

Bernards Township Master Plan

March 2010



Prepared by:
Bernards Township Planning Board



Consulting Planners:
Banisch Associates, Inc.
Flemington, NJ

MASTER PLAN

Township of Bernards Somerset County, New Jersey

April 2010

Prepared by the 2009 and 2010 Bernards Township Planning Boards

Carol Bianchi	Bert Fonde
Karen Terracciano DelVento	Gwenn Gilmore
Carolyn Gaziano	Richard Huckins
Carolyn Kelly	John Malay
Kevin Orr	Ann Parsekian
Randy Santoro	Scott Spitzer
Kenneth White	Peter Winter

With the assistance of the Bernards Township Engineering and Planning Staff:

Peter Messina, P.E., P.P., CME, LEED AP
David Schley, P.P., AICP
Frances Florio

and

BANISCH ASSOCIATES, INC.
Planning and Design Consultants
Flemington, NJ 08822

(click on the page number to go directly to that section)

TABLE OF CONTENTS

I. GOALS AND OBJECTIVES	1
VISION FOR THE 21 ST CENTURY.....	1
STATUTORY AUTHORIZATION.....	1
GENERAL OBJECTIVES.....	2
GOALS.....	3
OBJECTIVES.....	4
II. LAND USE PLAN	12
INTRODUCTION.....	12
STATUTORY AUTHORIZATION.....	12
LAND USE AND MANAGEMENT OBJECTIVES.....	13
BUILD OUT POTENTIAL OF BERNARDS TOWNSHIP.....	13
LAND USE/LAND COVER.....	15
FARMLAND-ASSESSED LANDS.....	16
LAND USE PLAN.....	17
DISTRICTS ENUMERATED.....	18
RESIDENTIAL DISTRICTS.....	18
FARMLAND PRESERVATION.....	25
NEIGHBORHOOD CONSERVATION AND PROTECTION.....	26
NON-RESIDENTIAL DISTRICTS.....	32
SUMMARY.....	35
III. DEMOGRAPHIC AND HOUSING SUMMARY	36
EMERGING DEMOGRAPHIC TRENDS.....	36
POPULATION.....	36
HOUSING STOCK.....	37
APPENDIX A: POPULATION AND HOUSING CHARACTERISTICS.....	39
SUMMARY OF DEMOGRAPHIC TRENDS.....	39
POPULATION.....	39
HOUSEHOLD CHARACTERISTICS.....	39
HOUSING STOCK.....	40
DEMOGRAPHIC CHARACTERISTICS.....	40
POPULATION TRENDS.....	40
POPULATION AGE DISTRIBUTION.....	41
RACE AND GENDER.....	44
HOUSEHOLD CHARACTERISTICS.....	47
HOUSEHOLD SIZE.....	47
HOUSEHOLD TYPE.....	48
HOUSEHOLD AND PER CAPITA INCOME.....	49
HOUSING STOCK.....	50
TYPE AND SIZE CHARACTERISTICS.....	50
TENURE OF HOUSEHOLDS.....	52
HOUSING VALUES.....	52
HOUSING CONDITIONS.....	53
HOUSING CONSTRUCTION.....	54

POPULATION PROJECTION.....	55
PROJECTED FUTURE POPULATION.....	55
APPENDIX B – WILLIAM DRAPER, SC.D., P.E., JULY 1, 2009 REPORT.....	55
IV. HOUSING PLAN ELEMENT AND FAIR SHARE PLAN.....	56
INTRODUCTION.....	56
APPENDIX A – INVENTORY OF MUNICIPAL HOUSING CONDITIONS.....	68
APPENDIX B – COAH GROWTH SHARE OBLIGATION.....	79
APPENDIX C – ZONING ORDINANCE.....	84
APPENDIX D – TAX MAPS.....	84
V. CIRCULATION PLAN ELEMENT.....	85
INTRODUCTION.....	85
STATUTORY AUTHORIZATION.....	86
TRAFFIC AND CIRCULATION OBJECTIVES.....	86
REGIONAL TRANSPORTATION INITIATIVES.....	87
TRAFFIC GENERATION.....	87
TRAFFIC VOLUME ANALYSIS.....	88
ROADWAY IMPROVEMENTS.....	89
ROADWAY NEEDS.....	89
INTERSECTION NEEDS.....	89
SUGGESTED ROADWAY IMPROVEMENTS.....	90
SUGGESTED TOWN-WIDE IMPROVEMENTS.....	90
BERNARDS TOWNSHIP SCENIC CORRIDOR AND ROADWAY STUDY.....	91
BIKEWAYS AND BIKE ROUTES.....	91
SIDEWALKS AND PEDESTRIAN CIRCULATION.....	92
GREENWAY RECOMMENDATIONS.....	93
REGIONAL CIRCULATION PLANNING EFFORTS.....	94
SOMERSET COUNTY CIRCULATION UPDATE – AUGUST 2001.....	94
SOMERSET COUNTY SCENIC CORRIDOR AND ROADWAY STUDY.....	95
NEW JERSEY TRANSIT.....	97
TRANSPORTATION CHOICES 2025.....	97
NORTH JERSEY TRANSPORTATION PLANNING AUTHORITY.....	98
SUMMARY.....	99
VI. COMMUNITY FACILITIES PLAN ELEMENT.....	100
INTRODUCTION.....	100
STATUTORY AUTHORIZATION.....	100
COMMUNITY FACILITIES/INFRASTRUCTURE OBJECTIVES.....	100
MUNICIPAL SERVICES.....	101
TOWNSHIP SERVICES.....	101
TOWNSHIP EMPLOYEES.....	102
FUTURE NEEDS.....	103
FIRE SERVICES.....	103
BASKING RIDGE FIRE COMPANY NO. 1.....	103
LIBERTY CORNER FIRE COMPANY.....	103
FIRST AID SERVICES.....	104
BASKING RIDGE.....	104
LIBERTY CORNER.....	104

POLICE DEPARTMENT.....	105
BERNARDS TOWNSHIP LIBRARY.....	105
SCHOOL SERVICES.....	106
EXISTING CONDITIONS.....	106
ENROLLMENT HISTORY.....	108
ENROLLMENT PROJECTIONS.....	108
EVALUATION OF PUBLIC SCHOOL ENROLLMENT PROJECTIONS.....	109
TOWNSHIP OWNED LANDS.....	110
STEWARDSHIP PRACTICES.....	115
SOMERSET COUNTY OWNED LANDS.....	115
VII. PARKS AND RECREATION PLAN ELEMENT.....	117
STATUTORY AUTHORIZATION.....	117
GOALS AND OBJECTIVES.....	117
NEEDS ASSESSMENT.....	118
INVENTORY.....	123
BERNARDS TOWNSHIP ACTIVE RECREATION FACILITIES.....	123
BERNARDS TOWNSHIP PASSIVE RECREATION AREAS.....	126
UNDEVELOPED MUNICIPAL LAND (SUITABLE FOR RECREATION).....	126
OTHER ACTIVE RECREATION FACILITIES.....	127
COUNTY PARKS, PRIVATELY OWNED, PRIVATE SCHOOLS, NON-PROFIT ORGANIZATIONS AND OTHER GOVERNMENT AGENCIES.....	128
PRIVATELY-OWNED RECREATIONAL FACILITIES IN MULTI-FAMILY DEVELOPMENTS.....	130
ADDITIONAL CORPORATE-OWNED RECREATION FACILITIES.....	131
RESOURCE ASSESSMENT.....	132
SOMERSET COUNTY PARKS, RECREATION AND OPEN SPACE MASTER PLAN 2000.....	133
LOCAL GREENWAYS.....	136
IMPLEMENTATION APPROACHES AND RESOURCES.....	136
SYSTEM MAP.....	138
PUBLIC PARTICIPATION AND PLANNING CONSISTENCY.....	143
VIII. CONSERVATION AND OPEN SPACE PLAN ELEMENT.....	145
INTRODUCTION.....	145
STATUTORY AUTHORIZATION.....	145
GOALS AND OBJECTIVES.....	146
OBJECTIVES.....	147
CONSERVATION PLANNING IN BERNARDS TOWNSHIP.....	148
THE HIGHLANDS REGIONAL MASTER PLAN.....	150
SUMMARY OF CONSERVATION FACTORS.....	151
TOPOGRAPHY.....	151
BEDROCK GEOLOGY.....	151
WATERSHEDS.....	152
SURFACE WATERS.....	152
FLOODPLAINS.....	153
WETLANDS.....	154
STEEP SLOPES.....	154

FORESTED AREAS.....	154
CRITICAL HABITAT FOR THREATENED AND ENDANGERED SPECIES.....	155
CARRYING CAPACITY.....	157
SUMMARY OF CONSERVATION PLAN POLICIES.....	159
ENERGY AND AIR QUALITY.....	159
FOREST RESOURCES.....	160
GROUNDWATER.....	161
SCENIC RESOURCES.....	163
STEEP SLOPES.....	166
STREAM CORRIDORS.....	167
SURFACE WATER.....	167
THREATENED AND ENDANGERED WILDLIFE SPECIES.....	168
WETLANDS.....	169
LIGHT POLLUTION.....	169
NEIGHBORHOOD DESIGN ALTERNATIVES.....	171
OPEN SPACE CONSIDERATIONS.....	171
HISTORIC STRUCTURES AND DISTRICTS.....	176
RELATIONSHIP OF THE CONSERVATION PLAN TO OTHER PLAN ELEMENTS.....	177
IX. UTILITY SERVICE PLAN ELEMENT.....	178
INTRODUCTION.....	178
STATUTORY AUTHORIZATION.....	178
UTILITIES SERVICE GOALS AND OBJECTIVES.....	178
WASTEWATER TREATMENT.....	179
MUNICIPAL WASTEWATER TREATMENT ISSUES.....	180
COMMUNITY SEPTIC SYSTEMS.....	181
INDIVIDUAL ON-SITE WASTEWATER DISPOSAL SYSTEMS.....	181
WATER SUPPLY.....	182
PUBLIC WATER SUPPLY.....	182
INDIVIDUAL WATER SUPPLY (WELLS).....	182
SOLID WASTE.....	183
STORMWATER MANAGEMENT.....	184
STORMWATER QUALITY ISSUES.....	185
SOLAR ELECTRIC POWER.....	186
WIRELESS TELECOMMUNICATIONS TOWERS AND ANTENNAS.....	186
X. COMPARISON TO OTHER PLANS.....	187
REVIEW OF MUNICIPAL, COUNTY AND STATE PLANS.....	187
PLANS OF CONTIGUOUS MUNICIPALITIES.....	187
SUMMARY OF MUNICIPAL PLAN COMPATIBILITY.....	190
COUNTY AND REGIONAL PLANS.....	190
SOMERSET COUNTY 1987 MASTER PLAN.....	190
SOMERSET COUNTY SMART GROWTH STRATEGIC PLAN.....	190
HIGHLANDS REGIONAL MASTER PLAN.....	192
STATE DEVELOPMENT AND REDEVELOPMENT PLAN.....	192
XI. HISTORIC PRESERVATION PLAN ELEMENT.....	199
STATUTORY AUTHORIZATION FOR LOCAL HISTORIC PRESERVATION.....	199

HISTORIC PRESERVATION GOALS AND OBJECTIVES IN BERNARDS TOWNSHIP.....	200
HISTORIC PRESERVATION POLICIES.....	200
HISTORIC PRESERVATION PLANNING IN BERNARDS TOWNSHIP.....	201
HISTORIC PRESERVATION CHALLENGES.....	202
HISTORIC SITES AND HISTORIC DISTRICTS.....	204
IMPACT OF OTHER MASTER PLAN ELEMENTS ON HISTORIC PRESERVATION.....	206
SUMMARY AND RECOMMENDATIONS.....	210
APPENDIX A – BRIEF HISTORY OF BERNARDS TOWNSHIP.....	212
XII. FARMLAND PRESERVATION PLAN ELEMENT.....	218
INTRODUCTION.....	218
STATUTORY AUTHORIZATION.....	219
BERNARDS TOWNSHIP’S AGRICULTURAL LAND BASE.....	220
MUNICIPALITY’S AGRICULTURAL INDUSTRY – OVERVIEW.....	226
LAND USE PLANNING.....	231
BERNARDS TOWNSHIP’S PLAN TO PRESERVE FARMLAND.....	238
FUTURE FARMLAND PRESERVATION PROGRAM.....	243
ECONOMIC DEVELOPMENT.....	252
NATURAL RESOURCE CONSERVATION.....	271
AGRICULTURAL INDUSTRY SUSTAINABILITY, RETENTION AND PROMOTION.....	279
CONCLUSION.....	283
XIII. GREEN BUILDINGS AND ENVIRONMENTAL SUSTAINABILITY PLAN.....	285
INTRODUCTION.....	286
GOALS AND OBJECTIVES.....	288
LAND USE AND MANAGEMENT.....	288
GREEN BUILDINGS AND ENVIRONMENTAL SUSTAINABILITY.....	289
SUSTAINABILITY IN BERNARDS TOWNSHIP.....	290
MUNICIPAL PLANNING AND DESIGN.....	292
RESOURCE PROTECTION.....	294
ENERGY CONSERVATION.....	297
OPERATIONS AND MAINTENANCE.....	298
EDUCATION AND OUTREACH.....	299
SUMMARY.....	299
GLOSSARY OF GREEN TERMS.....	300
RELATED TERMS NOT FOUND IN THIS PLAN.....	305
APPENDIX A – SUSTAINABLE PLANNING IN BERNARDS TOWNSHIP.....	307

LIST OF TABLES

TABLE II-1: BERNARDS TOWNSHIP BUILD-OUT - RESIDENTIAL UNITS AND NON-RESIDENTIAL FLOOR AREA.....	14
TABLE II-2: VACANT ACREAGE IN BERNARDS TOWNSHIP - 2002 AND 2007.....	15
TABLE II-3: LAND USE/LAND COVER FOR BERNARDS TOWNSHIP 1995 AND 2002.....	16
TABLE II-4: FARMLAND-ASSESSED ACREAGE IN BERNARDS TOWNSHIP 2003 AND 2007.....	25
TABLE II-5: PROPERTIES TO BE REZONED TO P-1 PUBLIC PURPOSE ZONE.....	33
TABLE III-1: POPULATION CHANGE, 1950 TO 2000 BERNARDS TOWNSHIP.....	41
TABLE III-2: POPULATION CHANGE, 1950 TO 2000 SOMERSET COUNTY.....	41
TABLE III-3: BERNARDS TOWNSHIP POPULATION BY AGE, 1980 AND 1990.....	42
TABLE III-3a: POPULATION BY AGE, 1990 AND 2000.....	43
TABLE III-4: POPULATION BY AGE, 1980 AND 1990 SOMERSET COUNTY.....	43
TABLE III-4A POPULATION BY AGE, 1990 AND 2000 SOMERSET COUNTY.....	44
TABLE III-5: RACE AND GENDER, 1980 AND 1990 BERNARDS TOWNSHIP.....	45
TABLE III-5A: RACE AND GENDER, 1990 AND 2000 BERNARDS TOWNSHIP.....	45
TABLE III-6: RACE AND GENDER, 1980 AND 1990 SOMERSET COUNTY.....	46
TABLE III-6A: RACE AND GENDER, 1990 AND 2000 SOMERSET COUNTY.....	46
TABLE III-7: HOUSEHOLD CHARACTERISTICS, 1980 & 1990 BERNARDS TOWNSHIP.....	47
TABLE III-7a: HOUSEHOLD CHARACTERISTICS, 1990 & 2000 BERNARDS TOWNSHIP.....	48
TABLE III-8: MEDIAN PERSONS PER HOUSEHOLD: 1970, 1980, 1990 & 2000 BERNARDS TOWNSHIP AND SOMERSET COUNTY.....	48
TABLE III-9 TYPES OF HOUSEHOLDS BERNARDS TOWNSHIP.....	49
TABLE III-10: PER CAPITA AND HOUSEHOLD INCOME, 1989 AND 1999 BERNARDS TOWNSHIP, SOMERSET COUNTY AND STATE OF NEW JERSEY.....	49
TABLE III-11: 1999 HOUSEHOLD INCOME DISTRIBUTION BERNARDS TOWNSHIP AND SOMERSET COUNTY.....	50
TABLE III-12: HOUSING UNIT DATA –BERNARDS TOWNSHIP AND SOMERSET COUNTY 2000.....	50
TABLE III-13: OCCUPIED HOUSING UNITS BY TENURE, BERNARDS TOWNSHIP AND SOMERSET COUNTY 2000.....	52
TABLE III-14: HOUSING VALUES FOR BERNARDS TOWNSHIP AND SOMERSET COUNTY 2000.....	53
TABLE III-15: INDICATORS OF HOUSING CONDITIONS: 1990& 2000 BERNARDS TOWNSHIP.....	53
TABLE III-16: DWELLING UNITS AUTHORIZED BY BUILDING PERMITS - 1980-2000 BERNARDS TOWNSHIP.....	54

TABLE III-17: POPULATION AT FULL DEVELOPMENT BERNARDS TOWNSHIP..	..55
TABLE IV -1: CERTIFIED HOUSING ELEMENT/FAIR SHARE PLAN PRIOR ROUND (1987-99) SEPTEMBER 5, 2001 TO SEPTEMBER 4, 2007.....	..62
TABLE IV-2: PLAN TO ADDRESS THE COAH OBLIGATION PROJECTION JANUARY 1, 2004 TO DECEMBER 31, 2018.....	..63
TABLE IV-3: UNITS IN STRUCTURE BY TENURE.....	..68
TABLE IV-4: YEAR STRUCTURE BUILT BY TENURE.....	..68
TABLE IV-5: COMPARISON OF YEAR OF CONSTRUCTION FOR TOWNSHIP, COUNTY, AND STATE.....	..69
TABLE IV-6: HOUSEHOLD SIZE IN OCCUPIED HOUSING UNITS BY TENURE.....	..70
TABLE IV-7: NUMBER OF BEDROOMS PER UNIT BY TENURE.....	..70
TABLE IV-8: AVERAGE HOUSEHOLD SIZE FOR OCCUPIED UNITS FOR TOWNSHIP, COUNTY, AND STATE.....	..70
TABLE IV-9: PERCENTAGE OF ALL UNITS BY NUMBER OF BEDROOMS.....	..71
TABLE IV-10: HOUSING QUALITY FOR TOWNSHIP, COUNTY, AND STATE.....	..72
TABLE IV-11: VALUE OF OWNER OCCUPIED RESIDENTIAL UNITS.....	..72
TABLE IV-12: GROSS RENTS FOR SPECIFIED RENTER-OCCUPIED HOUSING UNITS.....	..72
TABLE IV-13: HOUSEHOLD INCOME IN 1999 BY GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999.....	..73
TABLE IV-14: POPULATION BY AGE AND SEX.....	..74
TABLE IV-15: COMPARISON OF AGE DISTRIBUTION FOR TOWNSHIP, COUNTY, AND STATE (% OF PERSONS).....	..74
TABLE IV-16: PERSONS IN HOUSEHOLD.....	..75
TABLE IV-17: COMPARISON OF PERSONS IN HOUSEHOLD FOR TOWNSHIP, COUNTY, AND STATE (% OF HOUSEHOLDS).....	..75
TABLE IV-18: PERSONS BY HOUSEHOLD TYPE AND RELATIONSHIP.....	..76
TABLE IV-19: 1999 INCOME FOR TOWNSHIP, COUNTY, AND STATE.....	..76
TABLE IV-20: POVERTY STATUS FOR PERSONS AND FAMILIES FOR TOWNSHIP, COUNTY, AND STATE (% WITH 1999 INCOME BELOW POVERTY).....	..77
TABLE IV-21: COMPARISON OF 1995 PLACE OF RESIDENCE FOR TOWNSHIP, COUNTY, AND STATE.....	..77
TABLE IV-22: EDUCATIONAL ATTAINMENT FOR TOWNSHIP, COUNTY, AND STATE RESIDENTS (PERSONS 25 YEARS AND OVER).....	..77
TABLE IV-23: MEANS OF TRANSPORTATION TO WORK FOR TOWNSHIP, COUNTY AND STATE RESIDENTS (WORKERS 16 YEARS OLD AND OVER).....	..78
TABLE IV-24: NEW RESIDENTIAL CO'S FOR NEW/VACANT LOTS.....	..79
TABLE IV-25: NEW RESIDENTIAL CO'S IN INCLUSIONARY DEVELOPMENTS.....	..81
TABLE IV-26: DEMOLITIONS OF PRE-2004 DWELLINGS (NOT REPLACED ONE- FOR-ONE) WHERE NO NEW DWELLING IS PROPOSED AT TIME OF DEMOLITION OR SITE IS SUBDIVIDED FOR MULTIPLE DWELLINGS.....	..82
TABLE IV-27: NEW COMMERCIAL FLOOR AREA.....	..83
TABLE IV-28: NEW COMMERCIAL FLOOR AREA IN INCLUSIONARY DEVELOPMENTS.....	..84
TABLE IV-29: DEMOLITION OF PRE-2004 COMMERCIAL FLOOR AREA.....	..84

TABLE V-1 PROJECTED LAND ACTIVITY - DESIGN YEAR 2014.....	87
TABLE V-2: FUTURE TRIP GENERATION - MAJOR PLANNED PROJECTS DESIGN YEAR 2014.....	88
TABLE VI-1: PERSONNEL FIGURES BY MUNICIPAL DEPARTMENT: 1988 TO 2008.....	102
TABLE VI-2: BERNARDS TOWNSHIP LIBRARY CIRCULATION REVIEW: 2005-2007.....	106
TABLE VI-3: PUBLIC SCHOOL ENROLLMENT: 2008-2009 SCHOOL YEAR.....	107
TABLE VI-4: PUBLIC SCHOOL ENROLLMENT HISTORY: 2003/2004 TO 2008/2009.....	108
TABLE VI-5: SCHOOL ENROLLMENT PROJECTIONS: 2008-2009 TO 2013-14.....	109
TABLE VI-6 BERNARDS TOWNSHIP PROPERTIES.....	110
TABLE VI-7 SOMERSET COUNTY PROPERTIES.....	116
TABLE VII-1: BALANCED LAND USE CONCEPT.....	120
TABLE VII-2: TOWNSHIP ACTIVE PARKLAND ACREAGE INVENTORY.....	121
TABLE VII-3: BERNARDS TOWNSHIP RECREATIONAL FACILITY MATRIX.....	121
TABLE VII-4: ACTIVE AND PASSIVE RECREATION AREAS.....	138
TABLE VIII-1: OPEN SPACE AND CONSERVATION AREAS.....	173
TABLE X-1: BERNARDS TOWNSHIP'S ACREAGE BY PLANNING AREA.....	195
TABLE XI-1: NJ DEP - HISTORIC PRESERVATION OFFICE, NEW JERSEY AND NATIONAL REGISTERS OF HISTORIC PLACES.....	205
TABLE XII-1: BERNARDS TOWNSHIP PROPERTY CLASS.....	220
TABLE XII-2: PROPERTY CLASS FOR BERNARDS TOWNSHIP PROPOSED PROJECT AREA.....	221
TABLE XII-3: 2002 LAND USE/LAND COVER FOR BERNARDS TOWNSHIP.....	221
TABLE XII-4: 2002 LAND USE/LAND COVER FOR BERNARDS PROPOSED PROJECT AREA.....	221
TABLE XII-5: 2002 LAND USE/LAND COVER CROPLAND AND PASTURELAND..	222
TABLE XII-6: FARM CAPABLE SOILS FOR BERNARDS TOWNSHIP.....	223
TABLE XII-7: FARM CAPABLE SOILS FOR BERNARDS PROPOSED PROJECT AREA.....	224
TABLE XII-8: IRRIGATED ACRES.....	225
TABLE XII-9A: NUMBER OF FARMS.....	225
TABLE XII-9B: FARMS BY SIZE - SOMERSET COUNTY.....	225
TABLE XII-10: AVERAGE AND MEDIAN FARM SIZE.....	226
TABLE XII-11: CROPLAND HARVESTED, PASTURE, WOODLAND, EQUINE, TOTAL FOR AGRICULTURAL USE.....	226
TABLE XII-12: BERNARDS TOWNSHIP LAND DEVOTED TO FIELD CROPS (ACRES).....	227
TABLE XII-13: BERNARDS TOWNSHIP FRUIT PRODUCTION (ACRES).....	228
TABLE XII-14: BERNARDS TOWNSHIP VEGETABLE PRODUCTION (ACRES).....	228

TABLE XII-15: BERNARDS TOWNSHIP NURSERY AND TREE PRODUCTION (ACRES).....	229
TABLE XII-16: TIMBER AND WOODLAND PRODUCT AND AREAS.....	229
TABLE XII-17: BERNARDS TOWNSHIP LIVESTOCK AND POULTRY PRODUCTS (HEAD).....	229
TABLE XII-18: LOCAL FARM SUPPLY RETAILERS.....	230
TABLE XII-19: REGIONAL FARMERS' MARKETS.....	231
TABLE XII-20: EXISTING ZONING FOR PROPOSED PROJECT AREA.....	234
TABLE XII-21: LAND USE/LAND COVER CHANGE 1986 TO 2002.....	235
TABLE XII-22: LOT COMPARISON.....	236
TABLE XII-23: BUILDING PERMITS ISSUED (2000-2007).....	237
TABLE XII-24: TARGET FARMS AND FARMLAND CAPABLE SOILS.....	243
TABLE XII-25: PRESERVATION GOALS BY YEAR.....	244
TABLE XII-26: FUNDING NEEDED FOR TARGET FARM ACQUISITION AS OF 2008.....	250
TABLE XII-27: AGRITOURISM OPPORTUNITIES IN SOMERSET COUNTY - NUMBER OF OPERATIONS LISTED.....	258

LIST OF FIGURES

1. FIGURE II-1 VACANT LAND ANALYSIS
2. FIGURE II-2 2002 LAND USE/LAND COVER
3. FIGURE II-3 2007 FARM ASSESSED LANDS
4. FIGURE II-4 LAND USE PLAN
5. FIGURE II-5 RECENT AND PENDING DEVELOPMENT AND POTENTIAL FUTURE DEVELOPMENT AREAS
6. FIGURE V-1 FUNCTIONAL CLASSIFICATION OF ROADWAYS
7. FIGURE V-2 LOCATION OF PLANNED DEVELOPMENTS
8. FIGURE V-3 SUGGESTED AND PLANNED IMPROVEMENTS
9. FIGURE V-4 BICYCLE, PEDESTRIAN AND GREENWAY PLAN
10. FIGURE VI-1 COMMUNITY FACILITIES PLAN
11. FIGURE VII-1 ACTIVE AND PASSIVE RECREATION AREAS
12. FIGURE VIII-1 TOPOGRAPHY
13. FIGURE VIII-2 BEDROCK GEOLOGY
14. FIGURE VIII-3 CONSERVATION FACTORS
15. FIGURE VIII-4 WATERSHED MANAGEMENT AREAS
16. FIGURE VIII-5 NJ LANDSCAPE PROJECT CRITICAL HABITAT DATA
17. FIGURE VIII-6 OPEN SPACE AND CONSERVATION AREAS
18. FIGURE IX-1 SEWER SERVICE AREAS
19. FIGURE X-1 STATE PLAN POLICY MAP
20. FIGURE XII-1 REGIONAL LOCATION
21. FIGURE XII-2 FARM ASSESSED/FARM QUALIFIED PARCELS
22. FIGURE XII-3 PROJECT AREA AND TARGET FARMS
23. FIGURE XII-4 PROPERTY CLASS
24. FIGURE XII-5 2007 LAND USE/LAND COVER
25. FIGURE XII-6 FARM CAPABLE SOILS
26. FIGURE XII-7 CROPLAND AND PASTURE LAND
27. FIGURE XII-8 STATE PLANNING POLICY AREAS
28. FIGURE XII-9 HIGHLANDS PLANNING AREAS
29. FIGURE XII-10 ZONING
30. FIGURE XII-11 SEWER SERVICE AREAS
31. FIGURE XII-12 LOT SIZE COMPARISON
32. FIGURE XII-13 OPEN SPACE AND GARDEN STATE GREENWAYS CONNECTORS