

B A N I S C H

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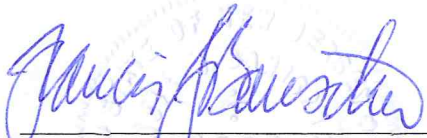
Planning and Design

Township of Bedminster
Land Use Plan Amendment
and
Housing Element and
Fair Share Plan Amendment
OR-V-Mixed Use (OR-V-MU) District

Prepared by:

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The original document was appropriately signed and sealed on January 27, 2021 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.



Francis J. Banisch III, PP/AICP
Professional Planner #1686

Amend the Land Use Plan by inserting the following new section between the description of the OR-V District and the OP District:

“OR-V MU” Village Office Research and Mixed Use

The Township’s Housing Element and Fair Share Plan is based upon a Settlement Agreement with the Fair Share Housing Center. The Settlement Agreement and the Housing Element and Fair Share Plan (HEFSP) indicate that the Township will provide the opportunity for 28 family rental affordable units through zoning by June 30, 2021. The Board recently approved the Elite at Bedminster, LLC use variance and site plan, which includes five of the 28 required affordable family rental units. These five units will assist the Township in meeting the requirement of the Settlement Agreement to provide the opportunity through zoning and land use approvals for 28 affordable family rental units. The Settlement Agreement does not require the construction of the units by the Township, but rather requires Bedminster to zone for or otherwise approve such development.

The current Office Research (OR) District in Pluckemin includes, in part, the largely developed portion of the Bedminster One campus, owned by KRE, while the Village Office Research (OR-V) District includes the largely undeveloped portions of the KRE site. This is the area where new mixed-use development is planned for the area along the Burnt Mills Road frontage of the Bedminster One office campus. A new Village Office Research Mixed Use (OR-V-MU) District will replace both the OR and the OR-V portions of the KRE site.

This northern OR-V portion of the site has been determined to be an appropriate location for the development of a mixed use and multiple family housing development, with a minimum mandatory 15% set aside for affordable family rental units. The addition of residential and mixed use at this location will reinforce the village’s sense of place and increase foot traffic from this important location in the evolving village streetscape.

This amendment to the Master Plan, which revises the Future Land Use Map (Figure 1) and Land Use Element to include the OR-V Mixed Use District, will allow mixed use development of office, retail and multi-family housing on the property, provided that improvements are made by the property owner to the intersection of Burnt Mills Road/Washington Valley Road and Route 202-206, and further provided that the perimeter road is improved to aid traffic flow in Pluckemin.

The property is located in Pluckemin Village, is served by public utility water and EDC sewage treatment, and there is capacity for additional development at the site from the existing water and sewerage facilities, all within the existing Sewer Service Area. The location near existing stores, offices and restaurants in Pluckemin is attractive as a walkable and bikeable area easily connected with other parts of Pluckemin. Bedminster Village is also easily accessible by car or via the hike/bike trail.

The property fronting on Burnt Mills Road can be accessed from both Burnt Mills Road and the ring road. The existing parking lots can serve both the existing and proposed

uses on the property. The retail component as envisioned would provide restaurant and retail services for residents of The Hills, occupants of the new housing and the residents and businesses located in and around the village.

It is anticipated that structured parking will be constructed to ensure that there is adequate parking on the tract for all residents, existing offices to remain and any new non-residential uses.

Initial traffic studies, done in coordination with the County and NJDOT, indicate that significant improvements could result from timing and phasing improvements to the traffic lights at Burnt Mills Road, Washington Valley Road and Route 202-206. With the appropriate improvements, even with additional development at this site the level of service (LOS) could be improved from Level of Service (LOS) “F” to an improved LOS “D”.

Amend the Housing Element and Fair Share Plan to read as follows:

Under heading “E. MEETING THE THIRD ROUND OBLIGATION REQUIREMENTS”, revise Section E.2. to read as follows:

2. Family Units – 113 Required, 644 Provided; Family Rentals - 28 Required, 28 to be Provided

At least 50% of the third-round prospective need units must be available to families (not age-restricted or group home units), requiring at least 113 family units/credits. The only non-family units in this fair share plan are the 50 age restricted units at Pluckemin Park, below the 56-unit third round cap. When these 50 units are subtracted from the 694 actual new construction units developed to date, there are a total of 644 family units.

According to the Settlement Agreement with FSHC, by July 1, 2021 the Township must either have approved inclusionary rezoning to permit 28 family rental units or will have to select a developer to construct a 100% affordable development of 28 units. During 2020, Bedminster’s Zoning Board approved a use variance to permit an inclusionary development on Lamington Road in Bedminster village. This mixed-use development will deliver 5 affordable family rental units as approved.

Bedminster is also anticipating a Land Use Plan amendment and rezoning of a portion of the KRE Bedminster One campus. This rezoning, designed to address the family rental requirement, would permit a mixed-use development, including family rental units, which would have an affordable housing set-aside of at least 15%. It is noted that the site in question, adjoining Burnt Mills Road, is a viable site for such development according to the criteria in N.J.A.C. 5:93-5.3, which requires that sites proposed for affordable housing development satisfy the following site suitability requirements:

“Approvable site” means a site that may be developed for low- and moderate-income housing in a manner consistent with the rules or

regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low- and moderate-income housing.

“Available site” means a site with clear title, free of encumbrances which preclude development for low- and moderate-income housing.

“Developable site” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP.

“Suitable site” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

The northern portion of the KRE site (Block 71, Lot 7) meets the four site criteria identified by the NJ Council on Affordable Housing (COAH) as part of the prior round Rules.

- 1. The site is Approvable – It can be developed consistent with the regulations of all agencies with jurisdiction, including the Residential Site Improvement Standards, N.J.A.C. 5:21, where applicable.*

Lot 7 is free of steep slopes and has adequate developable area for the intended mixed-use development. A tributary to Chambers Brook bisects Lot 7 to the south of the intended development area, along the Burnt Mills Road frontage. Existing easements for drainage and sanitary sewers are able to be relocated if necessary. The development area is not impacted by any other environmental constraints and may be developed in accordance with RSIS standards.

- 2. The site is Available - It has a clear title and is free of encumbrances which preclude development of affordable housing;*

To the extent known, Block 71, Lot 7 is not encumbered by any title encumbrances that would preclude development of affordable housing. The lot is privately owned and has a clear title.

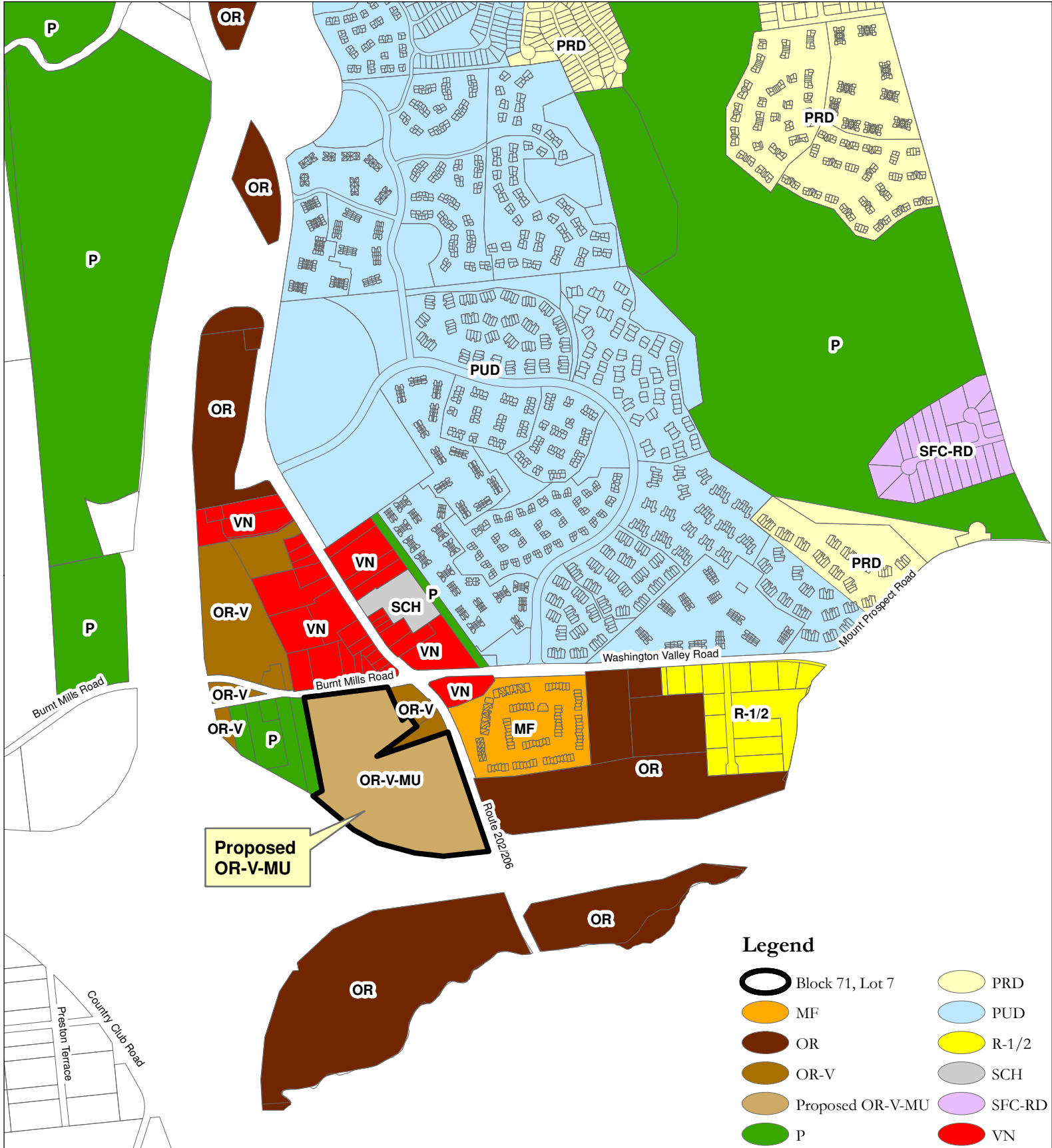
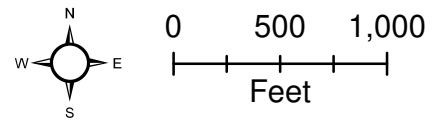
- 3. The site is Developable - It has adequate sewer and water capacity, as defined under N.J.A.C. 5:97-1.4, and is consistent with the applicable areawide water quality management plan;*

The property is within the Sewer Service Area and can readily be serviced by public water and sewer. Adequate sewer capacity exists to service the site.













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4. *The site is Suitable – It is adjacent to compatible land uses and has access to appropriate streets;*

The property is within the historic central commercial area of Pluckemin Village. The commercial uses that line Route 206 are generally small scale and retain much of the village's 18th Century charm. Burnt Mills Road provides direct access to the site and access is also available from the loop road on Lot 7. Improvements to the Route 206 intersection will be undertaken by the developer that will improve traffic flow.

Figure 1:
Proposed Land Use Plan Amendment
OR-V-MU; Block 71, Lot 7
Bedminster Township, Somerset County
September 2020



Legend

- | | | | |
|---|------------------|---|--------|
|  | Block 71, Lot 7 |  | PRD |
|  | MF |  | PUD |
|  | OR |  | R-1/2 |
|  | OR-V |  | SCH |
|  | Proposed OR-V-MU |  | SFC-RD |
|  | P |  | VN |

Data Sources:
 Somerset County Planning Department