Sustainable Planning Initiatives in Somerset County

Walter C. Lane, PP/AICP
Director of Planning
Somerset County Planning Division

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OUR MISSION

“Positively influence the process of growth and change in the County so that it provides the optimum living and working environment for our residents and employers, build balanced communities, promote regional awareness and cooperation, protect the natural environment and preserve our rich history, farmland and natural beauty.”
2014 Somerset County Master Plan County Investment Framework (CIF) Map

- Priority Growth Investment Areas
- Priority Preservation Investment Areas
- Local Priority Areas
- Alternative Growth Investment Areas
- Limited Growth Investment Areas
Somerset County Comprehensive Economic Development Strategy

Supporting Priority Investment in Somerset County through Access and Mobility Improvements

Supporting Priority Investment in Somerset County Phases I, II, III
Supporting Priority Investment In Somerset County

Land Use and Planning Scenarios

Raritan Borough, though part of the broader Regional Center PGA, has its own distinctive small-town character. While other planning efforts are already addressing opportunities along the riverfront, near the train station, and in the vicinity of the Washington School, additional opportunities were examined for focus areas along the Somerset Street and Orlando Drive corridors and at the Raritan Mall shopping center.

Focus Area 1: Raritan Mall Shopping Center

The Raritan Mall shopping center fronts U.S. Route 206 and is currently developed as a single-story, supermarket anchored retail center comprising approximately 110,000 square feet, plus a 36,000-square-foot pad site. There are vacancies throughout the mall and owners of a supermarket anchor are not pursuing lease-tosell-based on strong competition elsewhere in the market. Other existing users in the strip center are generally quick-service food and restaurants, with some retail and personal services.

The site is located within the U.S. 206 Shopping Center Business District, which is designated for large lot, highway-oriented commercial areas serving both local residents and the regional market. Permitted retail uses include supermarkets, personal service establishments, and outdoor recreation facilities. While the site is located near key intersections, it is not visible from the main roadways, which runs parallel to the southern portion of the site, and access to the property is limited, as it is separated from the neighboring Burling Lane by a sidewalk connecting to the neighboring property and an adjacent children's park.

In this and other surrounding areas, land-planning, pedestrian, and connectivity improvements can reconnect the site to the eastern most of the Somerset Street corridor and the adjacent Regional Center to the east. Integration with the Raritan River Greenway would enhance local and regional linkages and support opportunities for value-added uses, including both commercial and residential frontaging. Improvements to north/south linkages, including Nicosia Street and Broady Lane, would better connect the site and the Orlando Drive corridor to the through routes. This combination of greenway and local street connections would create potentially extensive off-road systems between the Regional Center towns, Raritan Valley Line rail service, and access to the Raritan River to Hillsborough and Dake Farms.

Regional Center PGA | Raritan Borough
Transportation Improvements

Potential Improvements

Renewed Pedestrian Infrastructure
Path Connectivity
Regional Greenway
Outdoor Recreation Center
Supporting Priority Investment In Somerset County

Planning for Resilient Communities

* Resilient/Renewable Energy Systems
  * Microgrids
  * Distributed Energy
* Flood Hazard Planning
  * Wetlands/Flood Plain Restoration
  * Creating New Flood Storage Capacity through Redevelopment
* Green Infrastructure
  * Bioswales
  * Rain Gardens
Somerset County
Hazard Mitigation Plan

2019 Hazard Mitigation Plan

* Provides a framework to coordinate land use planning and mitigation planning strategies and policies
* Advances the implementation of the County Investment Framework
* Contains a draft Flood Resiliency Framework and a draft Energy Resiliency Framework
* Coordinated with the Somerset County Preservation Plan
The Plan will be an innovative document that will effectively:

- Update the 2008 Somerset County Comprehensive Farmland Preservation Plan
- Update the 2000 Somerset County Open Space and Recreation Plan
- Create a Historic Preservation Plan
- Advance the Somerset County Investment Framework
- Use sustainability, health, tourism, resiliency and economic development strategies to link the elements together
Somerset County Electric Vehicle Readiness Plan

Electric Vehicle Readiness Plan Goals

- Somerset County will be the model for Electric Vehicle Readiness
- Brand Somerset County as an Electric Vehicle Ready County
- Develop a plan to replace conventionally fueled vehicles
- Provide technical planning assistance to municipalities
- Promote the implementation of Public Charging Stations
- Educate the public and business community
FOR MORE INFORMATION, PLEASE CONTACT:

Walter C. Lane, PP/AICP
Director of Planning
Somerset County Planning Division
20 Grove Street, P.O. Box 3000
Somerville, NJ 08876

Phone: (908) 231-7021
Fax: (908) 707-1749
E-mail: lane@co.somerset.nj.us
Website: https://www.co.somerset.nj.us/government/public-works/planning