

# Raritan Township



# Master Plan 2008

# Master Plan

Raritan Township

Hunterdon County

New Jersey

2008

Raritan Township Planning Board Members  
2007 to 2008

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## Introduction

The Township of Raritan contains 38.6 square miles and is currently inhabited by 19,809 persons according to the 2000 U.S. Census. The Borough of Flemington, which contains a population of 4200 persons, consists of 1.1 square miles and is totally surrounded by the Township of Raritan.

There has been a slow down in the overall growth of the population of the Township since 2000. The current estimate is for the total population of the Township to increase to 21,819<sup>1</sup> by 2010. This is due mainly to a major shift in the policy of the Township. During the past decade farmland and open space preservation have been actively pursued within the Township.

This preservation has left little vacant land available for residential development and has caused a decrease in the growth rate of the Township. Furthermore, the past development patterns of high and medium density development have given way to low density and rural single family development trends. In 1998 and 2001 the Township increased lot sizes in significant portions of the township to 5 and 6 acre lots. Further decreasing development pressures. Over the past 6 years, since the 2001 Master Plan revisions, commercial and industrial development has increased.

In addition to the change in development patterns there has been a significant change in the regulatory environment of the Township and the State. New storm water management regulations have significantly changed the way both residential and non-residential development occurs. The Township Planning Board adopted a Stormwater Management Plan in 2005 and the Township adopted its Stormwater Control Ordinance in 2006.

New affordable housing regulations are having significant impacts on both the form and amount of development taking place. The Township with the assistance of Banish Associates prepared a Third Round Affordable Housing Plan that was submitted to the Council on Affordable Housing in December of 2005. The plan is still under review by COAH. To help in the provision of affordable housing the Township adopted an “Affordable Housing Growth Share Production Ordinance” that requires developers to provide for the affordable housing that they generate.

Finally, the most significant change is the Route 31 Transportation and Land Use Plan. Since the 2001 Master Plan there have been changes to the proposed Flemington Bypass, Route 31, Route 202, and the Flemington Circle. Shifts in the ideology on both a state and local level have changed the view of large-scale transportation improvements. The State has informed the Township that the Flemington Bypass (Congestion Mitigation Project) is no longer proposed. In its place a “framework plan” of roads supporting a smaller, at grade, Parkway is now proposed. In addition, to support this modification, the land use in the area has been reviewed to integrate

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<sup>1</sup> Hunterdon County Planning Board. May 2004.  
<http://www.co.hunterdon.nj.us/pdf/hcpb/databook/Population.pdf>

with the transportation plan.

Many public hearings, workshops and charettes were conducted, both with the public, township professionals, local officials, and stakeholders. Changes seen in this plan for the Rt. 31 corridor area are largely based on the results of these sessions conducted by consultants to the NJDOT. McCormick Taylor, Glatting Jackson, the NJDOT, and the NJ Office of Smart Growth were all part of this and continue to be part of this master plan process. The master plan was produced in part with assistance from an Office of Smart Growth Grant

Finally, other information outside of the master plan process has been prepared since 2001. The Environmental Commission was very active in this regard. A Natural Resources Inventory prepared by Princeton Hydro was completed in 2006. A Bike and Pedestrian Plan was also completed in 2006. This master plan incorporates all the aspects of the work conducted between 2001 and 2006. In addition, the changes in the development and regulatory environments are considered.

One area that is not included in this master plan is recreation. It is noted that the existing recreational element is outdated and needs revision. The recreational element of the master plan will be conducted separately during 2007. One of the major aspects of the recreational element will be a survey to determine the needs of the Township. Due to the time and resources this will require, the recreational element will be appended to this master plan when complete.

## Goals and Objectives

### **Land Use:**

- Limit growth to existing sewer plant capacity
- Limit growth to existing school capacity
- Limit growth to existing roadway capacities.
- Reduce potential for new single-family residential development.
- Permit additional age-restricted residential development.
- Permit additional non-residential development.
- Permit additional commercial recreation development.
- Recognize the historical growth and land uses of areas.
- Reduce amount of land zoned for industrial and office uses where sewer capacity does not exist.
- Provide for land uses that complement and promote the Township historical districts.

### **Housing Element:**

- Supply adequate affordable housing in compliance with the Council on Affordable Housing Regulations.
- Supply a mixture of housing types, sizes and income levels to service wider selection of the population.
- Improve existing affordable housing developments to increase accessibility.
- Improve existing affordable housing developments to provide for a wider range of income levels.
- Supply housing in relation to the projects or properties generating the housing.
- Provide affordable housing in areas that are accessible to employment generators.
- Provide affordable housing in areas that are accessible to transit opportunities.

### **Circulation**

- Provide for safe and efficient roadway network.
- New developments need to provide more to the traffic network than just access to their site.
- Provide for additional roadway improvements to add additional capacity to State highways
- Integrate plans with Flemington Borough, Hunterdon County and State plans.
- Limit improvements in low-density residential areas to those required for safety only.
- Provide for roadway and transit improvements that will incorporate with land use development.
- Provide alternates to automobile transportation.
- Provide for additional bike, pedestrian facilities.

### **Utility Plan:**

- Provide adequate public utilities to safely and effectively service the township.
- Provide adequate sanitary sewer service in conformance with State regulations.

- Plan for permitted development within existing infrastructure limitations.
- Reduce sewer service area to those properties that can be serviced under existing infrastructure capacities.
- Limit the expansion of public water service to those areas as delineated for public water service in the Master Plan.

#### **Community Facilities:**

- Provide for adequate school facilities.
- Limit growth to work within existing school infrastructure.
- Provide for increased integration of land use, transportation, open space, and recreation with existing school infrastructure.
- Provide for adequate public safety facilities and identify areas for possible facility expansion and relocation.
- The Township will strive to achieve/maintain/adhere to existing environmental rules, regulations, policies and standards, and do everything within its capacity to upgrade/improve positive impacting environmental conditions in the township. This process includes passing ordinances and implementing policies designed to have a positive impact on the environment, as well as enforcing existing ordinances.
- Township will strive to meet or exceed Kyoto Protocol targets for reducing global warming pollution by taking actions in our own operations and communities.

#### **Conservation:**

- 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.

#### **Landmark Preservation:**

- Preserve significant historic sites.
- Provide for reasonable use and redevelopment opportunities of historic sites.
- Identify new and previously unrecognized historic sites and districts.
- Update historical resources survey.

#### **Recycling**

- Provide recycling facilities to meet the New Jersey State Recycling Plan goals.
- Provide for the collection of yard waste to further the Township's stormwater management plan.
- Provide for the recycling of materials in the design of both residential and non-residential developments.

#### **Farmland**

- Continue the preservation of farmland throughout the Township.
- Provide protection of existing farmland operations from encroaching development.
- Support the continuation of agriculture as a business.
- Plan for the protection and preservation of significant areas of agricultural resources.

### **Recreation**

- Provide adequate active and passive recreation to the community.
- Provide a variety and adequate amount of both passive and active recreational space in relationship to existing population areas.
- Provide recreation to all age groups.
- Provide for connection between recreational areas.

### **Open Space**

- Limit residential growth
- Protect environmental resources
- Provide area for future active and passive recreation
- Provide linkages to existing open space
- Preserve vistas

## Physical Characteristics

The Township of Raritan contains many diverse physical characteristics that effect the overall development of the township. The South Branch of the Raritan River borders the Township on one side. The Township also contains a number of smaller streams, rivers and the Croton swamp. The Township is made up of developed land with a variety of uses, farmland and undeveloped woodlands.

### **I. Topography**

The topography ranges from approximately 100 feet above mean sea level along the South Branch of the Raritan River to 700 ft. above mean sea level along Cherryville Road at the Raritan Township - Franklin Township Boundary.

The Township is relatively level in the area east of County Road 523 and Route 31. In this area topography is gently rolling with elevations of 160-200 feet above mean sea level.

West of County Road 523 and Route 31 the landform rises significantly to typical elevations of 500 to 600 ft., and up to 700 ft. above mean sea level in certain areas. This rise of elevation causes the grade changes on Route 12, Thatcher's Hill Road and Sand Hill Corner Road.

### **II. Flood Plain**



The State of New Jersey regulates activities within the Floodway and 100 year floodplain. This regulation of activities within the 100-year floodplain requires stream encroachment permits and establishes fines for violation of state law.

The Township has also adopted an ordinance prohibiting new construction within the flood plain and floodway. In addition the ordinance meets the requirements of the State of New Jersey to allow the residents of the Township

to be eligible for flood insurance.

### **III. 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 database 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.

Attached is a copy of the most recent Freshwater Wetlands map from the State of New Jersey DEP. Depending on the classification of the wetlands, a transition area of zero, fifty, or one hundred fifty feet will also be required.

#### **IV. Geology**

A report entitled "Geology and Ground Water Resources of Hunterdon County, N.J." (Special Report # 24) was published by the State of New Jersey in 1966. The report reviewed the geology and set forth recommended minimum lot sizes in areas based upon water bearing characteristics of the various formations. Information concerning the average water availability, the probable percolation rate for each geologic formation, the overlying soil and the cumulative effect of development was provided.

The report discussed the rainfall hydrologic cycle evapotranspiration, runoff, and recharge. Evapotranspiration is a term, which refers to both the evaporation and transpiration of water loss

from plants. The percentage of precipitation lost to evapotranspiration is from 30 to 60% (Special Report #24). Variables include the season of the year, temperature, humidity, wind velocity, amount and kind of vegetation, and height of the water table.

The amount of runoff is also subject to variable factors. These include the rate of rainfall (a short summer cloudburst and prolong moderate rainfall may each produce a similar amount of rain but more runoff will occur from the cloudburst), type of rain, type of vegetation, slope of the land and weather conditions.

Ground water is stored in cracks and small interconnections and voids between individual grains in the rocks. If spaces between individual grains of porous rock are interconnected, water can travel more or less freely from opening to opening, then the rock is said to be permeable. Rocks such as argillite, shale and diabase are considered non-porous. The Geologic Map shows formations within Raritan Township.

A further more detailed assessment of the geologic formations in the western and northwestern portions of the Township was undertaken in 1998. The results of this assessment, entitled "Environmental and Hydrogeologic Assessment for Future Residential Development" are incorporated in the Master Plan as appendix A.

The following are descriptions of the geologic formations found within the Township:

#### A. Lockatong Formation

The Lockatong formation is one of the poorest sources of ground water in New Jersey. The Lockatong has no permeability or porosity and virtually all ground water must be transmitted through fractures and joints which are usually widely spaced and relatively tight.

#### B. Brunswick Shale

Brunswick Shale normally is a red argillaceous shale with local beds of fine grained red sandstone, siltstone and black, grey or greenish shale. Ground water flows through the Brunswick shale both in nearly vertical features and joints, and also along nearby horizontal fractures along bedding planes.

Wells tapping the Brunswick Shale typically have high initial yields which tend to decline as the fractures around the well are de-watered. Therefore, the ultimate yield of wells in Brunswick are usually considerably lower than initial yields. In general, the Brunswick Shale is a reliable source of water for most domestic and industrial uses.

#### C. Diabase

Diabase is black to dark gray dense igneous rock. The rock is a poor aquifer.

#### D. Stockton

The Stockton formation is predominately a light colored sandstone or a red to brown fine

grained sandstone. The Stockton formation is the best of the consolidated aquifers in Hunterdon county.

The recommended lot size from Report No. 24 and further updated by the Environmental and Hydrogeologic Assessment for Future Residential Development (1998) as related to environmental factors including wells and permeability is as follows:

|                    |             |
|--------------------|-------------|
| Diabase            | 6 Acres     |
| Lokatong           | 6 Acres     |
| Brunswick Shale    | 1-1 ½ Acres |
| Stockton Formation | 1-1 ½ Acres |

It is estimated that 4000 housing units exist in Raritan Township which have a well on their lot is the sole source of water. These housing units are occupied by an estimated 12,000 persons. Generally each person will use 100 gallons of water per day. Therefore these residents are using approximately 1.2 million gallons per day from the ground water supply.

A review of the zoning map of the Township finds that the R-1 zoning district which requires a minimum lot size of 6 acres is generally located in the area of the Township where the Lokatong Formation exists. The R-1A zone and the R-3 zone which require lot sizes of 1.8 acres and 1.15 acres respectively, generally correspond to the Brunswick shale and Stockton formation.

## **V. Soil Survey**

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.

Consideration of high density development in severe areas would require sanitary sewer service. It would further appear that even areas shown as “Moderate” need further investigation as to other physical characteristics such as wetlands.

## **VI. Stormwater Management**

The Township Planning Board adopted a Stormwater Management Plan as required by the State of New Jersey on March 22<sup>nd</sup>, 2005. Based on comments received from the Hunterdon County Planning Board a revised version was prepared. The revised version of the Stormwater Management Plan is adopted and incorporated as Appendix B of this Master Plan.

## **VII. Natural Resources Inventory**

A Natural Resources Inventory prepared by Princeton Hydro, LLC was conducted by the Township Environmental Committee. The Natural Resource Inventory expands upon this section of the master plan and provides more detailed environmental data. The NRI is hereby made part of the Master Plan and is incorporated as Appendix C.

## Community Facilities

### I. Schools

#### A. Elementary - (Flemington - Raritan School District)

The Flemington-Raritan Regional School District serves the Township of Raritan and Borough of Flemington. Five schools currently serve grades K-8. Four of the five schools - Barley Sheaf, Robert Hunter, Francis A. Desmares, and Copper Hill Schools (currently serving grades K-4) are located in Raritan Township. The Reading-Fleming School (serving grades 5-6) is located in the Borough of Flemington. The Case Middle School (serving grades 7-8) was



recently completed

The increase in public school enrollments between 1988 and 2006 was 1,503. As of 9/30/2000, the total K-8 enrollment was 3,432.

The following traces the October K-8 enrollments in the Flemington-Raritan School District for the last 18 years<sup>2</sup>.

| Date | K-8 School Enrollment | Percent Change |
|------|-----------------------|----------------|
| 1988 | 2,081                 |                |
| 1989 | 2,117                 | 1.7%           |
| 1990 | 2,243                 | 6.0%           |
| 1991 | 2,401                 | 7.0%           |
| 1992 | 2,611                 | 8.7%           |
| 1993 | 2,769                 | 6.1%           |
| 1994 | 2,905                 | 4.9%           |

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<sup>2</sup>. Flemington-Raritan Regional School District. Monthly Enrollment Statistics. 1988-2006.

|      |       |      |
|------|-------|------|
| 1995 | 3,057 | 3.6% |
| 1996 | 3,115 | 3.6% |
| 1997 | 3,203 | 3.2% |
| 1998 | 3,331 | 3.7% |
| 1999 | 3,390 | 1.5% |
| 2000 | 3,426 | 1.4% |
| 2001 | 3,438 | .3%  |
| 2002 | 3,505 | 1.9% |
| 2003 | 3,527 | .6%  |
| 2004 | 3,563 | 1.0% |
| 2005 | 3,557 | -.2% |
| 2006 | 3,584 | .8%  |

Also of note is the increase in the number of special education students enrolled in the system. The number of special education enrollments has increased 26% since 1999. This is compared to an overall increase in enrollments of only 5% over the same time period.

The population of the Township of Raritan as of the 2000 Census is 19,809 persons. The estimated 2010 population of the Township is 21,819 with a 2020 projection of 23,830.<sup>3</sup>

The trend of number of births to residents of the Borough of Flemington and the Township of Raritan is as follows:

**Number of Live Births to Residents<sup>4</sup>**

| Year | Borough of Flemington | Population | Township of Raritan | Population | Total |
|------|-----------------------|------------|---------------------|------------|-------|
| 1985 | 72                    |            | 130                 |            | 202   |
| 1986 | 57                    |            | 161                 |            | 218   |
| 1987 | 89                    |            | 218                 |            | 307   |

<sup>3</sup>. Hunterdon County Planning Board. May 2004.

<sup>4</sup>. N. J. Dept. of Health and Senior Services, NJSHAD Query System

|      |     |      |     |        |     |
|------|-----|------|-----|--------|-----|
| 1988 | 99  |      | 203 |        | 302 |
| 1989 | 117 | 4047 | 221 | 15,616 | 338 |
| 1990 | 99  |      | 265 |        | 364 |
| 1991 | 63  |      | 295 |        | 358 |
| 1992 | 65  |      | 288 |        | 353 |
| 1993 | 66  |      | 274 |        | 340 |
| 1994 | 72  |      | 251 |        | 323 |
| 1995 | 71  |      | 249 |        | 320 |
| 1996 | 68  |      | 225 |        | 293 |
| 1997 | 76  |      | 206 |        | 282 |
| 1998 | 72  |      | 237 |        | 309 |
| 1999 | 67  |      | 297 |        | 364 |
| 2000 | 75  | 4200 | 278 | 19,809 | 353 |
| 2001 | 79  |      | 263 |        | 342 |
| 2002 | 83  |      | 277 |        | 360 |
| 2003 | 90  |      | 257 |        | 347 |
| 2004 | 74  |      | 258 |        | 332 |

Over the past decade the birth rate has seen a significant decrease. The 1990 birth rate in Flemington was 2.89% which decreased to 1.785% in 2000. Similarly the birth rate in Raritan Township has decreased from 2.16% in 1990 to 1.78% in 2000. These are both significant changes in the birth rate of residents. The higher birth rates in the early 90's in turn led to larger enrollment increases 5 years later (due to the children then becoming school age). The decreasing birth rates during the later 1990's and into 2000 and beyond in turn led to the fairly flat enrollment increases seen recently.

The following indicates the grade enrollments as of January 2007.

| <b>Grade</b> | <b>Enrollment as of<br/>January 2007</b> |
|--------------|--|
| K            | 346                                      |
| 1            | 384                                      |

|                   |      |
|-------------------|------|
| 2                 | 374  |
| 3                 | 355  |
| 4                 | 403  |
| 5                 | 355  |
| 6                 | 388  |
| 7                 | 416  |
| 8                 | 415  |
| Special Education | 141  |
| Total             | 3577 |

The kindergarten class is the smallest class of the K-8 system. K enrollments have traditionally been lower than the following years 1<sup>st</sup> grade enrollments. This is because some parents send their children to private day care classes and in the following year send their children to first grade in the Flemington Raritan school system.

The capacity of the elementary school plants and the acreage of each school site is as follows:

| School              | Capacity 2006 | Enrollment<br>January 2007 | Site Area   |
|---------------------|---------------|----------------------------|-------------|
| Barley Sheaf        | 566           | 476                        | 32.0 Acres  |
| F.A. DesMares       | 569           | 447                        | 31.46 Acres |
| Robert Hunter       | 547           | 485                        | 10.96 Acres |
| Copper Hill         | 619           | 556                        | 40.00 Acres |
| JP Case             | 912           | 849                        | 39.33 Acres |
| Reading-<br>Fleming | 902           | 764                        | 15 Acres    |
| Total               | 4115          | 3577                       |             |

## B. High School

Hunterdon Central High School (Grades 9-12) serves the Township of Raritan as well as the Borough of Flemington and the Townships of Readington, Delaware, and East Amwell. The high school is currently located on a site of approximately 72 acres in Raritan Township.

The current total enrollment is 3003 students. Projections through 2011 see little to no increase in total enrollments. Total school capacity is 3500 students.

### C. Other Educational Facilities

The Educational Services Commission which was located on Rt. 31 and Sand Hill Road has relocated out of the Township.

The Hunterdon County Polytech currently operates at both the Hunterdon Central High School Site and the Barltes Corner Business Park.

The Township is further serviced by the Raritan Valley Community College located in North Branch. The college offers associate degrees along with other professional development programs.

The Center for Educational Advancement, located on Minneakoning Road in the Township is a not-for-profit social business enterprise that provides employment, job and social skill preparation and support for persons with significant disabilities or other social disadvantages.

### D. Educational Facilities Summary

Existing school capacities along with the reduction in development density in various portions of the township mean that it is unlikely that any new schools will be required to be constructed. Only two significant residential development remain to be built totaling 138 units. Given additional infill and small subdivisions it is clear that existing school capacities can support the remaining residential developments in the township. However, continued farmland and open space preservation must be pursued.

Significant residentially zoned property does exist in the southeastern quadrant of the Township. This area is proposed for farmland preservation, is proposed to be down zoned under the land use plan and is also in a agricultural development area. Continued efforts must be made to preserve this area as proposed under this master plan. The development of these significant areas would require expansion of the existing school facilities to handle the residential growth. In addition, the number of affordable housing units required to be constructed within the township will have an impact on the schools as the majority of these units will be non-age restricted.

## **II. Township Governmental Facilities**

The Township Municipal Building on the Police/Court site (Block 48, Lot 2) was completed in



2002. The building contains a gross floor area of 43,357 sq. ft and houses all municipal offices with the exception of the Police Department and Public Works. A large unfinished area on the second floor is currently underutilized and can provide area for future offices and/or file storage if necessary.

The police station is located on County Road 523. This building contains 14,150 square feet of gross floor. The Flemington Court administrator and the Flemington Municipal Court currently use the area formerly

occupied by the Raritan Court. In addition, the old court room is used as a community meeting room. The roof on the building was recently replaced, and a new façade installed.

Efforts should be made to reduce energy use throughout Township facilities. Increasing energy costs, and concern about the impacts to the environment should lead the Township to look towards the use of alternate energy sources, particularly at the municipal building site.

The Public Works facility is located on Pennsylvania Avenue. The building contains 19,600 square feet of floor area and is located on a site of 22.9 acres. Additionally the police shooting range, salt dome and recycling facilities are located on this site. The property is also the site of the original, now abandoned Township landfill. The former landfill is now closed and is closely monitored. A stream bounds the site to the north. The site is currently in need of an additional vehicle storage building. Furthermore, the placement of the landfill and the stream limit the eventual expansion of this site. Ultimately any significant expansion of this facility will require the acquisition of additional property. Given the developing nature of the immediate area it would be wise to acquire any adjacent property that may become available.



Library facilities are located at the Hunterdon County Library on Route 12 in Raritan Township. This facility is provided by Hunterdon County and was recently expanded. Flemington Borough also has a library located on Main Street.

Three fire stations currently exist in the Township of Raritan - 1) on South Main Street, 2) on Old Clinton Road at Cherryville Hollow Road, and 3) on Barley Sheaf Road at the Voorhees Corner Road intersection. A location for a fourth firehouse is being provided as part of the Hilltop subdivision on Route 12 west. In addition, the fire company is reviewing the option of relocating the South Main Street fire station to the old municipal building complex on Raritan Avenue

The Flemington-Raritan Rescue Squad, serving Raritan Township, Flemington Borough and parts of Readington and Delaware Townships, is a volunteer organization and the Rescue Squad building is located on Route 12 in Flemington.

The Amwell Valley rescue squad services a portion of the southern area of the Township. The Amwell Valley rescue squad has recently received approval for a new location in the Township on Rt. 202/31 North, just south of Cornet Way.

# Parks, Recreation and Open Space

## **I. Existing Parks, Recreation Facilities and Open Space**

### **A. Municipal - Active Recreation**

1. Mine Brook Park (Block 49, Lot 2.01): The park of 15 acres contains a softball field, soccer field, walking/jogging track, picnic pavilion and children's playground
2. Lenape Park (Block 63, Lot 1): This facility of 80.1 acres is located on County Road 523 and provides 6 soccer fields, 4 little league fields, 3 girls softball fields, 2 major league baseball fields, 4 basketball courts and a children's play area.
3. Blackwell Park (Block 87, Lot 11): This park is under construction. It is a small neighborhood park with a field, pavilion, playground, basketball courts and walking trails.

### **B. Municipal - Passive Recreation and Open Space**

1. Lone Cedar Park: Block 4, Lot 11 - 62.74 acres - Primarily open rolling fields. A portion of the property is heavily wooded and contains a stream corridor. The existing house on the property was subdivided off and sold to a private party. A walking trail and sitting area have been added to the property. Access is from Packers Island Lane.



2. Block 6.13, Lot 51 (Copper Penny Road) 17.8 acres - Parcel contains relatively steep slopes, however a small active park will fit on the property.
3. Block 43, Lots 24 and 46, Block 59 Lots 5 and 8.01 (Sollner) Total 109.45 acres. Located on both sides of Harmony School Road. Primarily wooded. Contains stream corridor and some wetlands.
4. Block 43, Lot 20 (Ando/Doby) 53.08 acres. Located on Harmony School Road. Heavily wooded. Contains some wetlands. Located adjacent to Block 43, Lot 24.
5. Block 25, Lot 1. (Levico) 45.7 acres. Located on Thatchers Hill and Barton Roads. Heavily wooded. Contains stream corridor and a small trail.
6. Block 14, Lot 1.32. 3 acres. Located on the corner of Barton Road and Oak Grove Road. Primarily floodplain and wetlands.
7. Block 15, Lot 19.16 (Britton) 12.47 acres. Partially wooded. Good views. Access to public street via easement.

8. Block 25, Lot 25. (Morales Park) 52.09 acres. Wooded. Contains stream corridor. Existing trail network.
9. Block 85, Lot 15.01. (Erich/Salamon) 98.43 acres. Wooded. Contains easements, a stream and some wetlands.
10. Block 75, Lot 18.6 (p/o Merck) 18.6 acres. Open field. Located adjacent to former Merck property.
12. Block 63, Lot 41. Thomason. 25 Acres. Partially wooded. Contains existing house. Located adjacent to Lenape Park.
13. Block 74, Lot 2. Green Valley. 82.507. Acquired through joint purchase with County.
14. Block 63.24, Lot 23. 19.557 Acres. Acquired as part of Raritan Meadows development. Open fields.
15. Block 63, Lot 40. Mueller. 4.42 Acres. Located adjacent to Thomason property. Contains existing house. Former owner has life rights to property.
16. Block 44, Lots 5.01 and 6. 66.18 Acres. Heavily wooded.
17. Block 52, Lot 1 and Block 53 Lot 1.58. 7 Acres. Two properties fronting on the Dvoor Circle.
18. Block 5, Lot 17.13 and Block 5.01 Lot 5.09. Acquired as part of the Raritan Estates development. To be developed as walking trails.
19. Block 13, Lot 7. Barton Road. 45.122 Acres. Wooded with wetlands and streams.
20. Block 15, Lots 59, 64, 92 and 94. List Road. 21.04 Acres. Wooded with extensive wetlands and no street access.
21. Block 63, Lot 36. Former Micek Property. 94.29 Acres. Open Fields with a stream corridor.
22. Block 63, Lot 33.07. 5.03 acres. Donated to Township as part of Hunterdon Estates development. Adjacent to Lenape Park. Provides connection from Autumn Leaf Blvd. to Lenape Park.



### C. Public School Sites

Four elementary (K-4) public schools are located in Raritan Township. A school containing grade 5 and 6 is located in Flemington Borough. A new middle school contain grades 7 and 8 is located on Case Blvd. The regional High School is located on Route 31. Each school provides various recreational facilities, some of which are available to the public after school hours and on weekends. These facilities are as follows: