



State of New Jersey  
DEPARTMENT OF COMMUNITY AFFAIRS  
101 SOUTH BROAD STREET  
PO Box 204  
TRENTON, NJ 08625-0204

JON S. CORZINE  
Governor

CHARLES A. RICHMAN  
Acting Commissioner

October 8, 2009

The Honorable Brian G. Gallagher, Mayor, Borough of Somerville  
25 West End Avenue, Somerville, NJ 08876

**RE: Borough of Somerville, Plan Endorsement Opportunities and Constraints Analysis**

Mayor Gallagher:

The Office of Smart Growth (OSG) and our State agency partners have reviewed the Municipal Self Assessment submitted by the Borough of Somerville in July 2009 and would like to commend the Borough for its active participation and dedication to the Plan Endorsement process. As such, please find enclosed the State Agency's Opportunities and Constraints Analysis.

The Opportunities and Constraints Analysis is intended to guide the Borough of Somerville's Community Visioning Process and to provide the Town with preliminary consistency issues with the State Development and Redevelopment Plan and relevant State regulations. This document can be found on the OSG website at the following link: <http://www.nj.gov/dca/osg/plan/endorsement.shtml>.

If you intend to seek a waiver from any of the visioning requirements of Plan Endorsement, please send a separate letter that addresses the Visioning sessions that have been conducted in the municipality. For example, we need the dates, attendance and minutes from charrettes or workshops that were conducted. Without this information a waiver cannot be granted since the State Planning Commission feels that community input is critical to the municipalities' planning outcome.

The Office of Smart Growth and State Agencies remain committed to working with the Borough of Somerville and the other members of Somerset County Regional Center. Thank you for your continued interest in pursuing Plan Endorsement. Should you have any additional questions or concerns please feel free to contact Barry Ableman, Principal Planner for Borough of Somerville at (609) 292-3228 or via email at [bableman@dca.state.nj.us](mailto:bableman@dca.state.nj.us).

Sincerely,

Donna Rendeiro  
Acting Executive Director  
Office of Smart Growth

DR:ba

- c: State Agency Partners (*Via E-Mail*)  
Kevin Sluka, Clerk-Administrator, Borough of Somerville (*Via E-Mail*)  
Michael C. Cole, Planner, Borough of Somerville (*Via E-Mail*)  
Rose Evans, Somerset Regional Partnership  
Bob Bzik, PP/AICP, Assistant Planning Director, Somerset County Planning Board (*Via E-Mail*)  
Joy Farber, Esq, Chief Counsel and Policy Director, OSG (*Via E-Mail*)  
Karl Hartkopf, PP/AICP, Planning Director, OSG (*Via E-Mail*)  
Barry Ableman, Principal Planner, OSG (*Via E-Mail*)  
Borough of Somerville Plan Endorsement File



# State Agency Opportunities & Constraints Analysis

## SOMERVILLE Somerset County



**October 8, 2009**  
Office of Smart Growth  
Department of Community Affairs  
State of New Jersey

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*On the cover: Image from the April 26, 2009 Somerville Visioning Session.  
In this report: Somerville images from Main Street New Jersey.*



## Introduction

On July 6, 2009 the Borough of Somerville in Somerset County submitted their Municipal Self-Assessment Report to the New Jersey Office of Smart Growth (OSG). As such, OSG and our partner State Agencies have preliminarily assessed local opportunities and constraints, as it relates to existing development, current zoning regulations, infrastructure and natural resources. This report provides for a comparison of information to the Municipal Self-Assessment Reports with the most up-to-date regional and statewide data to determine whether TREND growth is sustainable and viable based on the information provided. This information is intended to guide and direct the Community Visioning Process as to develop a vision with a twenty-year planning horizon. The vision shall provide for sustainable growth, recognize fiscal constraints, housing needs and protection of natural, historic and agricultural resources. Community visioning shall take into consideration the findings and conclusions of the Municipal Self-Assessment and the State Agencies' Opportunities and Constraints Analysis.



## Background

The Borough of Somerville is part of the Somerset Regional Center (Somerville, Raritan Borough and a portion of Bridgewater Township). All of the municipalities passed resolutions directing the County Planning Board to coordinate the individual municipalities' Plan Endorsement efforts. Each of the three municipalities submitted initial planning documents along with the Somerset County Regional Center Master plan in the summer of 2007. All of the municipalities and staff from the Somerset County Board initiated the Plan Endorsement process by attending a pre-petition meeting with OSG and our partner State agencies on July 12, 2007. On May 19, 2008 the Borough of Somerville adopted a resolution authorizing the creation of their Plan Endorsement Advisory Committee (PEAC), in which seven members were selected to guide the Plan Endorsement process on behalf of the Borough. As previously mentioned, the Borough submitted their Municipal Self Assessment Report to OSG for review on July 6, 2009. The Municipal Self Assessment Report was authorized by the Borough of Somerville via Resolution 09-0518-171 on May 18, 2009. Pursuant to the State Planning Rules, N.J.A.C. 5:85-7.10, this State Agency Opportunities and Constraints Analysis has been provided to the Borough on October 8, 2009.

## Relation to the State Development and Redevelopment Plan (State Plan)

With more than 12,400 people recorded in the 2000 census or 5,265 people per square mile living within the 2.36 square mile community, the Borough of Somerville with its regional central business district and Somerville Train Station is a perfect example of how the State Plan defines a regional center. The Somerset County Regional Center consists of Somerville, Raritan Borough and part of Bridgewater Township was designated by the State Planning Commission on May 29, 1996. Currently the adopted State Policy Plan Map shows Somerville with its high density as a Planning Area 1 or Metropolitan Planning Area.

When the Regional Center was designated, a sunset date of January 7, 2008 was established by the State Planning Commission. On that date the Regional Center expired. The Permit Extension Act of 2008 was enacted on September 6, 2008 as L. 2008, c. 78, and codified at N.J.S.A. 40:55D-136.1 et seq. The

stated purpose of the Act is to “prevent the wholesale abandonment of approved projects and activities due to the present unfavorable economic conditions, by tolling the term of these approvals for a period of time, thereby preventing a waste of public and private resources.” N.J.S.A. 40:55D-136.2m. The Act extends the “running of the period of approval” for a defined “extension period,” beginning January 1, 2007 and continuing through July 1, 2010. N.J.S.A. 40:55D-136.3; N.J.S.A. 40:55D-136.4. In the case of the Somerset County Regional Center, the center is extended through December 1, 2010 or until Plan Endorsement is received. Those seeking a full 10 year extension of their center during this extension period need to complete Plan Endorsement for the entire municipality.

Through the four areas designated as areas in need of redevelopment, Somerville is addressing its need to grow its economic base. More than 1,800 dwelling units and more than 500,000 square feet of commercial space (office or retail) are planned once the redevelopment plans are completed. Through public visioning and careful planning the Somerville Rail Station area and former Somerville Landfill sites will not only provide economic benefits, but will be built using sustainable stormwater management. These efforts will enable the borough to clean up a former brownfield site while ensuring that stormwater runoff is retained and recharged back into the groundwater. In addition to the planned stormwater recharge management, LEED strategies are being encouraged for the future site.

The master plan and redevelopment efforts both recognize the importance of maintaining and promoting the natural landscape through the protection of its open space and supporting the Raritan River and Peters Brook Greenways along with Somerset County. Since several water bodies cut through Somerville, it is critical that Somerville continues to protect these water ways from degradation. Through TREND development, storm water runoff from parking and roads can degrade the water quality of streams and negatively impact open space, woodlands, and wildlife habitat. As TREND development occurs, increased non-point source pollution leads to a decline in the quality of surrounding watercourses and areas suitable for significant habitat.

While moving forward to implement its plans, Somerville needs to continue to be mindful of its environmental constraints. They include the clean up of the former landfill. Recently the DEP designated Somer-



ville as a Brownfield Development Area which means they will receive special assistance from the DEP. To ensure coordinated planning, Somerville needs to continue to work with the Somerset County Planning Board as they prepare the county wastewater quality management plan. The DEP section of the report notes that there is available water for future development, but its use needs to be coordinated through its purveyors, the County competing municipalities.

Another issue related to unfettered TREND development is traffic circulation and congestion. Although Somerville is a transit hub on the NJ Transit Raritan Valley Line, they are also an employment hub as the home to Somerset County’s office complex, Ethicon Inc., Somerset Medical Center and an active downtown, central business district. To ensure that residents, businesses and commuters thrive, circulation planning is critical. At the same time it is important to avoid singular use strip development which results in a cluttered, unappealing pattern of development that generates needless automotive trips along the state and county highways. To minimize traffic and potential automobile accidents, the development of walkable, mixed-use developments similar to the proposed Somerville Towne Center are encouraged. Communities similar to Somerville have benefited greatly by developing shared parking strategies that enable people to find adequate parking at different times of the day depending on their activity.

The Somerset County Regional Center of which Somerville is a part is an example of a community where mixed-use growth within the center is being realized.



The Borough of Somerville is a 2.36 square mile municipality interlaced with state, county highways, the Peters and Ross Brooks, and borders the Raritan River. The historic borough established in 1863 has less than 5% or 85 acres of unconstrained land that can be developed. Despite the national economic situation, their current planning efforts are guiding redevelopment and infill development for the future.

## About the Trend Analysis

The TREND Analysis performed by OSG was conducted based on the current zoning information that was provided in the Municipal Self-Assessment Report. OSG took into account known environmental constraints and impediments to development. These constraints included identified State Plan parkland, State Agriculture Development Committee (SADC) preserved farms, wetlands (with a 25 foot buffer), presence of Category 1 (C1) streams, existing developed land including infrastructure, and identified surface water. The net result from the TREND Analysis is intended to determine the amount of housing and commercial space that can potentially be built given current zoning regulations. However, for a small mu-

nicipality that only has less than 65 acres of developable land remaining, it is essentially built out. Infill and redevelopment efforts will determine its future and thus the Trend Analysis projections should be considered subordinate to what will be possible from infill and redevelopment. At the same time, Somerset County is calculating buildout based on capacity for the county wastewater quality management plan.

Typically, the information provided in the Trend Analysis portion of this document will be utilized to inform the Community Visioning Process. It is meant to provide a vision of what the objective municipality may resemble at full buildout based on current land use and zoning regulations. This series of worksheets represents a basic methodology for the TREND Analysis. Based on mapping data and zoning regulations, OSG inserted relevant data transferred from the Borough's zoning language, into the Residential Buildout Method.

The average household size was identified as 2.49 persons per household (median) (U.S. Census Bureau (2000). American FactFinder: Borough of Somerville, N.J which is lower than the County average household size of 2.59.

Although current plans indicate that mixed-use development is encouraged in the core of the central business district area, unknowns exist around the landfill area Transit Oriented Development since it has no redeveloper or redevelopment agreement to analyze. The vision plan offered guidance for future agreements, but the real estate market today and for the near future is uncertain.

<b>Summary Table</b>	
<b>category</b>	<b>totals*</b>
<b>land consumption</b>	
total acreage	1,510
currently developed or constrained	1,425
acres to be developed	85
<b>buildings</b>	
current housing units (2000)	4,882
residential units to be developed	171
total residential at buildout	5,053
current commercial sq ft	0
commercial sq ft to be developed	N/A
commercial at buildout	N/A
<b>people</b>	
current residents (2000)	12,550
additional residents at buildout	422
total residents at buildout	12,972
current jobs	17,400
additional jobs at buildout	N/A
total jobs at buildout	N/A
* formulas total all commercial worksheets on the basis that only one would be selected and the other two would remain zero	
** per the NOTE above, the petitioner should make sure that they are not double-counting acreage for a mixed use zone	

## Trend Analysis for Somerville

### Somerville Residential Buildout Method

The Residential Buildout Method assumes buildout of existing residential zones at the maximum density permitted by the Borough's current zoning schedule from December 29, 2003. Depending on future development pressure, the information provided in the Residential Buildout Method will come to fruition as existing zoning allows and provides for such development. The Residential Buildout Method estimates that current zoning will support at least 171 additional residential units. This does not include 2nd story residential buildout in the Central Business District zones. Keep in mind that this is only telling half the story since it is not considering redevelopment efforts underway.

Historically, the Borough has seen growth and declines in its population growth since 1930. After 20 years of population declines, in 2000 there was 6.8% growth in population from 1990. Modest growth continued in the 2006 estimate produced by the Census and stands at 12,550. The Residential Buildout Method provides that current zoning can support an additional 422 residents in the additional residential units, based on the small amount of available land and average household size of 2.49 person's per unit according to 2000 U.S. Census data. With significant growth plans already in place and its strategic location in Central New Jersey and Somerset County, significant growth beyond these projected values will be the result of redevelopment not addressed in the current zoning ordinance. The redevelopment plans approved are estimated to add over 1,800 additional dwelling units. A number of these units will be single occupancy and near the train station. Conservatively, the 1,800 dwelling units would add 3,150 people with a household average of 1.75 people per household.

The North Jersey Transportation Planning Authority (NJTPA), the Metropolitan Planning Organization (MPO) for Somerset County, estimates that by 2035 there will be more than 16,670 residents in Somerville. Although growth is likely to occur in Somerville, the projections made by the NJTPA in 2005 are possibly unlikely to be as robust as anticipated due to the current economic climate. At the same time they project employment to rise to over 16,710 in 2035.

According to the 2000 U.S. Census the home ownership rate in Somerville is 66.20% on par with statewide rate of 67.4%.

Regardless of the amount of amount of growth, when conducting Community Visioning, be conscious that providing access to affordable housing is a goal of the State Plan. The Borough of Somerville should incorporate a mix of affordable and market rate housing into future development plans.

Residential Trend								
residential zone	total land in residential zone (acres)	total constrained land in residential zone (acres)	total developable land (acres)	total developable residential land (acres)	maximum residential density permitted (units per acre)	potential number of units	average household size (persons per unit)	number of total residents upon buildout
	a	b	c=a-b	d=c*0.8	e	f=d*e	g	h=f*g
B-1	27.18	272	0.0	0.0	n/a	n/a	2.49	n/a
B-2	40.77	37.9	2.8	0.0	n/a	n/a	2.49	n/a
B-3	14.43	14.4	0.0	0.0	n/a	n/a	2.49	n/a
B-4	24.68	24.7	0.0	0.0	n/a	n/a	2.49	n/a
B-5	37.71	37.5	0.2	0.1	n/a	n/a	2.49	n/a
B-6	124.90	66.3	58.6	46.9	n/a	n/a	2.49	n/a
CG	14.60	14.6	0.0	0.0	0.00	0	2.49	0
G	63.18	61.0	2.2	1.8	16.00	28	2.49	70
H	18.69	18.7	0.0	0.0	n/a	n/a	2.49	n/a
I-1	134.59	130.3	4.3	3.4	0.00	0	2.49	0
I-2	38.62	33.4	5.2	4.1	0.00	0	2.49	0
PO-R	132.56	131.5	1.1	0.9	n/a	n/a	2.49	n/a
R-1	147.18	145.2	2.0	1.6	4.36	7	2.49	16
R-2	612.74	610.4	2.3	1.9	7.26	14	2.49	33
R-3	74.74	68.7	6.1	4.9	25.00	122	2.49	303
SC	3.66	3.7	0.0	0.0	68.00	0	2.49	0
<b>total</b>	<b>1,510.24</b>	<b>1,425.5</b>	<b>84.8</b>	<b>65.5</b>		<b>171</b>		<b>422</b>
			land consumption			buildings		people
NOTES	b: constrained lands include urbanized, conserved land, public ownership, conservation easements (deed restrictions), utility easements, or natural factors such as wetlands, floodplains & steep slopes)							
	d: 0.8 figure is based on 20% take up of land for right of ways (i.e. roads)							
	e: data based on current zoning							

## Somerville Commercial Buildout - Building Cover Method

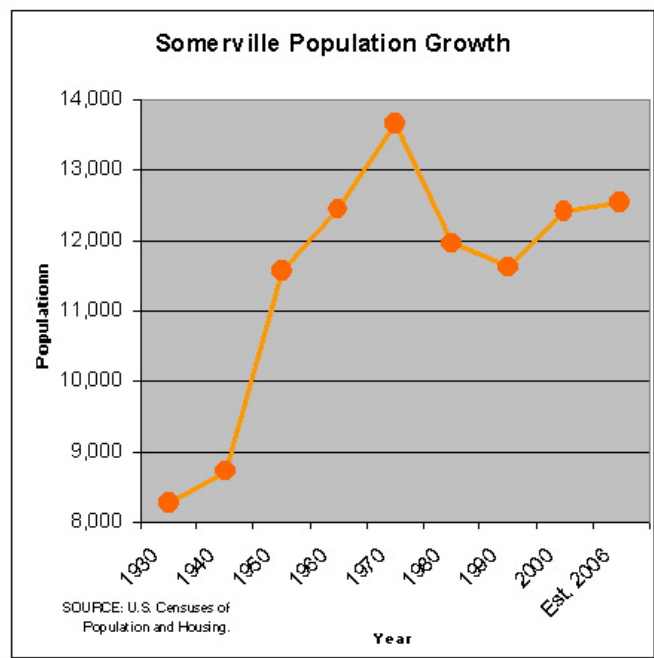
While a goal of creating jobs and fostering economic development within the state are goals of the State Plan, they must be realized in areas which have appropriate infrastructure and whose environment can support such development. Environmental constraints like water capacity, streams, and flood zones must also be considered when setting the economic development agenda. Somerville's future vision needs to build on its current plans while addressing the need to carefully grow in support of the downtown and not negatively affect the environment. For example, the Landfill Vision plan offers a unique stormwater recharge management plan that will be positively affected by its development.

Future commercial development will occur predominantly in the various redevelopment areas identified by the Borough of Somerville. The redevelopment plans approved estimates that over 555,000 square feet of mixed-use, commercial space will be added. Through the Borough of Somerville's planning, they are providing for future commercial, open space and mixed-use development. Despite their best planning efforts, market conditions will determine when the development will occur.

Mixed-use development provides the best opportunity to effectively address residential and commercial interests. Walkable communities help to minimize traffic congestion and the other negative externalities of single use development. At the same time Somerville's downtown will also be better served by encouraging 2nd and 3rd floor living. With more people living and working in the downtown and encouraging pedestrian traffic will transform the area into a 24 hour location instead of a 10 to 12 hour destination for day time employment and people dining downtown.

## Cross-Acceptance III

On April 28, 2004, the New Jersey State Planning Commission approved the release of the Preliminary State Development and Redevelopment Plan (State Plan) and the Preliminary State Plan Policy Map. This action launched the third round of Cross-acceptance. Cross-acceptance is a bottom-up approach to planning, designed to encourage consistency between municipal, county, regional, and state plans to create a meaningful, up-to-date and viable State Plan (N.J.S.A. 52:18A-202.b.).



This process is meant to ensure that all New Jersey residents and levels of government have the opportunity to participate and shape the goals, strategies and policies of the State Plan. Through Cross-acceptance, negotiating entities work with local governments and residents to compare their local master plans and initiatives with the State Plan and to identify potential changes that could be made to achieve a greater level of consistency with statewide planning policy. The Somerset County Planning Board, the Negotiating Entity for Somerset County municipalities, made one request to change a Planning Area designation in the Borough of Somerville. The request was to keep the area around the former Somerville Landfill as a Planning Area 1 or a Metropolitan Planning Area it currently is in the State Plan. A CES will be added to more accurately note its environmental sensitivity. OSG agreed with the assessment as the brownfield portion of the site will be cleaned up and the Transit Oriented Development that is planned will positively address the environmental elements of the site.

As a result of the July 2006 Environmental Update to the Preliminary State Plan Policy Map (SPPM), there were minor modifications made to the SPPM. The Environmental Update captured open space acquisitions that occurred since the previous SPPM was adopted by the SPC in 2001. All revisions to the SPPM still require State Planning Commission (SPC) approval, which should occur when the draft Final State Development and Redevelopment Plan (State Plan) is adopted in 2010.



The State Development and Redevelopment Plan Policy Map 2001 as well as the Preliminary Policy Map for the third round of Cross Acceptance has been enclosed for reference. Ultimately, the State Planning Commission will make the final determination on all amendments to the State Plan Policy Map. Additional changes proposed beyond those indicated in the Preliminary State Plan Policy Map, such as the re-designation of the Somerset County Center, shall occur through the Plan Endorsement process.

## Conclusion

The Borough of Somerville along with the other municipalities that comprise the Somerset County Regional Center are actively planning and taking important steps to realize its planning goals through Plan Endorsement. Continued discussion will need to address the following.

- The Community Visioning will be better informed with a summary table of the redevelopment areas and their proposed growth elements. A comprehensive understanding will be possible by knowing the number of dwelling units and population and commercial growth that is planned.
- More clarification regarding the status of the Master Plan and Elements will be needed before moving to the Consistency Review phase of Plan Endorsement.
- If the Borough intends to seek a waiver from any or the entire Community Visioning requirement for Plan Endorsement, a formal request that outlines the visioning efforts already performed. The outline

should include dates and minutes of meetings that concerned community wide visioning. We know that a great deal of redevelopment planning has taken place, but the State Planning Commission is also interested in visioning for the entire community.

- Somerville was recently named a Brownfield Development Area by DEP which will help to address brownfield issues in Somerville.
- In the DEP section of this report, it is mentioned that the ROSI and related GIS shapfiles need to be submitted to ensure that your information is complete.
- The DEP section makes several recommendations regarding historic properties and asks that the Historic Property Inventory be submitted in its entirety.
- In the DOT section of this report, three aid programs are mentioned. One program directly provides \$323,000 to resurface High Street. The other two provide money to both Somerville and Bridgewater.
- NJ Transit highlights the Mass Transit Tunnel project and associated network infrastructure improvements that will positively affect the Raritan Valley Line by making it a one-seat ride into midtown Manhattan.
- A meeting of the Development Opportunities InterAgency Team may be useful to address Redevelopment Areas & Economic Development guidance Somerville may be seeking.



**SCHEDULE B**  
**LOT, BULK & INTENSITY OF DEVELOPMENT STANDARDS**

ZONE	PRIMARY INTENDED USE	MIN. LOT AREA (S.F.)	MIN. LOT FRONTAGE (FT.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. FRONT YARD (FT.)	MIN. SIDE YARD ONE/BOTH (FT.)	MIN. REAR YARD (FT.)	MAXIMUM DENSITY (DU/AC.)	MAXIMUM F.A.R. (%)	MAXIMUM BUILDING COVERAGE (%)	MAXIMUM IMPROVEMENT COVERAGE (%)	MAXIMUM BUILDING HEIGHT (ST. FT.)
R-1	ONE FAMILY DETACHED RES.	10,000	75	75	120	35	10/25	30	---	25	---	35	2½/35
R-2	ONE FAMILY DETACHED RES.	6,000	50	50	100	25	8/20	25	---	30	---	40	2½/35
	RESIDENTIAL - VARIOUS (SEE BELOW)												
	ONE-FAMILY DETACHED	6,000	50	50	100	25	8/20	25	---	30	---	40	2½/35
	DUPLEX	5,000	50	50	100	25	0/20	25	---	35	---	45	2½/35
	OTHER TWO-FAMILY	10,000	100	100	100	25	8/20	25	---	35	---	45	2½/35
	PLANNED RESIDENTIAL DEVELOPMENT ( * ) (SEE BELOW)												
	ONE-FAMILY DETACHED	5,000	50	50	100	25	8/20	25	8*	35	---	45	2½/35
	ONE-FAMILY, PATIO HOME	5,000	50	50	100	25	0/20	25	8*	35	---	45	2½/35
	DUPLEX	4,500	45	45	100	25	0/20	25	8*	40	---	50	2½/35
	OTHER TWO-FAMILY	9,000	90	90	100	25	10/20	25	8*	40	---	50	2½/35
	TRIPLEX	13,500	90	90	100	25	10/20	25	8*	40	---	50	2½/35
	QUADRUPLEX	18,000	90	90	100	25	10/20	25	8*	40	---	50	2½/35
	TOWNHOUSE	---	---	---	---	25	7.5/15	25	12*	35	---	---	2½/35
	GARDEN APARTMENT	---	---	---	---	25	25/50	25	25*	50	---	---	2½/35
	MID-RISE APARTMENT	---	---	---	---	40	35/70	35	25*	50	---	---	4/45
	RESIDENTIAL - VARIOUS (SEE BELOW)												
	ONE-FAMILY DETACHED	6,000	50	50	100	25	8/20	25	---	30	---	40	2½/35
	DUPLEX	5,000	50	50	100	25	0/20	25	---	35	---	45	2½/35
	OTHER TWO-FAMILY	10,000	100	100	100	25	8/20	25	---	35	---	45	2½/35
	GARDEN APARTMENT	50,000	---	100	---	25	25/50	25	16	40	---	50	2½/35
SC	SENIOR CITIZEN HOUSING	---	100	---	---	30	30/60*	30*	68	125	20	60	10/---

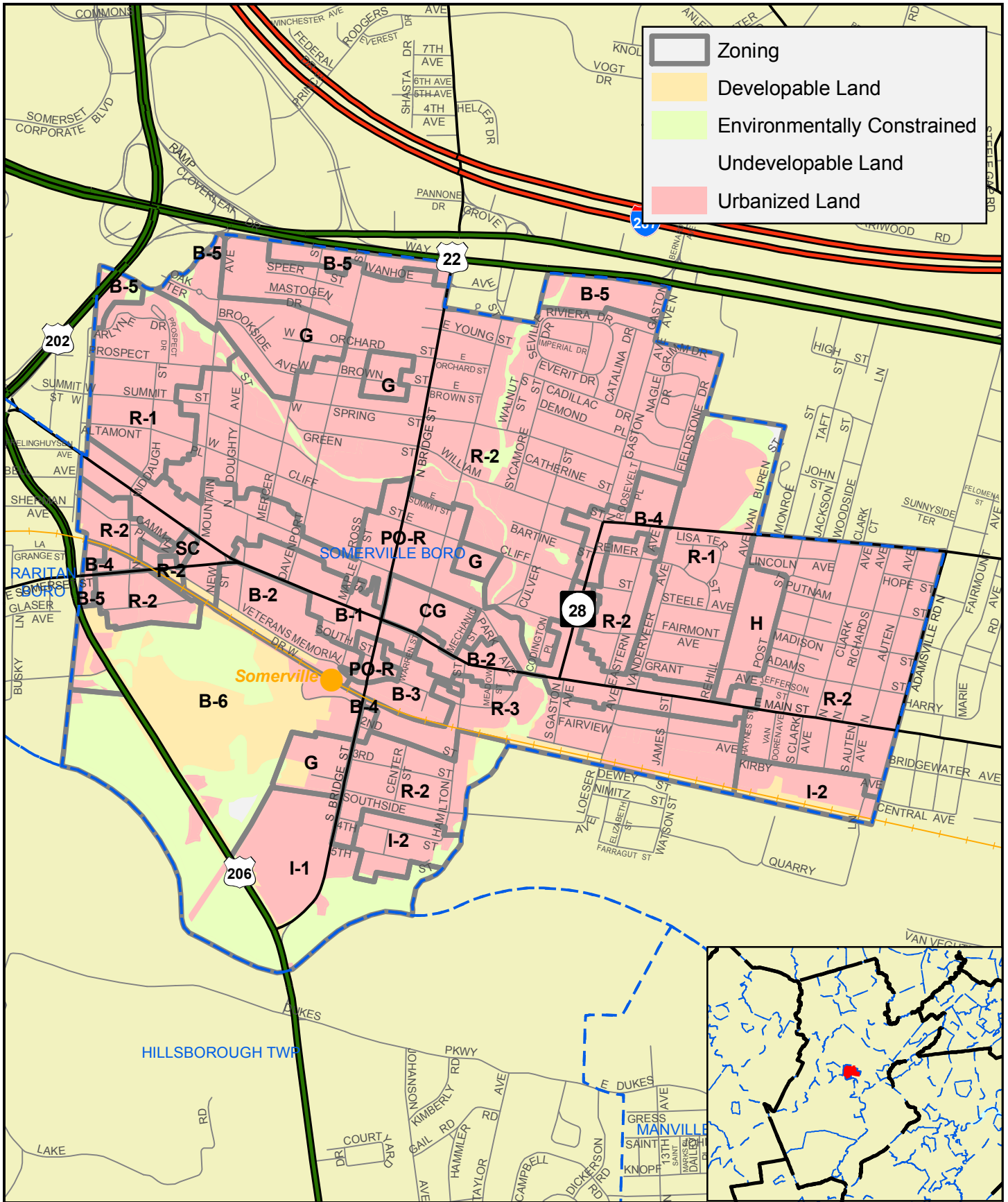
SCHEDULE B - LOT, BULK & INTENSITY OF DEVELOPMENT STANDARDS (CONTINUED)

ZONE	MIN. LOT AREA (S.F.)	MIN. LOT FRONTAGE (FT.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. FRONT YARD (FT.)	MIN. SIDE YARD ONE/BOTH (FT.)	MIN. REAR YARD (FT.)	MAXIMUM DENSITY (DU/AC.)	MAXIMUM F.A.R. (%)	MAXIMUM BUILDING COVERAGE (%)	MAXIMUM IMPROVEMENT COVERAGE (%)	MAXIMUM BUILDING HEIGHT (ST./FT.)
PO-R	10,000	60	60	100	25	8/20	25	---	25	---	50	2 1/2/35
B-1	---	50	---	---	(*)	0/0*	25 OR BLDG HT	---	---	90	---	3/---*
B-2	---	50	---	---	(*)	0/0*	25 OR BLDG HT	---	---	25	---	3/---*
B-3	---	100	---	---	15	10/20	25 OR 1/2 BLDG HT	---	---	30	90	3/---*
B-4	7,500	50	50	---	25	12/24	25	---	20	---	50	2 1/2/35
B-5	1 AC.	100	100	---	50	20/40	35 OR BLDG HT	---	25	---	55	4/70
B-6	---	---	---	---	(*)	BLDG HT	BLDG HT	---	---	---	70	15/165
I-1	3 AC.	---	300*	---	75*	50/100*	50*	---	25*	---	50*	3/45*
I-2	60,000	---	200	---	75	50/100	50	---	25	---	65	2/35
CG	---	100	---	---	(*)	0/0	0	---	---	50*	70*	5/---
H	11 AC.*	---	400*	---	(*)	(*)	(*)	---	100*	---	80*	(*)

\* = SEE TEXT OF ZONING REGULATIONS FOR SPECIAL REQUIREMENTS OR ADDITIONAL INFORMATION. DENSITY LIMITS SHOWN ARE NET DENSITY. SEE TEXT FOR GROSS DENSITY.

AC. = ACRE(S)  
 BLDG HT = BUILDING HEIGHT  
 DU/AC. = DWELLING UNITS PER ACRE  
 FT. = FEET  
 S.F. = SQUARE FEET  
 ST. = STORIES





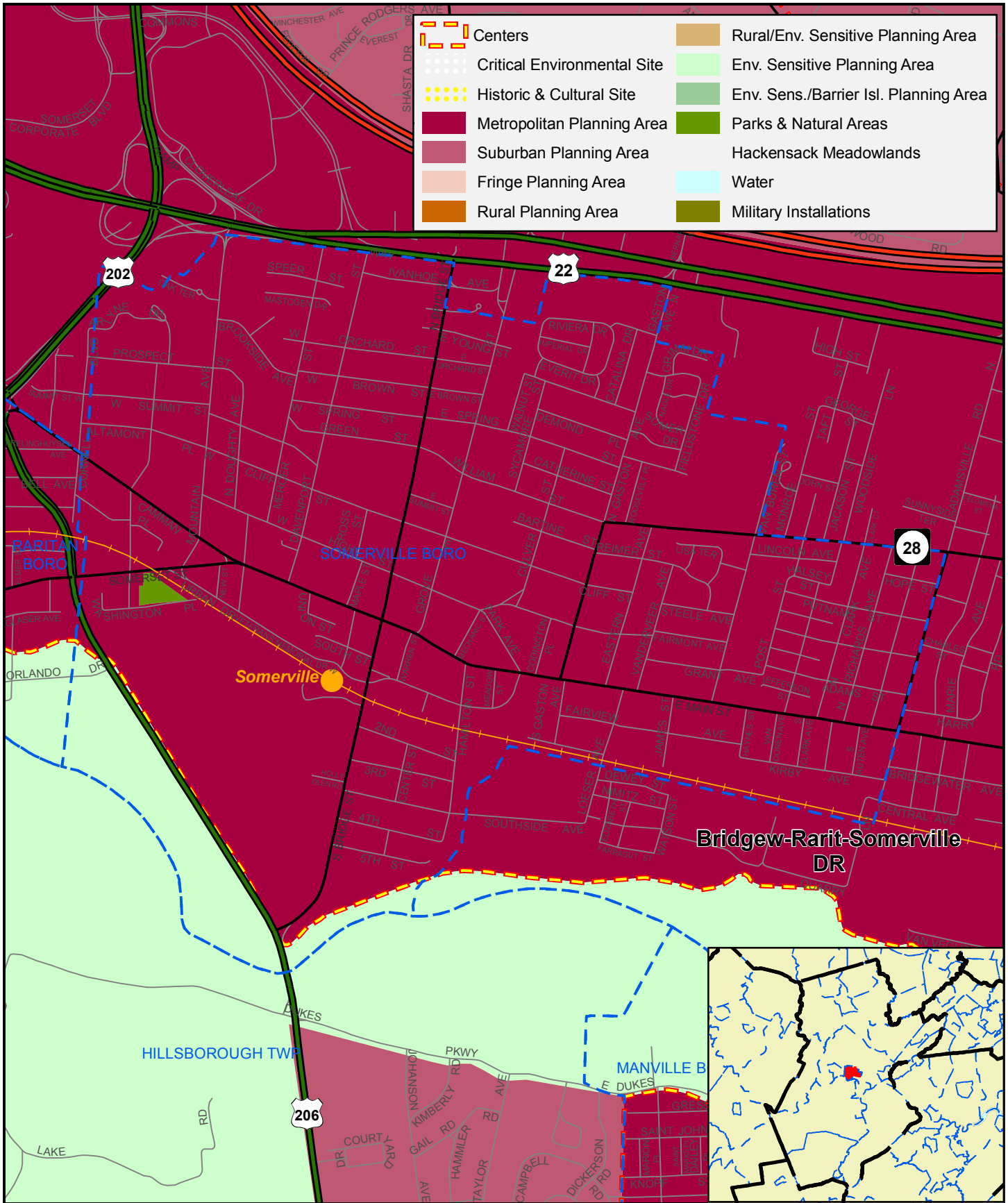
# Somerville

OSG Trend Analysis



1 inch = 1,667 feet





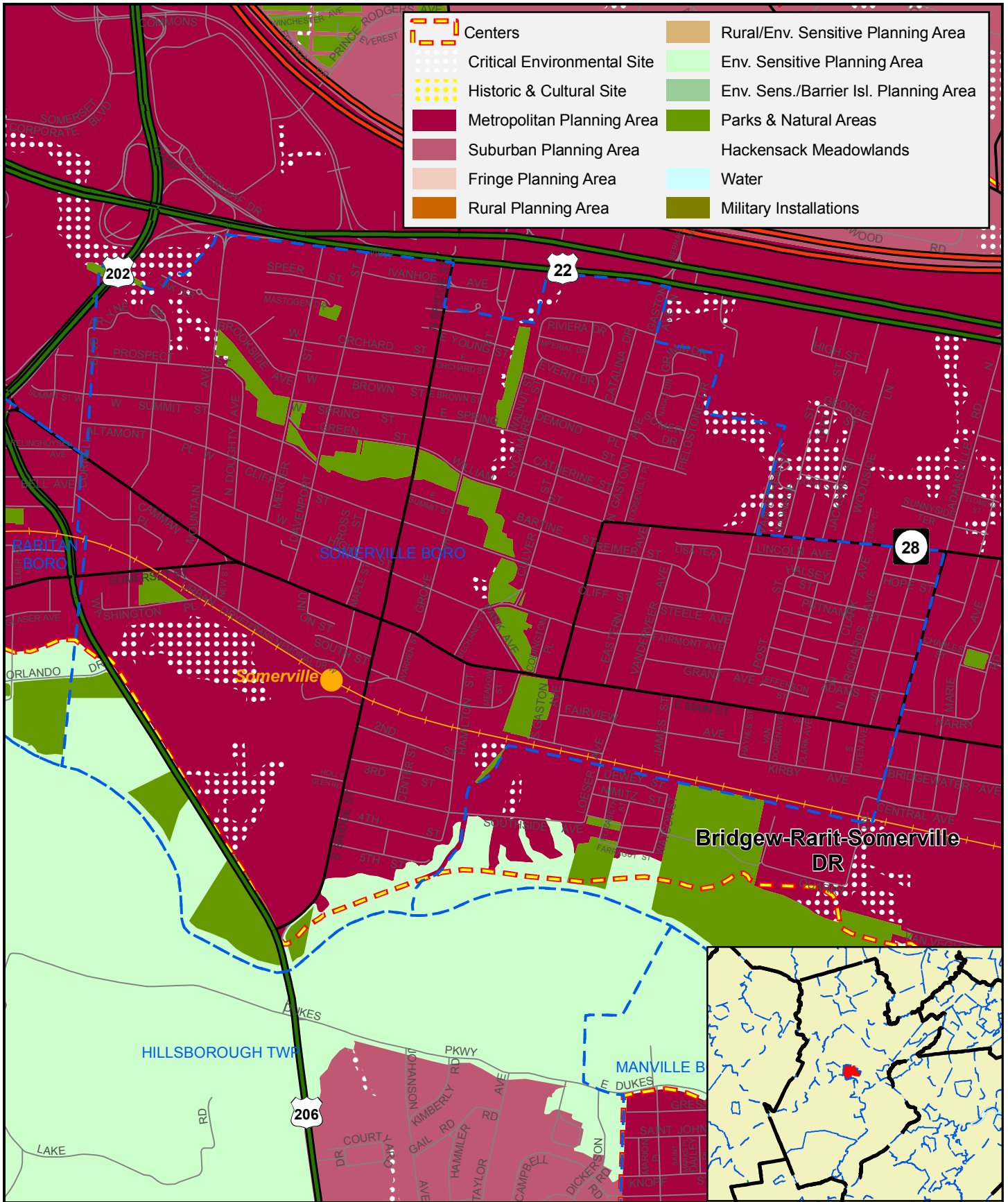
# Somerville

2001 State Plan Policy Map



1 inch = 1,667 feet





# Somerville

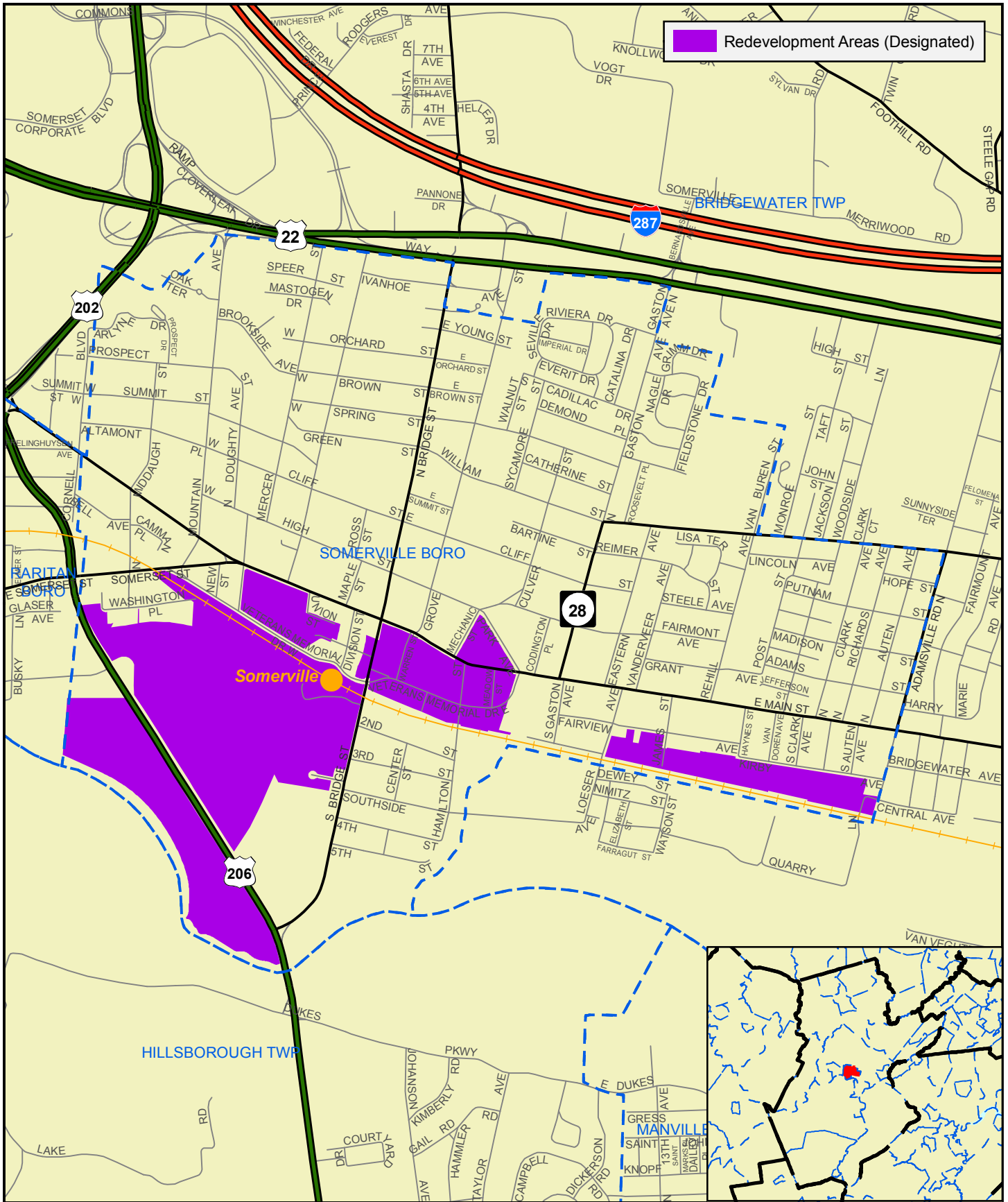
Preliminary Plan Map



1 inch = 1,667 feet







Redevelopment Areas (Designated)



# Somerville

Redevelopment Areas



1 inch = 1,667 feet



# **NJ Department of Environmental Protection**



## **State Development & Redevelopment Plan Plan Endorsement Opportunities & Constraints Analysis**

for:

Somerville Borough, Somerset County

*August 28, 2009*

*This document constitutes the Department of Environmental Protection's component of the State Opportunity and Constraints Analysis conducted as part of the Plan Endorsement process. This document should serve as a baseline to inform the rest of the Plan Endorsement process. This document provides a general overview of the Department's regulatory and policy concerns within Somerville Borough. While all efforts have been made to address all major issues, the ever evolving nature of regulatory programs and natural conditions dictates that the information contained within this document will need to be updated on a regular basis. No portion of this document shall be interpreted as granting any specific regulatory or planning approvals by the Department. This document is to be used solely as guidance for municipal planning purposes.*



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# Introduction

The NJ Department of Environmental Protection’s Opportunity and Constraints (OCA) Report for Plan Endorsement typically includes a wide variety of information for municipalities to utilize in their visioning and planning processes. These reports typically vary in length depending on the issues and resources within the individual municipality, and the level of detail of the municipality’s Municipal Self Assessment report (MSA).

Somerville Borough’s MSA was exceedingly detailed and covered much of the issues, information and data that DEP would typically include in its OCA Report. As such, this OCA Report will not address all of the information normally provided, but will instead only address those issues that were not sufficiently addressed in the MSA, respond to Somerville Borough’s requests for assistance, and provide additional comments and commentary as appropriate. For example, this report will not provide a full list of Known Contaminated Sites in Somerville Borough, as it is already included in the MSA.

## Water & Wastewater Analysis

*Sufficient water supply and the ability to treat wastewater are essential to any community. The following information on Water Availability and Wastewater Treatment should be used by the community to evaluate its ability to meet current and future demand for water and wastewater treatment. Using this information to plan for future development allows a municipality to estimate the number of people the current (and/or future systems) can sustain. It also provides a way for a municipality to determine where growth is most appropriate, taking into account where water can be treated and supplied.*

### Water Availability

*The following information on Water Availability in Somerville Borough is based upon the best data readily available to DEP at the time of this analysis. This data should be used by Somerville Borough to inform its community vision and planning processes.*

There is one Public Water Supply System in Somerville Borough serving a portion of its population. The Deficit/Surplus table, and a map showing the system location within the municipality, is provided with this report.

PWSID	WATER SYSTEM NAME	POPULATION SERVED	WATER SYSTEM TYPE
2004002	NJ American Water Company – Raritan System	10,512	Community

NJ American Water Company-Raritan System - the Deficit/Surplus table for NJ American Water Company-Raritan System shows water supply FIRM capacity for this system to be approximately 231.5 mgd, and a FIRM capacity surplus around 40.986 MGD. The current Water Allocation Permit limits for NJ American are 6,671.5 MGM and 65,002.5 MGY which is consistent with Surplus/Deficit table.

Somerville Borough is served by NJ American Water - Raritan System. As currently identified in the Division of Water Supply's Deficit & Surplus Table (<http://www.nj.gov/cgi-bin/dep/watersupply/pwsdetail.pl?id=2004002>), NJ American Water - Raritan System has a surplus of 9,653.507 MGY (26.45 MGD) of water available based on their current Water Allocation Permit (WAP #5020X). Based upon population and water usage projections from the Draft 2009 New Jersey Water Supply Plan, NJ American Water - Raritan System is projected to have an administrative surplus associated with their Water Allocation Permit by 2020.

Note that the available capacity identified above is available throughout the purveyor area and is not necessarily available to Somerville Borough.

The Deficit/Surplus tables for Public Water Systems may be found on the Department of Environmental Protection, Division of Water Supply website at <http://www.nj.gov/dep/watersupply/pws.htm>. For safe demand and firm capacity information not available on this web site please contact the Bureau of Water System and Well Permitting at 609-984-6831 or for water allocation information please contact the Bureau of Water Allocation at 609-292-2957.

Refer to [Firm Capacity and Water Allocation Analysis](#) document for a detailed description of the methodology used to calculate capacity limitations.

There are no Non-Community Water Systems serving specific uses in Somerville Borough.

Attachments:

- Deficit/Surplus table – NJ American Water Company-Raritan System  
<http://www.nj.gov/cgi-bin/dep/watersupply/pwsdetail.pl?id=1409001>
- Water Supply - Map

## Wastewater Treatment

*The following information on Wastewater Treatment in Somerville Borough is based upon the best data readily available to DEP at the time of this analysis. This data should be used by Somerville Borough Town to inform its community vision and planning processes.*

There is one DEP-regulated wastewater facility serving Somerville Borough - Somerset Raritan Valley Sewage Authority (SRVSA). All of Somerville Borough is located within the currently adopted sewer service area, save some areas of open water. SRVSA (NJPDES permit number NJ0024864): The average of the 30-day average flow as reported to the Department in the Discharge Monitoring Reports for this facility in 2008 was 19.43 mgd; the NJPDES Permit Flow for this facility is 24.31 mgd. As such, the facility is operating at approximately eight percent (80%) of its permitted flow.

Based on the assumption that a residential unit uses 300 gpd, the remaining flow for this facility could accommodate approximately 16,267 new residential units. Note that the SRVSA serves several communities in the area and not all of the remaining flow may be available to Somerville Borough.

Amendments to the Groundwater Quality Standards (N.J.A.C. 7:9C) have recently been adopted. The primary amendment related to this analysis is the establishment of 2 mg/L (or parts per million, or ppm) nitrate as representative of the existing ground water quality statewide, for the purpose of evaluating compliance with the antidegradation policy at N.J.A.C. 7:9C-1.8(a). The implications of this proposal are that the Department will not approve a wastewater management plan amendment unless the existing ground water quality of 2 mg/L nitrate will be maintained on a HUC 11 watershed basis. Based on this policy, the Department has developed a "septic density" for each HUC 11 watershed in the State that identifies what the *comparable residential zoning density* would be in order to meet the groundwater quality goal. Note that the Department does not recommend uniformly zoning at these densities across the watershed. DEP intends this comparable residential zoning density to represent the total number of units that, if built, would not result in a degradation of groundwater quality by exceeding the 2 mg/L nitrate limit. Instead, the Department advocates center-based development, clustering, and protection of environmental features and agriculture land.

Somerville Borough falls within three HUC 14 watersheds. The following tables indicates the watershed and the residential density allowed under the nitrate limits.

HUC14	Area of Municipality	Septic Density
02030105080 – Raritan River Lower (Millstone to NB/SB)	99.8%	7.1 acres/home

## Water Quality Management Plan - Sewer Service Area Mapping

The Department has recently adopted amendments to the Water Quality Management Planning rules identifying the conditions where extension of sewer service is not appropriate. N.J.A.C. 7:15-5.24 sets forth the general policy that large contiguous areas of environmentally sensitive resources, coastal planning areas where the extension of sewers would be inconsistent with New Jersey's Coastal Zone Management program, and special restricted areas that are prone to natural



hazards such as flooding, wave action and erosion should not be included in sewer service areas. The limitations on the extension of sewer service in these areas is consistent with the Department's mandate to protect the ecological integrity and natural resources of New Jersey, including water, threatened and endangered species, wetlands and unique and rare assemblages of plants.

Centralized wastewater is inappropriate for these areas because it subsidizes and otherwise encourages development in and around these natural resources at a density that is inconsistent with their protection and the environmental protection mandate of the Department. The Department has determined that the appropriate wastewater management alternative for these areas is individual subsurface sewage disposal systems that discharge less than 2,000 gallons per day, typically thought of as septic systems. Therefore, though excluded from the extension of sewer service, these areas have a wastewater management alternative that will promote a density of development consistent with the conservation of these resources.

In establishing the criteria for delineating a sewer service area boundary in consideration of environmentally sensitive areas, the Department identifies environmentally sensitive areas that are not appropriate for sewer service area as any contiguous area of 25 or more acres that contains any or all of the following four features: threatened and endangered species habitats, Natural Heritage Priority Sites, Category One stream buffers, and wetlands. The Department determined that 25 acres was the appropriate size threshold based on a statewide GIS analysis showing that at least 90 percent of the environmentally sensitive features would be excluded from sewer service area, but that the threshold should be large enough to permit the reasonable application of zoning.

The Department is currently working with the County of Somerset in development of a county-wide Wastewater Management Plan based upon on the recent Water Quality Management Planning rules. Somerville Borough should continue to coordinate with the County to ensure consistency between municipal planning and the County WMP.

Attachments:

- Adopted Sewer Service Area- Map

# Environmental Constraints Analysis

*The following section identifies those environmental constraints that should be considered by Somerville Borough in its planning efforts. These environmental constraints are divided into 3 sections - Regulated Constraints, Constraints to Avoid, and Constraints to Consider.*

## Regulated Environmental Constraints

*Wetlands, Category One Waters and Total Maximum Daily Loads (TMDL) are environmental constraints currently regulated by DEP. Somerville Borough should recognize these environmental constraints in its visioning and planning processes.*

- Wetlands

Freshwater wetlands and transition areas (buffers) are regulated by the Freshwater Wetlands Protection Act rules (NJAC 7:7A). The Highlands rule (NJAC 7:38), which implements the Highlands Water Protection and Planning Act, prohibits nearly all disturbance within all wetlands within the Highlands Preservation Area.

Wetlands are commonly referred to as swamps, marshes, or bogs. However, many wetlands in New Jersey are forested and do not fit the classic picture of a swamp or marsh. Previously misunderstood as wastelands, wetlands are now recognized for their vital ecological and socioeconomic contributions. Wetlands contribute to the social, economic, and environmental health of our state in many ways:

- Wetlands protect drinking water by filtering out chemicals, pollutants, and sediments that would otherwise clog and contaminate our waters.
- Wetlands soak up runoff from heavy rains and snow melts, providing natural flood control.
- Wetlands release stored flood waters during droughts.
- Wetlands provide critical habitats for a major portion of the state's fish and wildlife, including endangered, commercial and recreational species.
- Wetlands provide high quality open space for recreation and tourism.

There are on-site activity limits on lands identified as wetlands. The NJ Freshwater Wetlands Protection Act requires DEP to regulate virtually all activities proposed in the wetland, including cutting of vegetation, dredging, excavation or removal of soil, drainage or disturbance of the water level, filling or discharge of any materials, driving of pilings, and placing of obstructions. The Department may also regulate activities within 150 feet of a wetland - called the transition area or buffer.

It should be noted that wetlands identified based on aerial photo interpretation are not appropriate for use in determining the true extent of wetlands on a specific site.

**Somerset Borough has sufficiently addressed wetlands in the MSA Report.**

- Category One (C1) Waterbodies & Associated Buffers

Category One designations are established in the Surface Water Quality Standards (NJAC 7:9B) – specifically in the tables in N.J.A.C. 7:9B-1.15(c) through (g) - for purposes of implementing the antidegradation policies set forth at N.J.A.C. 7:9b-1.5(d). These waters are designated to provide for their protection from measurable changes in water quality characteristics because of their clarity, color, scenic setting, other characteristics of aesthetic value, exceptional ecological significance (habitat, water quality, and biological functions), exceptional recreational significance, exceptional water supply significance, or exceptional fisheries resource(s).

The Stormwater Management rule (NJAC 7:8) is implemented through DEP Land Use and local regulation. The rule regulates development within 300 feet, and stormwater discharges within 150 feet, of Category One waterways and their tributaries, upstream within the same HUC14 subwatershed. The Stormwater rule establishes a 300-foot Special Water Resource Protection Area (SWRPA) along Category One (C1) waters and certain tributaries that applies only when a “major development” is proposed.

The Flood Hazard Area Control Act (FHACA) rule (N.J.A.C. 7:13) also establishes a 300-foot riparian zone along C1 waters and their upstream tributaries within the HUC-14. This FHACA rule applies to any activity that requires approval in the rule. The Riparian Zone under the FHACA rule is the land and vegetation both within a regulated waterbody and within either 50 feet, 150 feet or 300 feet from the top of bank of a regulated waterbody. Given the many important ecological functions that a healthy riparian zone provides, adequately preserving such areas is essential to protecting New Jersey's natural resources and water supply.

For the purposes of this analysis, the Department is providing generalized information and mapping of C1 waterbodies and associated buffers. This analysis should be used only as a general planning tool. Specific development proposals may be affected, consistent with the information provided above.

**There are no Category One Waterbodies in Somerville Borough.**

- Total Maximum Daily Loads (TMDLs)

In accordance with Section 303(d) of the Federal Clean Water Act (CWA) (33 U.S.C. 1315(B)), the State of New Jersey is required biennially to prepare and submit to the USEPA a report that identifies waters that do not meet or are not expected to meet SWQS after implementation of technology-based effluent limitations or other required controls. This report is commonly referred to as the 303(d) List. In accordance with Section 305(b) of the CWA, the State of New Jersey is also required biennially to prepare and submit to the USEPA a report addressing the overall water quality of the State's waters. This report is commonly referred to as the 305(b) Report or the Water Quality Inventory Report. The Integrated Water Quality Monitoring and Assessment Report combine these two assessments and assigns waterbodies to one of five sublists on the Integrated List of Waterbodies. Sublists 1 through 4 include waterbodies that are generally unimpaired (Sublist 1 and 2), have limited assessment or data availability (Sublist 3), or are impaired due to pollution rather than pollutants or have had a TMDL or other enforceable management measure

approved by EPA (Sublist 4). Sublist 5 constitutes the traditional 303(d) list for waters impaired or threatened by one or more pollutants, for which a TMDL may be required.

Therefore, in accordance with Section 305(b) and 303(d) of the Federal Clean Water Act (CWA), the State of New Jersey, Department of Environmental Protection (Department) is required to assess the overall water quality of the State’s waters and identify those waterbodies with a water quality impairment for which TMDLs may be necessary. A TMDL is developed to identify all the contributors of a pollutant of concern and the load reductions necessary to meet the Surface Water Quality Standards (SWQS) relative to that pollutant. The Department has developed over 400 TMDLs to date, several of which as identified in the table below encompass Somerville Borough.

The Department fulfills its assessment obligation under the CWA through the Integrated Water Quality Monitoring and Assessment Report, which includes the Integrated List of Waterbodies (303(d) list) and is issued biennially. The *Integrated List of Waterbodies* is adopted by the Department as an amendment to the Statewide Water Quality Management Plan, as part of the Department's continuing planning process pursuant to the Water Quality Planning Act at N.J.S.A.58:11A-7 and the Statewide Water Quality Management Planning rules at N.J.A.C. 7:15-6.4(a). The Department proposes and upon approval of the United States Environmental Protection Agency Region 2 subsequently adopts the TMDL to the appropriate WQMP(s).

#### **Total Maximum Daily Loads**

<b>TMDL Name</b>	<b>Parameter</b>	<b>Document</b>	<b>EPA Approval Date</b>
Peters Brook At Rt 28 At Somerville Site ID 01400395 HUC14 02030105080010	Fecal coliform	TMDL for fecal coliform to address 48 streams in the Raritan Water Region	9/29/2003
Raritan R Lwr (Rt 206 N/B to SB) HUC 14 02030105080020	Fecal coliform	TMDL for fecal coliform to address 48 streams in the Raritan Water Region	9/29/2003
Raritan R Lwr (Millstone to Rt 206) HUC14 02030105080030	Fecal coliform	TMDL for fecal coliform to address 48 streams in the Raritan Water Region	9/29/2003
Cuckels Brook HUC14 02030105120070	Fecal coliform	TMDL for fecal coliform to address 48 streams in the Raritan Water Region	9/29/2003

A TMDL represents the assimilative or carrying capacity of a waterbody, taking into consideration point and nonpoint sources of pollutants of concern, natural background, and surface water withdrawals. A TMDL quantifies the amount of a pollutant a water body can assimilate without violating a state’s water quality standards and allocates that load capacity to known point and nonpoint sources in the form of waste load allocations (WLAs) for point sources, load allocations (LAs) for nonpoint sources, a margin of safety (MOS) and, as an option, a reserve capacity (RC). The TMDLs that encompasses Somerville Borough, Somerset County are nonpoint source driven for fecal coliform and both point source and



nonpoint source driven for phosphorus. The TMDL documents were all established as amendments to the Northeast Water Quality Management Plan (WQMP). The Department's TMDL Reports may be downloaded from the Division of Watershed Management's web site at [www.state.nj.us/dep/watershedmgt/tmdl.htm](http://www.state.nj.us/dep/watershedmgt/tmdl.htm).

The Department recognizes that TMDLs alone are not sufficient to restore impaired stream segments. The TMDL establishes the required pollutant reduction targets while the implementation plan identifies some of the regulatory and non-regulatory tools to achieve the reductions, matches management measures with sources, and suggests responsible entities for non-regulatory tools. This provides a basis for aligning available resources to assist with implementation activities. Projects proposed by the State, local government units and other stakeholders that would implement the measures identified within the impaired watershed are a priority for available State (for example, CBT) and federal (for example, 319(h)) funds. In addition, the Department's ongoing watershed management initiative will develop detailed watershed restoration plans for impaired stream segments in a priority order that will identify more specific measures to achieve the identified load reductions. Urban stormwater runoff was primarily identified in the TMDL document as the primary source of fecal NPS loading. Urban land use will be addressed primarily by stormwater regulation through the municipality's MS 4 permit.

#### Short-term and Long-term Management Strategies for Implementing Fecal TMDLs

Short term management measures include projects recently completed, underway or planned that are designed to address the targeted impairment. Whereas long term strategies include source trackdown as well as selection and implementation of specific management measures that will address the identified sources. The Department recognizes that TMDLs alone are not sufficient to restore impaired waterbodies. The TMDL establishes the required reduction target and provides the regulatory framework to effect these reductions. The TMDL implementation plan for the fecal TMDLs calls for goose management and proper maintenance of septic systems and identifies a series of implementation grants funded by the Department throughout the Watershed.

#### Long-Term Management Strategies

While short-term management measures will begin to reduce sources of fecal coliform in the Raritan Water Region, additional measures will be needed to verify and further reduce or eliminate these sources. Some of these measures may be implemented now, where resources are available and sources have already been identified as causing the fecal impairment. Both short-term and long-term management strategies that address fecal reduction related to these identified sources may be eligible for future Departmental funding.

#### Source Categories for Long-Term Management Strategies

##### 1. Canada Geese

Geese are migratory birds that are protected by the Migratory Bird Treaty Act of 1918 and other Federal and State Laws. Resident Canada geese are those birds that do not migrate, but are protected by this and other legislation. The United States Department of Agriculture (USDA), Animal and Plant Health Inspection Service (APHIS)-Wildlife Services program reports that the 1999 estimated population of non-migratory geese in New Jersey was 83,000. Geese and other pest waterfowl have been identified as one of

several primary sources of pathogen loading to impaired water bodies in the Northeast Region. Geese may produce up to 1½ pounds of fecal matter a day.

#### Canada Goose Damage Management Plan

Because geese are free to move about and commonly graze and rest on large grassy areas associated with schools, parks, golf courses, corporate lawns and cemeteries, solutions are best developed and conducted at the community level through a community-based goose damage management program. USDA's Wildlife Services program recommends that a community prepare a written Canada Goose Damage Management Plan that may include the following actions:

- Initiate a fact-finding and Communication Plan;
- Enact and Enforce a No Feeding Ordinance;
- Conduct Goose Damage Control Activities such as Habitat Modification;
- Review and Update Land Use Policies;
- Reduce or Eliminate Goose Reproduction (permit required);
- Hunt Geese to Reinforce Nonlethal Actions (permit required).

Procedures such as handling nests and eggs, capturing and relocating birds, and the hunting of birds require a depredation permit from either the USDA APHIS Wildlife Services or U.S. Fish and Wildlife Services. Procedures requiring permits should be a last resort after a community has exhausted the other listed measures. The Department's draft guide *Management of Canada Geese in Suburban Areas, March 2001*, which may be found at [www.state.nj.us/dep/watershedmgt](http://www.state.nj.us/dep/watershedmgt) under publications, provides extensive guidance on how to modify habitat to serve as a deterrent to geese as well as other prevention techniques such as education through signage and ordinances.

## 2. Stormwater Detention Basins and Impoundments

Stormwater detention basins may act as sources of fecal coliform due to the accumulation of geese and pet waste in basins. Under certain conditions, coliform will increase in numbers in basins. As a result, significant quantities of fecal coliform can be discharged during storm events. Impoundments created by small dams across streams have been a measure commonly used for flood control by municipalities in New Jersey. In addition to flood control, the impoundments were often incorporated into public parks in order to provide recreational opportunities for residents. Many of the impoundments are surrounded by mowed turf areas, which in combination with open water serve as an ideal habitat for geese and an attraction for pet walking. Specific management measures to reduce fecal coliform inputs to these waterbodies include:

- Development of Stormwater Management Plan;
- Establishment of Riparian Buffers and "no mow" zones;
- No feed ordinances for all waterfowl and wildlife and signage;
- Retrofit of detention/retention basins to achieve water quality control;

- Conduct regularly scheduled stormwater basin cleanout and maintenance, storm sewer inlet cleanouts and street sweeping programs.

### 3. Pet Waste

Specific management measures to reduce pet waste include:

- Adoption of pet waste disposal i.e. pooper scooper ordinances;
- Signage in parks and other public recreation areas;
- Provide plastic bags dispensers in public recreation areas.

### 4. Malfunctioning and Older Improperly Sized Septic Systems; Illicit Connections of Domestic Sewage

Malfunctioning and older improperly sized septic systems contribute to fecal coliform loading in two ways: the system may fail hydraulically, where there is surface break out; or hydrogeologically, under conditions when soils are inadequate to filter pathogens. Specific management measures include the implementation of the NJPDES Municipal Stormwater Regulation Program, Sanitary Surveys, Septic System Management Programs and future sewer service area designations for service to domestic treatment works. Sanitary surveys are conducted in an effort to evaluate the water quality of natural surface waters and identify those components that affect water quality, including geographic factors and pollution sources. The focus of the sanitary survey is to identify nonpoint and stormwater source contribution of fecal coliform within the watershed. It is accomplished by sampling for various types of fecal indicators (fecal coliform, enterococcus, fecal streptococcus, *E. coli* and coliphage) during wet and dry weather conditions. Where potential problems with septic systems are identified, as described below, a trackdown study may be warranted. This could lead to an analysis of alternatives to address any identified inadequacies, such as rehabilitation of septic systems or connection to a sewage treatment system, as appropriate.

In 2006 the Department adopted changes to the SWQS to replace the fecal coliform criteria for those waters designated for primary contact recreation (FW2, SE1 and SC) with enterococcus (SE1 and SC waters) and *E. coli* as pathogen indicators (FW2 waters), respectively. The United States EPA recommends the use of *E. coli* and enterococcus as pathogen indicators for fresh waters and enterococcus for marine waters. Thus, the Department now monitors these parameters to determine if the specific designated use for recreation is being attained for the impaired waterbodies.

#### Attachments:

- TMDLs – Map
- Flood Hazard Areas (FEMA-DFIRM) – Map

## Environmental Constraints to Avoid

*Threatened and Endangered Species Habitat and Natural Heritage Priority Sites are geographically-identified environmental constraints prioritized for protection by DEP's mandate to protect the ecological integrity and natural resources of New Jersey. DEP recommends avoidance of these areas, to the extent possible, in order to protect these ecosystems from degradation and destruction.*

*While Threatened and Endangered Species Habitat and Natural Heritage Priority Sites are not specifically regulated as such, the species and sites that are the basis for this information are considered in several DEP regulatory and planning programs - such as the Freshwater Wetlands Program, Water Quality Management Planning, and the Flood Hazard Area Control Act rule.*

- **Threatened & Endangered Species Habitat**

The New Jersey Endangered Species Conservation Act was passed in 1973 and directed the New Jersey Department of Environmental Protection (DEP) to protect, manage and restore the state's endangered and threatened species. The DEP Endangered and Nongame Species Program (ENSP) has since become the voice for more than 400 species of wildlife in New Jersey, with success stories related to the Bald Eagle, the Peregrine Falcon, the Pine Barrens Tree frog, the Osprey, and others. There are currently 73 endangered and threatened wildlife species in New Jersey. Wildlife professionals within DEP's Endangered and Nongame Species Program oversee research, conservation and protection of rare wildlife species such as the bog turtle, great blue heron, piping plover, bobcat, and other animals that are struggling to survive here in New Jersey.

ENSP has developed the Landscape Project to identify and systemically map the habitat most critical for New Jersey's fish and wildlife populations. This tool is being used to gauge healthy ecosystems and help identify areas appropriate for protection while giving citizens and local government officials valuable scientific information about their municipalities. The Landscape Project ranks habitat patches by the status of the species present, as follows:

- **Rank 5** is assigned to patches containing one or more occurrences of at least one wildlife species listed as endangered or threatened on the Federal list of endangered and threatened species.
- **Rank 4** is assigned to patches with one or more occurrences of at least one State endangered species.
- **Rank 3** is assigned to patches containing one or more occurrences of at least one State threatened species.

Note that the Landscape Project has been updated relatively recently, and released in two versions. Version 2.1, the version that impacts Somerville Borough, was developed using the same protocols as Version 2.0, but updated with more recent species siting data. For additional information on the Landscape Project, see [New Jersey's Landscape Project](#).

There is Rank 4 habitat identified by the Landscape Project as Bald Eagle Foraging along the Raritan River and Peter's Brook in Somerville Borough. The attached *Threatened & Endangered Species Habitat map* shows the extent of habitat in Somerville Borough

(including habitat for priority species – Rank 2 – that is discussed below in the ‘Environmental Constraints to Consider’ section).

- Natural Heritage Priority Sites

Through its Natural Heritage Database, the DEP Office of Natural Lands Management (ONLM) identifies critically important areas to conserve New Jersey’s biological diversity, with particular emphasis on rare plant species and ecological communities. The database provides detailed information on rare species and ecological communities to planners, developers, and conservation agencies for use in resource management, environmental impact assessment, and both public and private land protection efforts. Using the database, ONLM has identified 343 Natural Heritage Priority Sites (NHPS), representing some of the best remaining habitat for rare species and rare ecological communities in the state. In addition, each NHPS includes a Biodiversity Rank according to its significance for biological diversity using a scale developed by The Nature Conservancy, the network of Natural Heritage Programs and the New Jersey Natural Heritage Program. The global biodiversity significance ranks range from B1 to B5.

**There are no Natural Heritage Priority Sites in Somerville Borough.**

Attachments:

- Threatened, Endangered & Priority Species Habitat – Map



## Environmental Constraints to Consider

*Groundwater Recharge Areas, Wellhead Protection Areas, and Priority Species Habitat are geographically-identified environmental constraints recognized as important for the protection of water quality and biodiversity of New Jersey. DEP recommends avoidance of these areas, to the extent possible, in order to minimize the impact to water quality and species habitat.*

- Groundwater recharge areas

Groundwater recharge areas are those sites where a high volume of precipitation and surface waters infiltrate into the soil and act to resupply surface and ground waters. Protection of these areas from over-development, and addressing stormwater runoff for these areas, directly affects the water quality of both drinking water supplies and water-based habitats.

The New Jersey Geological Survey (NJGS) has developed ground water recharge data sets using several data factors, such as land use patterns, impervious surface amounts, soil types, precipitation, and evaporation rates, among others, to calculate the amount of water each area of the state normally contributes to the underlying aquifers. The data are reported and mapped in several standard categories, in units of inches per year.

For the State Planning process, the original ground water recharge data, calculated for each Watershed Management Area, were converted to a volume-based rating, and then grouped into three classes to simplify further analysis, based on the percent contribution to the total recharge amounts. Those undeveloped areas contributing the highest one-third of the recharge volume in each Watershed Management Area were selected as high priority for protection. The final Ground Water Recharge layer used for this analysis includes all undeveloped areas in the state that were identified as contributing the highest one-third of the recharge volume in the appropriate Watershed Management Area.

**There is a minimal amount of high volume groundwater recharge areas located within Somerville Borough.**

- Well Head Protection Areas

Areas of land surrounding public community wells, known as Well Head Protection Areas, from which contaminants may move through the ground to be withdrawn in water taken from the well, have been delineated. Protection of the public health, safety and welfare through protection of ground water resources, ensures a supply of safe and healthful drinking water.

Well Head Protection Areas (WHPA) are mapped areas calculated around a Public Community Water Supply (PCWS) well in New Jersey that delineates the horizontal extent of ground water captured by a well pumping at a specific rate over a two-, five-, and twelve-year period of time for confined wells. The confined wells have a fifty foot radius delineated around each well that defines the well head protection area, which must be acquired and controlled by the water purveyor in accordance with Safe Drinking Water Regulations (see NJAC 7:10-11.7(b)1).

WHPA delineations are conducted in response to the Safe Drinking Water Act Amendments of 1986 and 1996 as part of the Source Water Assessment Program (SWAP). The delineations are the first step in defining the sources of water to a public supply well. Within these areas, potential contamination will be assessed and appropriate monitoring will be

undertaken as subsequent phases of the NJDEP SWAP. WHPA delineation methods are described in "[Guidelines for Delineation of Well Head Protection Areas in New Jersey](#)".

Updates for Public Community Water Supply Well Head Protection Areas are described in [Well Head Delineations Updates List](#).

A complete list of individual Public Community Water Supply Well Head Protection Area delineations are described in [Well Head Delineations List](#).

**There are no Wellhead Protection Areas in Somerville Borough.** Note that the WHPA Map provided as part of the draft Somerville Borough Stormwater Management Plan from 2004, identifies WHPA within the Borough. This information appears to be dated.

- Priority Species Habitat

Similar to threatened and endangered species, the DEP Endangered Non-Game Species Program also considers "priority species." Priority Species are nongame wildlife that are considered to be species of *special concern* as determined by a panel of experts. These species warrant special attention because of some evidence of decline, inherent vulnerability to environmental deterioration, or habitat modification that would result in their becoming a Threatened species. This category would also be applied to species that meet the foregoing criteria and for which there is little understanding of their current population status in the state. The Landscape Project ranks habitat patches by the status of the species present, as follows:

- **Rank 2** is assigned to patches containing one or more occurrences of at least one non-listed State priority species.

There is Rank 2 Forest, Forested Wetlands, Emergent Wetlands, and Grassland habitat identified by the Landscape Project in Somerville Borough. The majority of this habitat is located in and around the Somerville Landfill. Mapping showing Priority Species Habitat is included on the *Threatened & Endangered Species Habitat map*, as discussed earlier in the 'Environmental Constraints to Avoid' section.

# Contaminated Areas Considerations

*All New Jersey municipalities can be home to contaminated sites, whether the contamination comes from industrial, agricultural, retail, or even residential sources. The information provided in this section is intended to help municipal officials identify known contaminated areas and incorporate consideration of these areas into planning efforts. The existence of a contaminated area does not necessarily mean that it is inappropriate for development or redevelopment. Nonetheless, the severity of the contamination, the potential for remediation, and the potential impact on human health must be considered before development or redevelopment plans are underway.*

## Known Contaminated Sites List

The Known Contaminated Sites List for New Jersey 2005 includes those sites and properties within the state where contamination of soil or ground water has been identified, or where there has been, or there is suspected to have been, a discharge of contamination. This list of Known Contaminated Sites may include sites where remediation is either currently under way, required but not yet initiated or has been completed. The data included here dates from 2001. Additionally, new contaminated sites have been identified since the creation of this list and are not included here. For further information contact NJDEP's Site Remediation Program and Waste Management (SRWM) lead program, which are identified with each site listed in this data base. Contact information for SRWMs lead program can be acquired at <http://www.state.nj.us/dep/srp/kcs-nj/>.

Note: There are some sites found in the 'official' KSCNJ list that do not exist in the GIS mapped version. There were about 50 sites that either had poor address descriptions and could not be located accurately or are 'sites' that actually describe a case covering several locations and cannot be expressed by a single point. These problem sites were intentionally omitted from the GIS map.

The Known Contaminated Sites in New Jersey report (<http://www.nj.gov/dep/srp/kcs-nj/>) is produced by NJDEP in response to N.J.S.A. 58:10-23.16-17 that requires preparation of a list of sites affected by hazardous substances. It also satisfies the Site Remediation Program's obligations under the New Jersey New Residential Construction Off-Site Conditions Disclosure Act (N.J.S.A 46:3C1 et seq.).

**Somerville Borough sufficiently addressed its Known Contaminated Sites in the Municipal Self Assessment Report and, as such, they will not be re-listed here.**

## Known Contaminated Sites - Classification Exception Areas (CEA)

Classification Exception Areas are DEP designated areas of groundwater contamination meeting certain criteria and associated with Known Contaminated Sites or sites on the Site Remediation Program (SRP) Comprehensive Site List. CEAs are institutional controls in geographically defined areas within which the New Jersey Ground Water Quality Standards (NJGWQS) for specific contaminants have been exceeded. When a CEA is designated for an area, the constituent standards and designated aquifer uses are suspended for the term of the CEA. A public understanding of where groundwater is known to be contaminated can help prevent

inappropriate well placement, preventing potential health risks and can minimize unintended contaminant plume migration. Contaminants of concern within a CEA record are described in one of two ways, either in a field named for the contaminant, e.g., benzene; or listed in a general contaminant field, e.g., VO.

The Department has identified multiple CEAs within Somerville Borough:

CEA Number	Name	Address
1195	American Tube, Inc.	20 Vanderveer Pkwy.
89-11-28-1151	Exxon Service Station #3-3491	1 Union Ave.
95	Exxon Service Station #3-0116	50 West End Ave.
1189	Allen-Stevens Drum Accessories	27 Schoolhouse Rd.
85	Texaco Service Station #13-005-0373	900 Rt. 22 E. & Mercer St.
1288	Amoco Service Station #84817	157 Main St.
924	Getty Service Station #56263	176 W. End Ave.

For further information about Classification Exception Areas see:

[http://www.state.nj.us/dep/srp/guidance/cea/cea\\_guide.htm](http://www.state.nj.us/dep/srp/guidance/cea/cea_guide.htm)

### Landfills

NJDEP maintains a list of landfills in the state, including active facilities, properly closed facilities, those being remediated with public funds, those proposed for redevelopment, and inactive landfills. The state has a landfill strategy to notify and work with owners or other responsible parties to bring into compliance inactive landfills that are out of compliance with closure requirements. Two organizations in NJDEP oversee landfill permitting, remedial, and closure work: the vast majority of operating and inactive landfills come under the jurisdiction of the Solid and Hazardous Waste Program in the Department's Environmental Regulation Program. Those landfills that are being remediated with public funding are overseen by the Site Remediation Program, as are sites that are proposed for redevelopment with any component of future use that might directly impact human health, including industrial, commercial or residential use.

Landfills often represent some of the largest tracts of potentially developable land that a municipality and/or county can include in its smart growth and planning efforts. Turning a former landfill into a beneficial use may then enable the protection of other sensitive areas in a community. Innovative uses of landfills include passive open space, active open space, renewable energy "farms" for wind turbines, gas collection and use, and/or solar collection, shopping centers, and mixed use developments.

DEP mapping identifies two Solid Waste Landfills in Somerville Borough: Somerville Sanitary Landfill/Somerset County Landfill at 221 1<sup>st</sup> St.; Raritan Township Sanitary Landfill II at Bucky Lane & Route 206 S within Somerville Borough, although this may be a mapping error.

For questions regarding the redevelopment of landfill sites, please contact the Office of Brownfield Re-Use at (609) 292-1251.

Attachments:

Groundwater Contamination Areas - Map

# Preserved Lands & Historic Resources

*Open space preservation helps to protect New Jersey's rich natural, historic, and cultural heritage. It ensures that animal and plant habitats are protected and that areas of scenic beauty and agricultural importance are preserved. It safeguards streams and water supplies and provides opportunities to enjoy the outdoors. Open space preservation lies at the core of the quality of life of New Jersey's communities - from the most urbanized cities to the most remote rural areas of the state. Besides enhancing the quality of life, protecting open space can provide economic benefits. It can help a community avoid the costly mistakes of misusing available resources. Protected open space usually raises the taxable value of adjacent properties and is less costly to maintain than the infrastructure and services required by residential development. Even taking into account the increased tax base that results from development, open space usually proves easier on the municipal budget in the long-run.*

*Historic preservation is the identification, evaluation, and protection of historic and archaeological resources so that they continue to play an integral, vibrant role in their communities. New Jersey's historic properties and the environment in which they exist are irreplaceable assets that contribute to the quality of life that residents enjoy and expect. Historic properties are the physical links to our past, providing meaning to the present and continuity with the future. They are the physical records of the events and people that shaped New Jersey's history. Historic properties add visual and intellectual spirit to the physical environment that New Jersey residents experience daily.*

## Preserved Lands

Based on the Department's records, the following table represents the preserved open space lands located in Somerville Borough. DEP recognizes that its records may be incomplete or incorrect, and appreciates all assistance in keeping its records up-to-date.

### **Green Acres Program – Open Space Database**

<b>Block</b>	<b>Lot</b>	<b>Facility Name</b>	<b>Interest</b>	<b>Type</b>	<b>Funded?</b>
402	3	CLARKS WOODS (BRIDGEWATER)	ET/FE	M	N
407	4	CLARKS WOODS (BRIDGEWATER)	ET/FE	M	N
100	9	FAIR ST	ET/FE	M	N
108	14	EXCHANGE FIELD	ET/FE	M	N
123.02	1	RARITAN GREENWAY	ET/FE	C	N
123.02	1.06	RARITAN RIVER OPEN SPACE	ET/FE	M	Y
123.03	4	RARITAN GREENWAY	ET/FE	C	N
143	3	MERCER ST PARK/POP KUGLER	ET/FE	M	N
144	1	FLOCKHART	ET/FE	M	N
144	9	DAVENPORT	ET/FE	M	N
145	1	POP KUGLER PLAYGROUND	ET/FE	M	N
153	18	CLARKS WOODS	ET/FE	M	N
154	1.01	CLARKS WOODS	ET/FE	M	N
5101	1	CHAMBERS PARK	ET/FE	M	N
5104	12	CHAMBERS PARK	ET/FE	M	N
58	1	MICHAEL LEPP PARK	ET/FE	M	N
58	22	MICHAEL LEPP PARK	ET/FE	M	Y
67	20	VANDERVEER PKWAY	ET/FE	M	Y



71.A	1	EAST CLIFF/EAST HIGH	ET/FE	M	N
71	16	EAST CLIFF/EAST HIGH	ET/FE	M	N
75	18	WILLIAM/EAST CLIFF	ET/FE	M	N
75	19	WILLIAM/EAST CLIFF	ET/FE	M	N
75	20	WILLIAM/EAST CLIFF	ET/FE	M	N
75	5	WILLIAM/EAST CLIFF	ET/FE	M	N
77	14	VAN FLEET GARDENS	ET/FE	M	N
92	22	WALCK PARK	ET/FE	M	N
ROW		PROSPECT DR	ET/FE	M	N

Interest: ET/FE - Entire Taking/Fee Simple;

Type: M - Municipal; C - County; N - Non Profit

Funded?: Y - Park received Green Acres funding; N - Park did not receive Green Acres funding

## Historic Resources

The NJ Historic Preservation Office administers a variety of programs that offer protection for historic properties. The HPO consults with federal agencies under Section 106 of the National Historic Preservation Act for federally funded, licensed or permitted projects. At the state level, the New Jersey Register of Historic Places Act requires that actions by state, county, or local governments, which may impact a property listed in the New Jersey Register of Historic Places, be reviewed and authorized through the HPO. The HPO also provides advice and comment for a number of permitting programs within the Department of Environmental Protection, including some permits required under the [Land Use Regulation Program](#).

The most effective way to protect historic resources and promote our architectural and archaeological heritage is through local stewardship. When implemented at the local level, historic preservation activities may take the form of master plan elements, comprehensive zoning ordinances, regulated code enforcement, or public education and outreach programs. Local initiatives have far reaching effects on preserving historic resources for future generations. The HPO provides technical assistance, training, and other resources for historic preservation to New Jersey's communities through a variety of programs.

The following New Jersey and National Registers of Historic Places listings include properties and historic districts in New Jersey for which a formal action was taken by the State Historic Preservation Officer or designee. The listings are current through the end of 2002, and the HPO will update these listings on a periodic basis to reflect ongoing additions and corrections.

The listings itemize the buildings, structures, sites, objects, and districts listed on the New Jersey Register of Historic Places (SR) and the National Register of Historic Places (NR). They also include resources that have received Certifications of Eligibility (COE), opinions of eligibility from the State Historic Preservation Officer (SHPO Opinion), or Determinations of Eligibility (DOE) from the Keeper of the National Register. These properties and historic districts all meet the New Jersey and National Register criteria for significance in American history, archaeology, architecture, engineering or culture, and possess integrity of location, design, setting, materials, workmanship, feeling and association. Properties that have been entered on the New Jersey and/or National Registers of Historic Places are listed by their historic names, which may be different from their current names. Properties that have SHPO Opinions or DOE's are listed by their historic name, when known. The New Jersey and National Registers of Historic Places for Somerset County can be found at <http://www.state.nj.us/dep/hpo/1identify/lists/somerset.pdf>.

# Permit Extension Act

On September 6, 2008 Governor Jon S. Corzine signed the Permit Extension Act of 2008 (P.L. 2008, Chapter 78). For your information and convenience, DEP provides information at <http://www.nj.gov/dep/opppc/extension.htm>. If the Department's Permit Extension Act website does not address the particular circumstances of a permit holder or applicant, questions may be submitted in writing to NJ Department of Environmental Protection, Office of Permit Coordination and Environmental Review, P.O. Box 423, Trenton, New Jersey 08625-0423, by phone at (609) 292-3600, or at <http://www.nj.gov/dep/opppc/permitcoor.htm>.

## Notice of Permit Extension Act Provisions

**Take notice** that, pursuant to the “Permit Extension Act of 2008” (Act), P.L. 2008, c. 78, approvals, as defined in section 3 of the Act, including any Department authorization in the form of a permit, approval, license, certification, waiver, letter of interpretation, agreement, center designation, or any other executive or administrative decision, except for administrative consent orders, which expire during the period of January 1, 2007 through July 1, 2010, are hereby extended through July 1, 2010. This Act automatically extends any approvals granted by the Department of Environmental Protection, including, but not limited to, those issued under the authority of the following statutes:

- (A) Waterfront Development Law, N.J.S.A. 12:5-1 et seq.
- (B) Wetlands Act of 1970, N.J.S.A. 13:9A-10 et seq.
- (C) Freshwater Wetlands Protection Act, N.J.S.A. 13:9B-1 et seq.
- (D) Coastal Area Facility Review Act, N.J.S.A. 13:19-1 et seq.
- (E) Water Supply Management Act, N.J.S.A. 58:1A-1 et seq.
- (F) Well Drilling Permits, N.J.S.A. 58:4A-5 et seq.
- (G) Water Pollution Control Act, N.J.S.A. 58:10A-1 et seq.
- (H) The Realty Improvement Sewerage and Facilities Act (1954), N.J.S.A. 58:11-23 et seq.; and N.J.S.A. 58:11-25.1 et seq.
- (I) Water Quality Planning Act, N.J.S.A. 58:11A-1 et seq.
- (J) Safe Drinking Water Act, N.J.S.A. 58:12A-1 et seq.
- (K) Flood Hazard Area Control Act, N.J.S.A. 58:16A-50 et seq.

Nothing in the Act shall have the effect of extending:

1. any permit or approval issued within an environmentally sensitive area as defined in the Act;
2. any permit or approval within an environmentally sensitive area issued pursuant to the Highlands Water Protection and Planning Act, N.J.S.A. 13:20-1 et seq.;
3. any permit or approval issued pursuant to the Flood Hazard Area Control Act, N.J.S.A. 58:16A-50 et seq., except where work has commenced, in any phase or section of the

development, on any site improvement, as defined in paragraph (1) of subsection a. of section 41 of the Municipal Land Use Law, N.J.S.A. 40:55D-53 or on any buildings or structures; or

4. any coastal center designated pursuant to the Coastal Area Facility Review Act, N.J.S.A. 13:19-1 et seq., that as of March 15, 2007

(a) had not submitted an application for plan endorsement to the State Planning Commission, and

(b) was not in compliance with the provisions of the Coastal Zone Management rules at N.J.A.C. 7:7E-5B.6;

5. any permit or approval issued pursuant to federal assumption or delegation. The Act shall not affect any administrative consent order issued by the Department in effect or issued during the extension period, nor shall it be construed to extend any approval in connection with a resource recovery facility as defined in N.J.S.A. 13:1E-137.

Nothing in the Act shall affect the ability of the Commissioner of the Department to revoke or modify a specific permit or approval, or extension thereof pursuant to the Act, when that specific permit or approval contains language authorizing the modification or revocation of the permit or approval by the Department.

In the event that any approval tolled pursuant to the Act is based upon connection to a sanitary sewer system, the approval's extension shall be contingent upon the availability of sufficient capacity, on the part of the treatment facility, to accommodate the development whose approval has been extended. If sufficient capacity is not available, those permit holders whose approvals have been extended shall have priority with regard to the further allocation of gallonage over those approval holders who have not received approval of a hookup prior to the date of enactment of the Act. Priority regarding the distribution of further gallonage to any permit holder who has received the extension of an approval pursuant to the Act shall be allocated in order of the granting of the original approval of the connection. Further, nothing in the Act shall be deemed to extend the obligation of any wastewater management planning agency to submit a wastewater management plan or plan update, or the obligation of a municipality to submit a wastewater management plan or plan update, pursuant to the Water Quality Planning Act, N.J.S.A. 58:11A-1 et seq. and the Water Quality Management Planning rules, N.J.A.C. 7:15, adopted by the Department effective July 7, 2008. Nothing in the Act shall be construed or implemented in such a way as to modify any requirement of law that is necessary to retain federal delegation to, or assumption by, the State of any authority to implement a federal law or program.

Finally, nothing in the Act shall be deemed to extend or purport to extend any permit or approval issued by the government of the United States or any agency or instrumentality thereof, or to any permit or approval by whatever authority issued of which the duration or effect or the date or terms of its expiration are specified or determined by or pursuant to law or regulation of the federal government or any of its agencies or instrumentalities.

Attachments:

- Permit Extension Act Environmentally Sensitive Areas – Map

# Summary of Major Issues

## 1. Master Plan Update

The MSA notes (on page 76) that elements of the Maser Plan are being updated, and that the Housing Element/Fair Share Plan and Historic Preservation elements are complete. The MSA further notes that the Land Use Plan and Economic Development Plan elements “should be complete by April 2009.” **What is the status of this effort?** Note that DEP will not submit a final Consistency Report while these documents are still under development.

## 2. Transfer of Development Rights

One of the purposes of a designated center is to accommodate growth that would otherwise occur in the environs. While Somerville Borough may be significantly developed, there is still remaining areas for development and redevelopment. As such, DEP recommends that Somerville Borough consider participating in the Highlands Council TDR program as a means to benefit from the existence of the Region. Participation in the Highlands TDR program provides certain benefits to the Town such as enhanced planning grants from the Council of up to \$250,000; eligibility for a grant to reimburse the reasonable costs of amending municipal development regulations, and; the authorization to impose impact fees. It would also serve to protect water quality and natural resources in the Highlands Region that benefit – directly or otherwise – the citizens of the Borough.

While possibly beyond the scope of this Report, DEP also recommends that the municipalities within the Somerset Regional Center should consider cooperatively developing a TDR program to transfer development from the environs into the Regional Center.

Development and implementation of a TDR program are eligible activities under the DEP-managed Local Greenhouse Gas Reduction Grant Program (additional information below). That grant program provides preference and additional funding to regional projects.

## 3. Historic Preservation Issues

- **Historic Preservation Commission.** According to a municipal survey undertaken by the State Historic Preservation Office (SHPO), Somerville does have a Historic Advisory Committee. However, that 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 SHPO’s understanding that the Borough has begun to contemplate that possibility. DEP strongly encourages Somerville Borough to undertake that step. 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. **DEP recommends this action be included as part of the Plan Implementation Agreement.**
- **Certified Local Government.** Upon adoption of such an ordinance, DEP recommends 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 Resources in MSA. 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:
  - The Central Railroad of New Jersey Main Line Corridor Historic District (SHPO Opinion 7/19/91) (DOE 11/30/95)
  - Somerville Motor Vehicle Inspection Station; 61 Central Avenue (SHPO 6/9/98)
  - Somerville Historic District; bounded by Bridge, North Bridge, Mercer, Cliff, High, Mountain (SHPO Opinion 5/20/91)
  - Somerville New Cemetery, 192 South Bridge Street (COE 4/16/09)
- Historic Property Inventory. DEP notes that only the first 10 pages of the May 2008 Inventory were submitted as part of the Regional Center pre-petition. **Please provide a full copy of this document.**
- Master Plan Element. SHPO comments on the May 2008 Master Plan Element follow. **DEP recommends making these changes part of the Plan Implementation Agreement.**
  - Overall a well written and well thought-out document with specific purpose, goals, and objectives. However, there are several areas that could be improved.
  - Throughout document, suggest re-examining the use of the word "Victorian". It is best used to describe a historical period corresponding to the reign of Queen Victoria in England (1837-1901). During this lengthy period many architectural styles came in, and subsequently went out, of fashion. If the word is being used to describe architecture, there is often a more precise and meaningful description that could be substituted, such as: Second Empire, Italianate, Gothic Revival, etc.
  - Page 6, Standards and Criteria to Assess Worthiness - the author has taken the National Register Criteria for Evaluation and restated them in a way that complicates them and obscures their meaning and intention. Suggest more closely mirroring the nationally accepted language (see attachment). Suggest including both the National Register Criteria for Evaluation and the Criteria considerations.
  - Statement on page 23 reads: "The most common and effective technique used by municipalities to protect historically significant structures and historic areas is to nominate them to the State and/or National Historic Registers." Suggest changing this statement. Listing in the New Jersey and National Registers of Historic Places mere protects properties from actions by government entities. However, if a municipality constitutes a historic preservation commission through an MLUL compliant ordinance, then actions by private entities are also reviewed, resulting in a significantly higher degree of protection and preservation. This is true for both individual sites, and historic districts. For Somerville, this may mean evolving the Architectural Review Board into a Historic Preservation Commission.
  - While the Secretary of the Interior's Standards for Rehabilitation are a useful starting point for design guidelines, many municipalities find adopting more specific design guidelines to be a helpful tool for both Commission members and potential applicants.



- Master Plan elements should always list properties by block/lot and street address. Not just property name and street address.
- Review the NJ Historical Commission's (NJ Department of State) grant program at <http://www.nj.gov/state/divisions/historical/grants/>.

#### 4. Open Space

DEP's open space data appears to differ from that identified in Somerville Borough's MSA. DEP requests that Somerville Borough submit both GIS shapefiles and its ROSI.

#### 5. Redevelopment Area(s)

DEP recommends that towns require "green buildings" (LEED, Green Globes) in redevelopment areas, to the extent practicable.

#### 6. Center Proposal

DEP supports the inclusion of Somerville Borough in the proposed Somerset Regional Center. Should the Regional Center concept with Raritan and Bridgewater not move forward, DEP supports designation of Somerville Borough as a Regional Center in-and-of itself.

#### 7. Local Greenhouse Gas Reduction Grant Program

DEP has announced a new grant program that will provide approximately \$2.5 million to local governments to reduce greenhouse gas emissions. The Local Government Greenhouse Gas Reduction Grants Program is a competitive grant process available to municipalities, counties, local authorities, school boards and county colleges.

This grant program is intended to support New Jersey's local government efforts to plan, develop and implement measures that reduce greenhouse gas emissions through projects that result in energy efficiency, renewable energy, distributed energy and sustainable land use planning. A paramount element of this program is the need for local governments to identify how their efforts result in measurable reductions in greenhouse gas emissions or energy demand.

**The grant Pre-Application deadline has been extended to September 4, 2009.** For a full description of the grant program and pre-application form and process go to: [www.nj.gov/dep/opsc/ghggrant.html](http://www.nj.gov/dep/opsc/ghggrant.html) or e-mail questions to [GHGGrants@dep.state.nj.us](mailto:GHGGrants@dep.state.nj.us). For a copy of the Press Release go to: [http://www.nj.gov/dep/newsrel/2009/09\\_0015.htm](http://www.nj.gov/dep/newsrel/2009/09_0015.htm).

#### 8. Grant & Loan Programs

DEP's grant and loan programs are listed at: <http://www.nj.gov/dep/grantandloanprograms/>.

# Requests for Assistance

Following are the Somerville Borough requests for State Assistance, as provided in the MSA (*in italics*), for which DEP is the primary contact, and DEP's response.

## 6. Recreation, Open Space & Natural Systems

*State assistance (technical/funding, inter-agency coordination, etc.) is requested for these projects.*

- DEP's Green Acres program offers multiple grant and loan programs for acquisition of open space, including [Green Acres Grants & Loans](#), [Green Acres Nonprofit Acquisition Grants](#), and [Coastal Blue Acres Grants and Loans](#).
- Other natural resource grant and loan programs that may apply to Somerville Borough include the [National Recreational Trails Program](#)

## 8. Historic & Cultural Resources

*The municipal building is on the National and State Register of historical sites. State funding assistance is requested to help preserve the character of this structure. Located within the Borough are churches and cemeteries that are eligible for designation on the State and National registers of historic sites. State technical and funding assistance is requested for applying for historic designation of churches and cemeteries.*

- SHPO has funding available for communities through the Certified Local Government Program (discussed previously). To be eligible, Somerville would have to pass an ordinance establishing a Historic Preservation Commission that meets both MLUL and CLG program requirements. Somerville Borough would then have to apply for certification. Upon certification Somerville would be eligible to apply for funds for planning and education activities (not bricks and mortar construction projects). Funding assistance for the municipal building or the cemeteries would be available by applying to the New Jersey Historic Trust (<http://www.njht.org/>)

## 9. Utilities- Water Supply & Sanitary Sewer

*Almost all the water mains and sanitary sewer lines within the Borough are over 50 years old and will require rehabilitation and/or replacement in the near future. State assistance is needed to service/replace these utility lines.*

- Service/replacement of the sanitary sewer lines may be eligible for funding by the Environmental Infrastructure Financing Program (Clean Water Financing): [http://www.nj.gov/dep/grantandloanprograms/er\\_eifp.htm](http://www.nj.gov/dep/grantandloanprograms/er_eifp.htm)

The Environmental Infrastructure Financing Program (EIFP) provides low-interest loans for the construction of a variety of water quality protection measures, including wastewater treatment facilities and stormwater and nonpoint source management facilities. The projects eligible for financing from the EIFP include wastewater collection and conveyance facilities, combined sewer overflow abatement facilities, rehabilitation of existing sewer systems, pump stations, stormwater basins, sewer maintenance equipment, lake restoration activities, landfill closure facilities (such as capping systems or leachate

collection and treatment systems), new landfill facilities (such as double-composite liner systems and leachate collection and treatment systems), salt domes and others. The Financing Program also provides loans for activities such as open space land purchase and conservation, remedial action activities (including brownfields) and well sealing.

- Service/replacement of the sanitary sewer lines may be eligible for funding by the Drinking Water State Revolving Fund Program:  
[http://www.nj.gov/dep/grantandloanprograms/lu\\_dwsrf.htm](http://www.nj.gov/dep/grantandloanprograms/lu_dwsrf.htm).

The Drinking Water State Revolving Fund Program provides low-interest loans to finance the costs of infrastructure needed to achieve or maintain compliance with Safe Drinking Water Act (SDWA) requirements and to protect the public health in conformance with the objectives of the SDWA. Financing is proposed to be available for a variety of construction projects, including water treatment facilities, to address the correction of a system's non-compliance with surface Water Treatment requirements; to address acute violations, maximum contaminant levels, lead and copper rule exceedances or secondary drinking water regulation exceedances; for consolidation of water systems to comply with the SDWA; for rehabilitation of existing water treatment facilities, water mains, pump stations or water storage facilities, or for new water storage facilities to maintain compliance with the SDWA and wells. Allowances for planning and design are also available.

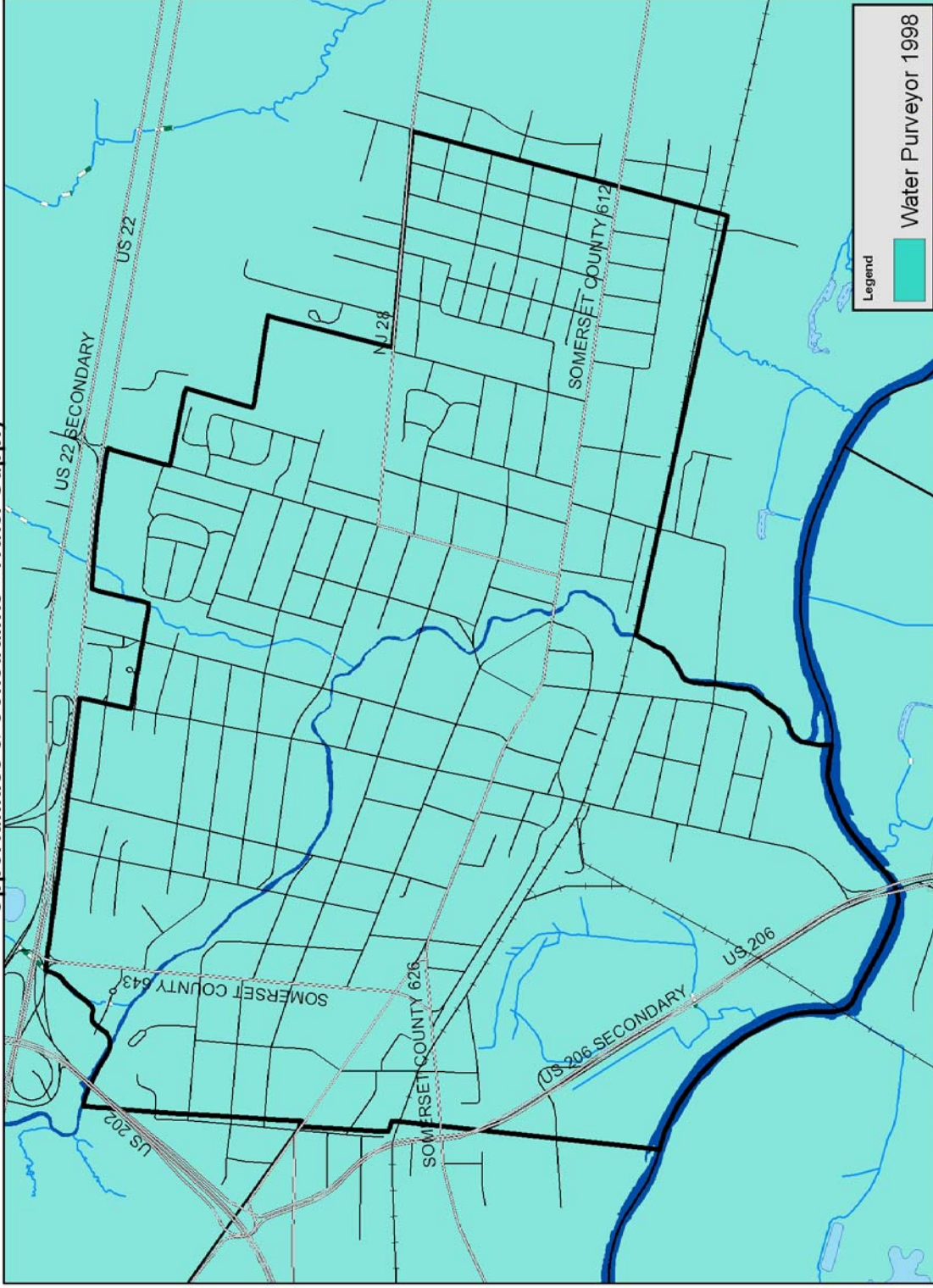
### *11. Sustainability Studies*

*State assistance (technical/funding, interagency coordination, etc.) is requested in order to promote sustainable development.*

- Information on sustainability-related grants can be found at:  
<http://www.nj.gov/dep/opsc/docs/njstategrants.pdf>

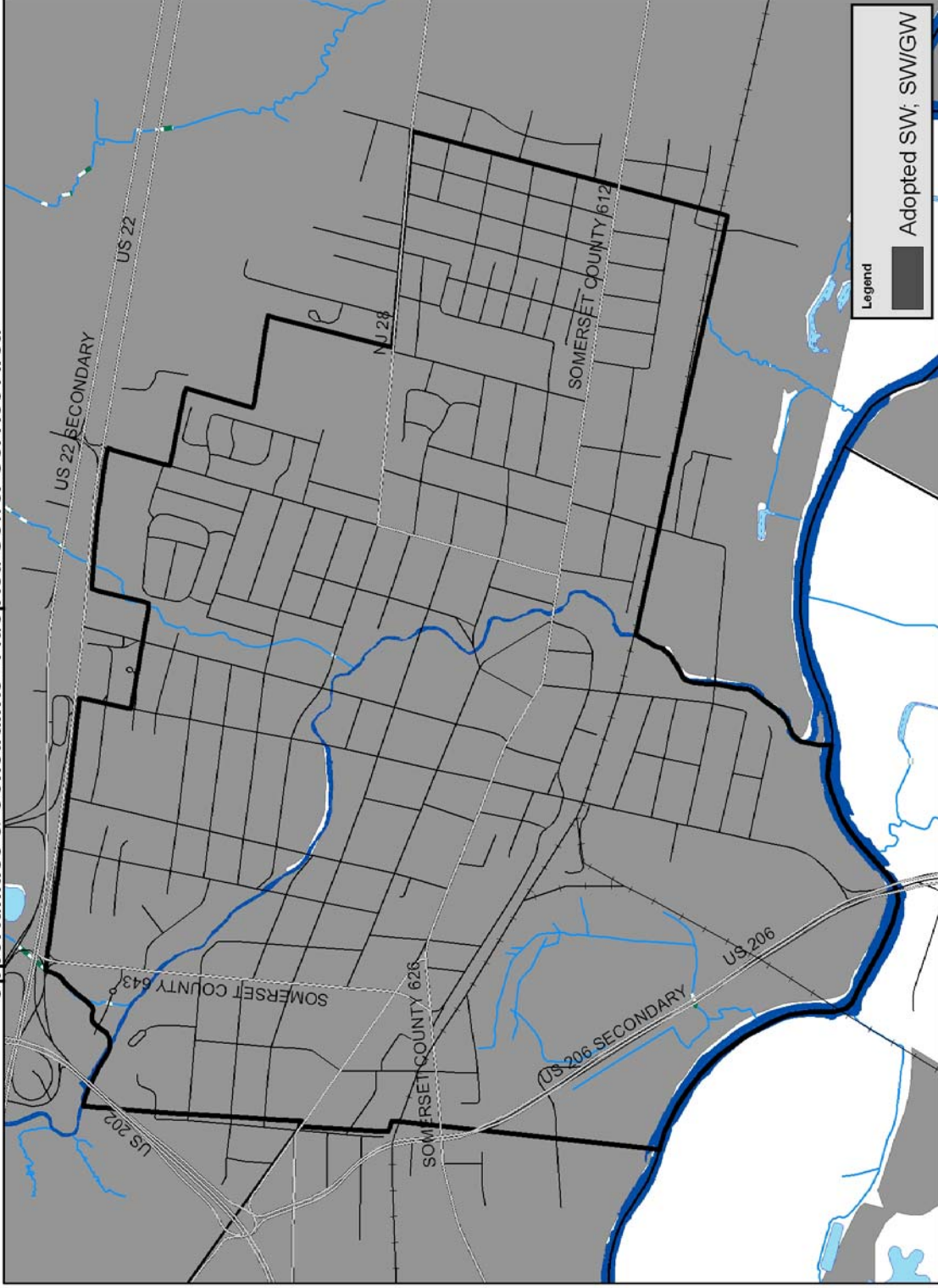
# Maps

Somerville Borough, Somerset County  
Opportunities & Constraints - Water Supply

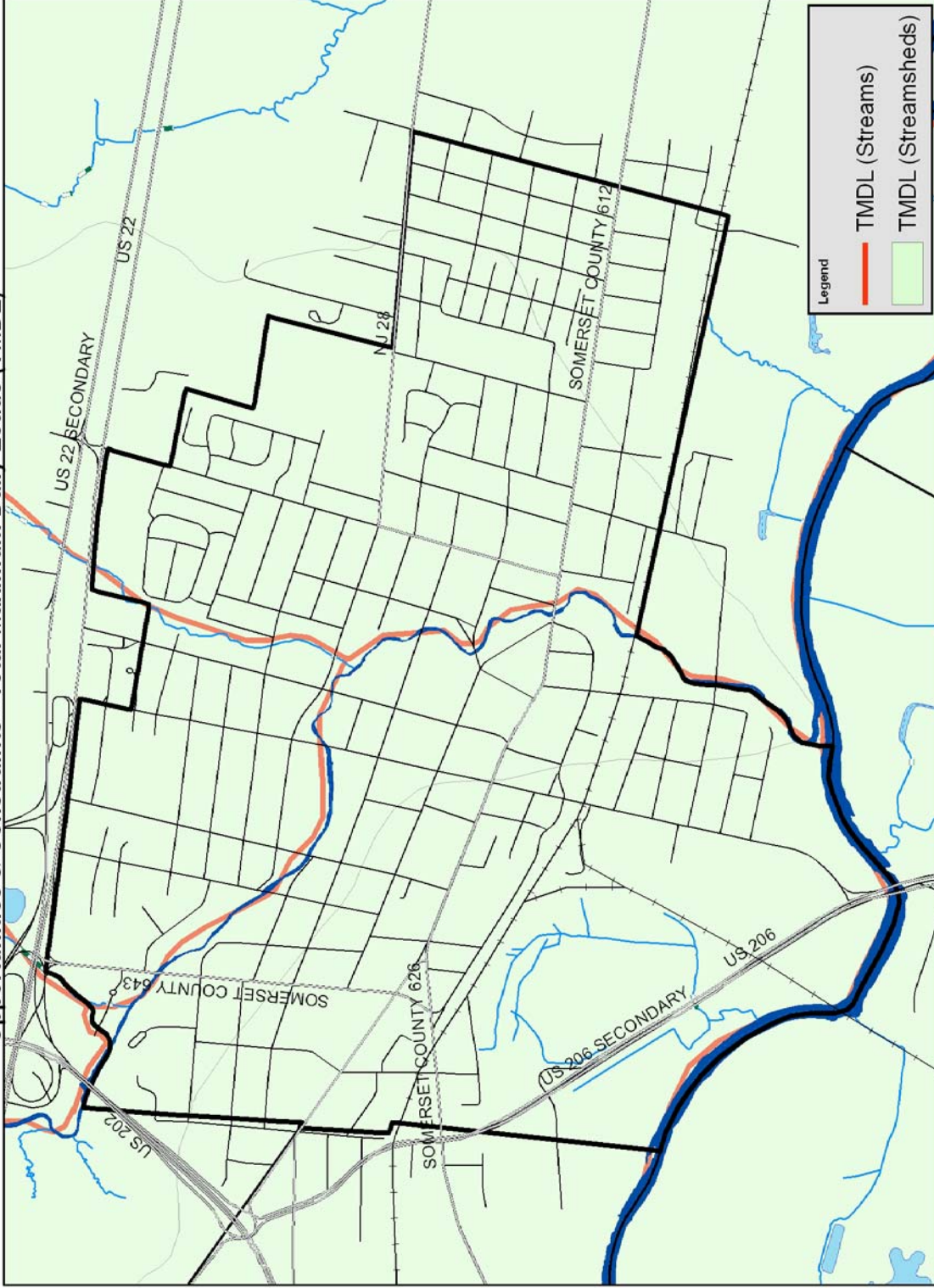




Somerville Borough, Somerset County  
Opportunities & Constraints - Adopted Sewer Service Area

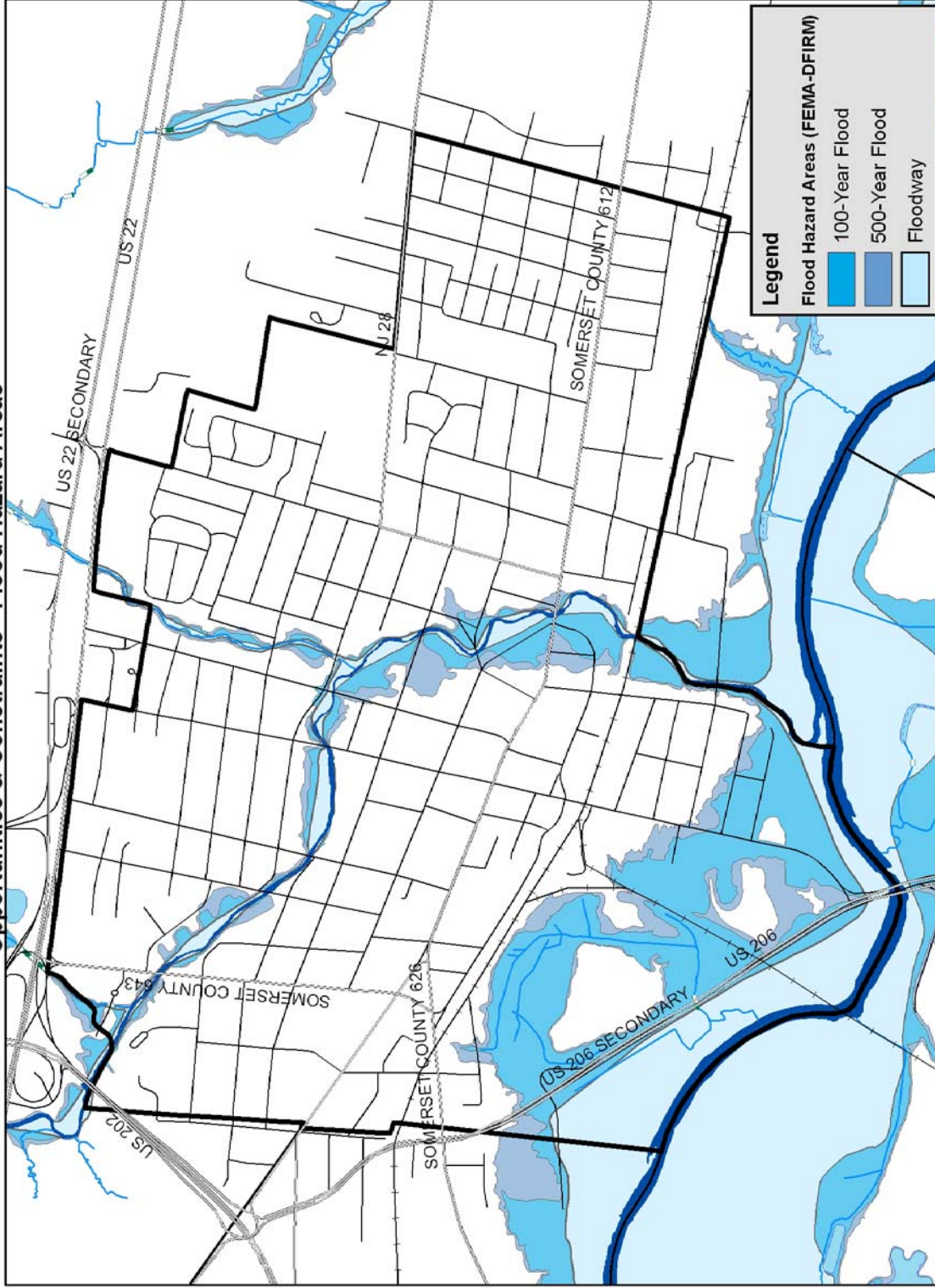


Somerville Borough, Somerset County  
Opportunities & Constraints - Total Maximum Daily Loads (TMDL)

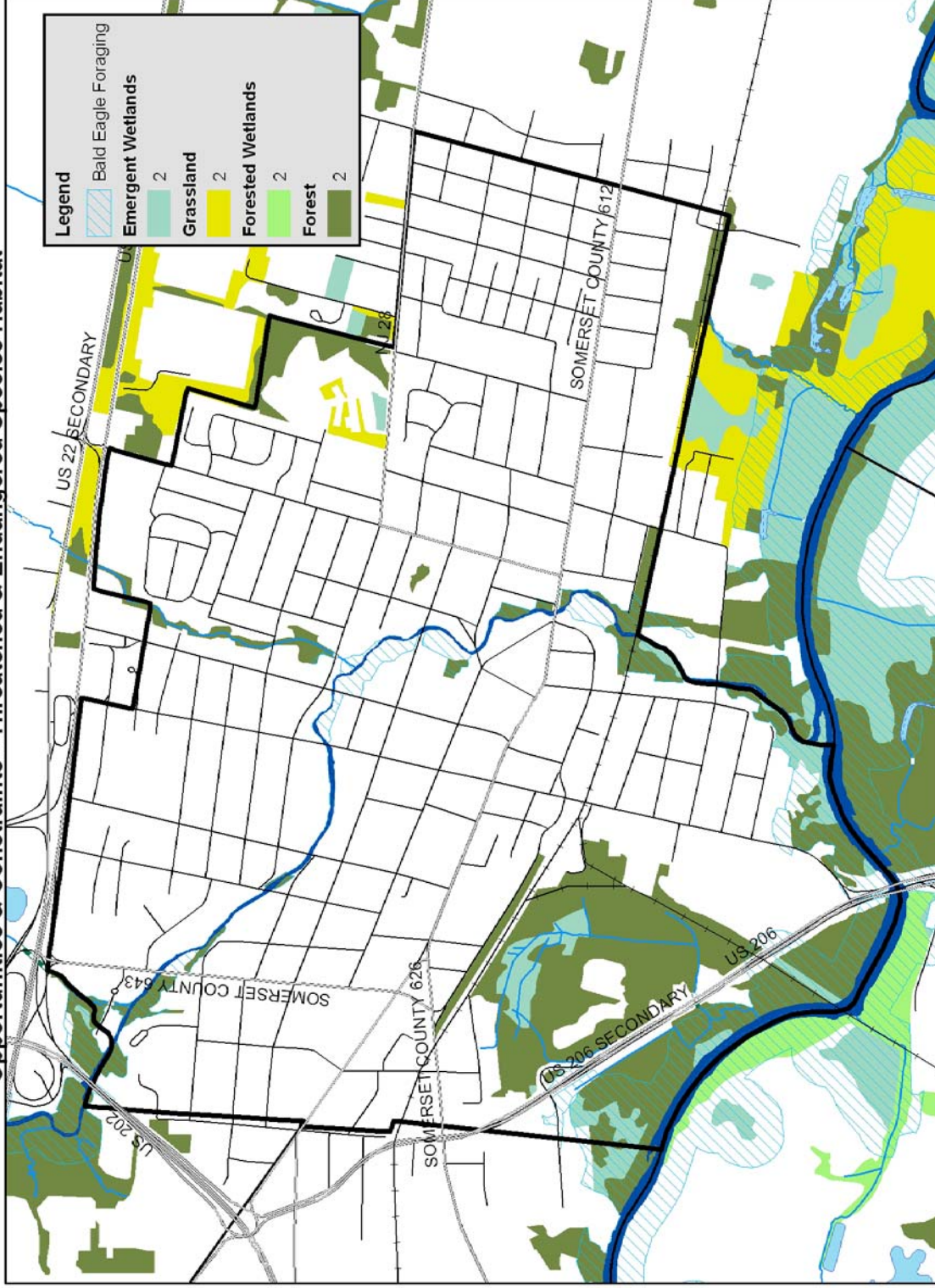




Somerville Borough, Somerset County  
Opportunities & Constraints - Flood Hazard Areas

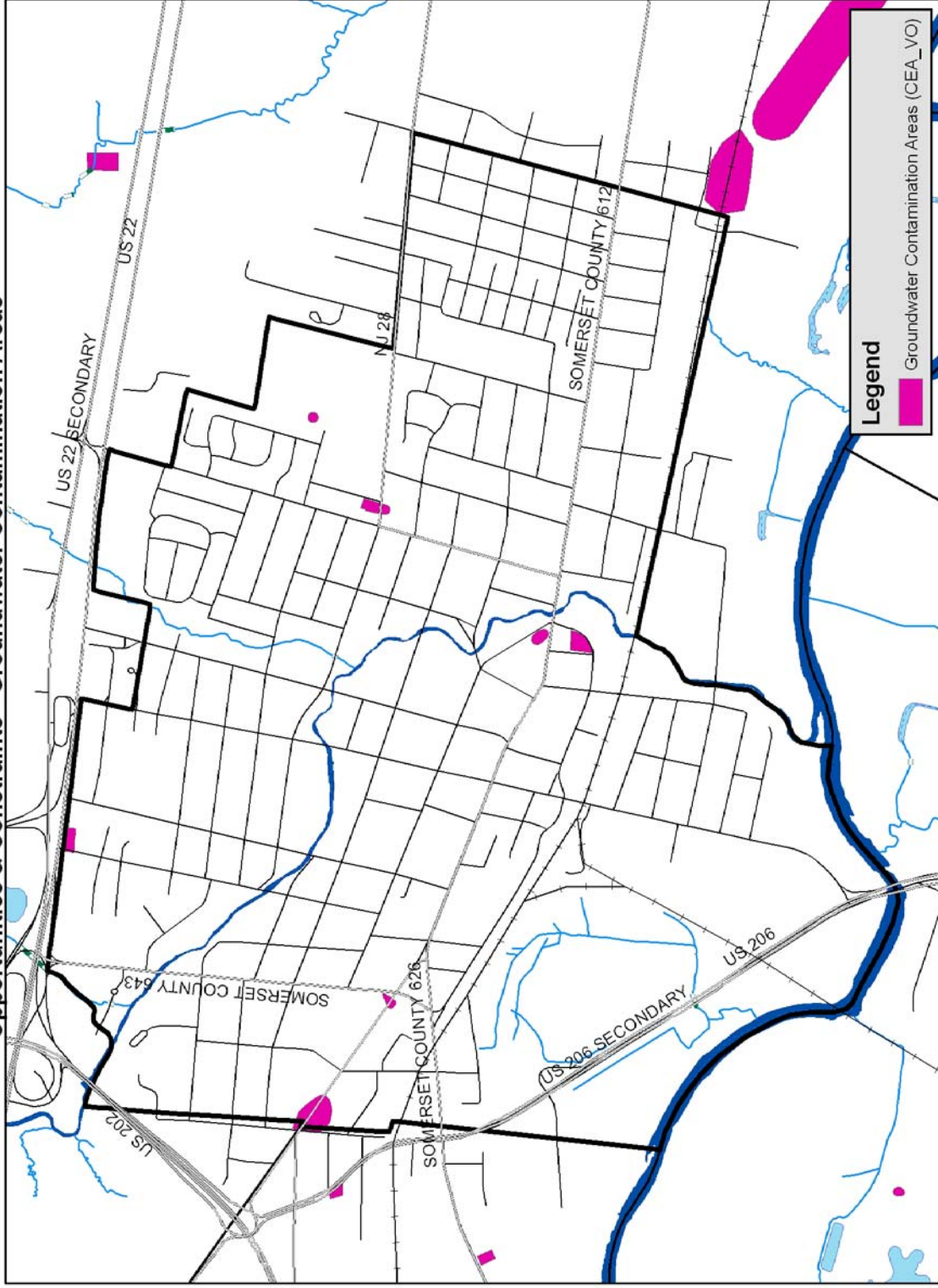


Somerville Borough, Somerset County  
 Opportunities & Constraints - Threatened & Endangered Species Habitat

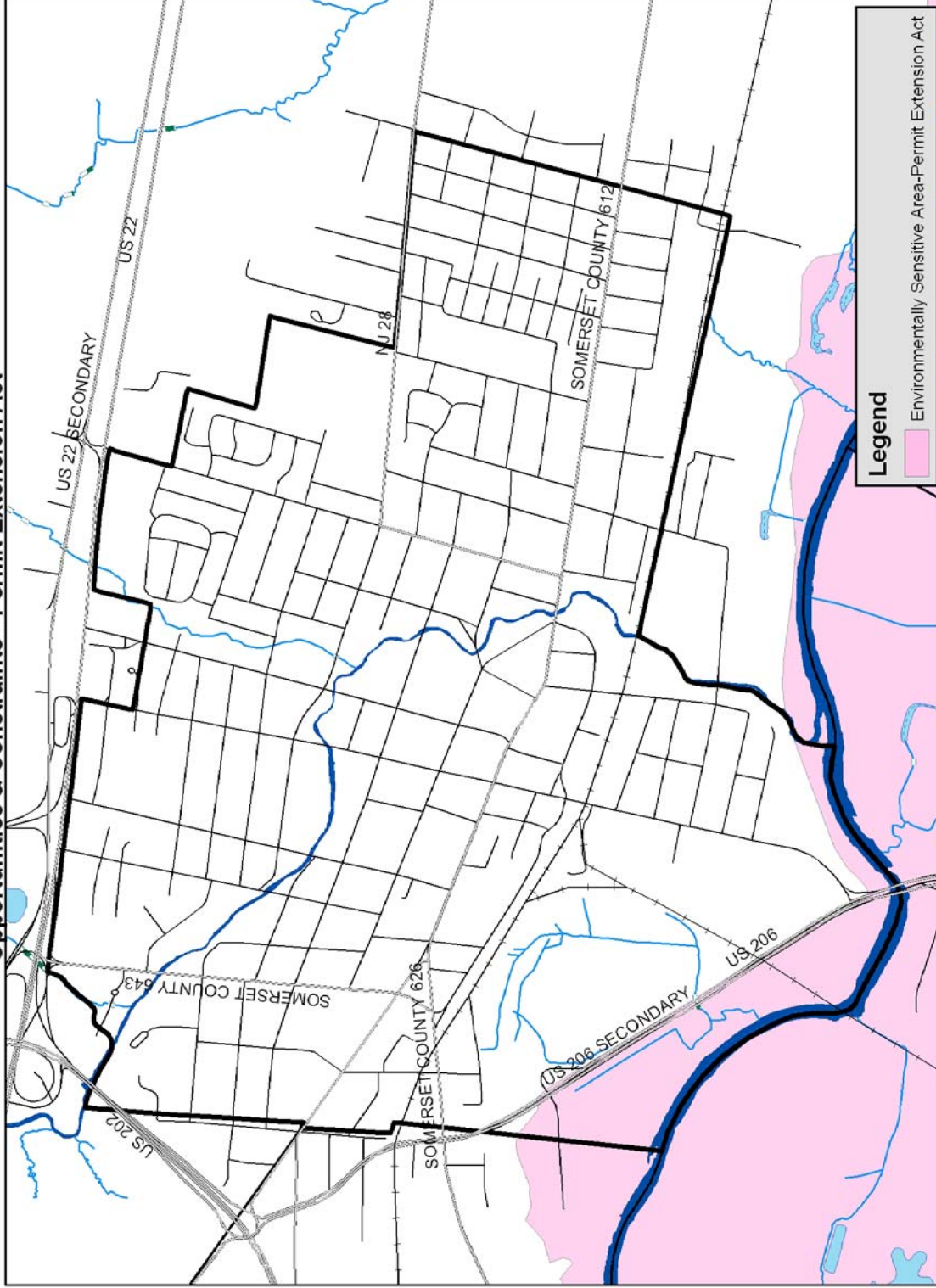




**Somerville Borough, Somerset County  
Opportunities & Constraints - Groundwater Contamination Areas**



Somerville Borough, Somerset County  
Opportunities & Constraints - Permit Extension Act





# Additional Attachments

## Public Water System Deficit/Surplus

### SOMERVILLE BOROUGH WATER COMMISSION

PWSID: 1409001

County: Morris

Last Updated: 08/08/07

Water Supply Firm Capacity: 4.320 MGD

#### Available Water Supply Limits

	Allocation	Contract	Total
Monthly Limit	112.000 MGM	N/A MGM	112.000 MGM
Yearly Limit	1153.000 MGY	N/A MGY	1153.000 MGY

#### Water Demand

	Current Peak	Date	Committed Peak	Total Peak
Daily Demand	3.409 MGD	07/2004	0.000 MGD	3.409 MGD
Monthly Demand	105.675 MGM	07/2004	0.000 MGM	105.675 MGM
Yearly Demand	1068.452 MGY	2004	0.000 MGY	1068.452 MGY

#### Water Supply Deficit or Surplus

Firm Capacity	Water Allocation Permit
0.911 MGD	6.325 MGM
	84.548 MGY

**Note:** Negative values (a deficit) indicate a shortfall in firm capacity and/or diversion privileges or available supplies through bulk purchase agreements.

#### Bureau of Water System and Well Permitting Comments:

Changes include up to June 2007

#### Bureau of Water Allocation Comments:

No comments provided

For more information concerning water supply deficit and surplus, please refer to:

▶ [Firm Capacity and Water Allocation Analysis](#) (Pdf Format)

▶ [Currently Effective Water Allocation Permits by County](#)

This report displays all effective water allocation permits issued by the Department.

▶ [Pending Water Allocation Permits with Requests for a Hearing](#)

All pending water allocation permits with public hearing requests.

▶ [Water Allocation Permits Made Effective within a Selected Timeframe](#)

This report displays water allocation permits based on a specified date range.

**Questions regarding safe demands and firm capacity please contact the Bureau of Water System and Well Permitting at 609-984-6831 or for questions concerning water allocation and status please contact the Bureau of Water Allocation at 609-292-2957.** Questions may also be sent to the [Division of Water Supply](#)

## **NJDEP Office of Planning and Sustainable Communities**

The Office of Planning and Sustainable Communities was formed to facilitate the Department's move toward a proactive planning approach based on principles of sustainability and environmental capacity-based planning.

### **Mission**

To coordinate the [sustainable development](#) and [environmental capacity-based planning](#) policies of the Department and proactively work with other state agencies, regional entities, local governments and other groups to incorporate these policies into all levels of land use and environmental planning.

### **Background**

In January, 2007, the Department of Environmental Protection (DEP) adopted its [Policy Priorities and Action Plan](#) which outlines the strategic direction of the agency over the next three years. The Plan identifies eight broad goal areas and underlying objectives.

One of the eight goal areas is Sustainable Growth:

Maximize use of department resources to encourage sustainable growth and livable communities by incorporating consistent criteria for the protection of natural resources and development of smart growth and green design principles into DEP rulemaking, priority setting and planning efforts, other state smart and economic growth priorities, and in regional and local planning efforts.

The first objective of this goal is:

“Incorporate sustainable growth and environmental protection criteria into state, regional and local planning.”

At the core of this goal is a recognized need for more progressive statewide environmental planning by the Department to help inform the local land use development and redevelopment process. Historically, the Department has engaged primarily in environmental planning in targeted areas based on statutory direction. Critically important work has been done in such areas as water quality management planning, water supply master planning, habitat protection planning (Landscape Project) and county/state solid waste planning. DEP is now committed to ensuring that these various planning programs are integrated and coordinated so that our guidance to regional and local planning agencies is consistent, comprehensive and supportive of both local and state priorities.

In a significant business practice improvement, DEP is also committed to implementing the Sustainable Growth goal by broadening the scope of its major project review process by requiring consideration and rewarding incorporating of green design the principles and practices.

### **Office of Planning and Sustainable Communities**

401 E. State Street, 7 Floor East  
P.O. Box 402  
Trenton, NJ 08625-0402  
Phone: (609) 341-5311  
Fax: (609) 292-3268

***NJ DEPARTMENT OF TRANSPORTATION***

**State Development and Redevelopment Plan  
Plan Endorsement  
Opportunities and Constraints Analysis**

For:

Borough of Somerville, Somerset County

*August 28, 2009*

*This document constitutes the New Jersey Department of Transportation's component of the State Opportunities and Constraints Analysis conducted as part of the Plan Endorsement process. This document provides a collection of the most recent data and information that exists in the Department pertaining to transportation features, studies, projects, grants, designations and other significant issues as applicable. The document should serve as a baseline to inform the remainder of the Plan Endorsement process. It should be understood that this assessment reflects conditions as they presently exist, and that changes may occur at any time during the Plan Endorsement process.*

NJDOT has examined the following categories for pertinent data:

### **State Highways**

Route 28 – MP 2.51 – 4.55

Route 202 - MP 24.77 – 24.86

Route 206 – MP 69.77 – 70.71

Straight Line Diagram sheets are attached.

### **State Highway Access Management Code – Access Levels and Desirable Typical Sections**

According to the attached table, Route 28 from mileposts 2.25 – 3.00 is classified as Access Level 5 (driveway with provision for left turn access limited by spacing requirements and safety considerations) with a desirable typical section (DTS) of 2A (two lanes with shoulders or parking). Mileposts 3.00 – 3.70 are classified as Access Level 4 (driveway with provision for left turn access via left turn lane) with a DTS of 2B (two lanes with shoulders or parking, with 14-foot two-way left turn lane). Mileposts 3.70 – 5.08 are classified as Access Level 5 with a DTS of 2A. There is a proposed change in Access Level between mileposts 3.00 and 3.70 from AL 4 to AL 5, based on an update of information. The designation of a Center would not change the Access Levels for any portion of this segment.

Route 202 from mileposts 19.04 – 26.25 is classified as Access level 3 (right-turn access with provision for left-turn access via jughandle) with a DTS of 4A (four lanes, divided, with shoulders or parking). There are no proposed Access Level or DTS changes. The designation of a Center would not change the Access Levels for any portion of this segment.

Route 206 from mileposts 68.90 – 71.25 is classified as Access Level 3 with a DTS of 6A (six lanes, divided, with shoulders or parking). There are no proposed AL or DTS changes. The designation of a Center would not change the Access Levels for any portion of this segment.

## **Congestion Management System**

According to the attached charts, part of this section of Route 28 is classified as “Severely Congested”. The intersection of Route 28 and Mountain Avenue (CR 643 - MP 2.86) is ranked #263, Route 28 and Somerset Street (CR 626 – MP 2.95) is ranked #73, and Route 28 and Bridge Street (MP 3.35) are ranked #109, out of 372 high need signalized intersections on State highways.

This section of Route 202 is classified as “Severely Congested”.

This section of Route 206 is classified as “Moderately Congested.”

## **Major Capital Projects/Initiatives and Mitigation Projects**

The FY 2009-2018 Statewide Transportation Improvement Program (STIP) contains a project for Route 22 Sustainable Corridor Short-Term Improvements between Route 202/206 and Chimney Rock Road. Improvements will be designed to enhance safety as well as eliminate bottlenecks at various locations within the area. The project is in Preliminary Design. \$6.79 million in DEMO/HPP20 funds are added to previous funding.

The FY 2009-2010 Study and Development Program also contains a project on Route 28 from Middaugh Street to Somerset Street. Ponding and icing conditions are reported in this area due to the inadequate capacity of the roadway drainage system. Also, water from off-site drains onto the highway, causing further problems.

The FY 2010-2011 draft Study and Development Program contains a Davenport Street Extension project. A problem statement received indicates state and local redevelopment plans in Somerville have focused on the eastern part of the Borough’s downtown and its landfill, which has the potential to house a major new transit-oriented development. One key constraint is access over the railroad tracks, since links between the landfill site and downtown are limited to the existing crossings at Somerset Street and South Bridge Street. A new grade-separated crossing at Davenport Street would provide connectivity for the TOD plans to be successful. At the same time, the planned redevelopment of the downtown mall provides the opportunity to do this, by extending Davenport Street through the mall site and then under the railroad tracks into the landfill site. This route also would become the main corridor for pedestrians and bicyclists between downtown, the new Civic Center and other uses planned for the landfill as well as the Raritan River Greenway. The rail tracks already are elevated, allowing a grade-separated crossing to be constructed without steep roadway gradients. Gradients could further be reduced for pedestrians and bicyclists, since the side paths require less clearance and should be wide enough for shared use.

The FY 2010-2011 draft Study and Development Program contains a project for Route 202/206 and Route 22 Interchange Operational and Safety Improvements in Somerville, Bridgewater and Raritan, from North Thomson Street to Commons Way. The improvements would focus on reducing the congestion and weaving problems that occur in the vicinity of Route 202/206 and the Route 22 interchange.

The FY 2010-2011 draft Study and Development Program contains a project for a proposed pedestrian bridge over Route 202/206 north of the Somerville Circle. The new structure would provide a connection with the Peters Brook Greenway. This is a Local Lead project. Somerset County is developing the design plans and will build the facility.

### **Designated Transit Villages**

Somerville is not a designated Transit Village. However, the Borough has expressed interest in designation over the years, as recently as January 2009. At that time the Borough was advised to apply for Transit Village designation after a redeveloper was selected for the landfill site and a developer agreement was signed (thereby making it a ready-to-go project). Because of the economic downturn, developer interest has waned for the time being. It should be noted that Somerville has applied to the NJDEP Office of Brownfields Reuse for designation as a Brownfields Development Area (BDA).

### **Designated Scenic Byways**

NOTE: The Millstone Valley Scenic Byway is located in Somerset County, south of Somerville Borough.

### **Open Local Aid Grant Projects**

FY 2009 Municipal Aid Program – High Street resurfacing in the amount of \$323,000.

FY 2009 Bikeway Program – Peters Brook Greenway – Clark Woods Extension in the amount of \$400,000 in Somerville Borough and Bridgewater Township.

Somerset County received \$2,057,000 in American Recovery and Reinvestment Act (ARRA) Transportation Enhancement Funds for the Peters Brook Greenway Extension and Pedestrian Bridge over Route 202/206 in Somerville and Bridgewater.

### **Corridor Studies**

Not Applicable

### **Local Planning Assistance Projects**

Not Applicable



## **Bicycle and Pedestrian Local Planning Assistance Projects**

Not Applicable

## **Public Use/General Aviation Airports**

NOTE: Somerset Airport is located in Bedminster Township.

## **Rail Freight Lines**

The Department has a project in nearby Manville for the Port Reading junction, which is part of the Liberty Corridor. The project will improve rail operations on two of the state's major rail freight corridors – CSX's Trenton Line and Norfolk Southern's Lehigh Line. Norfolk Southern also serves Somerville. The information provided by the Borough indicates that land use is being taken out of manufacturing and industrial zones, even though Somerville receives rail freight service provided by Norfolk Southern, a Class I operator. Some of the rail-served vacant land in Somerville, specifically the Kirby Avenue area, should remain zoned for rail-served industry.

## **Traffic Engineering and Safety Initiatives**

Traffic Engineering and Investigations recently has issued a work order to add countdown pedestrian signal heads at Route 206 and Somerset Street. The work order has been forwarded to Traffic Signal and Safety Engineering for processing.

## **Existing and Planned Park-and-Rides**

NJ TRANSIT owns the Somerville Rail Station park-and-ride facility located on South Bridge Street, just off Veterans Memorial Highway. The facility is managed by Park America. Reported capacity is 198 vehicles; usage is at 160 vehicles. Commuters pay a maintenance fee of \$75.00 per quarter.

## **Other Significant Issues**

None at this time.

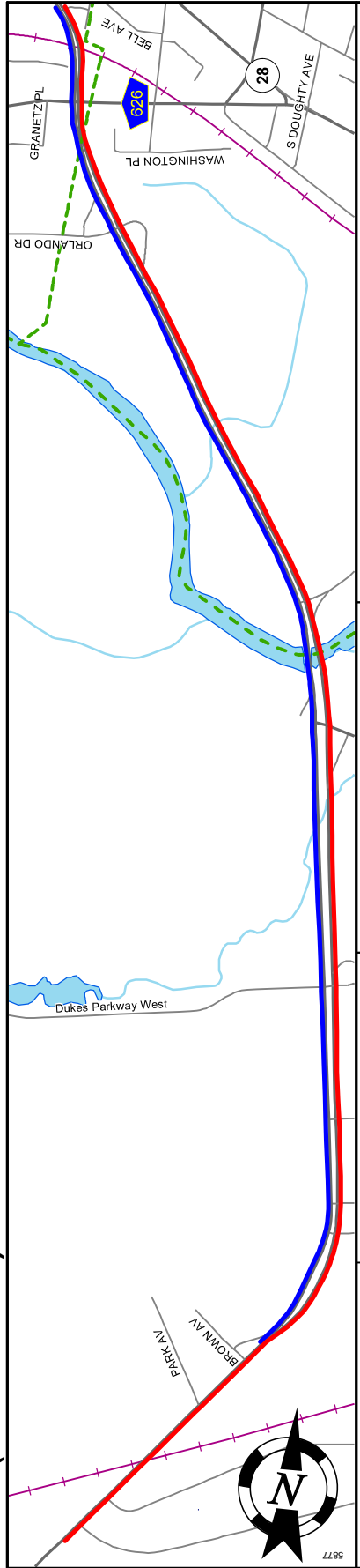
## **ATTACHMENTS**

**Straight Line Diagram Sheets**  
**Access Classification Table**  
**Congestion Management System Chart**

**NOTE: GIS data layers have been provided to the OSG GIS unit by the NJDOT GIS unit.**

**Mile Posts: 68.000 - 71.000**

**US 206 (South to North)**



Pavement	24	12	36	24	55	24	2	50
Shoulder								
Number of Lanes	2	3	3	2	3	2	2	2
Speed Limit	24	12	36	24	55	24	2	50

Street Name	Hillsborough Twp., Somerset Co		Somerville Boro., Somerset Co		Somerville Boro., Somerset Co		Raritan, Som. Co.	
Interstate Route	287		287		287		287	
US Route	22		22		22		22	
NJ Route	21		21		21		21	
County Road	689		689		689		689	
Interchange Number	2		2		2		2	
Grade	Separated		Separated		Separated		Separated	
Interchange	Traffic Signal		Traffic Signal		Traffic Signal		Traffic Signal	
Traffic Signal	Traffic Monitoring Sites		Traffic Monitoring Sites		Traffic Monitoring Sites		Traffic Monitoring Sites	
Road Underpass	Road Underpass		Road Underpass		Road Underpass		Road Underpass	
Road Overpass	Road Overpass		Road Overpass		Road Overpass		Road Overpass	
Street Name	BROWN AVE (68.47)	PARK AVE (68.35)	BROWN AVE (68.47)	PARK AVE (68.35)	BROWN AVE (68.47)	PARK AVE (68.35)	BROWN AVE (68.47)	PARK AVE (68.35)
Jurisdiction	N.J.D.O.T.		N.J.D.O.T.		N.J.D.O.T.		N.J.D.O.T.	
Functional Class	Urban Principal Arterial		Urban Principal Arterial		Urban Principal Arterial		Urban Principal Arterial	
Federal Aid - NHS Sy	NHS		NHS		NHS		NHS	
Control Section	1810		1810		1810		1810	
Speed Limit	45	2	55	3	55	2	40	2
Number of Lanes	None	0	None	0	None	0	None	0
Med. Type	VAR	24	VAR	24	VAR	24	VAR	24
Med. Width	8	24	8	24	8	24	8	24
Pavement	8	24	12	36	12	36	15	15
Shoulder								
Traffic Volume	23,952 (2003)		31,571 (2008)		31,571 (2008)		31,571 (2008)	
Traffic Sta. ID	4-4-211		4-4-220		4-4-220		4-4-220	
Structure No.	1810167	1810168	1810169	1810170	1810170	1810170	N/A	1810173
Enlarged Views								

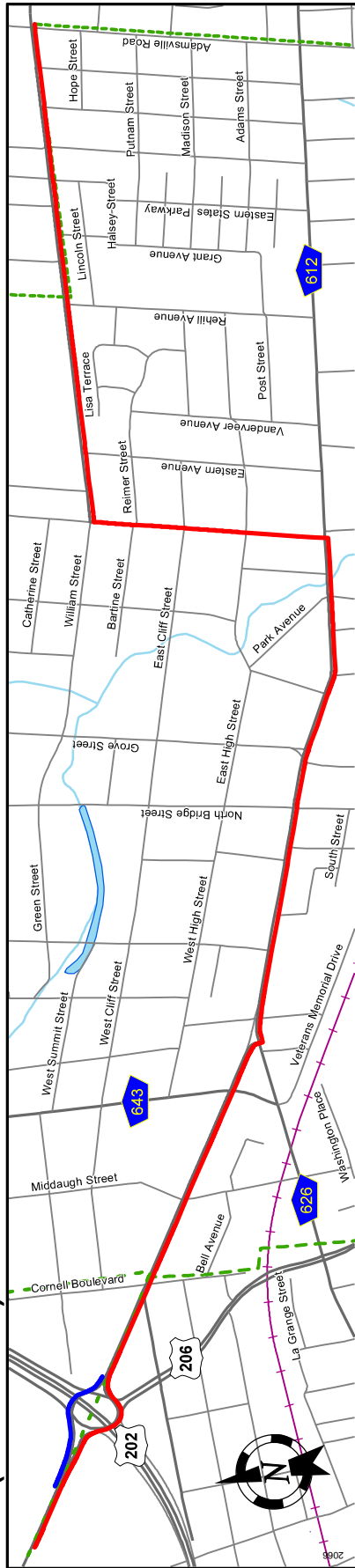
Street Name	Hillsborough Twp., Somerset Co		Somerville Boro., Somerset Co		Somerville Boro., Somerset Co		Raritan, Som. Co.	
Jurisdiction	N.J.D.O.T.		N.J.D.O.T.		N.J.D.O.T.		N.J.D.O.T.	
Functional Class	Urban Principal Arterial		Urban Principal Arterial		Urban Principal Arterial		Urban Principal Arterial	
Federal Aid - NHS Sy	NHS		NHS		NHS		NHS	
Control Section	1810		1810		1810		1810	
Speed Limit	45	2	55	3	55	2	40	2
Number of Lanes	None	0	None	0	None	0	None	0
Med. Type	VAR	24	VAR	24	VAR	24	VAR	24
Med. Width	8	24	8	24	8	24	8	24
Pavement	8	24	12	36	12	36	15	15
Shoulder								
Traffic Volume	23,952 (2003)		31,571 (2008)		31,571 (2008)		31,571 (2008)	
Traffic Sta. ID	4-4-211		4-4-220		4-4-220		4-4-220	
Structure No.	1810167	1810168	1810169	1810170	1810170	1810170	N/A	1810173
Enlarged Views								

Date last inventoried: March 2008

SRI = 00000206

Mile Posts: 2.000 - 5.000

NJ 28 (West to East)



Pavement	24
Shoulder	10
Number of Lanes	2 + 4
Speed Limit	45
Street Name	Easton Turnpike

Interstate Route	
US Route	
NJ Route	
County Road	
Interchange Number	
Grade	
Separated Interchange	
Traffic Signal	
Traffic Monitoring Sites	
Road Underpass	
Road Overpass	

Street Name	Easton Turnpike	West End Avenue	Main Street	Gaston Avenue	Union Avenue
Jurisdiction	N.J.D.O.T.				
Functional Class	Urban Principal Arterial				
Federal Aid - NHS Sy	STP				
Control Section	1804	1805	1806	1807	1808
Speed Limit	45	35	30	40	40
Number of Lanes	4	2	None	0	24
Med. Type	None	None	None	None	None
Med. Width	0	42	44	40	24
Pavement	48	24	66	40	6
Shoulder	10	6	0	0	0
Traffic Volume	10,813 (2006)	7,278 (2006)	14,987 (2003)		
Traffic Sta. ID	4-4-335	4-4-337	4-4-338		
Structure No.	1807157	1805150	1805151		
Enlarged Views					

Date last inventoried: April 2008

SRI = 00000028



ROUTE (SRI)	MILEPOST		Existing Appendix B			Proposed Appendix B		
	BEGIN	END	DTS	AL	CELL	DTS	AL	CELL
00000028	2.25	3.00	2A	5	6	2A	5	6
00000028	3.00	3.70	2B	4	5	2B	5	6
00000028	3.70	5.08	2A	5	6	2A	5	6

ROUTE (SRI)	MILEPOST		Existing Appendix B			Proposed Appendix B		
	BEGIN	END	DTS	AL	CELL	DTS	AL	CELL
00000202	19.04	26.25	4A	3	1	4A	3	1

ROUTE (SRI)	MILEPOST		Existing Appendix B			Proposed Appendix B		
	BEGIN	END	DTS	AL	CELL	DTS	AL	CELL
00000206	68.90	70.63	6A	3	1	6A	3	1
00000206	70.63	71.25	6A	3	1	6A	3	4



# New Jersey Department of Transportation

Bureau of Systems Planning

## CMS Priority Ranking

### US 206 (MP 69.77 - 70.71) Somerville Boro., Somerset County

CMS Link Number	Route	Begin Milepost	End Milepost	One-Way ADT (2006) (Veh./Day)	No. of Lanes (NB/EB)	No. of Lanes (SB/WB)	V/C Max	Overall Score	Priority Rating	System Top Percentile	County	County Top Percentile	MPO	MPO Top Percentile
964	206	69.40	70.00	16460	3	3	0.88	4.65	Low	58	Somerset	79	NJTPA	63
965	206	70.00	70.80	16211	2	2	0.88	5.47	Medium	45	Somerset	64	NJTPA	50

This section of roadway is "Moderately Congested".

- Highest Score in this section

The Overall Score shown above considers V/C ratio and ADT per lane. Each factor is weighted 50%. Priority Ratings are based on the Overall Score of 0 to 10, as follows:

**HIGH = 7.00+**

**MEDIUM = 5.00 - 6.99**

**LOW < 5.00**





# New Jersey Department of Transportation

Bureau of Systems Planning

## CMS Priority Ranking

### US 202 (MP 24.77 - 24.86) Somerville Boro., Somerset County

CMS Link Number	Route	Begin Milepost	End Milepost	One-Way ADT (2006) (Veh./Day)	No. of Lanes (NB/EB)	No. of Lanes (SB/WB)	V/C Max	Overall Score	Priority Rating	System Top Percentile	County	County Top Percentile	MPO	MPO Top Percentile
771	202	24.43	25.04	44122	3	3	1.18	8.54	High	4	Somerset	9	NJTPA	5

This section of roadway is "Severely Congested".



- Highest Score in this section

The Overall Score shown above considers V/C ratio and ADT per lane. Each factor is weighted 50%. Priority Ratings are based on the Overall Score of 0 to 10, as follows:

**HIGH = 7.00+**

**MEDIUM = 5.00 - 6.99**

**LOW < 5.00**



# New Jersey Department of Transportation

Bureau of Systems Planning

## CMS Priority Ranking

### NJ 28 (MP 2.51 - 4.55) Somerville Boro., Somerset County

CMS Link Number	Route	Begin Milepost	End Milepost	One-Way ADT (2006) (Veh./Day)	No. of Lanes (NB/EB)	No. of Lanes (SB/WB)	V/C Max	Overall Score	Priority Rating	System Top Percentile	County	County Top Percentile	MPO	MPO Top Percentile
1345	28	2.34	2.68	5496	1	1	0.82	4.44	Low	62	Somerset	88	NJTPA	66
1346	28	2.68	3.00	8000	1	1	1.50	7.50	High	14	Somerset	22	NJTPA	17
1347	28	3.00	3.38	8000	1	1	1.33	6.93	Medium	20	Somerset	33	NJTPA	24
1348	28	3.38	3.42	8000	1	1	0.78	5.11	Medium	51	Somerset	74	NJTPA	56
1349	28	3.42	3.79	6323	1	1	0.62	4.04	Low	68	Somerset	92	NJTPA	72
1350	28	3.79	5.00	5207	1	1	0.97	4.86	Low	55	Somerset	76	NJTPA	60

Part of this section of roadway is "Severely Congested".

- Highest Score in this section

The Overall Score shown above considers V/C ratio and ADT per lane. Each factor is weighted 50%. Priority Ratings are based on the Overall Score of 0 to 10, as follows:

**HIGH = 7.00+**

**MEDIUM = 5.00 - 6.99**

**LOW < 5.00**

Note:

The intersection of NJ 28 and Mountain Ave. (CR 643) (MP 2.86) is ranked 263, NJ 28 and Somerset St. (CR 626) (MP 2.95) is ranked 73 and NJ 28 and Bridge St. (MP 3.35) is ranked 109 out of 372 high need signalized intersections on State highways.

# Memorandum

**TO:** Office of Smart Growth

**FROM:** Chuck Latini, PP, AICP

**DATE:** September 1, 2009

**SUBJECT:** Borough of Somerville; Opportunities and Constraints Report

The Borough of Somerville is 2.6 square miles and a highly accessible rail and bus community located along the Raritan Valley Rail Corridor operated by NJ TRANSIT. The RVL line has service from Highbridge to Newark. In order to access New York City, passengers must transfer at Newark Penn Station. Bus service to and from Somerville is served by the 70, 114, 117, 884 lines to and from various points in the region including Clinton Township, New York City, Newark and Newark Airport. It is anticipated that, once the new Mass Transit Tunnel project and associated network infrastructure improvements are in place, the RVL will likely be enhanced by a one-seat ride service into midtown Manhattan.

In their Self-Assessment report, Somerville noted that it has worked with OSG and as well as the communities of Raritan and Bridgewater to establish the Somerset Regional Center. While Somerville and Raritan are entirely in the regional center, only the Bridgewater Commons Mall is on the Bridgewater side. Both Raritan and Somerville can be characterized as "traditional" town centers with historic development patterns. Somerville has also worked with NJ TRANSIT and others on the Somerville Station Area Vision Plan and Landfill Redevelopment Plan. The Borough's efforts in this regard are supported by NJT and we continue to work with the community on issues related to station area planning and redevelopment.

Based upon an analysis of population density, employment density and zero car household density, Somerville's current Transit Score is a bit mixed in different parts of the community. However, where the Borough has indicated it intends to grow, the Transit Score is medium-high. According to the applicable modes of transit based on area and future growth, a medium-high transit score is supportive of the types of transit present within the community at this time. Given the Borough's current planning efforts, new development will significantly increase the density around both bus and rail transit access points, thus adding to its attractiveness as a true center within Somerset County.

Given Somerville's optimal public transit access, it appears that its existing development pattern and anticipated future growth is adequately served by the existing transit system and services. As development pressure increases in the region whether due to Highlands restrictions in proximate regions and/or the redevelopment potential that exists in the Downtown, service levels may change and be adjusted in the future.

The Borough has worked on perfecting its plans for many years now. Through its visioning efforts and outreach to various stakeholders, Somerville is well positioned itself for future growth. NJ Transit fully supports Somerville's petition for endorsement.

If you have any questions or require further information, please do not hesitate to contact me at (973) 491-8597. Thank you.



