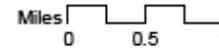
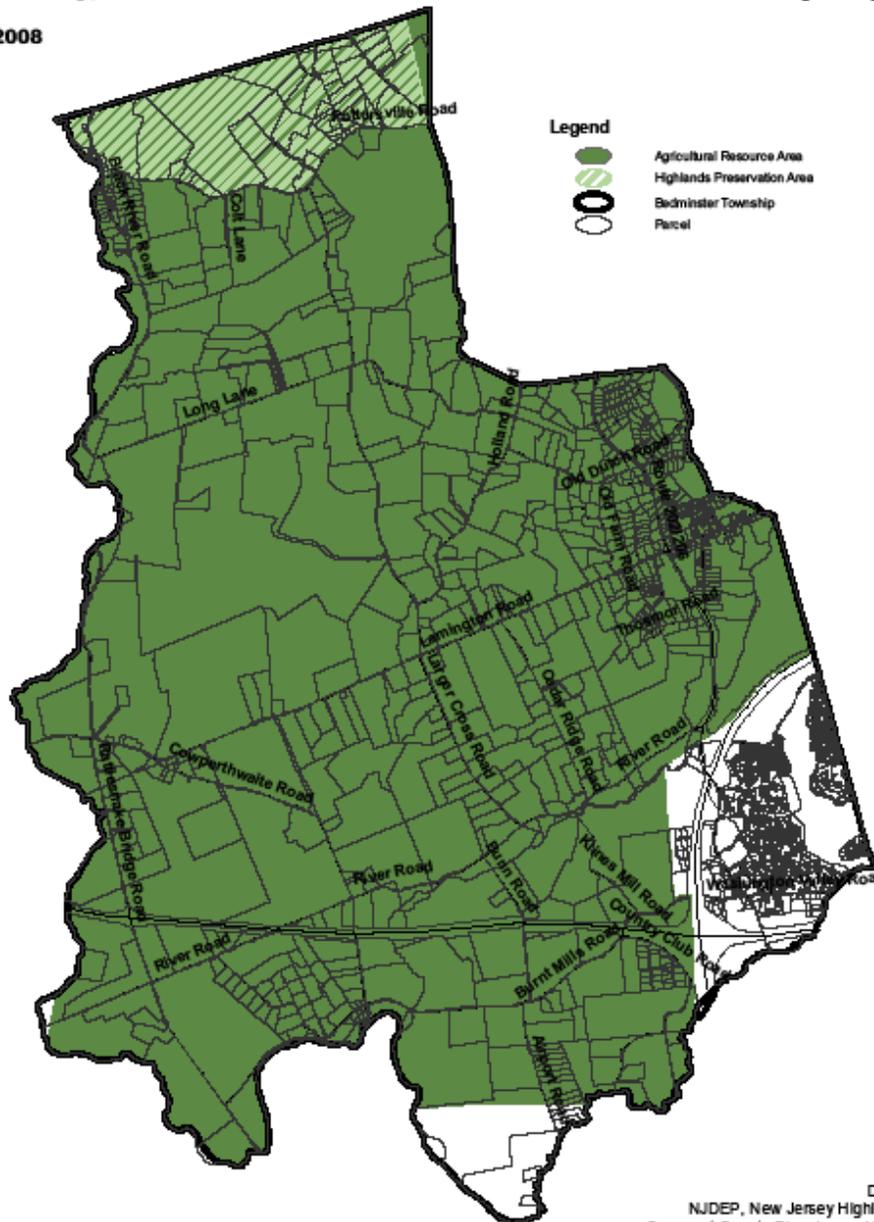

Bedminster Plan Endorsement
Vision Workshop
SDRP/HRMP Comparison

May 14, 2009
Bedminster Planning Board
and
Plan Endorsement Citizens Advisory Committee

**Highlands Draft Regional Master Plan
Agricultural Resource Area
Bedminster Township,
Somerset County, NJ**



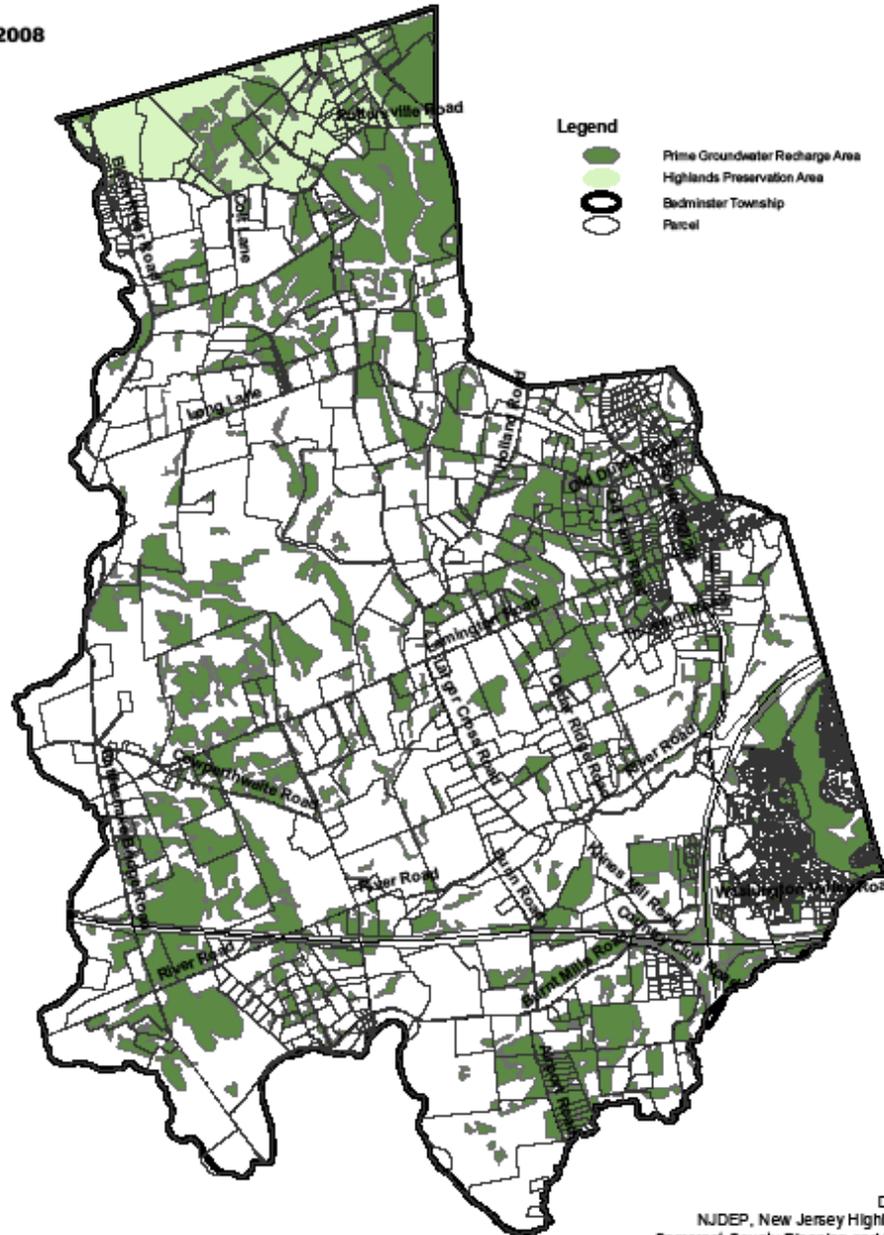
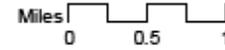
September 2008



Data Sources:
NJDEP, New Jersey Highlands Council
Somerset County Planning and Development

**Highlands Draft Regional Master Plan
Prime Groundwater Recharge Areas
Bedminster Township,
Somerset County, NJ**

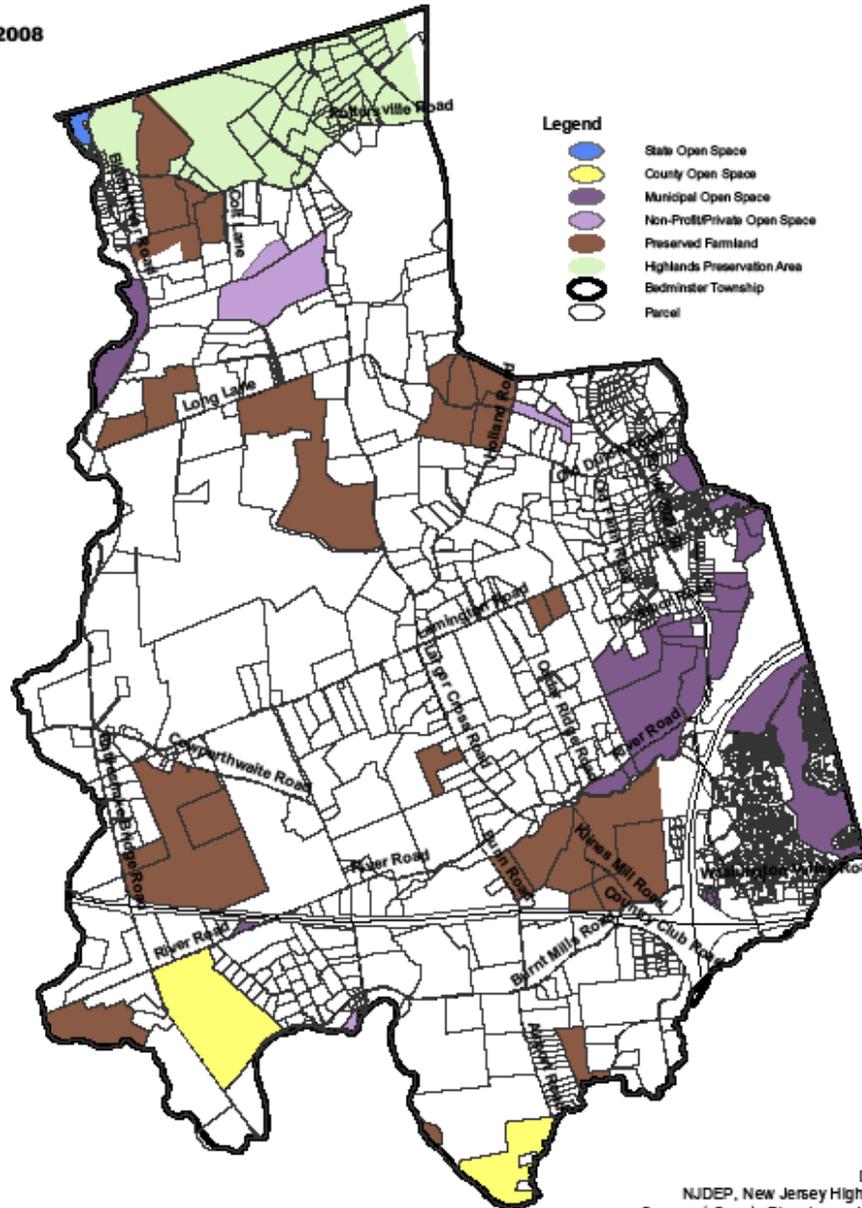
September 2008



Data Sources:
NJDEP, New Jersey Highlands Council
Somerset County Planning and Development

**Highlands Draft Regional Master Plan
Preserved Lands
Bedminster Township,
Somerset County, NJ**

September 2008

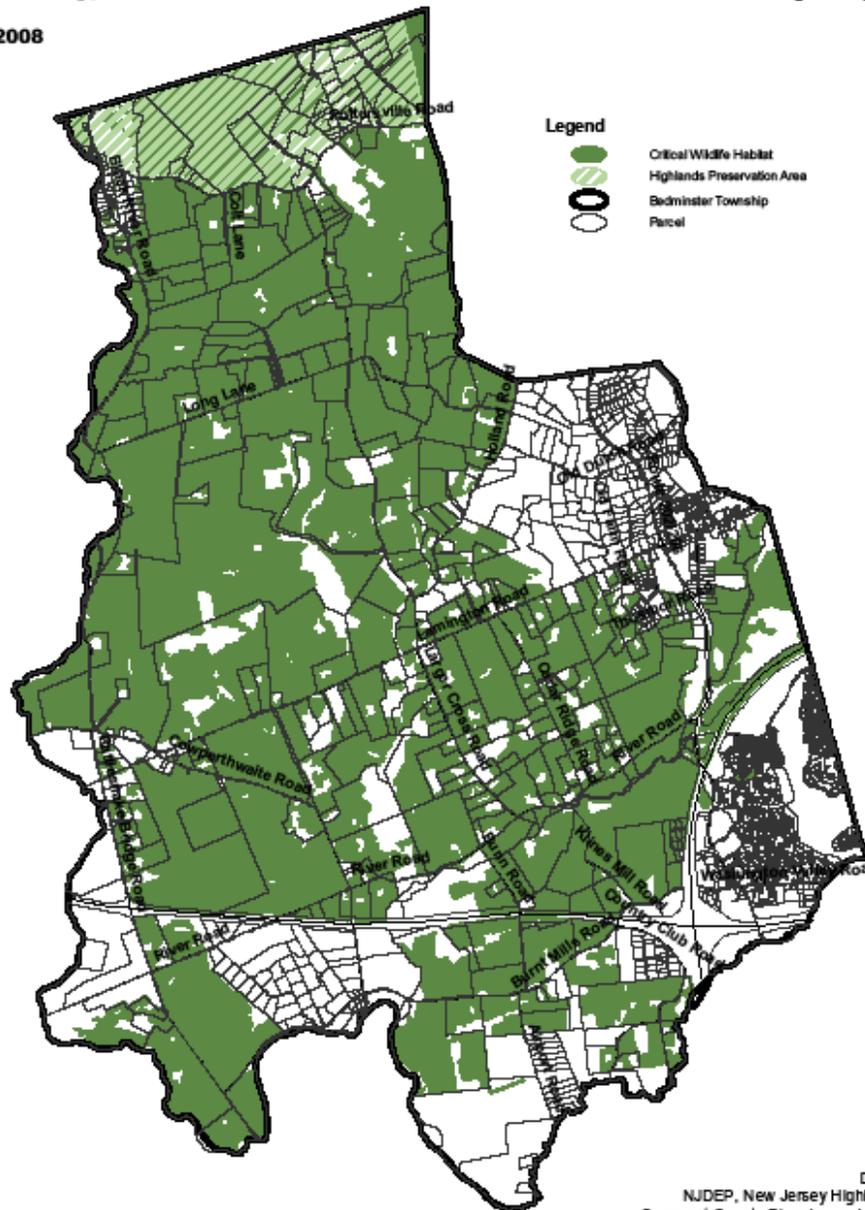
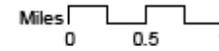


- Legend**
- State Open Space
 - County Open Space
 - Municipal Open Space
 - Non-Profit/Private Open Space
 - Preserved Farmland
 - Highlands Preservation Area
 - Bedminster Township
 - Parcel

Data Sources:
NJDEP, New Jersey Highlands Council
Somerset County Planning and Development

**Highlands Draft Regional Master Plan
Critical Wildlife Habitat
Bedminster Township,
Somerset County, NJ**

September 2008



Data Sources:
NJDEP, New Jersey Highlands Council
Somerset County Planning and Development

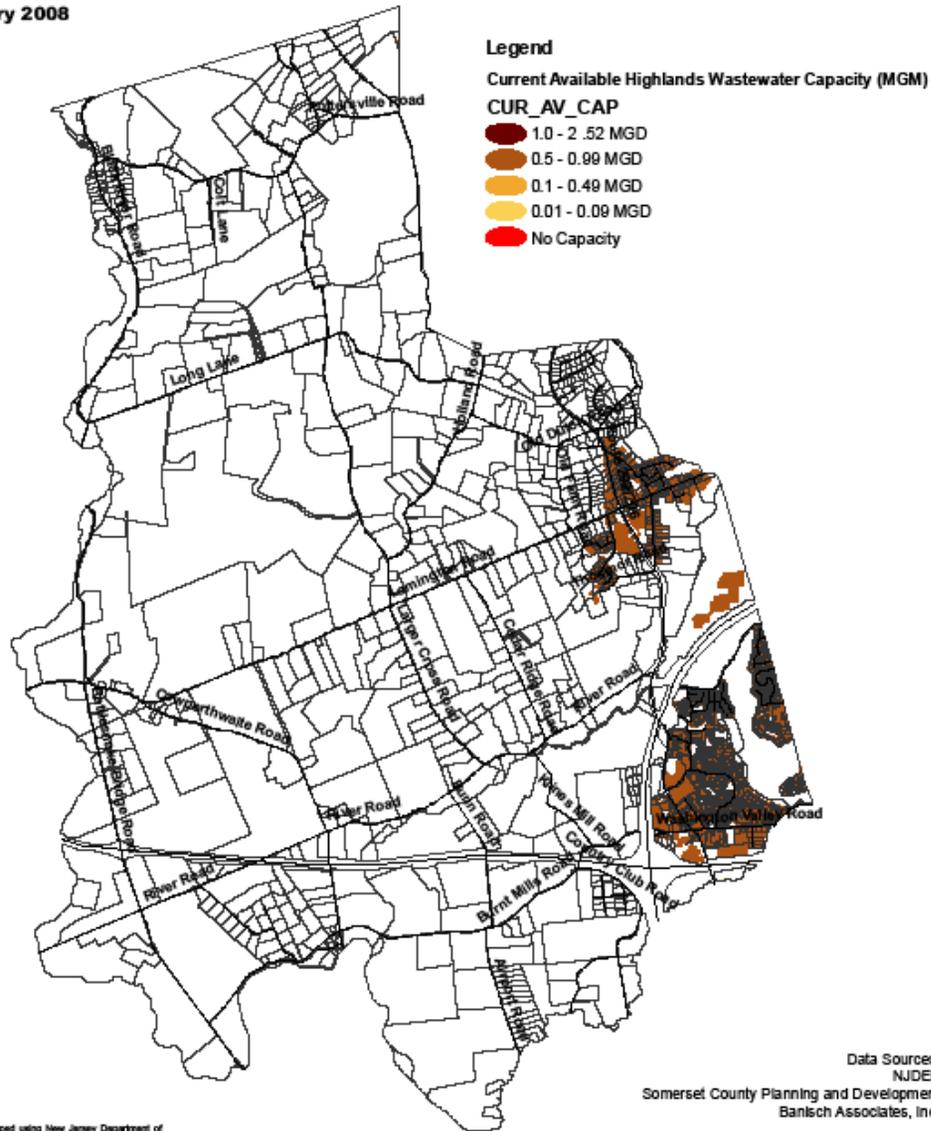
Highlands Draft Regional Master Plan Domestic Sewerage Facilities Map

Bedminster Township,
Somerset County, NJ

February 2008



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This map was developed using New Jersey Department of Environmental Protection Geographic Information Systems digital data, but this secondary product has not been NJDEP verified and is not State-authorized.

Data Sources:
NJDEP
Somerset County Planning and Development
Banisch Associates, Inc.

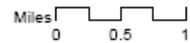
BANISCH
ASSOCIATES, INC.
Planning and Design

<i>Highlands Conformance</i>	<i>Question/Issue</i>	<i>Plan Endorsement</i>
	<i>Land Use Regulations</i>	
?	Does Bedminster zoning currently conform with the Highlands or SDRP standards/goals?	Yes -Master Plan Consistency Report found high level of policy consistency.

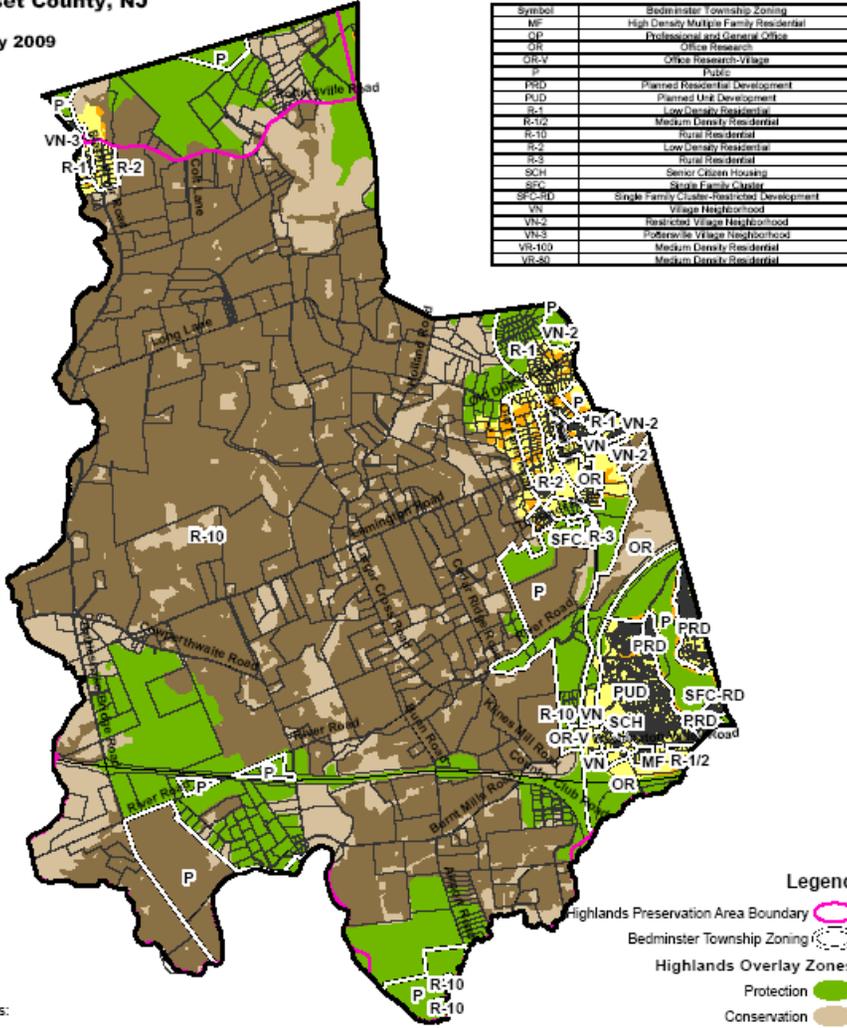


Highlands Regional Master Plan Comparison of Highlands Land Use Capability Map and Bedminster Township Zoning Bedminster Township, Somerset County, NJ

February 2009



Symbol	Bedminster Township Zoning
MF	High Density Multiple Family Residential
OP	Professional and Office Office
OR	Office Research
OR-V	Office Research-Village
P	Public
PRD	Planned Residential Development
PUD	Planned Unit Development
R-1	Low Density Residential
R-1/2	Medium Density Residential
R-10	Rural Residential
R-2	Low Density Residential
R-3	Rural Residential
SCH	Senior Citizen Housing
SFC	Single Family Overlay
SFC-RD	Single Family Cluster-Restricted Development
VN	Village Neighborhood
VN-2	Restricted Village Neighborhood
VN-3	Proffersville Village Neighborhood
VR-10	Medium Density Residential
VR-30	Medium Density Residential



Legend

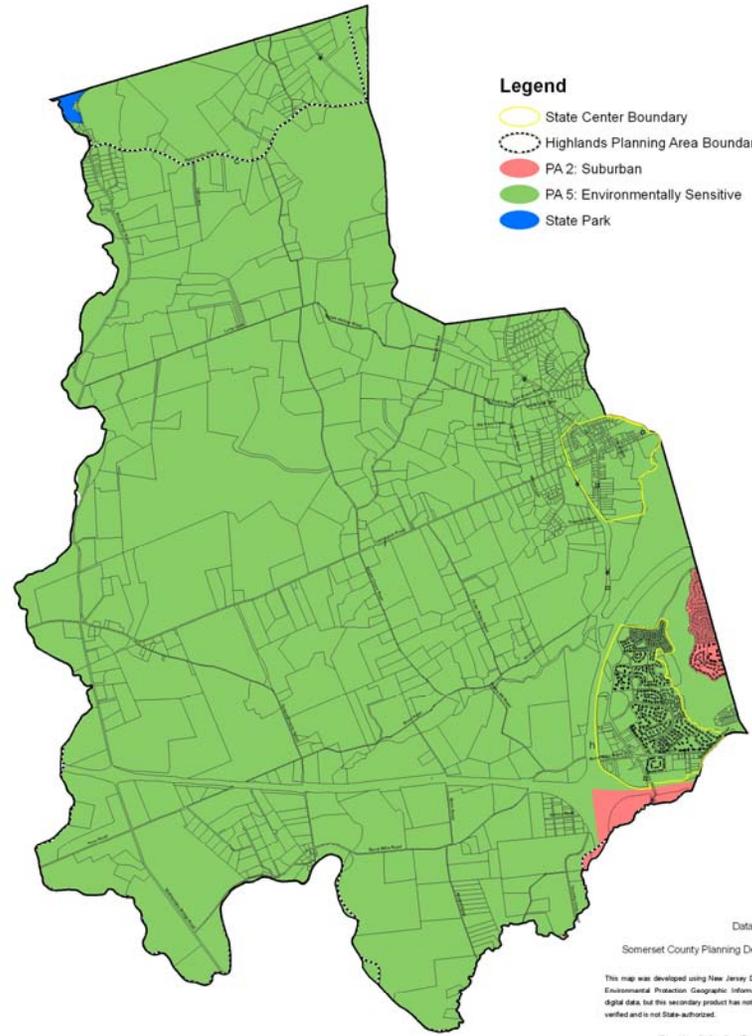
- Highlands Preservation Area Boundary (Pink line)
- Bedminster Township Zoning (Dashed line)
- Highlands Overlay Zones
 - Protection (Green circle)
 - Conservation (Brown circle)
 - Existing Community (Yellow circle)
 - Conservation Constrained (Dark Brown circle)
 - Existing Community Constrained (Orange circle)

Data Sources:
NJDEP
Somerset County Planning and Development

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been NJDEP verified and is not State-authorized.



State Planning Areas Bedminster Township, Somerset County March 2009



Legend

- State Center Boundary (Yellow line)
- Highlands Planning Area Boundary (Dashed line)
- PA 2: Suburban (Red area)
- PA 5: Environmentally Sensitive (Green area)
- State Park (Blue area)

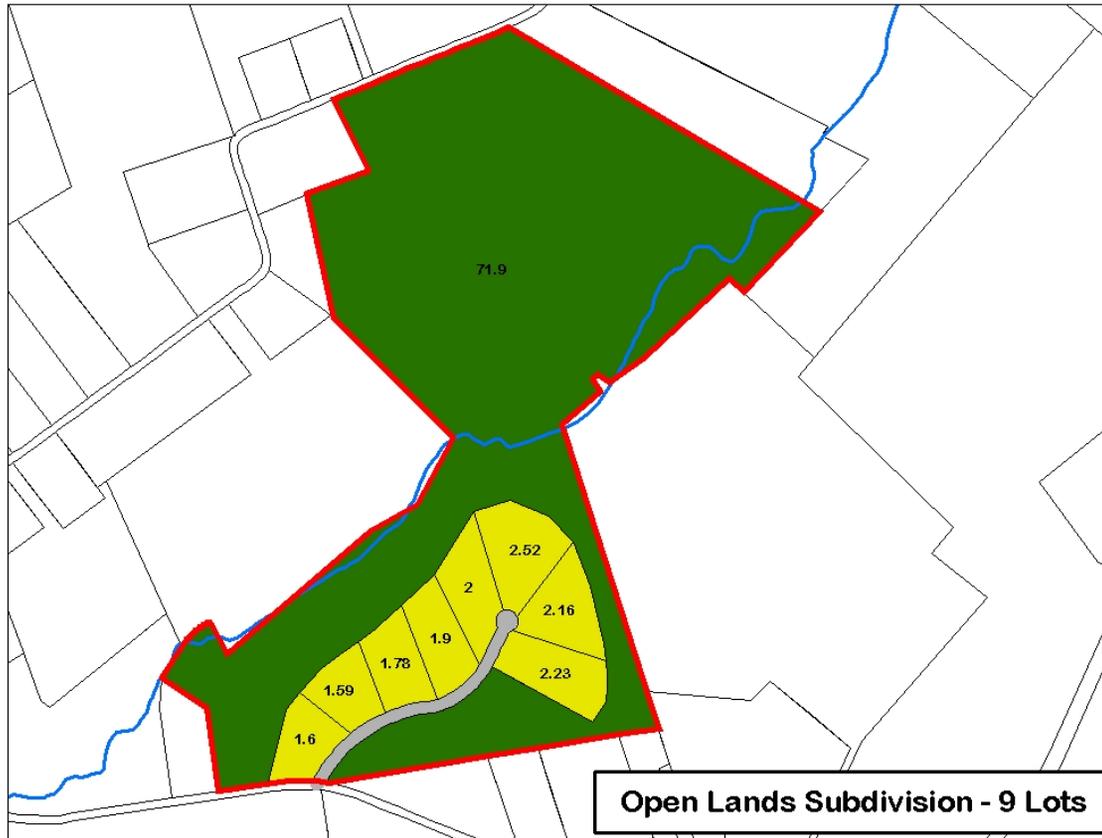
Data Sources:
NJDEP
Somerset County Planning Department

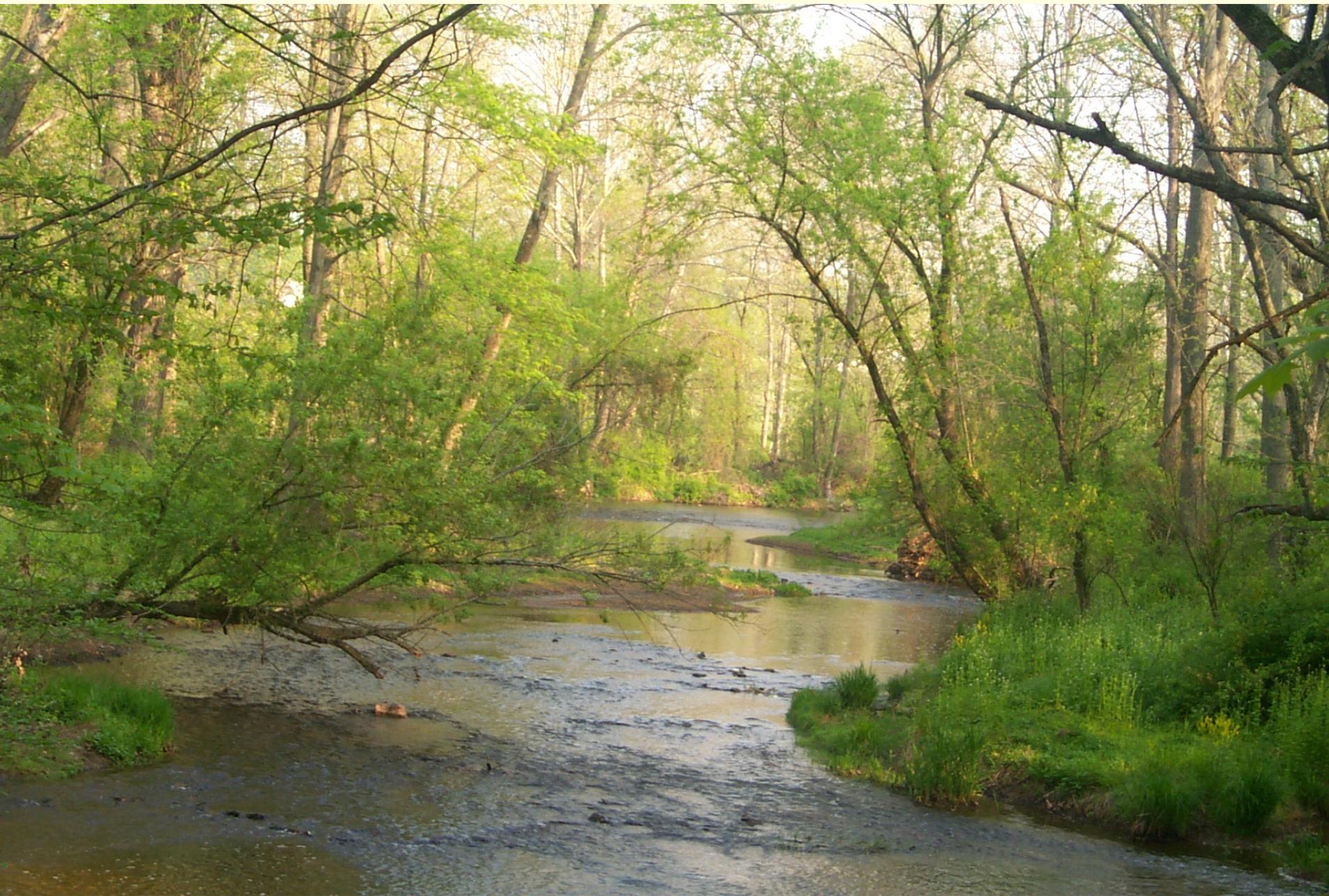
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been NJDEP verified and is not State-authorized.



<i>Highlands Conformance</i>	Question/Issue	<i>Plan Endorsement</i>
	<i>Land Use Regulations</i>	
Unclear -Septic densities, sewer availability and water availability will determine lot sizes;	Does Bedminster zoning currently conform with the Highlands or SDRP standards/goals?	Yes -Master Plan Consistency Report found high level of policy consistency.

<i>Highlands Conformance</i>	<i>Question/Issue</i>	<i>Plan Endorsement</i>
Clustering is mandatory	<i>Clustering</i>	Clustering is encouraged
In the Conservation Zone (priority farmland district)	Is required approach to clustering consistent with Bedminster's MP?	





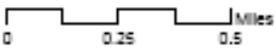
Rattlesnake Bridge Road Corridor Scenic Feature Mapping

A Portion of Bedminster Township

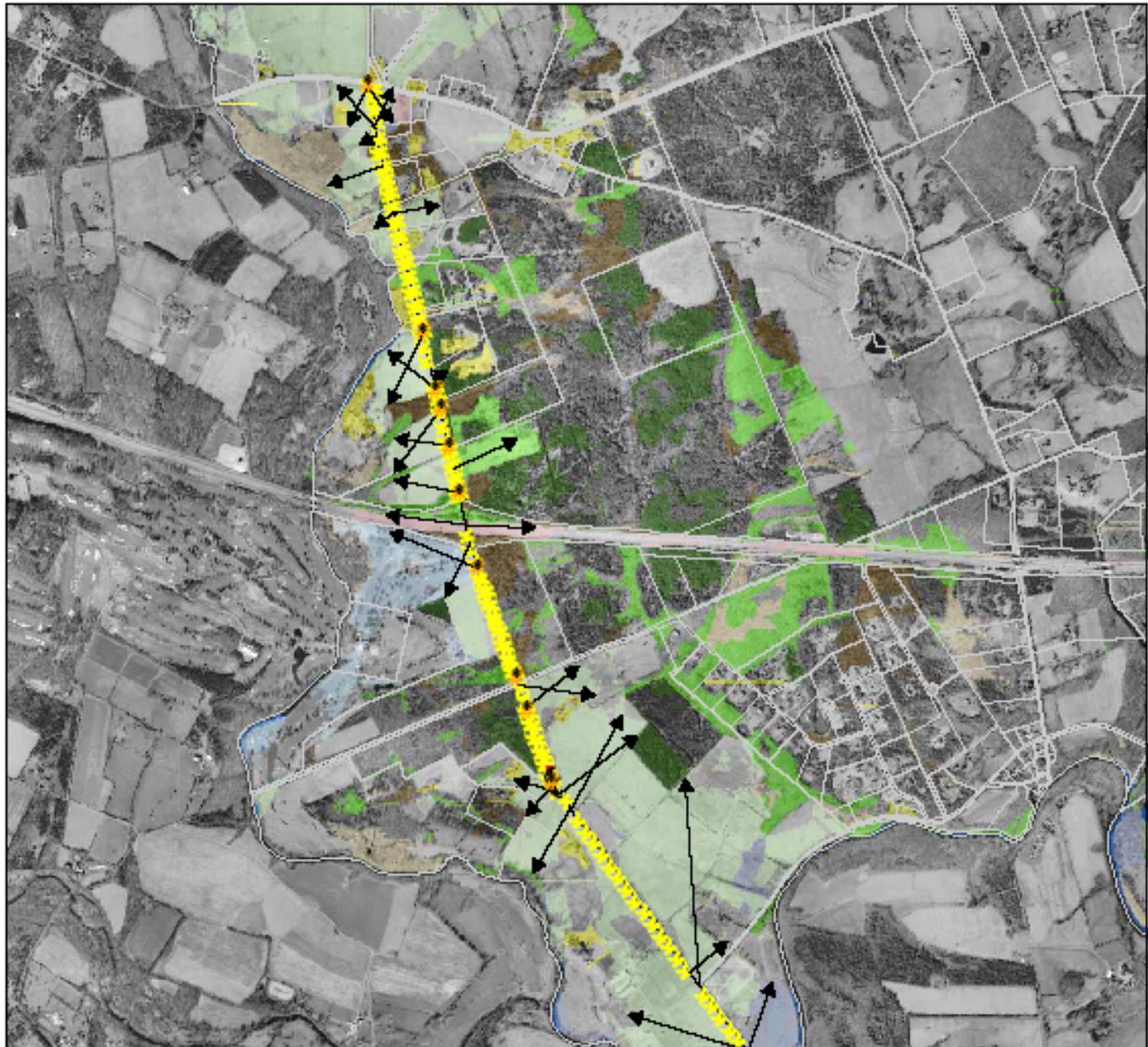
July 2004

Legend

-  Change in Orientation
-  Peripheral Constraint
-  Direction/Length of Attention
- KKKK** Parallel Roadside Feature
-  Agricultural Wetlands
-  Agriculture
-  Barren Land
-  Commercial
-  Coniferous Forest
-  Deciduous Forest
-  Mixed Forest
-  Other Urban
-  Recreational Land
-  Residential
-  Water
-  Wetlands



Data Sources:
Somerset County GIS
NJDEP 10 Meter Elevation Grid WMA6



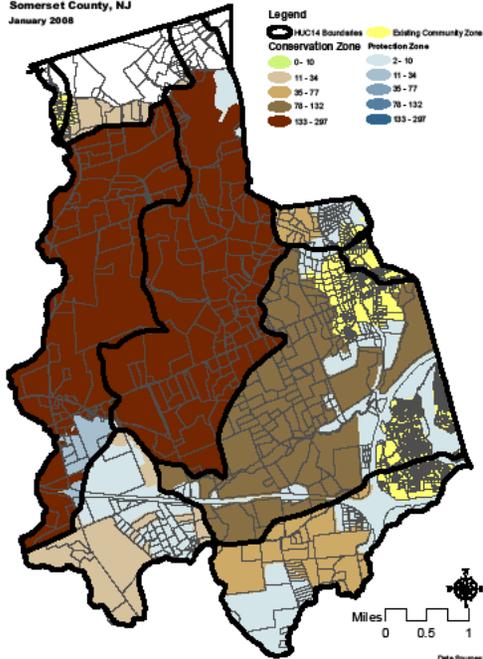


<i>Highlands Conformance</i>	Question/Issue	<i>Plan Endorsement</i>
	<i>Land Use Regulations</i>	
No (exempt)	Will minor local approvals (pools, decks, tear downs) require additional approvals?	No review authority

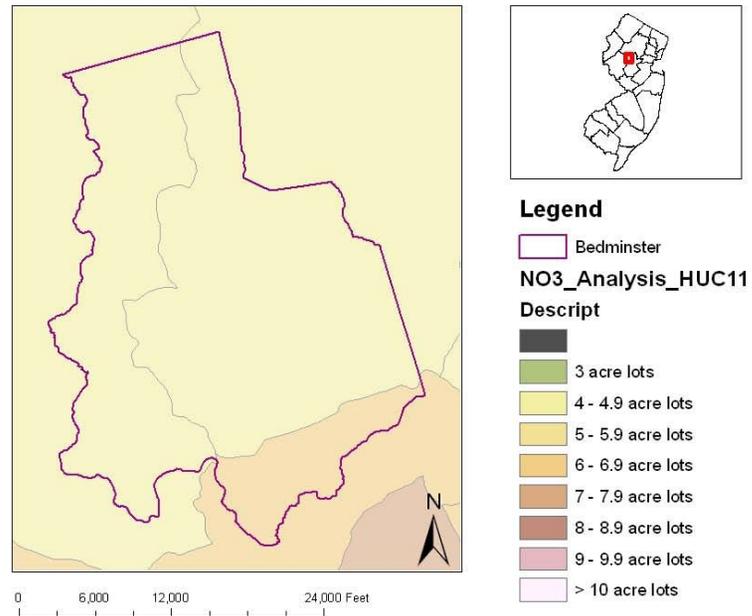


Highlands Conformance	Question/Issue	Plan Endorsement
	Land Use Regulations	
<p>R-10 lots, (averaging near 20 acres/lot, may exceed the Highlands (avg. 10-12 acres/lot))</p>	<p>Nitrate standards</p>	<p>Smaller lots than currently permitted could meet standards</p>

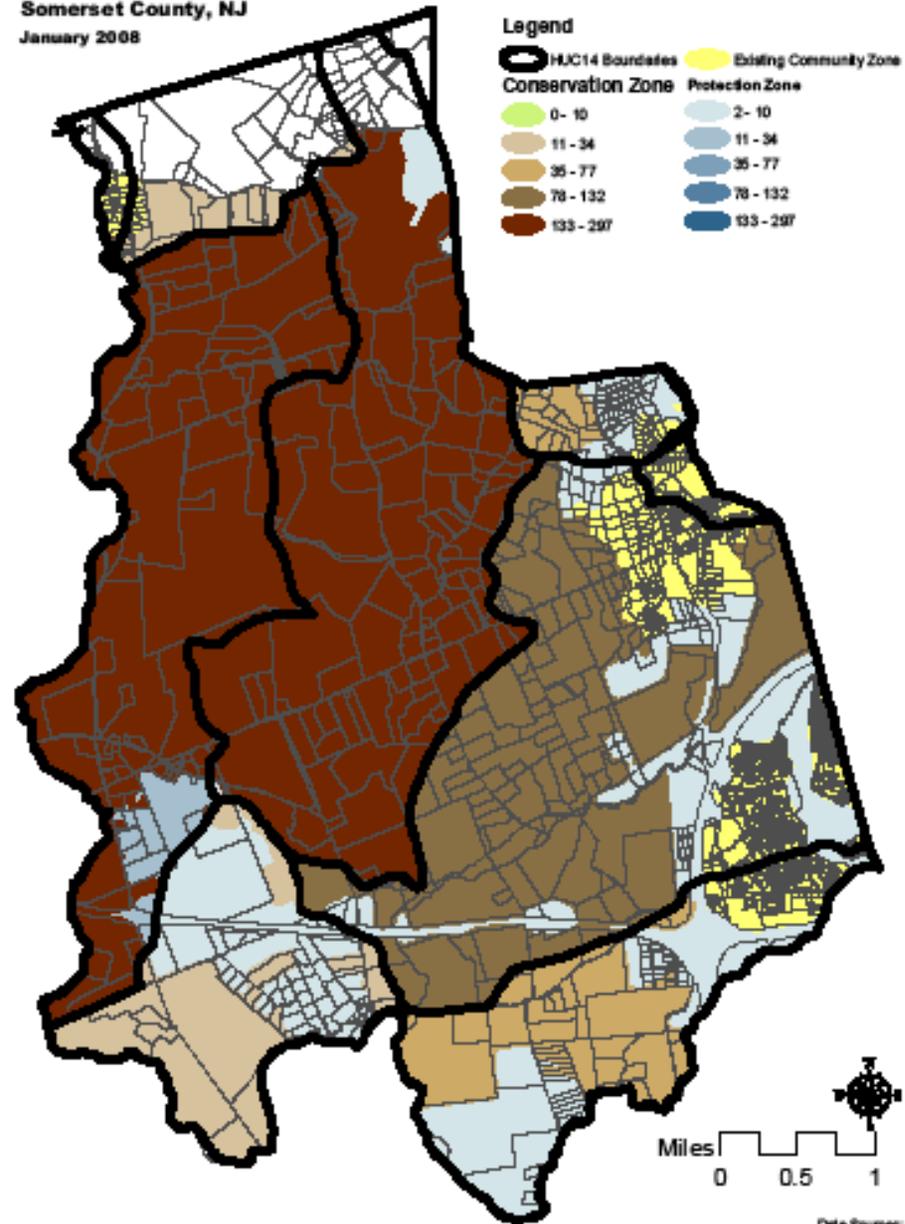
Highlands Draft Regional Master Plan
Land Use Capability - Septic System Yield
Bedminster Township,
Somerset County, NJ
January 2008



Bedminster Nitrate Dilution Density by HUC11



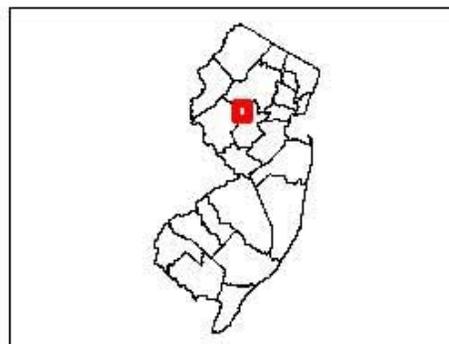
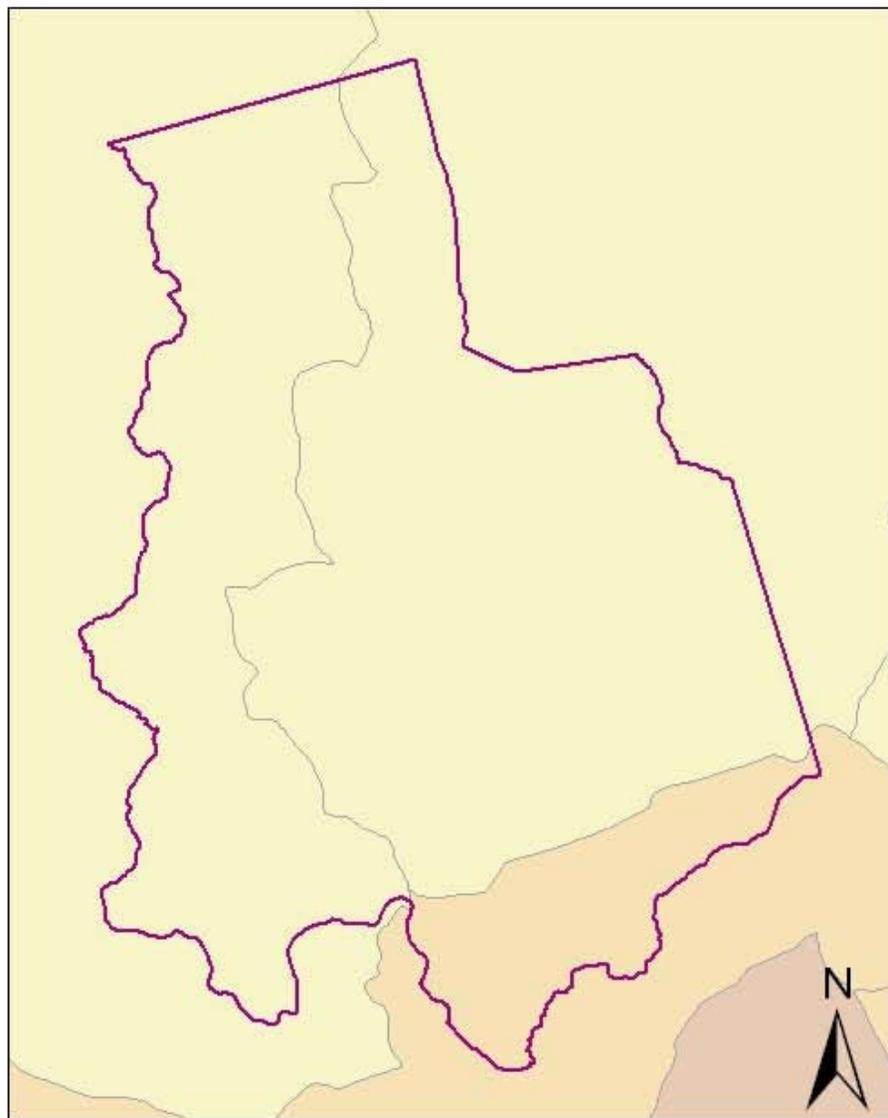
Highlands Draft Regional Master Plan
Land Use Capability - Septic System Yield
Bedminster Township,
Somerset County, NJ
January 2008



Data Sources:
NJDEP
Somerset County Planning and Development

<i>Highlands Conformance</i>	Question/Issue	<i>Plan Endorsement</i>
	<i>Land Use Regulations</i>	
<p>R-10 lots, (averaging near 20 acres/lot, may exceed the Highlands (avg. 10-12 acres/lot))</p>	<p>Nitrate standards</p>	<p>Smaller lots than currently permitted could meet standards</p>

Bedminster Nitrate Dilution Density by HUC11



Legend

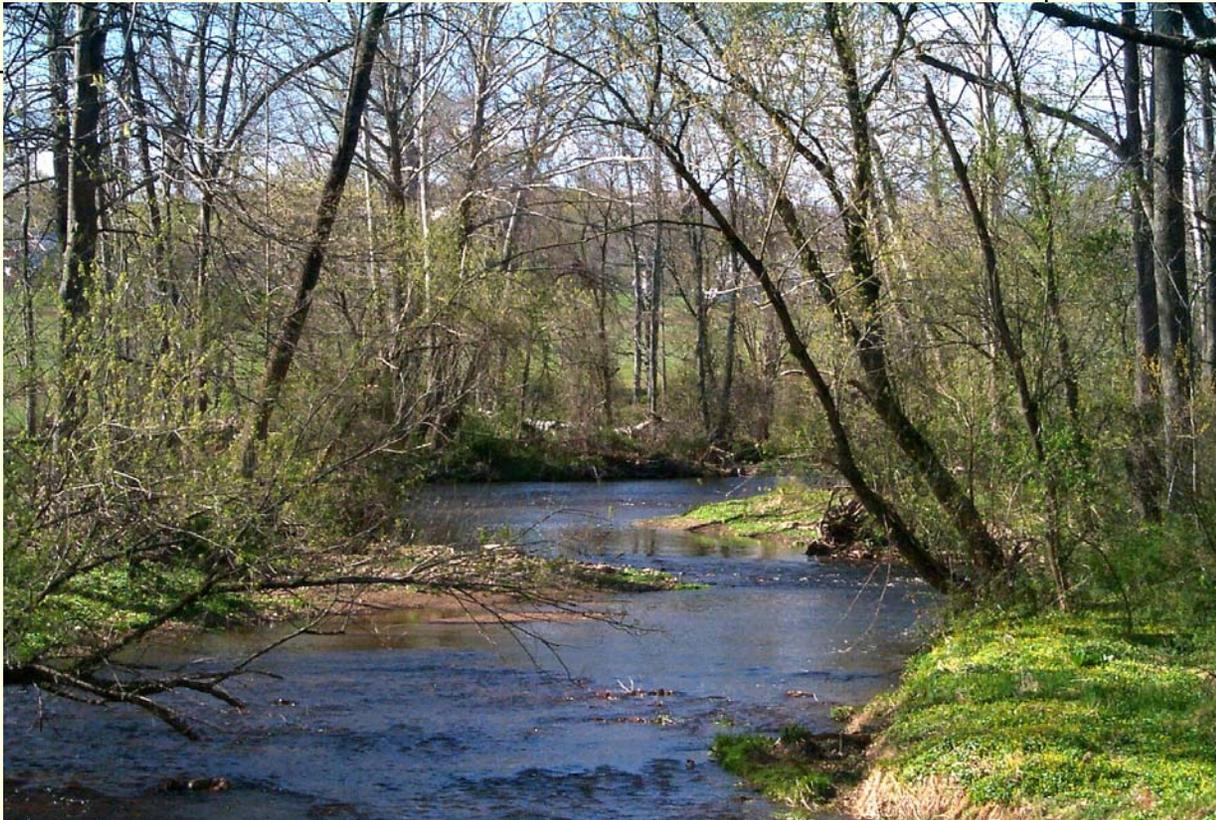
 Bedminster

NO3_Analysis_HUC11

Descript

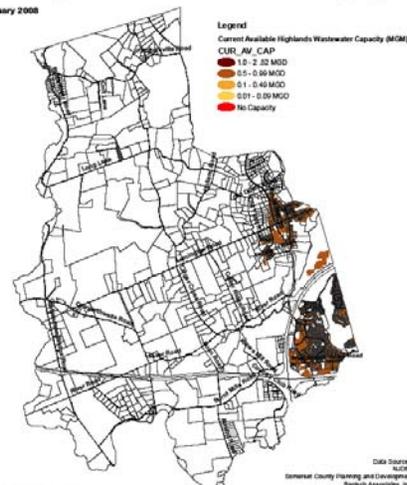
- 
-  3 acre lots
-  4 - 4.9 acre lots
-  5 - 5.9 acre lots
-  6 - 6.9 acre lots
-  7 - 7.9 acre lots
-  8 - 8.9 acre lots
-  9 - 9.9 acre lots
-  > 10 acre lots

<i>Highlands Conformance</i>	Question/Issue	<i>Plan Endorsement</i>
	<i>Water availability</i>	
5% of the LFM in any HUC14 watershed	Low Flow Month (LFM) basis for available water supply calculations	25% of the LFM in any HUC11 watershed



Highlands Conformance	Question/Issue	Plan Endorsement
	Wastewater Management / Septic Failures	
<p>*Yes ---Either by</p> <ul style="list-style-type: none"> ○ Map adjustment or ○ Public Health Waiver 	<p>Can sewer service area be expanded to neighborhoods (e.g.- Victory Garden, Ski Hill) with failing septic systems?</p>	<p>Yes – Center boundary adjustment</p>

Highlands Draft Regional Master Plan
 Domestic Sewerage Facilities Map
 Badminister Township,
 Somerset County, NJ
 February 2008



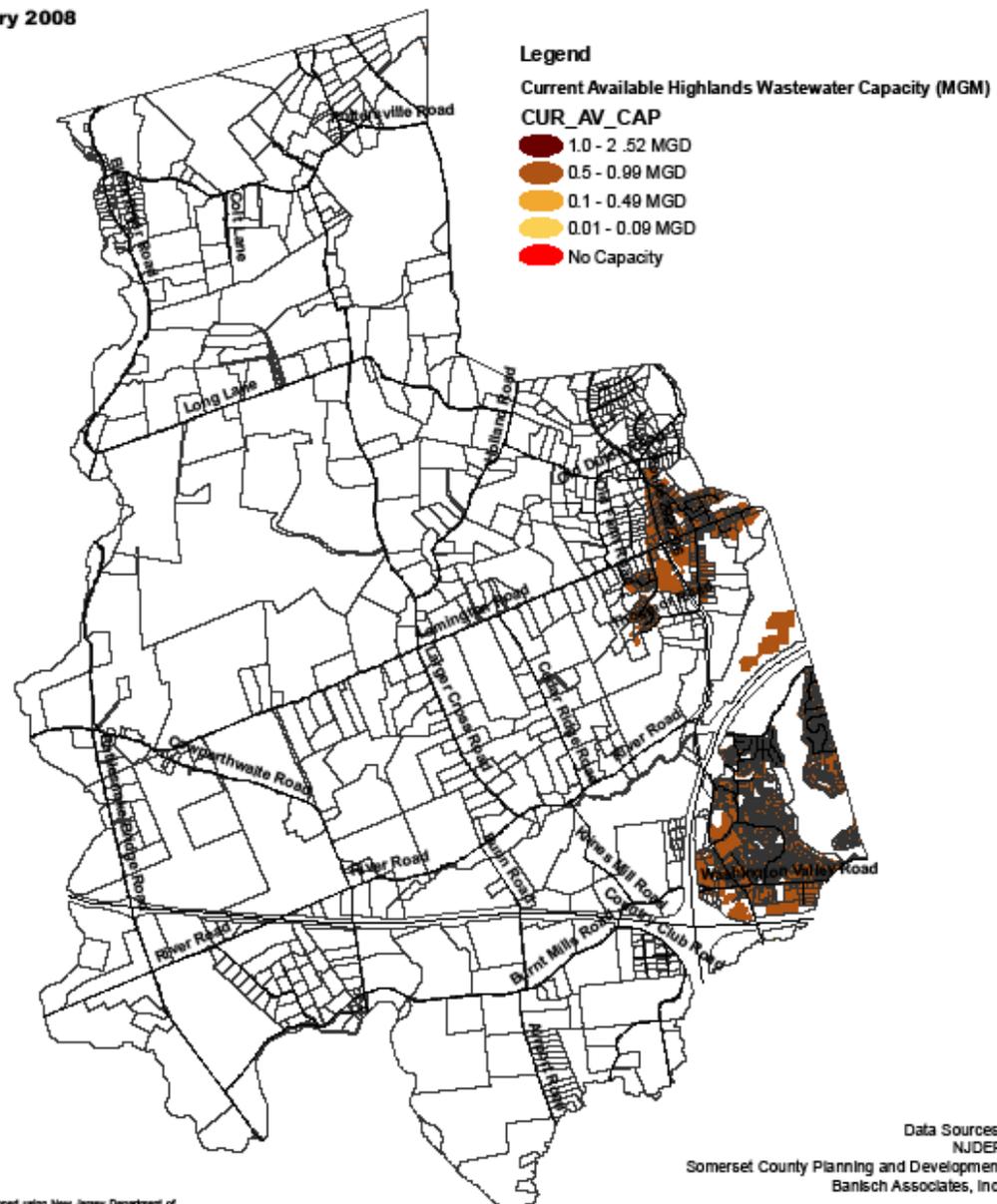
Highlands Draft Regional Master Plan Domestic Sewerage Facilities Map

Bedminster Township,
Somerset County, NJ

February 2008



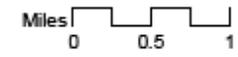
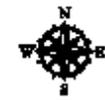
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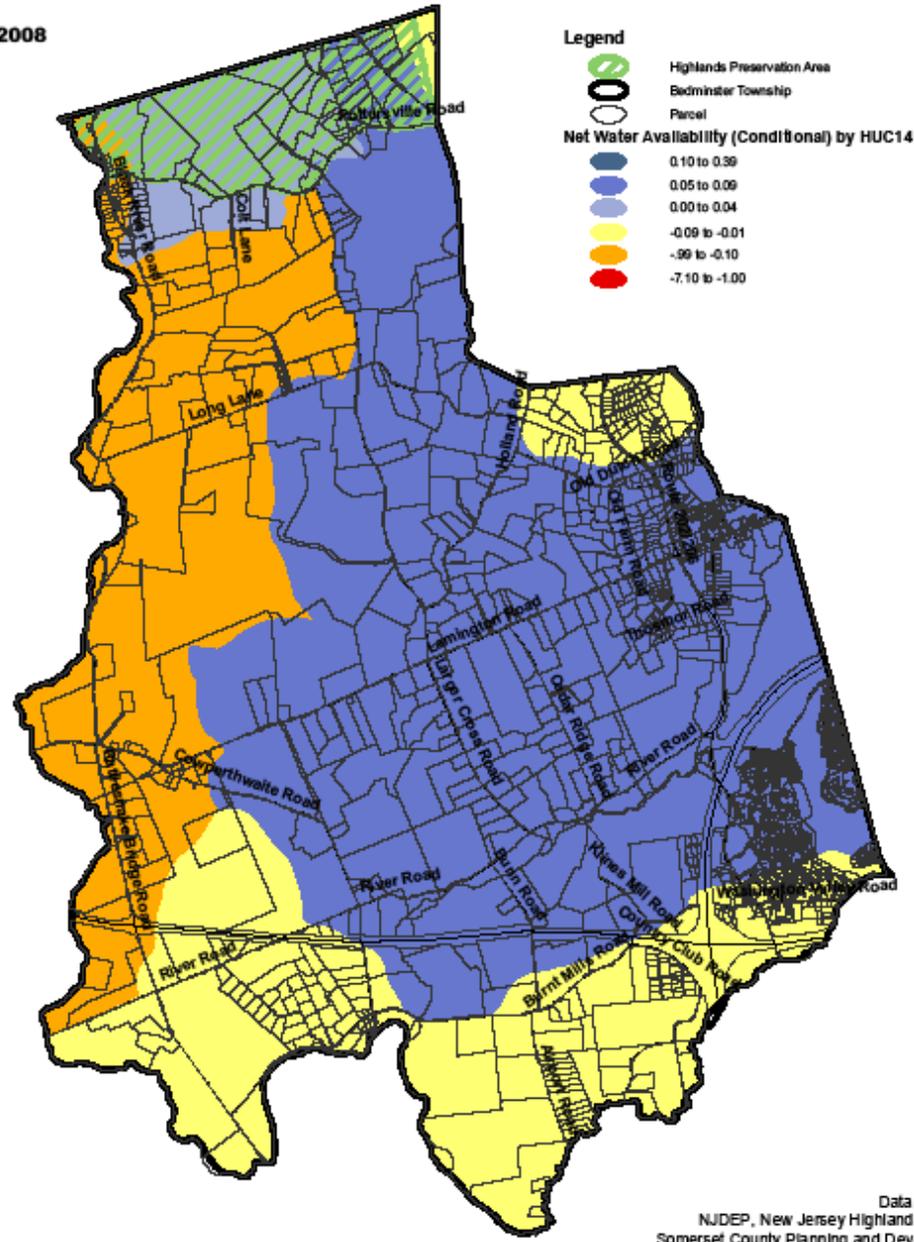
This map was developed using New Jersey Department of Environmental Protection Geographic Information Systems digital data, but this secondary product has not been NJDEP certified to such standards.

Data Sources:
NJDEP
Somerset County Planning and Development
Bansch Associates, Inc.

**Highlands Draft Regional Master Plan
 Net Water Availability by HUC14
 Bedminster Township,
 Somerset County, NJ**

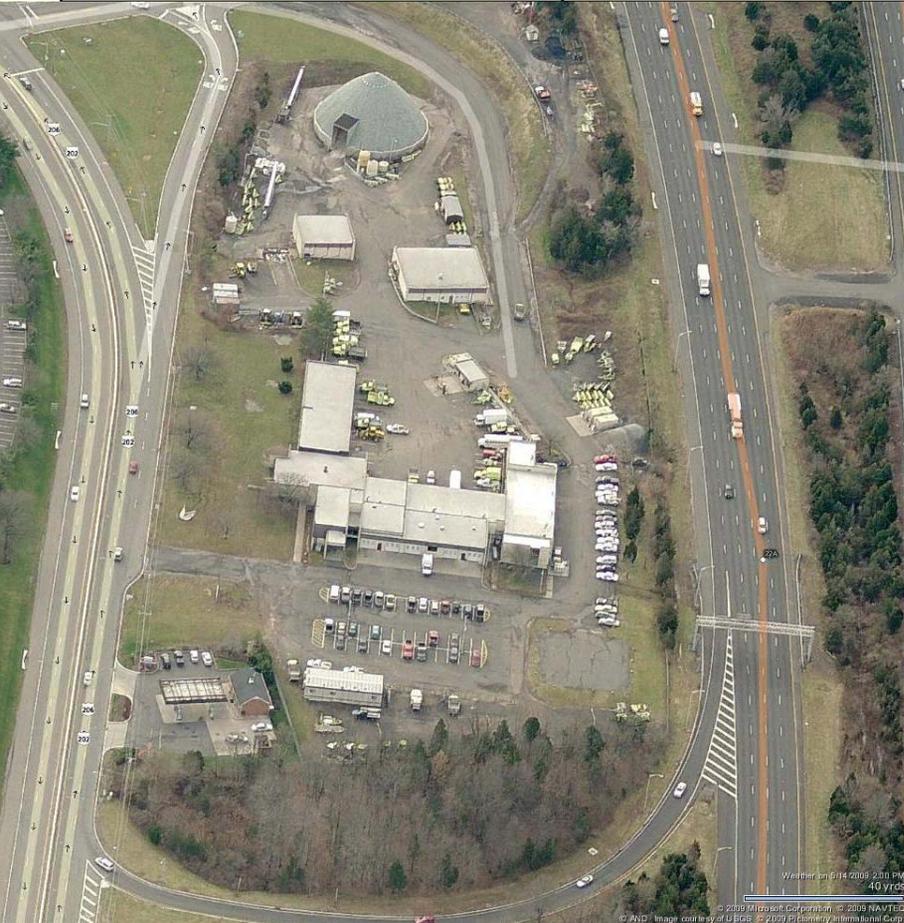


September 2008



Data Sources:
 NJDEP, New Jersey Highlands Council
 Somerset County Planning and Development

Highlands Conformance	Question/Issue	Plan Endorsement
	Redevelopment	
Yes - 70% rule and 125% rule	Are there special rules for redevelopment?	Policies promote redevelopment

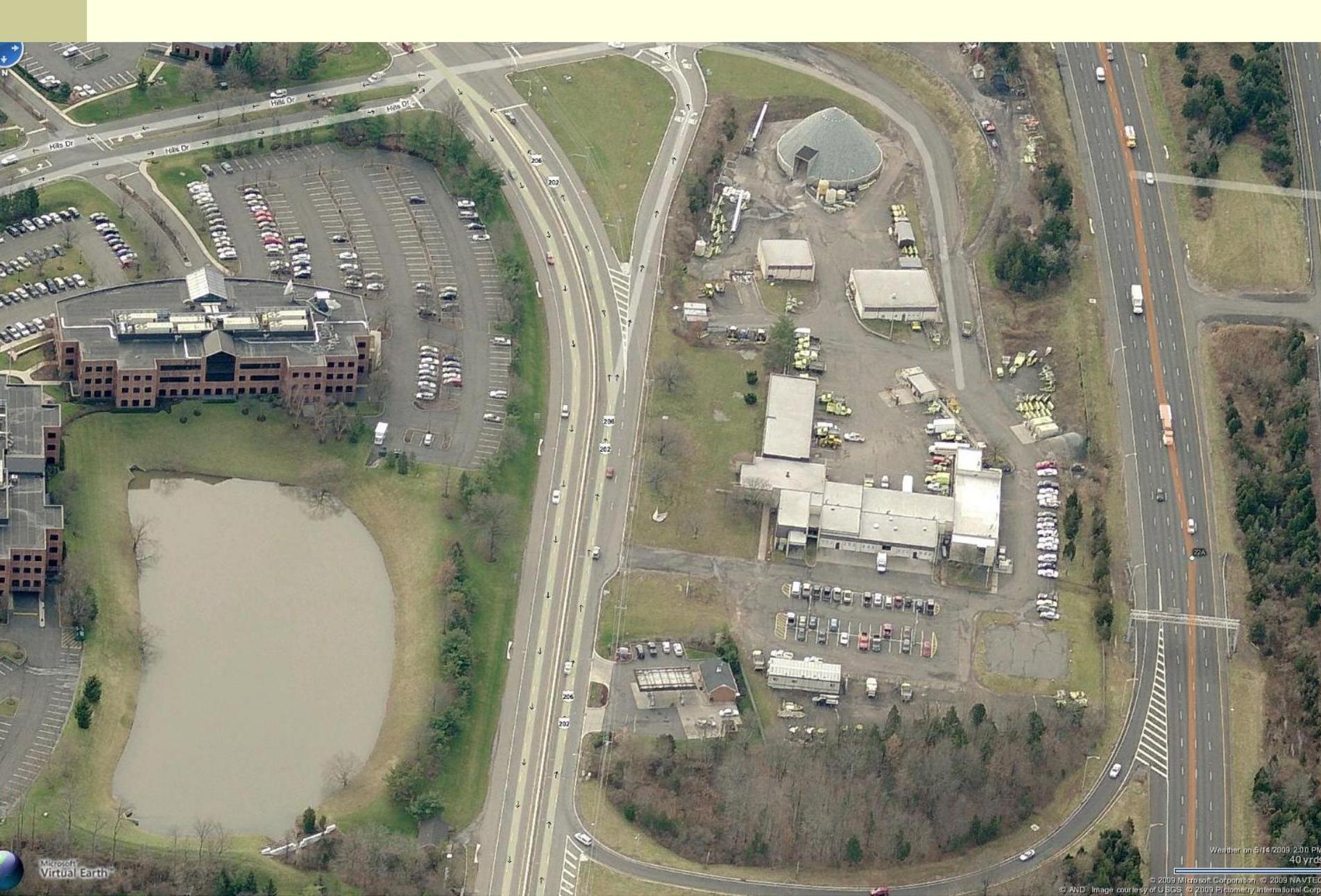


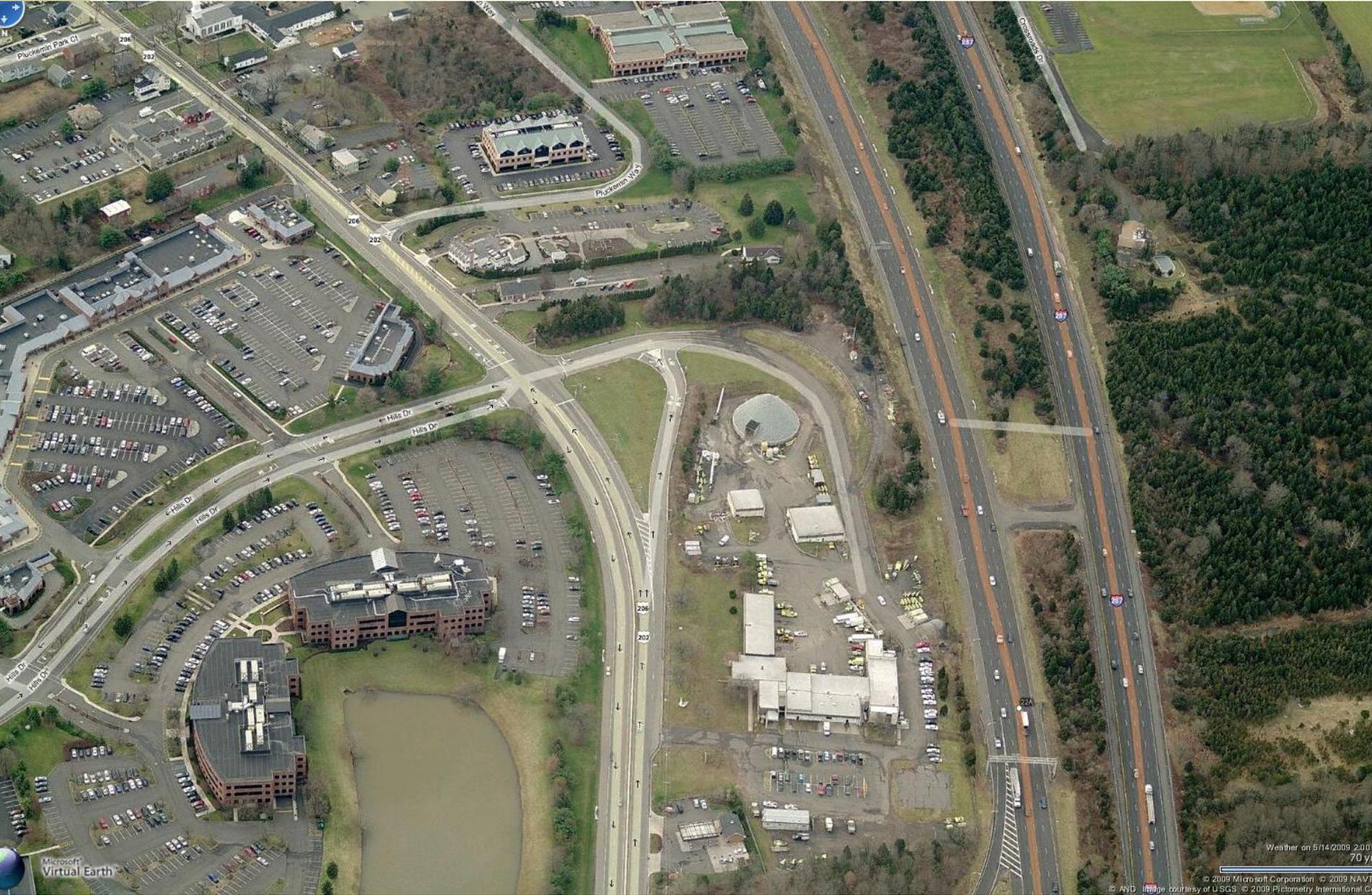


Microsoft
Virtual Earth

Weather on 5/14/2008 2:01
80 yr

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Microsoft
Virtual Earth

Weather on 5/14/2009 2:00
70 y

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<i>Highlands Conformance</i>	Question/Issue	<i>Plan Endorsement</i>
	<i>Land Use Regulations</i>	
<p>Significant (more regulations on critical areas; redevelopment; local plan and ordinance amendments required)</p>	<p>How much change will our Master Plan and Zoning Ordinance have to go through to conform?</p>	<p>Minor Bedminster center boundary adjustment plus public visioning workshops</p>

<i>Highlands Conformance</i>	Question/Issue	<i>Plan Endorsement</i>
	<i>Conditional Opt-in</i>	
Unclear	Can Bedminster "opt in" in the Planning Area subject to explicit conditions?	Not applicable

<i>Highlands Conformance</i>	Question/Issue	<i>Plan Endorsement</i>
	<i>Benefits of Conformance/Endorsement</i>	
<p>Planning grants, technical and State agency assistance and other benefits (Enhanced presumption of validity, extraordinary deference & burden of proof; State legal representation)</p>	<p>What are the benefits of RMP conformance/SDRP plan endorsement</p>	<p>Technical and State agency assistance (HMP conformance = Plan Endorsement)</p>

