

# Borough of Raritan Planning and Implementation Agreement

## SOMERSET REGIONAL CENTER DRAFT PIA

OPA Draft: 7/10/11)

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

Topic	Item No.	Activity	Local Effort	Assistance	Time Frame
Land Use	A1	- Develop a Conservation Plan Element of the Master Plan, or include the applicable information within the existing Master Plan based on the NRI.	- Planning Board and Borough Committee	- Somerset County Planning Board, OPA and NJDEP assistance and seek assistance from USDA	Ongoing
Land Use	A2	- Implement the zoning modification recommendations in its Master Plan Update and the Somerset County Regional Center Strategic Plan.	- Planning Board and Borough Committee	-Somerset Regional Partnership, County, OPA and NJDEP technical assistance	Immediate and Ongoing
Land Use	A3	- Conduct a comprehensive review of its ordinances, as is recommended in the Somerset County Regional Center Strategic Plan	- Planning Board and Borough Committee	-Somerset Regional Partnership, County	Immediate and Ongoing
Land Use	A4	Review and update Master Plan goals and objectives as directed by the MLUL.	- Planning Board and Borough Committee	N/A	Immediate and Ongoing
Land Use	A5	Revise the official zoning map and ordinances based on the Future Land Use Plan.	- Planning Board and Borough Committee	N/A	Immediate and Ongoing
Land Use	A6	- Review parking and circulation plans to ensure that non-vehicular transportation is encouraged.	- Planning Board and Borough Committee	DOT technical assistance	Ongoing
Land Use	A7	- Review ordinances, and make necessary modifications, to ensure that innovative roofing alternatives and materials (such as green roofs) are permitted. You may also consider approving incentives for using such innovative roofing alternatives and materials.	- Planning Board and Borough Committee	-OPA, NJDEP technical assistance	Immediate and Ongoing

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Land Use	A8	-Locate and potentially purchase additional properties for active recreation	-Work with Somerset County	-Green Acres Funding	Ongoing
Land Use	A9	-Evaluate use of school facilities	-Board of Education, - Planning Board and Borough Committee	NJ School Development Authority and NJ Department of Education	Ongoing
Land Use	A10	-Develop and adopt a Recreation Element of the Master Plan which includes an inventory of recreational space and project needs	- Planning Board and Borough Committee		Ongoing
Land Use	A12	- Contact the USDA Animal Plant and Health Inspection Service (APHIS) Wildlife Services program to identify and implement appropriate Canada Geese Management strategies.	- Planning Board and Borough Committee	- Somerset County Planning Board, and NJDEP assistance and seek assistance from USDA	Ongoing
Housing	B1	Address affordable housing needs of the community: <ul style="list-style-type: none"> <li>• Identify opportunities to create diverse housing opportunities and affordable housing</li> <li>• Continue to rehabilitate housing units</li> <li>• Develop an action plan to meet affordable housing goals</li> <li>• Adapt housing strategy as needed</li> <li>• Update the Housing Element of the Master Plan</li> </ul>	-Prepare a Housing Element		
Transportation	C1	-Draft zoning regulations consistent with the State Highway Access Management Code	- Main Street Redevelopment Plan, Borough Committee and Planning Board	-When requested, NJDOT will give priority consideration to providing technical assistance consistent with program requirements and subject to the availability of state resources.	

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Transportation	C3	- Consider applying to the Transit Village Program	-Apply to the Transit Village Program	NJ DOT and Transit Village Task Force	
Transportation	C4	- When reexamining the circulation element of the master plan analyze and include a discussion of freight rail service. - See DOT Guidance for further suggestions	- Planning Board and Borough Committee	NJDOT can provide technical guidance	Master Plan reexamination
Transportation	C5	-Examine traffic calming measures	-Borough Committee (Main Street Redevelopment Plan) -Apply for appropriate funding programs or seek NJDOT assistance	-When requested, NJDOT will give priority consideration to providing assistance consistent with program requirements and subject to the availability of funding and staff resources	
Transportation	C6	-Improve pedestrian mobility	- Engineer, Borough Committee - Apply for appropriate funding programs or seek NJDOT technical assistance	-When requested, NJDOT will give priority consideration to providing assistance consistent with program requirements and subject to the availability of funding and staff resources	

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Transportation	C7	-Explore, where applicable, the appropriateness of developing Access Management Plans for pertinent sections of state highways as provided for in the State Highway Access Management Code	- Engineer, Borough Committee - Apply for appropriate funding programs or seek NJDOT technical assistance	-When requested, NJDOT will give priority consideration to providing assistance consistent with program requirements and subject to the availability of funding and staff resources	
Transportation	C8	-Inventory existing roadway system and classify roadways (include in Circulation Element of Master Plan)	- Planning Board		Ongoing
Infrastructure	D1	-Develop and adopt a Stormwater Pollution Prevention Plan and Stormwater Management Plan	-Engineer, Borough Committee and Planning Board	-DEP and Somerset County technical assistance	
Infrastructure	D3	-Develop a five year capital improvement plan with a six year planning horizon per the Municipal Land Use Law 40:55D-29	- Planning Board	-Technical assistance	
Infrastructure	D4	-Confirm the condition and capacity of the stormwater drainage system through creation of a Utilities Element of the Master Plan	- Planning Board		Ongoing
Infrastructure	D5	-Confirm the condition and capacity of existing sanitary sewer lines through creation of a Utilities Element of the Master Plan	- Planning Board		Ongoing
Infrastructure	D6	-Enhance streetscape in the Historic Central Business District	- Planning Board	-Identification of grant sources	Ongoing

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Economic Development	E1	<ul style="list-style-type: none"> <li>- Implement the Orlando Drive Planning Study by</li> <li>• Create gateway entrances into the Borough</li> <li>• Develop balance between existing residential and industrial uses</li> <li>• Expand the limited recreation/open space in town</li> <li>• Seek a revival of "historic use" of River and Canal Orlando Drive Visioning Workshop</li> <li>• Bridge gaps along the County's Comprehensive Greenway Plan</li> <li>• Provide opportunity for environmental education</li> <li>• Celebrate historically significant buildings</li> <li>• Create better buffer between residential homes and Raritan River</li> <li>• Develop destinations along Orlando Drive and Raritan River</li> <li>• Create linkage between Somerset Street CBD and Raritan River</li> <li>• Incorporate landfill redevelopment and anticipated traffic demands into Orlando Drive Vision</li> <li>• Work with NJDEP to determine the usability of the flood prone areas</li> </ul>	- Planning Board and Borough Committee		Ongoing
Economic Development	E2	<ul style="list-style-type: none"> <li>- Redevelop portions of the Woolen Mills area and Federal Steel / Johnson Drive while recognizing flooding issues while not significantly impacting historic and natural resources. All planning documents should reflect the potential for flooding along the Raritan River.</li> </ul>	- Planning Board and Borough Committee	-Somerset Regional Partnership, County, OSG and NJDEP technical assistance	Immediate and Ongoing
Economic Development	E3	<ul style="list-style-type: none"> <li>- Explore redevelopment options at the Somerville Circle, then develop and implement plans.</li> </ul>	- Planning Board and Borough Committee	-Somerset Regional Partnership, County, OSG and NJDEP technical assistance	Immediate and Ongoing
Economic Development	E4	<ul style="list-style-type: none"> <li>- Explore economic development options for the CBD, then develop and implement plans.</li> </ul>	- Planning Board and Borough Committee	-Somerset Regional Partnership, Main Street NJ, County, OSG and NJDEP technical assistance	Immediate and Ongoing

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Economic Development	E5	-Assess redevelopment efforts	- Planning Board and Borough Committee		Ongoing
Economic Development	E6	-Promote public art in public spaces	- Borough Committee could place provision in redeveloper agreements		Ongoing
Economic Development	E7	-Consider the creation of special improvement districts	-Promote public and business participation	- Main Street NJ Technical Assistance	Ongoing
Intergovernmental Coordination	F3	-Coordinate with surrounding municipalities, County, State and regional planning efforts, RE: transportation, park system, regional planning	- Borough Committee and Planning Board to coordinate with Somerset County, Somerset Regional Partnership, neighboring municipalities	- Somerset Regional Partnership, County PB, OPA	Ongoing
			-Attend County meetings addressing regional and local planning issues		
Intergovernmental Coordination	F4	-By FIX DATE and biennially thereafter and within six months after adoption of any new or significantly reexamination report, land use ordinance or other planning document submitted as part of the petition for plan endorsement, the Borough of Raritan shall submit a report to OPA and the public concerning the statutes of the Town's Planning and Implementation Agreement.	- Planning Board and governing body		Ongoing
Historic Preservation	G2	-Update Historic Preservation Element of the Master Plan	-Town Planning Board	-SHPO, Somerset County	
Historic Preservation	G3	-Encourage/promote preservation of historic properties	- Town Historical Society	-SHPO, Somerset County	Ongoing
Historic Preservation	G4	-Continue to develop and refine design standards for historic districts	-Borough Committee and Planning Board	-SHPO, Somerset County	Ongoing

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Historic Preservation	G6	-Redefine historic districts and identify additional properties eligible for historic designation in the refined Historic Preservation Element of the Master Plan	- Planning Board and Borough Committee	-SHPO, Somerset County	Ongoing
Historic Preservation	G7	-Consider the creation of a historic preservation ordinance and historic preservation commission	- Planning Board and Borough Committee	-SHPO, OSG technical assistance	
Environmental	H1	- Adopt a suite of ordinances related to TMDL including: • Pet Waste Management ordinance (TMDL ordinance/PIA); • Fertilizer Application ordinance (TMDL ordinance/PIA).	-Borough Committee and Planning Board	-SHPO, OSG technical assistance	Ongoing
Environmental	H2	To address green house gas (GHG) emissions, conduct energy audits of municipal facilities and operations, at a minimum, and community-wide audits, if feasible, and 2) using the results of these audits, develop action plans for reducing municipal energy consumption and GHG emissions (using NJ's 2020 GHG emissions reduction target as a goal). The Board of Public Utilities (BPU) Clean Energy Program provides funding for municipal energy audits ( <a href="http://www.njcleanenergy.com/commercial-industrial/programs/local-government-energy-audit/local-government-energy-audit">http://www.njcleanenergy.com/commercial-industrial/programs/local-government-energy-audit/local-government-energy-audit</a> ).	Governing body	DEP, BPU	Ongoing
Environmental	H3	The North Jersey Transportation Planning Authority prepared a greenhouse gas (GHG) inventory for the geographic area covered by that MPO ( <a href="http://www.njtpa.org/plan/Element/Climate/documents/NJTPAGHGInventoryFINALReport_pdf.pdf">http://www.njtpa.org/plan/Element/Climate/documents/NJTPAGHGInventoryFINALReport_pdf.pdf</a> ). This inventory provides county and municipal-level GHG emissions information for the various major community sectors/activities (e.g., residential, transportation, waste generation). It is recommended that Raritan acquire its local inventory data and use this information as the basis for developing a community GHG reduction action plan, including GHG reduction targets. A number of models and case studies are available to guide this process.	- Planning Board and Borough Committee	DEP - Office of Planning and Sustainable Communities, NJTPA	Ongoing

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Environmental	H4	<p>Sustainability Recommendations:</p> <ul style="list-style-type: none"> <li>• Review plans and ordinances and remove impediments to, and encourage, green design throughout the Town.</li> <li>• Borough of Raritan could require "green buildings" (LEED, Green Globes) in redevelopment areas, to the extent practicable.</li> <li>• Develop education programs for local residents, homeowners, and property owners on ecologically sound landscaping techniques, composting, etc.</li> <li>• Develop and adopt a Green Buildings and Environmental Sustainability Master Plan Element.</li> <li>• Continue participating in the Sustainable Jersey program.</li> </ul>	- Planning Board and Borough Committee	DEP - Office of Planning and Sustainable Communities, Sustainable NJ	Ongoing
Environmental	H5	To expand recycling efforts develop innovative ways to reduce waste and promote recycling. Develop a recycling education program targeted toward the schools and small businesses in the community will allow Borough of Raritan to investigate opportunities to recycle additional materials beyond what is required by the county plan.	- Planning Board and Borough Committee	DEP - Office of Planning and Sustainable Communities	Ongoing
Greenway	H6	The Borough or County acquire lands along the Raritan River greenway to facilitate their inclusion in the regional center.	- Planning Board and Borough Committee, Somerset County	DEP - Green Acres, Somerset County	Ongoing



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Historic Preservation	I1	<p>Some suggestions to expand Historic Preservation efforts:</p> <ul style="list-style-type: none"> <li>• Create a detailed inventory of historic resources in accordance with The Guidelines for Architectural Survey, particularly those dealing with intensive-level regulatory surveys. <a href="http://www.state.nj.us/dep/hpo/1identify/survarcht.htm">http://www.state.nj.us/dep/hpo/1identify/survarcht.htm</a></li> <li>• Explore the inclusion of archaeological investigation as a part of the budget for new development/ redevelopment within the Town's historic districts, especially within redevelopment areas.</li> <li>• Modify historic preservation ordinance to add definitions and modify the photo requirements of the nomination process.</li> <li>• As recommended in the Somerset County Regional Center Strategic Plan, establish an historical commission or committee to advise the governing body on historic preservation issues.</li> <li>• Remember that the construction of the Lyman Street Bridge resulted in the discovery and excavation of an archaeological site that changed the predictive model for the Raritan River drainage. It is the Lyman Street Prehistoric Archaeological site (28-So-127).</li> </ul>	- Planning Board and Borough Committee	SHPO, DEP	Ongoing
Water Supply	J4	At Raritan Borough's request, DEP can help in identifying potential financial sources for water system projects that may also result in water conservation. DEP recommends Raritan Borough review the information at <a href="http://www.nj.gov/dep/watersupply/loanprog.htm">http://www.nj.gov/dep/watersupply/loanprog.htm</a> .	- Planning Board and Borough Committee	DEP, Highlands Council & Somerset County	Ongoing
Hazard Planning	K1	It is recommended that Raritan participate in the National Flood Insurance Program (NFIP), if it is not already.	- Planning Board and Borough Committee	DEP & Somerset County	Ongoing
Hazard Planning	K1	Develop a Flood Protection Ordinance	- Planning Board and Borough Committee	DEP	Ongoing
Hazard Planning	K1	Evaluate all land-use planning efforts against the County All Hazards Mitigation Plan to ensure consistency between the two.	- Planning Board and Borough Committee	Somerset County	Ongoing

