Somerville Traffic Circle was, at one time, the site of a Denny's Restaurant and a Popeye's fast food establishment. It is also the site of an existing Super 8 Motel. When the NJDOT constructed a flyway "overpass" over the Somerville Traffic Circle in 1994, the flow of traffic was altered and access to a portion of the area was restricted. While the Denny's and Popeye's closed and have been subsequently vacant for the past 14 years, the Super 8 motel continues to operate. In general, the area has been an eye-sore because the buildings have been left in poor condition. The area has been subject to graffiti, loitering, and dumping. The Borough requested funding through the Somerset County Regional Center Challenge grants to study the entire tract of land including the Super 8 Motel. Given its proximity to major highway corridors, redevelopment of this area would bring needed tax revenues to the Borough of Raritan and clean up a very undesirable site for the community. Under Phase I, a study of existing conditions i.e. size, land use, zoning, environmental issues, roadway considerations, major traffic problem areas- including high accident areas, investigation of existing utilities and any previous planning efforts is underway. In Phase II, the Borough will evaluate several revitalization strategies, including whether these properties meet redevelopment criteria under the Local Redevelopment and Housing Law. Monies to consolidate, market, and develop this area are needed.

OPEN SPACE AND GREENWAYS

Orlando Drive Greenway Project

The Orlando Drive Greenway Visioning Project has been a work in progress for about one year. The Borough received a grant through the Municipal Land Use Center and Somerset County to conduct visioning for the area along Orlando Drive, which includes a number of existing open space parcels, as well as some of Raritan's older industrial properties, a newer high density rental housing project, the Raritan Mall, and some "historic" properties owned by the Duke Farms foundation. From a vehicular standpoint, Orlando Drive is considered a bypass roadway for vehicles traveling from Route 206 to areas north/west,



and has been described as “bumpy,” difficult to cross, and a thoroughfare. What makes this area unique is the fact that running along Orlando Drive is the Raritan River, and the area has been identified by the Somerset County Planning Board as one of the gaps in the County’s comprehensive “greenway.” Money to continue this project is needed as this involves a major road reconstruction since Orlando Drive was constructed on top of a land fill and pockets of methane gas are causing major dips and bumps in the road bed. Located south of Orlando Drive, but along the greenway is the Borough’s DPW. Money to relocate this use outside of the floodplain is need. Furthermore, monies to assist in an acquisition of “gap sites” may be needed, if deemed appropriate, as well as the relocation of the Basilone Memorial Statue and development of future pocket park.

DOWNTOWN AND MAIN STREET PROJECTS

Streetscape Improvement Plan

A number of years ago the Borough of Raritan embarked on a streetscape improvement plan for the business district. This improvement plan now needs to be expanded to include the side streets, which run south of Somerset Street (Main St.) and connect the business district with the riverfront, (which is part of the previously mentioned Somerset County Greenway) and north to the New Jersey Transit station which is situated between Thompson and Anderson Streets. This project would include but not be limited to pavers, new curbing, lighting and trees.

TRAFFIC IMPROVEMENTS

- Route 202 and First Avenue Intersection need to be improved with signage, retiming of the traffic lights, and lighting. Two fatal MVA's at this spot. (Recommendations were included in the 2001 *Route 202 Sustainable Corridor Plan*)
- Route 202 north needs a warning sign for the traffic light at the bottom of the hill.
- Traffic calming devices are needed on Bell Avenue (residential street but used as a cut through corridor from Somerville and Bridgewater); Somerset Street, First Avenue, and Thompson Street.
- Additional studies of Route 202 and First Avenue intersection is needed. This intersection is one of the worst along the Route 202 corridor in terms of delay and congestion.



SHARED SERVICES

Joint DPW with Bridgewater Township

The Borough of Raritan is currently conducting a study with the Borough of Somerville to determine the feasibility of combining their Departments of Public Works. Aid in helping with this possible consolidation would be needed especially the potential construction of a new DPW facility for both communities.

CULTURAL AND HISTORICAL RESOURCES

Municipal Museum

Raritan is a community with a rich history going back to the Lenni Lenape Indians who lived along the banks of the river. There are a number of old historic structures in town including our original 1898 firehouse on Anderson Street and the General John Frelinghuysen House, which is one of the original homes in town, and the building which currently houses the Raritan library. Unfortunately, the expansion and need for more shelf space in the library has forced the relocation of many of the Borough's historic treasures, which were previously stored on the second floor of the building. There is another historic building, known as the Cornell/Middaugh building, which was at one time was used as a tavern and meeting place during the 1700's local government. This wonderful structure would be a truly magnificent building for our local historical society to house their relics. Monies to help secure this building as a town museum are needed.

PUBLIC IMPROVEMENTS/INFRASTRUCTURE

- Monies to keep up with the Borough's on-going sanitary sewer maintenance and repair are needed.
- Monies for on-going roadway repairs and maintenance are needed.



CONCLUSION

This document represents Step 3, the completion of a Municipal Self Assessment Report for Raritan Borough. This Self Assessment report has been completed by the Raritan Borough Plan Endorsement Advisory Committee (PEAC) in response to the Permit Extension Act – S1919 or A2867 approved in September 2008 that temporarily re-instates to December 2010 those expired centers actively pursuing Plan Endorsement. In addition to this, Raritan is pursuing plan endorsement in order to assist in achieving the long term vision identified for Raritan and to promote the vision and implementation of smart growth and sustainable development recommendations identified for the Somerset Regional Center. The Borough also would like to qualify and participate in the various important benefits and programs available to municipalities that pursue plan endorsement. This report also acknowledges Raritan’s support for Bridgewater Township’s petition to OSG through the Plan Endorsement process to alter the Regional Center boundaries in accordance with changes recommended in 2004, but not recorded by OSG.

This Self Assessment report reviewed Raritan’s plans for consistency with the State Development and Redevelopment Plan (State Plan) and is intended to act as the Borough’s petition for Plan Endorsement. This report provides details about community visioning and public participation efforts undertaken in Raritan in support of the Raritan’s request for a waiver of the Community Visioning requirements of Plan Endorsement. This document finds that Raritan’s plans and its various elements are consistent with the goals of the State Plan.