

# Township of Bedminster



## Land Use Plan Amendment

### Research Development Office Laboratory District

Adopted \_\_\_\_\_

Prepared by  
Bedminster Township Land Use Board  
with Assistance from  
Banisch Associates, Inc.

The original document was appropriately signed and sealed on \_\_\_\_\_ in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

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**Amend the Land Use Plan by amending Table 1 in Section 202 “DISTRICTS ENUMERATED”, as follows:**

**Table 1 Recommended Density and Floor Area Standards**

<b><i>Residential</i></b>	<b><i>Maximum Density/FAR/Floor Area</i></b>
“R-10” Rural Residential	One-tenth (1/10) unit per acre
“R-3” Rural Residential	One-third (1/3) unit per acre
“R-2” Low Density Residential	One-half (1/2) unit per acre
“R-1” Low Density Residential	One (1) unit per acre
“R-1/2” Medium Density Residential	Two (2) units per acre
“SFC” Single Family Cluster	Two (2) units per acre
“VR-100” Medium Density Residential	Three (3) units per acre
“VR-80” Medium Density Residential	Four (4) units per acre
“SFC-RD” Single Family Cluster-Restricted Development	Four (4) units per acre
“PRD” Planned Residential Development	Eight (8) units per acre
“MF” High Density Multiple Family Residential	Twelve (12) units per acre
“SCH” Senior Citizen Housing	Twenty (20) units per acre
<b><i>Mixed Residential/Commercial</i></b>	
“VN” Village Neighborhood	Four (4) units per acre - FAR 0.15
“VN-2” Restricted Village Neighborhood	Two (2) units per acre - FAR 0.15
“PUD” Planned Unit Development	Ten (10) units per acre - FAR 0.25
<b><i>Commercial</i></b>	
“OR” Office Research	FAR 0.125 or 0.165
“RDOL” Research Development Office Laboratory	<b><i>Total Floor Area not to exceed 2 million SF</i></b>
“OR-V” Office Research–Village	FAR 0.135
“OR-V-MU” Office Research–Village-Mixed Use	at least 23 affordable family rental units as a 15% set aside of total units
“OP” Professional and General Office	FAR 0.10
<b><i>Public</i></b>	
“P” Public	NA

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

*“RDOL” Research Development Office Laboratory*

The AT&T Long Lines facility, which has long been included in the Office Research (OR) District, is the location of the Research Development Office Laboratory District. This former single user campus, no longer owned by AT&T, is undergoing an ongoing transition from a single user campus to a multi-user environment that combines the uses that are driving development and investment in the 21<sup>st</sup> century.

The RDOL District is designed to capitalize on its exceptional regional location and arterial highway access. The existence of regional industry clusters has also influenced the land use policy for the 190-acre RDOL District.

The former AT&T campus has been reimagined to accommodate a diverse mix of non-residential uses. While residential and mixed uses are focused in the Bedminster and Pluckemin Village Centers, the mixed uses in the RDOL District are to be strictly non-residential.

Permitted uses in the RDOL District have been fashioned to better reflect the demands of the marketplace and to capitalize on the industry clusters that have flourished in central New Jersey and Somerset County. The RDOL District departs from the traditional use of floor area ratio (FAR) as a development control and instead utilizes a maximum floor area control, limiting building height to 5 stories and limiting the site to no more than 2 million square feet of development.

The RDOL District is uniquely situated for expansion and redevelopment, with controlled interchange access with the State and Interstate highway and significant frontage on the interstate system as well as having environmentally sensitive areas already encumbered by conservation easements.

Bedminster's Resource Conservation Calculations (LMO Sec 13-5526), which regulate density and floor area ratio to account for the sensitivity of the environment and to provide for sustainable levels of development, will not apply to the RDOL District, which does not regulate FAR. Eliminating the complications associated with the measurement and tracking of FAR should be an attractive feature in the marketplace for those contemplating development here.

The vision for the district combines business incubation, life science, biotech and high-tech uses and lifestyle amenities to accommodate the transition from a single user campus to a diverse mixture of uses at this premier location.

Key uses in the RDOL District include laboratory, research, development, engineering, and similar activities related to the fields of computer software and hardware, pharmaceuticals, biotechnology and other life science industries.

Production and assembly activities are also permitted related to the fields of biotechnology, pharmaceuticals or other life sciences industries, aseptic manufacturing and the fields of computer software technology and hardware, telecommunications, robotics, aerospace technology or other emerging, high-technology industries.

To support the principal focus on business development and growth, the RDOL District also permits up to 300,000 square feet of the total authorized floor area of the district to be developed for recreation and lifestyle experiences, enhancing the campus experience, including

1. Conference center and hotel (100-hotel room minimum)

2. restaurants,
3. breweries,
4. event space
5. art galleries
6. retail shops
7. commercial recreation (indoor or outdoor)
8. gyms and fitness clubs
9. theaters
10. child care

## **Smart, Resilient, Sustainable Planning in the Face of Climate Change**

New Jersey's Municipal Land Use Law (MLUL) has long provided a focus on the environment, stewardship and sustainability. Bedminster internalized this focus in the Master Plan process that produced the 2002 Conservation Plan, which provided an understanding of Bedminster's natural environment and its attributes and limitations and formed the basis for Bedminster's environmentally-responsible land use plan two decades ago.

New Jersey's continuing focus on smart growth and sustainable development, long reflected in the policies of the State Development and Redevelopment Plan (SDRP), was reiterated in the statutory amendments included in NJSA 40:55D-28f., g, and h, as follows:

- (f) including, for any land use plan element adopted after the effective date of P.L.2017, c.275, a statement of strategy concerning:
  - (i) smart growth which, in part, shall consider potential locations for the installation of electric vehicle charging stations,
  - (ii) storm resiliency with respect to energy supply, flood-prone areas, and environmental infrastructure, and
  - (iii) environmental sustainability;
  
- (g) showing the existing and proposed location of public electric vehicle charging infrastructure; and
  
- (h) including, for any land use plan element adopted after the effective date of P.L.2021, c.6, a climate change-related hazard vulnerability assessment which shall
  - (i) analyze current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards, including, but not limited to increased temperatures, drought, flooding, hurricanes, and sea-level rise;
  - (ii) include a build-out analysis of future residential, commercial, industrial, and other development in the municipality, and an assessment of the threats and vulnerabilities identified in subparagraph (i) of this subparagraph related to that development;
  - (iii) identify critical facilities, utilities, roadways, and other infrastructure that is necessary for evacuation purposes and for sustaining quality of life during a natural disaster, to be maintained at all times in an operational state;
  - (iv) analyze the potential impact of natural hazards on relevant components and elements of the master plan;

- (v) provide strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards;
- (vi) include a specific policy statement on the consistency, coordination, and integration of the climate-change related hazard vulnerability assessment with any existing or proposed natural hazard mitigation plan, floodplain management plan, comprehensive emergency management plan, emergency response plan, post-disaster recovery plan, or capital improvement plan; and
- (vii) rely on the most recent natural hazard projections and best available science provided by the New Jersey Department of Environmental Protection;

## **Smart Growth, Storm Resiliency and Environmental Sustainability**

Bedminster's Master Plan has been fashioned in the policy environment of the SDRP and the Land Use Plan has been crafted around a simple smart growth premise: concentrate more intense development in the infrastructure-rich highway corridor portion of eastern Bedminster and preserve environmentally sensitive lands and farmland that make up the balance of the Township to the greatest extent practicable.

Somerset County has maintained a leadership role in planning for hazard management and the July 2019 DMA 2000 Hazard Mitigation Plan Final Update has been referenced widely in this review.

### **Smart Growth**

Smart Growth is a much-used term that merits clarification. While not defined in the SDRP, Smart Growth America has highlighted the key features of smart growth, which include:

1. Mix land uses
2. Take advantage of compact design
3. Create a range of housing opportunities and choices
4. Create walkable neighborhoods
5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve open space, farmland, natural beauty, and critical environmental areas
7. Direct development towards existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair, and cost effective
10. Encourage community and stakeholder collaboration in development decisions

Bedminster's Land Use Plan has encouraged smart growth for over 20 years. Permitting and encouraging mixed uses in the village centers, the layout of the community has optimized compact design while also creating a range of housing opportunities that include single family and multi-family options and a lot of affordable housing.

Bedminster, along with Somerset County and the State, has been able to preserve over 2,500 acres of farmland and has imposed easements on expansive areas of environmental sensitivity in the

landscape. Bedminster has planned for its future with broad participation by the residents, as noted by the Court in Kirby v. Bedminster.

### Electric Vehicle Infrastructure

As electric vehicles assume an ever-increasing share of the vehicle market, for everything from mini-cars to tractor trailers, concerns about access to charging infrastructure can be an impediment to adoption. Providing a network of charging stations on the road will be important for the growth of electric vehicle use. Given most vehicle charging occurs at home. Currently, there are no charging stations located in or close to Bedminster, with the nearest ones appearing to be at the Livingston Mall.

The New Jersey Department of Community Affairs Recently, in September 2021, published an Electric Vehicle Charging Station Ordinance as a statewide model ordinance to implement the provisions of the EV Charging Station Law. The model ordinance is intended to incentivize the installation of EV Charging Stations throughout New Jersey and should help streamline the installation process as the network is built out.

Bedminster should work with Somerset County to develop a plan for future charging stations.

### Storm Resiliency

"Climate resilience is the ability to anticipate, prepare for, and respond to hazardous events, trends, or disturbances related to climate. Improving climate resilience involves assessing how climate change will create new, or alter current, climate-related risks, and taking steps to better cope with these risks". (Center for Climate and Energy Solutions).

### Energy Supply

The Somerset County All Hazards Plan identifies the hazards meriting further study as follows:

Table 5.2-1 Summary Results of the Hazard Identification and Evaluation Process	
<ul style="list-style-type: none"> <li><input type="checkbox"/> Avalanche</li> <li><input type="checkbox"/> Coastal Erosion</li> <li><input checked="" type="checkbox"/> Drought</li> <li><input checked="" type="checkbox"/> Earthquake</li> <li><input type="checkbox"/> Expansive Soils</li> <li><input checked="" type="checkbox"/> Extreme Temperatures</li> <li><input checked="" type="checkbox"/> Flood (Riverine, Flash, Ice Jam, and Dam Flooding)</li> <li><input type="checkbox"/> Groundwater Contamination</li> <li><input checked="" type="checkbox"/> Hailstorm</li> <li><input checked="" type="checkbox"/> Hurricane (and other Tropical Cyclones)</li> <li><input type="checkbox"/> Ice Jams</li> <li><input checked="" type="checkbox"/> Ice Storm</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Infestation</li> <li><input type="checkbox"/> Land Subsidence</li> <li><input type="checkbox"/> Landslide</li> <li><input checked="" type="checkbox"/> Nor'easters</li> <li><input type="checkbox"/> Radon</li> <li><input checked="" type="checkbox"/> Severe Storms (Windstorms, Thunderstorms, Hail, Lightning, Tornados, and Hurricanes)</li> <li><input checked="" type="checkbox"/> Severe Winter Storms (Heavy Snow, Blizzards, Freezing Rain/Sleet, Nor'easters, Ice Storms)</li> <li><input checked="" type="checkbox"/> Tornado</li> <li><input type="checkbox"/> Tsunami</li> <li><input type="checkbox"/> Volcano</li> <li><input checked="" type="checkbox"/> Wildfire</li> <li><input checked="" type="checkbox"/> Windstorm</li> </ul>

= Hazard considered significant enough for further evaluation through Somerset County's multi-jurisdictional hazard risk assessment.

Threats to the continuity of energy supply are inherent in the hazards identified by Somerset County, including:

- Severe Storm (Windstorms, Hurricanes, Thunderstorms, Hail, Lightning and Tornadoes) ·
- Severe Winter Storm (Heavy Snow, Blizzards, Freezing Rain/Sleet, Nor'easters and Ice Storms)
- Flooding (Riverine, Flash, Ice Jam and Dam) ·
- Wildfire
- Extreme Temperatures ·
- Drought
- Earthquake

NJ DEP reports that damaging earthquakes in NJ are rare but have happened and will happen again. Nonetheless, whether from ice or rain, floods, wind, wildfire or extreme heat events, severe storms pose threats to power infrastructure. The Bedminster Annex to the County All Hazards Plan indicates that the Township ongoing efforts to address power vulnerability include:

- Obtaining and installing backup power sources at vulnerable critical facilities;
- supporting the purchase of generators by local school facilities; and ·
- purchasing a mobile generator unit for use at critical facilities throughout the Township.

Waivers of permit fees for emergency generators is also a recommended action in the County Plan.

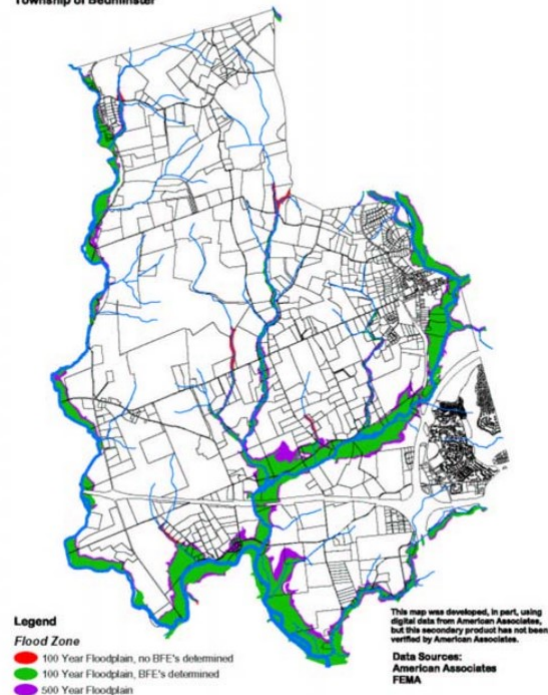
### *Flood Prone Areas*

Bedminster's Conservation Plan, which identified the natural systems throughout the Township and formed the underpinning of the 2002 Master Plan, included an identification of the flood zones by location and intensity, seen at right.

Stream corridor management strategies, advocated in the Master Plan and resulting in land use regulation, included the following:

- a. Vegetated buffers should be maintained along all stream corridors in the Township. Where past land use practices have resulted in the removal of trees along stream corridors, management practices should include the reestablishment of the tree cover. Stream

**FEMA Floodzones**  
Township of Bedminster



buffers should extend at least one hundred fifty (150') feet from each side of the stream centerline.

b. A stream corridor protection program, modeled after the program established by the Delaware and Raritan Canal Commission, which seeks to protect the stream corridor and adjacent wetlands, floodplains, and contributory uplands with steep slopes, should be developed and implemented by the Township.

c. Management strategies and monitoring standards should be developed for stream corridor areas.

d. Where past land use practices have resulted in the removal of trees along stream corridors, management practices should include the reestablishment of the tree cover. e. Outreach to neighboring municipalities to develop consistent and/or compatible management strategies along stream or river corridors.

The Conservation Plan also advocated for water quality best management practices to protect the quality of surface waters and promote maximum habitat values. These included:

- Arrange development on the least porous soils, to promote infiltration and reduce sediment and pollutant loading,
- Buffer strips and techniques to maximize overland flow, such as grassed swales and filter strips,
- Regional stormwater management approaches and extended detention facilities,
- Wet ponds (retention basins) and wetland or marsh creation,
- Infiltration practices to detain runoff, including trenches, basins, drywells and other structural solutions, and
- Water quality inlets and oil/grit separators.

Bedminster has provided important flood protection information for the public and landowners on the Township website, included as Appendix A.

### *Green Infrastructure*

The ability to prevent flooding and the discharge of polluted runoff during increasingly frequent storm events will require a coordinated approach by government and the private sector. In 2019, Congress enacted the Water Infrastructure Improvement Act, which defines green infrastructure as "the range of measures that use plant or soil systems, permeable pavement or other permeable surfaces or substrates, stormwater harvest and reuse, or landscaping to store, infiltrate, or evapotranspire stormwater and reduce flows to sewer systems or to surface waters."

Green infrastructure, which uses natural systems to the greatest advantage in limiting storm effects, plays an increasingly critical role in storm resiliency. and in turn creates numerous benefits for the community. Green infrastructure plays a critical role in reducing stormwater flows and helps prevent pollutants and harmful toxins from entering stream corridors.

NJDEP adopted new stormwater rules (N.J.A.C. 7:8) effective March 2, 2021 which substantially increased the focus on green infrastructure. The revised rules replaced the requirement that major developments incorporate nonstructural stormwater management strategies to the "maximum extent possible" to meet groundwater recharge, stormwater runoff quantity and stormwater runoff quality standards, requiring that green infrastructure be utilized to meet these standards. The new rules create



mathematically-based standards for stormwater design compliance and allow infiltration through best management practices.

### *Environmental Sustainability*

Bedminster's Master Plan sets forth a vision to boldly address the objectives for sustainable development.

#### “102 BEDMINSTER'S VISION

This *Master Plan* is dedicated to *preserving, protecting and enhancing Bedminster's natural and cultural resources, and promoting a sustainable future* for the Township and the region. The vision for Bedminster's future is reflected in these key objectives:

- Protecting and improving the quality of the air and water that flow through Bedminster, thereby enhancing regional air and water quality
- Conserving community character by carefully managing the scale and intensity of new development and retaining farmland and open spaces.
- Preserving our cultural landscape by recognizing historic structures and districts, and managing change within the historic villages.
- Protecting scenic vistas of the rural countryside and the villages and hamlets that impart the special character of Bedminster.
- Providing a balance of opportunities to live, work and play in safe and attractive surroundings.
- Maintaining an efficient circulation system that promotes important circulation linkages retains the rural road system and provides for pedestrian, equestrian and bicycle movements.
- Expanding the Greenway system linking significant public open spaces along a network of pathways, waterways and significant natural features.

Realization of this vision will require a combination of public actions, such as farmland preservation, open space and development rights acquisition, private conservation efforts and sustainable land use strategies and zoning techniques.”

Master Plan Implementation of Sustainability - Following adoption of the Master Plan, land use regulations were enacted to reduce permitted residential densities which help to protect the quality of the water that flows through Bedminster. These lower intensity development policies have assisted in conserving community character and retaining farmland and open spaces and preserving historic structures and districts, carefully managing change within the historic villages in concert with the State Plan. Lower density policies for the Bedminster countryside also protects the scenic character of the rural countryside and the villages and hamlets.

At the same time, the focus of development along the State highway corridor has allowed Bedminster to provide a balance of opportunities to live, work and play while maintaining an efficient circulation system in the developed areas while retaining the rural road system that provides for pedestrian, equestrian and bicycle movements. The Township's Hike and Bike trail is a central feature in a Greenway system that links the villages and significant public open spaces along a network of pathways, waterways and significant natural features.

# Climate Change Hazard Vulnerability Assessment

## 1. Analyze climate change-related natural hazards;

Table 1 below summarizes the vulnerability risk rankings from the Somerset County Hazard Mitigation Plan of potential hazards within the Township of Bedminster.

TABLE 1				
Hazard type	Estimate of Potential Dollar Losses to Structures Vulnerable to the Hazard <sup>a,c</sup>	Probability of Occurrence	Risk Ranking Score (Probability x Impact)	Hazard Ranking <sup>b</sup>
Flood	1% Annual Chance: \$14,500,000 0.2% Annual Chance: \$31,100,000	Frequent	18	Medium
Severe Storm	100-Year MRP: 500-Year MRP: \$865,312 Annualized Loss: \$2,994,932 \$34,998	Frequent	30	Medium
Severe Winter Storm	1% of GBS: \$16,791,530 5% of GBS: \$83,957,650	Frequent	27	Medium
Earthquake	500-Year MRP: \$3,072,724 2,500-Year MRP: \$44,547,359 Annualized Loss: \$46,672	Occasional	12	Low
Drought	Not available	Occasional	16	Medium
Extreme Temperature	Not available	Frequent	18	Medium
Wildfire	Not available	Occasional	28	Medium

- Building damage ratio estimates based on FEMA 386-2 (August 2001)
- The valuation of general building stock and loss estimates was based on custom inventory for Somerset County.
- High = Total risk ranking score of 31 and above., Medium = Total risk ranking of 15-30, Low = Total risk ranking below 15
- Loss estimates for the severe storm and severe winter storm hazards are structural values only and do not include the value of contents.
- Loss estimates for the flood and earthquake hazards represent both structure and contents.
- The HAZUS-MH earthquake model results are reported by Census Tract

Risks associated with earthquakes have “low” hazard ranking and have an “occasional” probability of occurrence. Other occasional hazards include drought and wildfire, which have “medium” hazard rankings. All other hazards are ranked “medium” and have a “frequent” probability of occurrence.

Risks associated with the hazards have also been ranked to account for the probability of occurrence and the impact of the event. According to this ranking, the severity of potential hazards, from highest to lowest, is as follows:

- Severe storm
- Wildfire
- Severe winter storm
- Flood

- Extreme temperature
- Drought
- Earthquake

2. Include a build-out analysis of future development and an assessment of the threats and vulnerabilities identified above related to future development;

Bedminster’s development since the turn of the century has been a stark contrast to the growth of the prior two decades. The development of *The Hills* saw a dramatic period of rapid development that saw construction of over 3,000 housing units and fundamentally altered the character of Bedminster Township. However, between 2000 and the end of 2021, only 59 permits were issued for new Dwelling units, 57 of which were single family homes and two that were part of a mixed use arrangement.

A review of building permit data for the past two decades provided by the New Jersey Department of Community Affairs is represented in the tables below.

Housing units authorized by building permits for new construction	
2000	2
2001	9
2002	5
2003	10
2004	6
2005	4
2006	3
2007	6
2008	5
2009	0
2010	1
2011	0
2012	0
2013	1
2014	1
2015	0
2016	0
2017	1
2018	2
2019	1
2020	0
2021	2
Total	59

	Square feet authorized by building permits	
	Retail	Office
2000	0	1,360
2001	0	18,780
2002	0	7,512
2003	0	21,069
2004	0	10,942
2005	0	0
2006	18,790	47,220
2007	0	6,911
2008	0	1,608
2009	0	0
2010	0	2,469
2011	0	0
2012	0	725
2013	4,585	7,338
2014	0	0
2015	0	4,152
2016	0	1,440
2017	0	0
2018	0	0
2019	0	0
2020	0	0
2021	0	36,393
Total	23,375	167,919

Only 59 building permits were issued for new dwellings between 2000 and 2021. While Bedminster's low-density zoning has attracted estate-type development, it has not inspired suburban development to date. At this juncture, it is not unreasonable to assume that future trends will be similar to the recent past and that the era of rapid residential growth and development in Bedminster has passed.

Retail uses are prominent in Pluckemin, where a variety of venues include one-of-a-kind shops and restaurants as well as two (2) shopping centers. Small scale retail and restaurant uses are also found in Bedminster village. However, retail growth since 2000 has been very limited with a total of 23,375 square feet representing average annual retail growth of 1.113 square feet.

In contrast, there has been substantial office development during this period, totaling 167,919 square feet. This represents an annual average increase in office space of roughly 8,000 square feet per year.

Future growth is expected at rates similar to recent trends. Residential construction will likely exceed the recent slow growth but no major residential growth opportunities exist in Bedminster today. Assuming a 20-year forecast period, Bedminster would expect roughly 60 units based upon trends since 2000. From 2009 to 2021, only 9 new home permits were issued, with some years having no new dwellings. However, the Land Use Board has approved a mixed-use development in Pluckemin (KRE) that will provide for 160 (?) dwelling units, including 24 affordable units and a 32-unit (?) mixed use development including 5 affordable units, is under construction in Bedminster village. Adding these 192 units to the background construction total of 60 units yields a total of roughly 250 new dwelling units as the anticipated buildout by 2042.

With regard to non-residential development, a principal driver will be redevelopment opportunities at the former AT&T campus. In addition to permitting over 200,000 square feet of additional development and expanding the range of uses to focus on high tech biotech and life science. The new zone will also permit a limited amount of lifestyle development, including retail and restaurant uses, health clubs, commercial recreation and will likely increase in response to new.

*3. Identify critical facilities, utilities, roadways, and other infrastructure necessary for evacuation and sustaining quality of life during a natural disaster, to be maintained at all times in an operational state;*

Critical facilities include emergency operations centers (EOCs), fire stations, police stations, hospitals, childcare facilities, senior care facilities, and schools (including schools that serve as Red Cross shelters). Critical infrastructure and utilities include airports, ferry ports, potable water treatment facilities, wastewater treatment facilities and municipal public works buildings.

Critical facilities in Bedminster include:

- Bedminster-Far Hills First Aid Squad
- Bedminster-Far Hills Fire Department
- Bedminster Elementary School

- Bedminster Police Station  
\* Located in flood hazard area

Bedminster has previously determined to consider relocation or retrofit of the rescue squad on Route 202 in light of repeated flooding of this critical facility.

Critical infrastructure and utilities in Bedminster include:

- Bedminster Department of Public Works
- Environmental Disposal Corporation
- Somerset Airport.

Critical evacuation routes:

- US Route 202
- US Route 206
- Interstate 287
- Interstate 78

*4. Analyze the potential impact of natural hazards on relevant components and elements of the master plan;*

The Conservation Plan was crafted to account for the impact of natural hazards with proactive planning to prevent improper development in environmentally sensitive areas. The policies of the Conservation Plan, designed to protect wetlands, stream corridors and floodplains from inappropriate development impacts, have been implemented through the Land Management Ordinance

*5. Provide strategies and design standards that can reduce or avoid risks associated with natural hazards;*

Bedminster's Master Plan recommended an extensive series of environmental management standards, as noted above. These policy recommendations were implemented with zoning requirements that protect sensitive lands and water areas and promote sustainable development.

*6. Include a specific policy statement on the consistency, coordination, and integration of the climate-change-related hazard vulnerability assessment with certain other plans adopted by the municipality.*

Bedminster Township has recognized the important of local stormwater management on flooding and resiliency in the region. In furtherance of that, the Township has adopted a stormwater management ordinance that is stricter than the NDJEP model ordinance. Additionally, the Township has been enrolled in the FEMA Community Rating System Program for decades and was one of the first inland communities in the State to achieve a level 6 in the program. (I will verify the rating level in the AM)

## APPENDIX A

# Flood Hazard Protection Information

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### FLOOD HAZARD WARNING

The Somerset County Flood Information System (SCFIS) is in place throughout the County, including Bedminster, to provide all townships with pertinent information with regard to river, stream, and other flooding prior to the onset of a possible flood event. The SCFIS Handbook is available at the Bedminster Library for public review. Emergency alerts can be obtained by email and text message. Visit the Somerset County Emergency preparedness webpage to register: <https://www.co.somerset.nj.us/about/emergency-alerts>

### FLOOD SAFETY

If you live near a brook, stream, drainage ditch or low-lying area, you should be concerned about flood hazards. There are several actions you can take to protect yourself.

1. Know the flood warning procedures.
2. Plan escape routes to high ground.
3. Monitor water levels in nearby brooks, streams, etc. Stay tuned to local radio (WMTR 1250 AM) for warning broadcasts
4. When you hear of possible flooding, be prepared to shut off all gas and electrical systems. In addition you should have an escape route planned for your family.
5. Evacuate the hazard areas when advised by police, fire or radio alert. If time permits, shut off all gas, heat and electrical systems. Take a portable radio and flashlight with you.
6. DO NOT attempt to cross a flooded stream or street on foot or by car.
7. If your car stalls in water immediately abandon it and seek high ground.
8. Keep everyone (especially children) away from flood waters, brooks, storm drains, etc.
9. Be alert and cautious, especially at night.
10. DO NOT return to the flooded area or your home until you know it is safe.

### LOCAL FLOOD HAZARDS

Bedminster is subject to flooding along various brooks and streams, as well as occasional highway and street flooding due to the topography and soil

conditions in our area. Some of the streets that are affected by this flooding are:

Pottersville Road	River Road
Burnt Mills Road	Black River Road
Milnor Road	Bunn Road

The Federal Government has identified the floodplains by preparing a detailed map showing the 100-year floodplain.

The floodplain map and information on how to get a certification as to whether a property is within the floodplain can be obtained at the Township Municipal Building (908-212-7000). Copies of the map and other documents may be reviewed at the Bedminster Library. Additional information on obtaining flood hazard alerts and flood safety can be viewed on our [Flood Hazard Information](#) page.

## **FLOODPLAIN**

The 100 year floodplain is an area that can be expected to be flooded once every 100 years. It has a 1% chance of being flooded in any given year and about a 25% chance of being flooded over the life of a typical 30-year mortgage. You can obtain a flood insurance policy to protect yourself from losses due to flooding.

Although a 100 year flood can be expected to produce severe damage, smaller floods have a greater chance of occurring at and may pose a significant hazard to people and property.

## **FLOOD INSURANCE**

Your Homeowners Insurance Policy will not cover losses due to flooding. Bedminster Township participates in the National Flood Insurance Program, so you are entitled to purchase a separate flood insurance policy. This insurance is backed by the Federal government and is available to everyone, even properties that have been flooded. Because Bedminster participates in the Community Rating System, you will receive a reduction in the insurance premium of 20%.

For many people, their home and its contents represent their greatest investment. We strongly urge you to buy flood insurance to protect yourself from devastating losses due to flooding. The fact that your house or business has not experienced flooding in the recent past does not mean you are free from potential flooding. High water and flooding can occur at any time.

Information about flood insurance can be obtained from your insurance agent. There is a thirty (30) day waiting period before a flood insurance policy takes effect, so you should call your insurance company now. You do not have to live in the floodplain to qualify for flood insurance. Property owners can insure their building and contents. Renters can insure their possessions. More information can be obtained at the NFIP website: [www.floodsmart.gov](http://www.floodsmart.gov). Information can also be obtained at FEMA's flood insurance page: [www.fema.gov/business/nfip](http://www.fema.gov/business/nfip).

## **PROPERTY PROTECTION**

There are a number of ways residents can floodproof or protect their property. All residents should call the Construction Department with respect to houses to be built in the floodplain, stormwater run-off regulations and uniform construction code requirements. Existing residences, industrial and commercial buildings located in or near the floodplain can be protected by several cost-effective measures to withstand flooding. Depending on the situation, location and availability of funds, the following measures can and should be used.

1. Install a sump pump system to dispose of infiltrating water.
2. Strengthen basement walls.
3. Install water resistant materials, such as paints, floors, carpets, doors and windows.
4. Elevate electrical and mechanical equipment in the basement.
5. Floodproof walls, windows and doors.
6. Construct flood walls or closures.
7. Elevate structures.

## **FLOOD PROTECTION ASSISTANCE**

You can contact the Township Engineer for the following information:

1. Flood map information. Including Base Flood Elevation (BFE) data, Special Flood Hazard Area (SFHA) location information and floodway limits.
2. Flood protection advice and recommendations
3. Information about flood insurance
4. Set up on-site visit
5. Elevation certificates, if on file.