

Borough of Somerville Planning and Implementation Agreement

SOMERSET REGIONAL CENTER DRAFT PIA

OPA Draft: 8/1/11)

NOTE: Let the OPA Planner know if there are additions, questions or issues

Topic	Item No.	Activity	Local Effort	Assistance	Time Frame
Land Use	A1	- Develop a Conservation Plan Element of the Master Plan, or include the applicable information within the existing Master Plan based on the NRI.	- Planning Board and Borough Committee	- Somerset County Planning Board, OPA and NJDEP assistance and seek assistance from USDA	Ongoing
Land Use	A2	- Implement the zoning modification recommendations in its Master Plan Update and the Somerset County Regional Center Strategic Plan.	- Planning Board and Borough Committee	-Somerset Regional Partnership, County, OPA and NJDEP technical assistance	Immediate and Ongoing
Land Use	A3	- Conduct a comprehensive review of its ordinances, as is recommended in the Somerset County Regional Center Strategic Plan	- Planning Board and Borough Committee	-Somerset Regional Partnership, County	Immediate and Ongoing
Land Use	A4	Review and update Master Plan goals and objectives as directed by the MLUL.	- Planning Board and Borough Committee	N/A	Immediate and Ongoing
Land Use	A5	Revise the official zoning map and ordinances based on the Future Land Use Plan.	- Planning Board and Borough Committee	N/A	Immediate and Ongoing
Land Use	A6	- Review parking and circulation plans to ensure that non-vehicular transportation is encouraged.	- Planning Board and Borough Committee	DOT technical assistance	Ongoing

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Land Use	A7	- Review ordinances, and make necessary modifications, to ensure that innovative roofing alternatives and materials (such as green roofs) are permitted. You may also consider approving incentives for using such innovative roofing alternatives and materials.	- Planning Board and Borough Committee	-OPA, NJDEP technical assistance	Immediate and Ongoing
Land Use	A8	-Locate and potentially purchase additional properties for active recreation	-Work with Somerset County	-Green Acres Funding	Ongoing
Land Use	A9	-Evaluate use of school facilities	-Board of Education, - Planning Board and Borough Committee	NJ School Development Authority and NJ Department of Education	Ongoing
Land Use	A10	- Contact the USDA Animal Plant and Health Inspection Service (APHIS) Wildlife Services program to identify and implement appropriate Canada Geese Management strategies.	- Planning Board and Borough Committee	- Somerset County Planning Board, and NJDEP assistance and seek assistance from USDA	Ongoing
Housing	B1	Address affordable housing needs of the community: <ul style="list-style-type: none"> • Identify opportunities to create diverse housing opportunities and affordable housing • Continue to rehabilitate housing units • Develop an action plan to meet affordable housing goals • Adapt housing strategy as needed • Update the Housing Element of the Master Plan 	-Prepare a Housing Element		

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Transportation	C1	-Draft zoning regulations consistent with the State Highway Access Management Code	- Main Street Redevelopment Plan, Borough Committee and Planning Board	-When requested, NJDOT will give priority consideration to providing technical assistance consistent with program requirements and subject to the availability of state resources.	
Transportation	C2	- Remain engaged in the DOT's Transit Village program.	- Planning Board and Borough Committee	NJ DOT and Transit Village Task Force	
Transportation	C3	- When reexamining the circulation element of the master plan analyze and include a discussion of freight rail service.	- Planning Board and Borough Committee	NJDOT can provide technical guidance	Master Plan reexamination
Transportation	C4	- When reexamining the circulation element of the master plan be sure to include a discussion of all relevant modes of transportation, including transit, bicycle, pedestrian, truck and rail freight, parking and access management. The circulation element should also reference how Somerville is addressing the Highway Access Code.	- Planning Board and Borough Committee	NJDOT can provide technical guidance	Master Plan reexamination

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Transportation	C5	-Examine traffic calming measures	<ul style="list-style-type: none"> -Borough Committee (Main Street Redevelopment Plan) -Apply for appropriate funding programs or seek NJDOT assistance 	<ul style="list-style-type: none"> -When requested, NJDOT will give priority consideration to providing assistance consistent with program requirements and subject to the availability of funding and staff resources 	
Transportation	C6	-Improve pedestrian mobility	<ul style="list-style-type: none"> - Engineer, Borough Committee - Apply for appropriate funding programs or seek NJDOT technical assistance 	<ul style="list-style-type: none"> -When requested, NJDOT will give priority consideration to providing assistance consistent with program requirements and subject to the availability of funding and staff resources 	
Transportation	C7	-Explore, where applicable, the appropriateness of developing Access Management Plans for pertinent sections of state highways as provided for in the State Highway Access Management Code	<ul style="list-style-type: none"> - Engineer, Borough Committee - Apply for appropriate funding programs or seek NJDOT technical assistance 	<ul style="list-style-type: none"> -When requested, NJDOT will give priority consideration to providing assistance consistent with program requirements and subject to the availability of funding and staff resources 	

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Transportation	C8	-Inventory existing roadway system and classify roadways (include in Circulation Element of Master Plan)	- Planning Board		Ongoing
Infrastructure	D1	-Develop and adopt a Stormwater Pollution Prevention Plan and Stormwater Management Plan	-Engineer, Borough Committee and Planning Board	-DEP and Somerset County technical assistance	
Infrastructure	D3	-Develop a five year capital improvement plan with a five year planning horizon per the Municipal Land Use Law 40:55D-29	- Planning Board	-Technical assistance	
Infrastructure	D4	-Confirm the condition and capacity of the stormwater drainage system through creation of a Utilities Element of the Master Plan	- Planning Board		Ongoing
Infrastructure	D5	-Confirm the condition and capacity of existing sanitary sewer lines through creation of a Utilities Element of the Master Plan	- Planning Board		Ongoing
Infrastructure	D6	-Enhance streetscape in the Historic Central Business District	- Planning Board	-Identification of grant sources	Ongoing
Economic Development	E1	Implement municipal redevelopment plans: 1. West Main Street Redevelopment Area (West End Redevelopment Area) 2. Station & Landfill Redevelopment Area (Landfill Redevelopment Area) 3. The East Central Business District Redevelopment Area (East End Redevelopment Area). 4. The Kirby Avenue Redevelopment Area (Kirby Avenue Area).	- Planning Board and Borough Committee		Ongoing
Economic Development	E4	- Explore economic development options for the CBD, then develop and implement plans.	- Planning Board and Borough Committee	-Somerset Regional Partnership, Main Street NJ, County, OPA and NJDEP technical assistance	Immediate and Ongoing

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Economic Development	E5	-Promote public art in public spaces	- Borough Committee could place provision in redeveloper agreements		Ongoing
Economic Development	E6	-Continue to support the Special Improvement District	-Promote public and business participation	- Main Street NJ Technical Assistance	Ongoing
Intergovernmental Coordination	F3	-Coordinate with surrounding municipalities, County, State and regional planning efforts, RE: transportation, park system, regional planning	- Borough Committee and Planning Board to coordinate with Somerset County, Somerset Regional Partnership, neighboring municipalities -Attend County meetings addressing regional and local planning issues	- Somerset Regional Partnership, County PB, OPA	Ongoing
Intergovernmental Coordination	F4	-By FIX DATE and biennially thereafter and within six months after adoption of any new or significantly reexamination report, land use ordinance or other planning document submitted as part of the petition for plan endorsement, the Borough of Somerville shall submit a report to OPA and the public concerning the statutes of the Town's Planning and Implementation Agreement.	- Planning Board and governing body		Ongoing

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Historic Preservation	G1	The Historic Advisory Committee does not appear to be established according to a MLUL compliant ordinance and therefore does not have the full regulatory power enabled by state statute. It is recommended that the Borough create an ordinance that is MLUL compliant. SHPO will offer assistance (such as provision of model ordinances etc). SHPO notes that 4 example ordinances were sent to Somerville Borough in July 2009.	- Planning Board and Borough Committee	-SHPO	
Historic Preservation	G2	Upon adoption of such the MLUL compliant Historic Advisory Committee ordinance, it is recommended that Somerville Borough apply to SHPO for designation as a Certified Local Government (CLG). Designation as a CLG comes with additional benefits. For additional information see: http://www.state.nj.us/dep/hpo/3preserve/local.htm#clg	- Historic Advisory Committee and Borough Committee	-SHPO	
Historic Preservation	G3	The map and list of historic sites included with the MSA is missing several sites on the list of known historic properties. Somerville Borough should ensure that the following properties are included in their planning documents: <ul style="list-style-type: none"> o The Central Railroad of New Jersey Main Line Corridor Historic District (SHPO Opinion 7/19/91) (DOE 11/30/95) o Somerville Motor Vehicle Inspection Station; 61 Central Avenue (SHPO 6/9/98) o Somerville Historic District; bounded by Bridge, North Bridge, Mercer, Cliff, High, Mountain (SHPO Opinion 5/20/91) o Somerville New Cemetery, 192 South Bridge Street (COE 4/16/09) 	- Historic Advisory Committee and Borough Committee	-SHPO, Somerset County	Ongoing

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Historic Preservation	G4	<p>Master Plan Element – When you update the Master Plan Element it is suggested to address the following based on the DEP Guidance Document that is attached:</p> <ul style="list-style-type: none"> • Definition/description • Criteria to Assess Worthiness • Historically significant and historic areas • Standards for rehabilitation • Listing properties 	- Historic Advisory Committee and Borough Committee	-SHPO, Somerset County	Ongoing
Historic Preservation	G5	Review the NJ Historical Commission's (NJ Department of State) grant program at http://www.nj.gov/state/divisions/historical/grants .	- Historic Advisory Committee and Borough Committee	-SHPO, Somerset County	Ongoing
Environmental	H1	<ul style="list-style-type: none"> - Adopt a suite of ordinances related to TMDL including: • Pet Waste Management ordinance (TMDL ordinance/PIA); • Fertilizer Application ordinance (TMDL ordinance/PIA). 	-Borough Committee and Planning Board	-SHPO, OPA technical assistance	Ongoing
Environmental	H2	To address green house gas (GHG) emissions, conduct energy audits of municipal facilities and operations, at a minimum, and community-wide audits, if feasible, and 2) using the results of these audits, develop action plans for reducing municipal energy consumption and GHG emissions (using NJ's 2020 GHG emissions reduction target as a goal). The Board of Public Utilities (BPU) Clean Energy Program provides funding for municipal energy audits (http://www.njcleanenergy.com/commercial-industrial/programs/local-government-energy-audit/local-government-energy-audit).	Governing body	DEP, BPU	Ongoing

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Environmental	H3	<p>The North Jersey Transportation Planning Authority prepared a greenhouse gas (GHG) inventory for the geographic area covered by that MPO (http://www.njtpa.org/plan/Element/Climate/documents/NJTPAGHGInventoryFINALReport_pdf.pdf). This inventory provides county and municipal-level GHG emissions information for the various major community sectors/activities (e.g., residential, transportation, waste generation). It is recommended that Somerville acquire its local inventory data and use this information as the basis for developing a community GHG reduction action plan, including GHG reduction targets. A number of models and case studies are available to guide this process.</p>	- Planning Board and Borough Committee	DEP - Office of Planning and Sustainable Communities, NJTPA	Ongoing
Environmental	H4	<p>Sustainability Recommendations:</p> <ul style="list-style-type: none"> • Review plans and ordinances and remove impediments to, and encourage, green design throughout the Town. • Borough of Somerville could require "green buildings" (LEED, Green Globes) in redevelopment areas, to the extent practicable. • Develop education programs for local residents, homeowners, and property owners on ecologically sound landscaping techniques, composting, etc. • Develop and adopt a Green Buildings and Environmental Sustainability Master Plan Element. • Continue participating in the Sustainable Jersey program. 	- Planning Board and Borough Committee	DEP - Office of Planning and Sustainable Communities, NJTPA	Ongoing

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Environmental	H5	To expand recycling efforts develop innovative ways to reduce waste and promote recycling. Develop a recycling education program targeted toward the schools and small businesses in the community will allow Borough of Somerville to investigate opportunities to recycle additional materials beyond what is required by the county plan.	- Planning Board and Borough Committee	DEP - Office of Planning and Sustainable Communities	Ongoing
Open Space	H6	Acquire lands along the Raritan River for open space and parkland preservation.	- Planning Board Borough Committee and Somerset County	DEP - Green Acres, Somerset County	Ongoing
Historic Preservation	II	<p>Some suggestions to expand Historic Preservation efforts:</p> <ul style="list-style-type: none"> • Create a detailed inventory of historic resources in accordance with The Guidelines for Architectural Survey, particularly those dealing with intensive-level regulatory surveys. http://www.state.nj.us/dep/hpo/1identify/survarcht.htm • Explore the inclusion of archaeological investigation as a part of the budget for new development/ redevelopment within the Town's historic districts, especially within redevelopment areas. • Modify historic preservation ordinance to add definitions and modify the photo requirements of the nomination process. • As recommended in the Somerset County Regional Center Strategic Plan, establish an historical commission or committee to advise the governing body on historic preservation issues. • Remember that the construction of the Lyman Street Bridge resulted in the discovery and excavation of an archaeological site that changed the predictive model for the Somerville River drainage. It is the Lyman Street Prehistoric Archaeological site (28-So-127). 	- Planning Board and Borough Committee	SHPO, DEP	Ongoing

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Water Supply	I2	At Somerville Borough's request, DEP can help in identifying potential financial sources for water system projects that may also result in water conservation. DEP recommends Somerville Borough review the information at http://www.nj.gov/dep/watersupply/loanprog.htm .	- Planning Board and Borough Committee	DEP, Highlands Council & Somerset County	Ongoing
Hazard Planning	J1	It is recommended that Somerville participate in the National Flood Insurance Program (NFIP), if it is not already.	- Planning Board and Borough Committee	DEP & Somerset County	Ongoing
Hazard Planning	J2	Develop a Flood Protection Ordinance	- Planning Board and Borough Committee	DEP	Ongoing
Hazard Planning	J3	Evaluate all land-use planning efforts against the County All Hazards Mitigation Plan to ensure consistency between the two.	- Planning Board and Borough Committee	Somerset County	Ongoing
Report to SPC	K1	On a bi-annual basis, report to the SPC about the status of your planning efforts.	- Planning Board and Borough Committee	OPA	1 year after PE and then every 2 years after

