

1. Robert Hunter School - 2 basketball courts, 2 tennis courts, and a playground;
2. Desmares School - 2 baseball fields, 3 soccer fields, 2 basketball courts and a large playground;
3. Barley Sheaf School - 2 baseball fields, 1 soccer/football practice field, 2 basketball courts, and a playground. Two tennis courts have been closed and are being removed due to their disrepair.
4. Copper Hill School - 3 soccer fields and a playground.
5. Hunterdon Central High School - contains tennis courts, football facilities, soccer, lacrosse, baseball and softball fields which are for high school students. Permission must be obtained for the use of these facilities.
6. Case Middle School – 2 Baseball and 2 Softball Fields

#### D. Hunterdon County

The County of Hunterdon currently has 4 major open space and recreation areas:

1. "Uplands" - 100 acres located on Barton Road. The area can be used for hiking, nature study and other passive recreation activities.
2. Proposed South Branch Nature Preserve - seven parcels of approximately 200 acres. These are part of a six mile area encompassing the flood plain and slopes adjacent to the South Branch of the Raritan River. The planned linear park is intended primarily for passive recreation.
3. County Golf Course - The 241 acre site is located near Route 202 in the southern portion of the Township (Block 80, Lot 18 & 18.01).
4. Merck Property (part of) - The County owns a large portion (100 acres +/-) of the former Merck property. Future uses are currently in discussion.

#### E. State Facilities

The New Jersey Department of Fish and Wildlife is the current owner of the remaining portions of the former “Merck” property. This area is intended to remain as open space.

#### F. Private Facilities

##### 1. Homeowner Associations

A large portion of the township’s residential development has occurred in larger planned and/or cluster developments which included open space and recreation facilities for residents of the developments. While these facilities are generally limited to the use of residents in those developments, the provision of on-site recreation does help to mitigate demand for some recreation facilities. These areas may also contribute to the development of an overall system of natural greenways.

Developments containing recreation/open space facilities include Carriage Gate, Concord Ridge, Flemington South Estates, Sun Ridge, Stonegate, Twin Pointe, Townsends and Woodside Farms. The Geary's Ridge, McPherson Farm (Block 60, Lot 29), Quick River West (Block 80, Lot 14.01), and Countryfield Estates (Block 78.01, Lot 1) developments are cluster developments which provide primarily passive open space only.

The estimated population associated with these developments is approximately 7500 persons. Open space associated with these sites is approximately 456 acres; approximately 127 acres of this is estimated to be in active recreation areas.

Recreation facilities in the private developments consist of the following:

Swimming Pools	7
Wading Pools	5
Tennis Courts	27
Basketball Courts	7
All Purpose Fields	7
Playground Areas	8
Picnic Areas	4
Vita (Health) Courses	5

## 2. Commercial Recreation

There are other private recreation sites in the Township that are open to the public for a fee as follows:

- Copper Hill Country Club - located off Route 202, in the southern portion of the Township, which has golf course and swimming facilities.
- Healthquest - large indoor health club and pool.
- Emerald Sky - Commercial baseball training facility.
- Bartles Corner Business Park - Miscellaneous small recreational uses.
- Aspen Ice - Indoor ice skating arena on Case Blvd.
- Shields Skate Park – Indoor skateboarding facility on Royal Road.

### 3. Other non-profit/institutionally owned open space and recreation:

- Block 49 Lots 2 and 2.02, Block 51, Lot 1 (Dvoor Farm) - 53 Acres. Farmland. Contains some wetlands, a stream and a number of existing structures (some historic). Owned by the Hunterdon Land Trust Alliance.
- American Legion - Located on Route 31 in both Raritan and Flemington has one baseball field currently used by the Flemington-Raritan youth sports coalition.
- YMCA – Although located in Readington Township the site services Raritan Township Residents.
- Flemington-Raritan Community Pool: Located on Capner Street in Flemington Borough.



### G. Summary - Existing Recreation Facilities

In general, the Homeowner's Associations provide swimming facilities, tennis, basketball, shuffleboard, volleyball, badminton and similar facilities for residents of their development. The Township provides facilities for more organized recreation such as baseball, softball and soccer as well as walking/jogging paths and children's playgrounds. Municipal recreation facilities are supplemented by those provided at the elementary schools, which generally consist of soccer, baseball, basketball and tennis facilities and in a small amount by local organizations. Certain more specialized recreational facilities are supplied by commercial facilities. A large amount of passive recreation is available along with preserved open space. The County of Hunterdon provides passive recreation (Uplands) and Heron Glen, the county golf course.

## **II. Recreational Demand**

To determine the overall recreational demand for the township the Planning Board has reviewed three separate areas. First, recognizing their limited value, the original space calculations from the NRPA are utilized. Secondly a recreational survey was conducted, and finally site inspection of parks and interviews with maintenance workers and local sports leagues were conducted.

### A. NRPA Guidelines

The National Recreation and Parks Association (NRPA) recommends that between 6.25 and 10.5 acres of developed municipal open space be provided per 1,000 population. The New Jersey

Statewide Comprehensive Outdoor Recreation Plan recommends 8 acres of municipal recreation land per 1,000 population. It should be noted that the NRPA is now moving away from standardized area by population standards towards demand based standards.

The standard of 8 acres per 1,000 population (which is midway between the NRPA range of 6.25 - 10.5 acres/1,000 population) results in a current need for recreation space of 168 acres based upon an estimated population of the Township of Raritan of 21,000 persons.

The Township provides the following:

Minebrook Park	15.8
Lenape Park	80.1
Flemington-Raritan School	60 (approximate)
Blackwell Park	18.15
Total	174.05

The 174 acres is without consideration of the private recreation space which exists at the Planned Residential Developments. The active recreation space in these developments totals approximately 117 acres. On note is that the usage of the public schools sites is restricted.

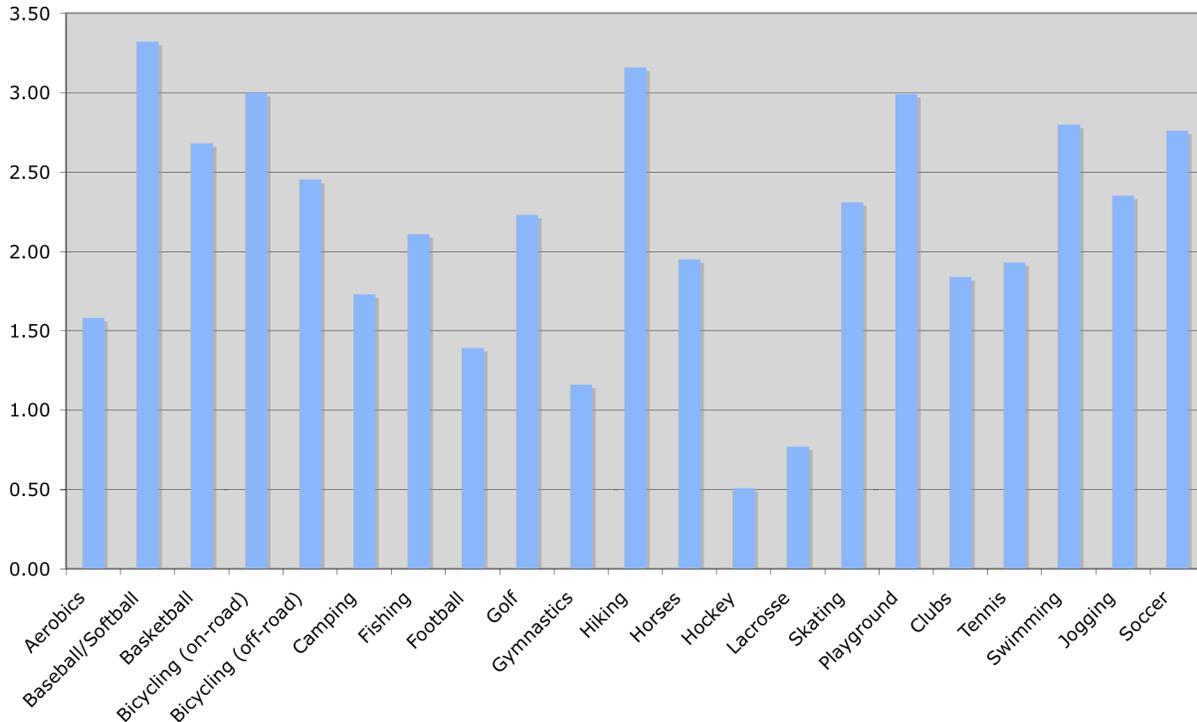
It should be noted that the per-person demand calculation for recreation is no longer recommended by the NRPA. A demand based approach is now recommended.

#### B. Survey

As part of the preparation of this section of the Master Plan a survey was conducted on the Internet. The survey received approximately 550 responses. With each response representing a single household, with only one household being allowed to answer once. The results were reviewed in total and also broken down into sub-categories of seniors, households with children and households with children in active recreation.

Reviewing all respondents who answered, the four most important aspects to expand in the park system are Baseball/Softball Fields, Soccer Fields, Walking and Jogging areas, and Restroom Facilities. The addition of restroom facilities was found to be the most important addition in all categories of respondents including seniors, households with children and households with children in active recreation. Seniors responded that the expansion of walking areas were the second most important, while households with children found that soccer field expansion was the next most important expansion. In addition it can be seen from the chart that the addition of bicycling and playground facilities are also found to be of importance in a park system.

### Activities in Ideal Park System - All Respondents



#### C. Site Inspections and Interviews

- Field inspections of Minebrook Park indicate heavy usage of all non-organized recreational facilities, particularly the playgrounds and walking track areas. Usage of the baseball and soccer fields is also heavy.
- Field usage at Lenape Park is very heavy leaving it impossible to rotate fields in and out of service.
- All major organized outdoor sports leagues indicate a need for additional fields.
- Playground facilities at the elementary schools show heavy usage during summer months.

#### D. Summary

Overall it is known that additional parkland is required with additional active recreation sports fields. Organized sports field development should be directed towards baseball, softball and soccer facilities. Same types of sports fields should be clustered together where possible. However, it is clear from information from the survey that any park development should include additional uses beyond just sports fields. Hiking, walking and biking trails, playgrounds, as well as restroom facilities are all important to residents.

### **III. Active Recreation-proposals**

#### **A. Proposed Improvements to Existing Township Facilities and Property**

- Lenape Park: Pedestrian and bike connections to surrounding developments should be provided. Trail connections to township open space should be provided. Permanent restroom facilities should be installed.
- Mine Brook Park: Pedestrian connections to the park from the Dayton Road area and from Flemington should be provided.
- Block 75, Lot 7.01: 18.6 Acres. The property should be developed into an active recreation park. A concept design shows that two to three athletic fields and a playground can be developed on the property. The property is flat, has good vehicular and pedestrian access, and is located in an area of town lacking recreational facilities.
- Block 85, Lot 15.01. (Erich/Salamon) 98.43 acres. This property is located between the existing residential developments of Hunterdon Chase and Geary's Ridge. The property is limited in the amount of active recreation it could support due to the fact that the only access is from low order residential streets. A bikeway allowing the connection of the Geary's Ridge and Hunterdon Chase residential developments should be constructed.
- Block 63, Lot 36. The site should be developed with walking/biking trails connecting the surrounding residential developments and Lenape Park. Intermediate properties connecting this property to Lenape Park should be acquired. A trailhead area should be constructed off Johanna Farms Road. The property should also be developed with a limited number of active recreational fields, with no lights.

#### **B. Future Active Recreational Sites.**

- Raritan Town Square: The developer of the Raritan Town Square center has agreed to provide the township with an un-improved building on the site. Parking and other infrastructure will be in place. The Township should utilize the building as a community space for various recreational and arts programs. Costs for the maintenance of the building could be supported through user fees. An additional 10 acres is to be deeded to the township in the rear of this building. Portions of this property should be graded and developed into an open play field with the potential for future expansion into a small park to operate in conjunction with the civic building proposed.
- River access: The township along with the County should continue to pursue acquisitions along the South Branch of the Raritan River with the ultimate goal to provide additional access to the river for recreational purposes.

#### **C. Recreation Proposals by Other Agencies**

- Pioneers Football - Block 15, Lot 71.03 - A developer of an adjacent residential development has agreed to give 11 acres to the coalition for the development of a sports field. The field would provide both practice and game space.
- Flemington Soccer Club: The club is proposing to fund the improvements on the Township owned Block 75, Lot 7.01. The soccer field portion of the site would be closed to the general public, the remainder of the park including trails and playground would be open to the public.

## **Summary**

It is evident that additional active recreation space will be required within the township. However, the Township currently owns a number of properties throughout the township that can be developed into active recreational areas. Partnerships with area sports organizations can be an effective way to develop township owned property, given that the township does not have the immediate resources to do so. However, care must be taken to retain sufficient control over these sites so that they return to the Township if those organizations cannot properly maintain them.

# Farmland Preservation Element

## I. Introduction

### A. Legislative Background

Assembly Bill No. 1869 establishes a farmland preservation planning incentive grant program, the purpose of which is to provide grants to eligible counties and municipalities for farmland preservation purposes. To be eligible to apply for a grant, a municipality must:

- Identify project areas of multiple farms that are reasonably contiguous and located in an Agricultural Development Area (ADA);
- Establish an Agricultural Advisory Committee;
  - Establish and maintain a dedicated source of funding for farmland preservation or an alternative means of funding such as repeated annual appropriations or bonding which the State Agriculture Development Committee (SADC) deems a dedicated source of funding because of a demonstrated commitment;
  - Prepare a Farmland Preservation Plan Element of the Master Plan in consultation with the Agriculture Advisory Committee.



The Farmland Preservation Plan Element of the Master Plan must include:

- An inventory of farm properties;
- A map illustrating significant areas of agricultural land;
- A statement showing that municipal ordinances support and promote agriculture as a business; and
- A plan for preserving as much farmland as possible in the short term by leveraging monies through a variety of mechanisms including, but not limited to utilizing option agreements, installment purchases and encouraging donations of permanent development easements.

The following sets forth a Farmland Preservation Plan Element in accordance with the requirements of Assembly Bill No. 1869.

### B. Summary

The 1994 Master Plan proposed that approximately 620 acres in the southwest portion of the Township be preserved as farmland. The intent was to preserve farmland in the southwest portion of the Township by participation in the State Farmland Preservation Program. This program provides funding for acquisition of Development Easements. As part of this program, the development easements are purchased by the government utilizing 60% State funds, 20% County funds and 20% local funding. All of the original properties within the first proposed farmland preservation area have been or are in the process of being preserved.

The 1994 Master Plan Farmland Preservation Area in the southwest portion of the Township is proposed to expand to include an additional acreage of farmland to more closely coincide with the Hunterdon County ADA. The gross area of this Farmland Preservation Area, as expanded, is 2400 acres. The area devoted to farmland (farmland assessed property of 40 or more acres) is 1095 acres.

In 1999 the Planning Board adopted a farmland preservation element to the Master Plan. This element expanded the existing ADA and added two new ADA's.

The second Farmland Preservation Area, ADA #2, is proposed to expand slightly from the 1999 master plan amendment. The ADA is located in the south central portion of the Township consisting of approximately 1566 acres. A

Planning Incentive Grant (PIG) has been approved by the State and County for purchase of development easements for the farms in this area. This south central farmland preservation area consists of farms devoted to crops, hay and also contains a dairy farm.



The third area is located within an ADA which straddles the municipal boundary between the Township of Raritan and Franklin Township. The area currently consists of 1970 acres. Two of the largest property owners being Chwat who owns 109.9 acres and Cervenka who owns approximately 100 acres in Raritan Township. The Chwat farm has been approved for farmland preservation as has the adjacent Mishisk farm. All of these farms as well as the Urbach, Fasig/Cook and the Cervenka farm are part of a PIG application. In 1999 the Township Planning Board extended this ADA to include additional properties to the south and east.

In 2001 the Master Plan proposed a fourth ADA in the south eastern corner of the township. The neighboring area in East Amwell is located within an ADA. It was proposed that this area be extended northward into Raritan Township to encompass the Van Doren and Case Farms.

### C. Significant Areas of Agricultural Land

As indicated on the Farmland map, the significant areas of agricultural land are located:

1. Southwestern Area: In the southwest section of the Township composed of sites number 32 and 33, 41-48, and 50-52. This area is the 1994 Master Preservation Area (as expanded). It contains an area of approximately 865 contiguous acres of farmland. The area is within an ADA. Ten properties are currently participating in a Farmland Preservation Program.
2. Southcentral Area: the south central portion comprises approximately 1300 acres of farmland. This farmland in the south central portion of the Township is located in an ADA. Four farms have been preserved, three others are in the process of being preserved, and other three properties are being considered for open space acquisition by the county.
3. Northwest Area: A significant area of agricultural land is in the ADA located in the northwestern portion of the Township. The Chwat farm and Mischisk farm have been preserved. The former Turnquist property was purchased jointly by the County, Township and the New Jersey Conservation Foundation.
4. Southeastern Area: The remaining significant portion of agricultural land is located in the south eastern corner of the township. The area is directly adjacent to an ADA located in East Amwell Township. The area consists of the Van Doren and Case farms.

#### D. Municipal Ordinances that Support and Promote Agriculture

1. In 1994 the Township of Raritan adopted a "Right to Farm Ordinance". This ordinance recognized that a right to farm exists and declared various farming activities as acceptable and entitled to encouragement and protection.
2. The Township by ordinance reduced the building and permit fees for farm buildings.
3. The Township by zoning ordinance amendment specifically set forth that farm buildings are permitted uses.
4. The Planning Board in 1994 adopted a Master Plan by resolution which formally set forth an area of the Township to be preserved farmland.
5. The Township Planner and representatives of the Township Committee and Planning Board met with various farmers in the early 1990's. An ad hoc committee was formed by ordinance in 1995 which began working on mechanisms by which farmland could be preserved.
6. The Township passed a 2 cent dedicated open space/farmland tax in 1996 by ordinance.
7. In 1997 an Open Space Advisory Committee (OSAC) was legally created by the Township Committee which simultaneously passed the Ordinance legislating the dedicated tax monies.
8. The OSAC applied for and received a \$3 million dollar planning incentive grant from N.J.D.E.P.'s Green Acres Program for the purchase of open space.

9. In 1998 the Elbert farm became part of the Eight Year Program.
10. In 1999 the Township purchased the development easement for the Maraspin Farm.
11. The Bond, Rogers and Everitt farms have all been preserved. The Zanetti and Adda/Lawrence farms have also been preserved.
12. In 1999 the Township created an Agricultural Advisory Committee by Ordinance which has worked toward submission of the Farmland Planning Incentive Grant application (submitted on October 9, 1999).
13. In 2000 the first Planning Incentive Grant application was approved for the township to preserve all the farms located in ADA#2.
14. In 2001 the township submitted an was approved for 2 additional PIG applications for the remaining farms located in ADA#1 and for 5 large farms in ADA#3.
15. 2002. Preservation of the Balek Farm. Preservation of Chwat Farm. Preservation of Michisk Farm. Preservation of Chwat farm.
16. 2007. Pending preservation of the Moriera and Kovi farms.

## **II. Farmland Preservation Plan**

### **A. Objectives**

The preservation of farmland is advantageous to the Township because:

1. Farmland preserves a part of the history of the Township;
2. Farmland provides direct employment to farmers and farm workers and related employment to suppliers, distributors and processors;
3. The farmland remains privately owned and maintained;
4. Funding for the purchase of development easements to preserve farmland is provided from the State of New Jersey (60% as part of the conventional development acquisition program and up to 80% via the Farmland Planning Incentive Grant (PIG) program). In addition, Hunterdon County provides funding of up to 20% as part of the conventional purchase of development easements and will also provide funding for PIG applications. The PIG program which provides for multi-year (up to 10 years) funding for the purchase of development easements of multiple farms in a project area, particularly advantageous because a stable source of funding is provided enabling a municipality to spread its share of the acquisition cost over a multi-year period.

### **B. Agricultural Development Areas**

1. **The Southwestern Area.** The gross area of the southwestern area is approximately 2,400 acres; however, this figure includes a number of existing residential developments, and an existing golf course. The area devoted to farmlands is 1,095 acres. Ten farms exist in the southwestern area. Eight farms are currently participating in the Farmland Preservation Program. The main outstanding farm that has not been preserved is the Blumberg property containing approximately 150 acres. Although currently zoned for 5 acre lots the property remains a

significant farming resource that should continued to be the subject of farmland preservation.

2. **The South Central Area.** The South Central Area contains an area of 1,566 acres of which approximately 242 are devoted to the Hunterdon County Golf Course. Nine farms contain an area of 1,325 acres. (The Kuhl Family property is considered one farm and the Bowlby Family property is considered one farm.) Seven farms are included in the PIG applications as well as Block 82, Lot 4 (Hockenberry property).
3. **The Northwestern Area.** Eleven farms of more than 40 acres exist in this area. Three farms have submitted Farmland Preservation applications through the conventional program and another two farms are part of a PIG application. The total area of the site is approximately 1970 acres. Farms over 40 acres in area constitute 791 acres, however, a number of farms under 40 acres also exist.
4. **Southeastern Area.** The area is directly adjacent to an ADA located in East Amwell Township. The area consists of the Van Doren and Case farms. The total area of the ADA is 175 acres of which 161.22 acres are devoted to farmland. Although the ADA has been noted in the Township's master plan, no action has been taken at a County level to formalize this ADA.

### C. Summary

The total gross area of the above three Farmland Preservation areas is 7826 acres with approximately 1400 acres in preservation.

In order to accomplish the Farmland Preservation objectives, the Township will participate in the Farmland Planning Incentive (PIG) program and conventional State and County Farmland Preservation grant program, as appropriate. The Township has accepted donated sites for open space purposes, and, if appropriate, will accept donated farmland preservation development easements.

The Township has developed an option program and has offered such to several owners of farmland. The Township has also discussed with owners of farmland their granting of a First Right of Refusal to the Township. In addition, the Planning Board is implemented the use of low density residential cluster zoning provisions to encourage farmland preservation where development rights cannot be obtained. The Township is working jointly with adjacent Franklin Township to preserve farms located in both municipalities.

In order to assure the continuance of farmland in the Township, the Township Committee has purchased the development easement to farmland without the use of State and County funding, but with the anticipation that the Township will submit an application for State and County funding for such farms. This procedure demonstrates the commitment to Farmland Preservation and the Township expects to continue to develop and utilize innovative techniques to accomplish the objective of preserving as much farmland as possible.

### III. Inventory of Farmland Assessed Property

Raritan Township Master Plan 2007

Farmland Preservation  
Element

Map #	Block	Lot	Owner	Acreage	Status
1	1	1	MB Farm LLC	68.25	
2	1	1.02	MB Farm LLC	28.17	
3	1	6.03	Becker	32.2	
4	1	8	Luster	23.03	
5	1	8.01	Helming	12.27	
6	2	1	Beaugard	1.1	
7	3	1.02	Castro	1.25	
8	3	2	Woo	51.5	
9	3	2.01	Castro	0.94	
10	3	8.07	Atkinson	6.44	
11	3.01	8	Mister Buddy Farms	7.63	
12	3.01	9	Orashen	13.9	
13	4	7	Ronquist	27.42	
14	4	9	Primiani	14.98	
15	4	12	Wallendal	15.44	
16	5	15	Bixby	12.51	
17	5.01	5.15	Watkinson	11.19	
18	5.01	12	Miller	6.5	
19	6	2	Barr	32.03	
20	6.05	29	Kohanski	6.66	
21	6.07	25	Simpson	6.9	
22	7	3	Marchello	8.061	
23	7	3.01	Westrick	5.209	
24	7	4	Huska	49.9	
25	7	9	Gessner	15.3	
26	7	13	Urbach	108.23	
27	7	26	Doyle	6.633	
28	7	29	Rivers Shore Inc.	11.97	
29	7	29.01	Doyle	8.86	
30	7	30.01	Shor	11.11	
31	7	30.02	Kleiber	9.83	
32	7	32	Ewing	6.3	
33	8	3	Fischer	87.5	
34	8	34	Ferrari	19.92	
35	9	5	Mannon	9.9	
36	9	7	Kuffer	15.052	
37	9	18	Anderson	53.739	
38	9.01	1	Mannon	19.56	
39	10	1	Cervenka	92.08	
40	10	1.03	Cervenka	2.73	

41	10	1.04	Cervenka	1.32	
42	10	1.05	Cervenka	2.67	
43	10	1.06	Cervenka	2.74	
44	10	1.07	Cervenka	2.51	
45	10	2	Sabo	4	
46	10	3	Michisk	40	Preserved
47	10	4	Hilken	2.67	Preserved
48	10	19.03	Cervenka	0.69	
49	10	19.04	Cervenka	1	
50	12	1	NJCF	70	Preserved
51	12	2	Chwat	109.9	Preserved
52	12	2.03	Chwat	8.144	
53	12	5	Bercaw	30	
54	12	6	Tate	35.57	
55	12	7	Harbacevich	26.43	
56	12	8	Michisk	4	
57	12	9	Bercaw	37	
58	12	12	Walker	12.04	
59	12	14	Lipka	34.67	
60	12	19	Lipka	24.36	
61	12	20	Swartz	34	
62	12.01	1	Heroux	14.08	
63	13	9	ZK Holdings LLC	34.72	
64	13	12	Dugas	18.45	
65	13	13	Sloan	13.56	
66	13	14	Ziegler	31.08	
67	13	19	Glue	37.46	
68	14	1	Vescio	6.32	
69	15	1	Ewing	60.06	
70	15	27	Mannino	16.3	
71	15	28	Mannino	5.24	
72	15	60	Team Real Estates Holdings Inc.	6.45	
73	15	74	Ewing	4	
74	16	14.02	Ardmore	14.53	
75	16	14.04	Dvoor	38.48	
76	16.01	37	Raskin	9.494	
77	16.01	37.01	Junction Road Assoc.	10.422	
78	19	1	Krebs	35	
79	19	2	Lipka	7	
80	19	5	Zshack	85.2	
81	19	6.01	Zshack	10.86	
82	19	9	Matyiku	13	
83	19	10	Schindelar	3.54	
84	20	6	Glasshoff	19.7	
85	20	10	Croton Farms Inc.	40	
86	20	11	Baron	10.2	
87	20	12	Hollenback	24.98	

88	20	13	Wilmott	36.79
89	20	14	Holland	30.72
90	20	15	Rzeszutek	18.02
91	20	17	Kudrel	12.1
92	20	18	Lo	33.748
93	20	21	Rzeszutek	5.05
94	21	2.03	Mattis	14.21
95	21	2.04	The Street Corp.	41.51
96	21	5	Kudrel	13.9
97	21	11	Seabra	63.674
98	21	12	Kukal	17.48
99	21	12.01	Kukal	5.54
100	21	15	Rozborski	17.583
101	21	17	Kertesz	9.77
102	21	19	Zshack	4.12
103	21	20	Schindelar	10.9
104	22	1	Chung	28.5
105	22	4	Walker	3
106	22	5	Walker	9.21
107	22	7	Sicklinger	11.5
108	22	8	Chung	47.62
109	22	9.01	Warshaw	4.05
110	22	13	Arpaia	13.17
111	22	15	Dente	20.5
112	22	21	Vrabel	25.53
113	22	24	Brownstein	27.9
114	22	25.02	Beerman	6.26
115	22	25.03	Brownstein	12.92
116	22	28	Doby	53
117	22	37	Miklowcic	8.17
118	22	46	Chung	7.8
119	22	53	Walker	3.24
120	23	1	Levine	12.6
121	24	1.02	Sanderson	12.06
122	24	2	Walker	23.52
123	24	23	Campbell	52.33
124	24	26	Hine	16.48
125	24	42	Buis	23.599
126	25	4	Offord	6.526
127	25	4.01	Feigin	6.813
128	25	5	Campbell	70.123
129	25	7	Hine	1.6
130	25	49	Hine	1.74
131	27	24	McLeod	50
132	27	29	Stothoff	6
133	27	30	Tuccamirgan LLC	20.01
134	27	30.01	Johnson	35.17
135	27	36	Yard	21.78

136	28	29	Stothoff	14.8
137	28	43	Tuccamirgan LLC	1.1
138	36	13	Barbiche	17.822
139	36	17	Linque Realty	104.85
140	36.01	22	Karas	47.687
141	36.01	76.02	Baldachino	2.968
142	36.01	76.03	Baldachino	0.997
143	36.02	19	Flemington Trade Center LLC	10.322
144	36.03	4	PWE Realty	2.238
145	36.03	11	Flemington Trade Center LLC	4.842
146	36.03	12	Kopaco Inc.	4.133
147	36.03	13	Kopaco Inc.	2.785
148	40	4	US Bronze	21.9
149	40	5	Voorhees Assoc.	87.819
150	40	5.01	Voorhees Assoc.	9.344
151	40	5.02	Voorhees Assoc.	12.31
152	40	9	Neuhauser	13.3
153	40	16	Balek	9.5
154	41	26	Blasberg	9.17
155	41	36	Day	14.145
156	41	38	Skeuse	19.52
157	41	39	DeSapio	18.63
158	41	40	Stem	14.38
159	41	42	Smuul	7
160	41	48	Peterpaul	70
161	41	51	Reiner	14.46
162	41	73	Skeuse-Dallas	50.419
163	41.01	1	DeSapio	10
164	42	1	Panepinto	23
165	42	8	Power	23.23
166	42	8.01	Power	10.91
167	42	10	Panepinto	17.687
168	43	1	Gaskill	21.554
169	43	2	Francavilla	42.21
170	43	3	Kangas	44.721
171	43	8	Musarra	16.52
172	43	8.01	Musarra	3.987
173	43	13	Ubel	7.6
174	43	19.01	Carmel of Mary Immaculate	30.87
175	43	19.02	Hamm	6.25
176	43	26	Raritan Land Company	84.1
177	43	28	Schultz	8.8
178	43	41	Burtis	12.637
179	43	41.01	Burtis	8.883
180	44	6	Skeuse-Dallas	23.119

181	44	8	Holzli	54.24	
182	44	24	Raritan Hills Corp.	132.95	
183	49	2	Hunterdon Land Trust	21.46	Preserved
			Alliance		
184	49	2.02	Hunterdon Land Trust	22	Preserved
			Alliance		
185	53	10	Dvoor	13.7	
186	59	1	Harford	9.37	
187	59	2	Raritan Land Company	58.54	
188	59	7	Nief	31.54	
189	59	12.02	Schwenderman	14.22	
190	59	21.08	Vacca	8.719	
191	59	22	Galambos	31.6	
192	59	23	Schroedel	6.866	
193	59	24	Schroedel	8.034	
194	59	25	Drake	14.6	
195	59	26	Faubel	52.082	
196	59	26.01	Faubel	10.688	
197	60	38	Hanlon	11	
198	60	41	Saunders	12.98	
199	63	2	Jannuzzi	22.4	
200	63	3	Teatzner	13	
201	63	4	Teatzner	17	
202	63	35	Sferra	22.71	
203	63	38	Stinson	10.08	
204	63	71	Micek	14	
205	63	79	Balik	10	
206	63.01	2	Nelson	31.957	
207	63.01	5	Beazer Homes Corp.	151.7	
208	63.01	6	Holcome	33	
209	63.01	7	Mavrode	38.5	
210	63.01	8	Mavrode	20.414	
211	63.01	8.01	Mavrode	13.265	
212	63.11	45	Norr	10.958	
213	71	8	Sunnymeade Holdings	24.678	
214	71	11	Kuhl-Everitt	109.35	
215	71	12	Kuhl Family Assoc.	160.97	
216	71	17	Kuhl-Makarick	46.35	
217	71	19	Bowlby	50.73	
218	71	19.02	Bowlby	21.03	
219	71	20	Kuhl-Rubin	32.85	
220	71	21	FBS Partners	18.863	
221	71	30	Henny	7.9	
222	71	61	Kuhl-Hill	103.77	
223	71.02	21	FBS Partners	13.661	
224	72	7	Scheer	12.6	
225	72.07	81	Bowlby	81	
226	74	3	Marciano	4.4	

227	75	6	Matos	12.99	
228	77	7	Case	75.89	
229	77	9	Van Doren	61.13	
230	77	10	Van Doren	9.25	
231	77	10.17	Van Doren	24.24	
232	77	21	Gerstner	6.8	
233	77.01	11	DeHoff	9.009	
234	77.01	27	DeHoff	1.149	
235	77.01	29	DeHoff	1.154	
236	77.01	31	DeHoff	1.149	
237	77.09	8	Kanach	7.893	
238	77.09	42	Ribbnas	6.349	
239	78	4	Hamilton	10.023	
240	78.03	7	Budd	6.3	
241	78.03	11	Rosenblum	0.42	
242	79	18	MSE Inc	20.736	
243	79	33	Brubaker	7.5	
244	80	8	Kuhl-Bodine	104.205	
245	80	9	Kuhl-Kadezabek	76.09	
246	80	10	Kuhl Family Assoc.	8	
247	80	11	Kuhl-Hill	19.4	
248	80	13	Kuhl-Rubin	58.78	
249	80	13.01	Quick River Farm	44.067	Preserved
250	80	14	Edward Whitehouse	19.212	
251	80	17	Rogers	87.23	Preserved
252	80	30	Millenium Development	72.391	
253	80.02	1	Millenium Development	0.95	
254	81	2	Hockenbury	3.64	
255	82	1	Lee	56.235	Preserved
256	82	2	Snyder	52	
257	82	3	Balek	56.929	Preserved
258	82	3.01	Balek	1.951	
259	82	4	Hockenbury	17.45	
260	82	5	Wormke	6.55	
261	83	2	Kovi	129.92	Preserved
262	84	2.01	Maraspin	72.12	Preserved
263	84	2.02	Ferguson	53.407	Preserved
264	84	2.06	Maraspin	9.397	Preserved
265	84	3	Church of the American Way	24.14	
266	84	5	Mavrode	32.546	
267	84	15	Copper Hill Country Club	193.352	
268	84	29	Elbert	93	
269	84	30	Morris	28.8	
270	84	32	Hall	23.5	
271	84	33	Copper Hill Country Club	19.34	

272	84	36	Coffman	13.9	
273	84	37	Millenium Development	1.26	
274	84.03	1	Millenium Development	2.82	
275	85	6	Moreira	94.81	Preserved
276	85	30	Cuccaro	14	
277	86	1	Bond	110	Preserved
278	86	2	Adda	42.71	Preserved
279	86	2.01	Lawrence	57.087	Preserved
280	86	4	Lentine	10.04	
281	86	10	Blumberg	118.67	
282	86	11	Everitt	10	Preserved
283	86	15	Everitt	50.86	Preserved
284	86	15.02	Wallace	8.455	
285	86	15.03	Everitt	17	Preserved
286	86	22	Everitt	19.15	Preserved
287	86	26	Blumberg	24.57	
288	86	26.02	Blumberg	12	
289	86	100.01	Burenga	6.01	
290	89	29	Bussard	38.9	
Total				7826.94	

## **Conservation Element**

### **Introduction**

The Municipal Land Use Law requires a conservation plan element providing for the preservation, conservation and utilization of natural resources including, to the extent appropriate, energy, open space, water supply, forests, soil, marshes, wetlands, harbors, rivers and other waters, fisheries, endangered or threatened wildlife and other resources and which systematically analyzes the impact of each other component and element of the master plan on the present and future preservation, conservation and utilization of these resources

### **Goals**

- Preserve open space to aid in the protection of water resources.
- Preserve open space to limit growth to existing infrastructure capacities.
- Preserve open space to protect existing aquifer recharge and wellhead protection areas.
- Preserve open space to protect environmental and cultural resources.
- Provide for the use of alternate energy sources in public facilities and transportation.
- Provide for incentives for the use of alternate energy sources in private facilities.
- Provide incentives for the use of energy conserving development and building designs.

### **Watershed Protection**

#### **Stream Corridors**

The township contains a River, streams, tributaries, state open waters, wetlands, and ponds. Each part of the water system provides environmental, recreational and habitat benefits to the Township. To preserve these systems, efforts should be made to buffer and development from any water way. To this end the township has adopted a 100 ft. stream buffer standard along with a 75 ft. soil disturbance standard. In addition, a 25 ft. state open water buffer has been implemented to further protect minor waterways that do not meet the definition of a stream. Finally, the township recognizes and supports the State's efforts to buffer C-1 waterways. Currently the township contains the Plum Brook and Wicechekoe C-1 streams. Enforcement of these regulations is the responsibility of the Planning and Zoning Board and the zoning officer. Conservation easements are required for all stream buffer areas.



#### **Flood Plain**

Recognizing the importance of the flood plain not only to flood related issues, but also environmental issues, the township has enacted an ordinance that restricts new development within the 100 year flood plain.

## Wetlands

The Township contains a significant amount of wetlands. The State of New Jersey, Department of Environmental Protection has prepared wetland maps as required by the Freshwater Wetlands Protection Act. The maps were prepared using aerial photos. The information from the NJDEP is for



planning purposes only. Delineations on specific properties must supplement this general information with on site investigation. The Township requires that every subdivision and site plan application submit a wetlands report. Any wetlands and associated buffers located on lands to be subdivided are required to be identified and preserved. All wetlands and associated buffers are then placed into conservation easements held by the Township.

The Township has been acquiring more and more conservation easements. The restrictions placed on these easements are the exclusion of all structures and the limiting of vegetation clearing. At this time

the Township does not have a data base of existing conservation easements. Without a comprehensive plan to identify and catalog the location of each conservation easement within the Township, it will become increasingly difficult to effectively enforce the restrictions. Efforts should be made to incorporate an inventory of existing easements onto a Geographic Information System and have the Township perform random inspections of conservation easements throughout the year.

The Planning Board should consider the future preservation of conservation easements when processing subdivision applications. The recent amendment to the ordinance requiring larger net lot requirements and the inclusion of wetlands transition areas in net lot and lot circle requirements should improve the protection of these environmentally sensitive areas. In addition, the conservation easements need to be permanently marked in the field to clearly identify their limits.

Fee simple purchase of two properties in the Croton Swamp/Wicecheokee Creek area have taken place through partnerships with the New Jersey Conservation Foundation, Hunterdon County and the Township. Individual review of additional future acquisition in the area should be conducted by the Open Space Committee.

To increase wetland protection it is recommended that a 15 ft. buffer area be required for those wetlands classified as “ordinary resource” value by the NJDEP. A planted buffer area of 15 feet will provide additional erosion control, total suspended solid removal and aid in the protection of waterways. It should be noted that certain conditions may exist where the suggested buffer area would not be appropriate such as along a drainage swale adjacent to a roadway.

## Forests

Existing woodland areas provide environmental, recreational, and aesthetic benefits to the Township. However, many areas of the township have already been removed of extensive woodlands through

farming. As these formerly farmed areas are developed reforestation should take place. Further protection of the existing woodland should be made in the form of a woodlands protection ordinance. The township has reviewed a number of various woodlands and tree protection ordinances in the past, but has not arrived at a satisfactory solution due to the potential administration and takings complications. However, this should not preclude the further review and adoption of a woodlands conservation ordinance. The Township should continue to review options for such an ordinance in the future.

### Soils

A report entitled “Soil Survey of Hunterdon County, New Jersey” was issued by the U.S. Department of Agriculture in cooperation with the N.J. Agricultural Experiment Station at Rutgers University in November 1974. Soil scientists made this survey from observed slopes. They dug holes to expose the soil profile and then classified the soil by characteristic. Tables were prepared giving certain characteristics of soil type (depth to bedrock, depth to seasonal high water level) and limitations for Disposal of Sewage Effluent (on site) as well as many others.

The limitations for disposal of on-site sewage effluent were classified by the soil survey report as severe, moderate and slight. The soil properties considered were flood hazard, depth to seasonal high water table, slope, depth to bedrock, rockiness, stoniness and permeability. Many areas of the Township have been developed in “Severe” classifications. Some of the moderate classifications appear to include wetlands. It would certainly appear that areas classified “Severe” can be developed but such classification would tend to require a relatively low density.

Further studies of the soils in the township have been conducted as part of the nitrate dilutions models. As noted in the Land Use Element, nitrate dilution models for the AR-2 zone and the R-1A zone indicate that the current lot sizes exceed the soils capacity. A lot size of 2.2-2.3 acres is recommended for the R-1A zone and a lot size of 2 acres is recommended for the AR2 Zone. Studies conducted as part of the Locketong Formation Study recommended the increase in lot size in the R-1 zone from 2.5 to 6 acres which was implemented in 1998.

### Steep Slopes

As noted in the Township’s Natural Resource Inventory additional protections are needed for steep slopes within the township. The Township’s steep slope ordinance should be reviewed to strengthen the protection of steep slopes. The amount of hard surface coverage permitted in steep slope areas should be reduced and conservation easements required on steep slope areas. In conjunction with this protection should be the development of a woodland protection ordinance.

### Sustainable Development

It is the Township’s goal that new and remodeled buildings and facilities be models of environmental, economic and social stewardship, contributing to our other goals of protecting, conserving and enhancing the environment. To that end a sustainable building policy should be implemented.

Sustainability describes the ability to meet the present needs without compromising the ability of future generations to meet their needs. It incorporates:

- energy efficiency,
- alternative energy sources,
- water conservation,
- waste minimization,
- stormwater management,
- pollution prevention,
- using resource-efficient materials,
- improving indoor air quality,
- woodland conservation/replanting with native species wherever possible, and
- taking advantage of existing infrastructure

Sustainable building designs use our resources efficiently while creating healthier building habitats. Sustainable buildings are designed, constructed and operated in ways that reduce or eliminate any negative impact on the environment and occupants. These buildings integrate materials and methods that promote environmental quality, economic vitality, and social benefit through the design, construction and operation of the built environment.

Some features of sustainable buildings include:

- the integration of natural daylight for lighting,
- high indoor environmental air quality, and
- reduced utility bills.
- the use of finishes and materials low in volatile organic compounds which will improve indoor air quality;
- increased productivity of building occupants due to healthier work places;
- reduced impact from building construction on the environment through careful construction planning, including the protection of trees;
- use of locally produced materials which will support the local economy; and
- enhanced social interaction through community involvement in building planning and operation.

The U.S. Green Building Council has developed the rating system LEED – Leadership in Energy and Environmental Design (LEED). LEED is a voluntary, consensus-based, market driven green building rating system by which projects are registered, evaluated and certified. It is based on proven technology and evaluates environmental performance from a “whole building” perspective. LEED is a self-certifying system designed for rating new and existing public, commercial, institutional and multi-family residential buildings.

The Township should make every effort to incorporate sustainable building principles and practices into the design, construction and operation of all public facilities and publicly funded projects. It is recommended that the LEED system should be used as a design and measurement tool to determine what constitutes sustainable building principles and practices. Applicants are urged to comply with

these sustainable building principles.

### Open Space Plan

In 1996 the Township instituted an aggressive open space program. In conjunction with State and County agencies approximately 2200 acres have been preserved in the township with an additional 1400 acres being preserved through the farmland preservation process. Many of the properties identified in 1996 have been preserved. The Raritan Township Open Space Committee reviewed and prepared an updated list of potential open space properties. This list is incorporated into this plan. It should be noted that there is a significant overlap between the open space plan and farmland preservation plan. Many properties that are not appropriate for future passive or active recreation development but are farmed are directed towards the farmland preservation program.



The following goals are used to guide the Open Space Advisory Committee in its preparing of the open space plan. The ultimate goals of the open space plan, in order of importance, are:

1. Limit residential growth
2. Protect environmental resources and vistas.
3. Provide linkages to existing open space
4. Provide area for future active and passive recreation

The following is a list of properties identified as potential open space in the Township. It should be noted that the open space program is a fluid program which must adapt to the availability of land. The open space program is largely dependent upon the landowners being willing to sell. The Township has been in contact with almost all the property owners listed here and will continue to pursue the preservation of these parcels. In addition, it is always possible that an un-identified parcel will come up that was not previously discussed. In those cases the matter will be forwarded to the Open Space Committee for their recommendation.

<b>Rank</b>	<b>Block</b>	<b>Lot</b>	<b>Owner</b>	<b>Location</b>	<b>Acres</b>	<b>Zoning</b>
<b>Limit Residential Growth</b>						
1	77	9,10,10.15	VanDoren	Amwell Road	85	R-3
1	77	7	Case	Clover Hill Rd	75.89	R-3
1	8	3	Fischer	31 & River Rd.	87.5	R-1A
<b>SubTotal</b>					<b>248.39</b>	
<b>Preserve Environmental Resources</b>						