

# **BACKGROUND STUDIES**

**FOR**

**WARREN TOWNSHIP**

**RE-EXAMINATION**

**AND**

**MASTER PLAN PROGRAM**

**Prepared By:**

**John T. Chadwick, IV P.P.**

**The original of this document was signed and sealed according to law  
John T. Chadwick, IV P.P. License No. 995**

**September 8, 2015**

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## **INTRODUCTION**

The Re-Examination Report and Master Plan updating program entails the updating of all prior studies prepared in connection with master-plan documents originating in the 1990s and extending to present. In some instances existing background studies show data nearly 25 years old.

The background studies consist of seven elements as follows:

1. Environmental Analysis
2. Existing Land Use
3. Population, Employment and Income Analysis
4. Housing
5. Recreation and Community Facilities
6. Utilities
7. Traffic and Circulation

In addition to the specific elements above individual research project will form the appendices of a complete background studies report.

## **1. ENVIRONMENTAL ANALYSIS**

The Township did commission an Environmental Resource Inventory through the Warren Township Environmental Commission in 1989. The report consists of 13 maps showing various environmental features for the Township at large.

The 1990 Warren Township Master Plan includes a section entitled Environmental Assessment. This section includes all of the plans referenced above as well as soils data and a development suitability plan.

The Township has on file all the plans included in the 1990 Master Plan and the 1989 Environmental Commission Resource Inventory Report. Warren Township engineering department updated the plans utilizing the NJDEP GIS system.

The Warren Township Environmental Commission recently completed an Environmental Resource Inventory which is available at the following link: <https://rtpenv.sharefile.com/d/sa661a97856940699>. This section summarizes the factors and conditions of consideration to the long range plan for the development and conservation of the Township.

### *Flood Hazard And Flood Way Areas*

The Township is divided into two major watershed areas. The Dead and Passaic Rivers form the drainage basin for most of the land area north and west of the second Watchung Mountain.

The Middle Brook constitutes the drainage basin for most of the remaining land area of the Township south and east of the second Watchung Mountain. The Green Brook forms the basin for the easterly portion of the Township adjacent to the Borough of Watchung.

Each of the above referenced waterways and tributaries are mapped by the Federal Government. Maps are published showing the 100 and 500 year flood boundaries.

Flood areas are highly regulated through both land development regulation and construction code requirements. With minor exception flood areas may not be filled or paved.

Due to topography and poor soil percolation characteristics, the Township in general features a high coefficient of runoff. The Township has adopted storm water regulations and management requirements originally formulated by New Jersey Department of Environmental Protection.

The Township has also adopted a riparian stream protection plan. This plan prohibits development along most year-round streams within the Township. The restricted areas are measured from the top of the stream bank and are either 75 feet or 150 feet in width on both sides of the watercourse. The 75 foot wide restriction coincides with stream

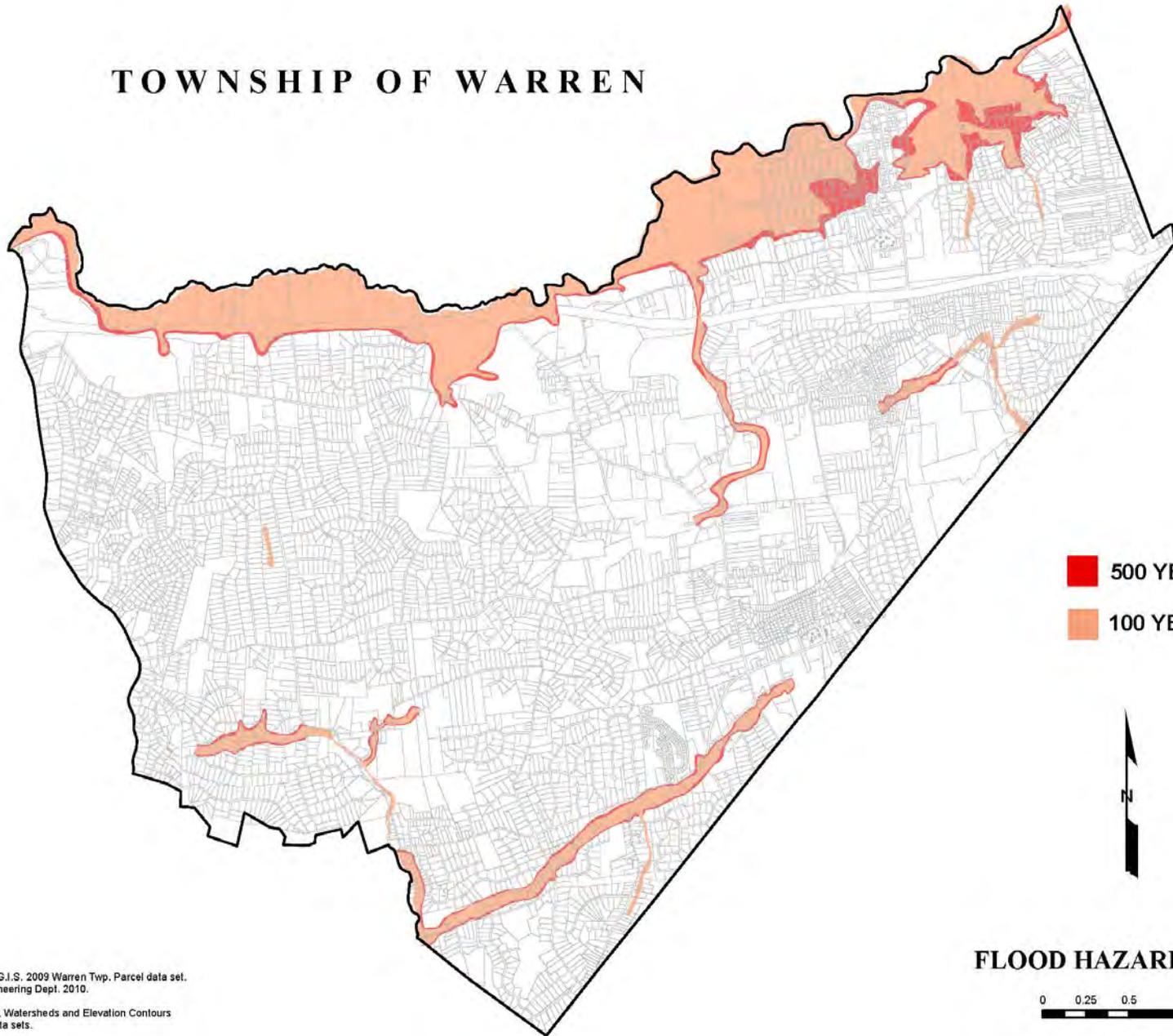
ways which are not trout maintenance waterways. The 150 foot restriction is associated with stream ways that are classified by the New Jersey Department of Environmental Protection as trout maintenance facilities.

The most expansive flood hazard areas of the Township are located along the Dead and Passaic Rivers. Both the Township and Somerset County have aggressively pursued acquisition of these areas. There are relatively few homes located within the Dead or Passaic Rivers flood hazard area. Most of the remaining houses are located above flood elevations.

The Township has zoned all the flood hazard areas associated with the Dead and Passaic Rivers as EP-250. This zone requires a minimum lot size of the six acres. All lots must contain a buildable area above the flood hazard elevation.

The following maps entitled Flood Hazard Areas and Ponds, Watersheds & Streams show the location of the flood zones and watercourses throughout the Township

# TOWNSHIP OF WARREN

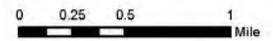


**Sources:**

Base Map: Somerset County G.I.S. 2009 Warren Twp. Parcel data set.  
Revised by Warren Twp. Engineering Dept. 2010.

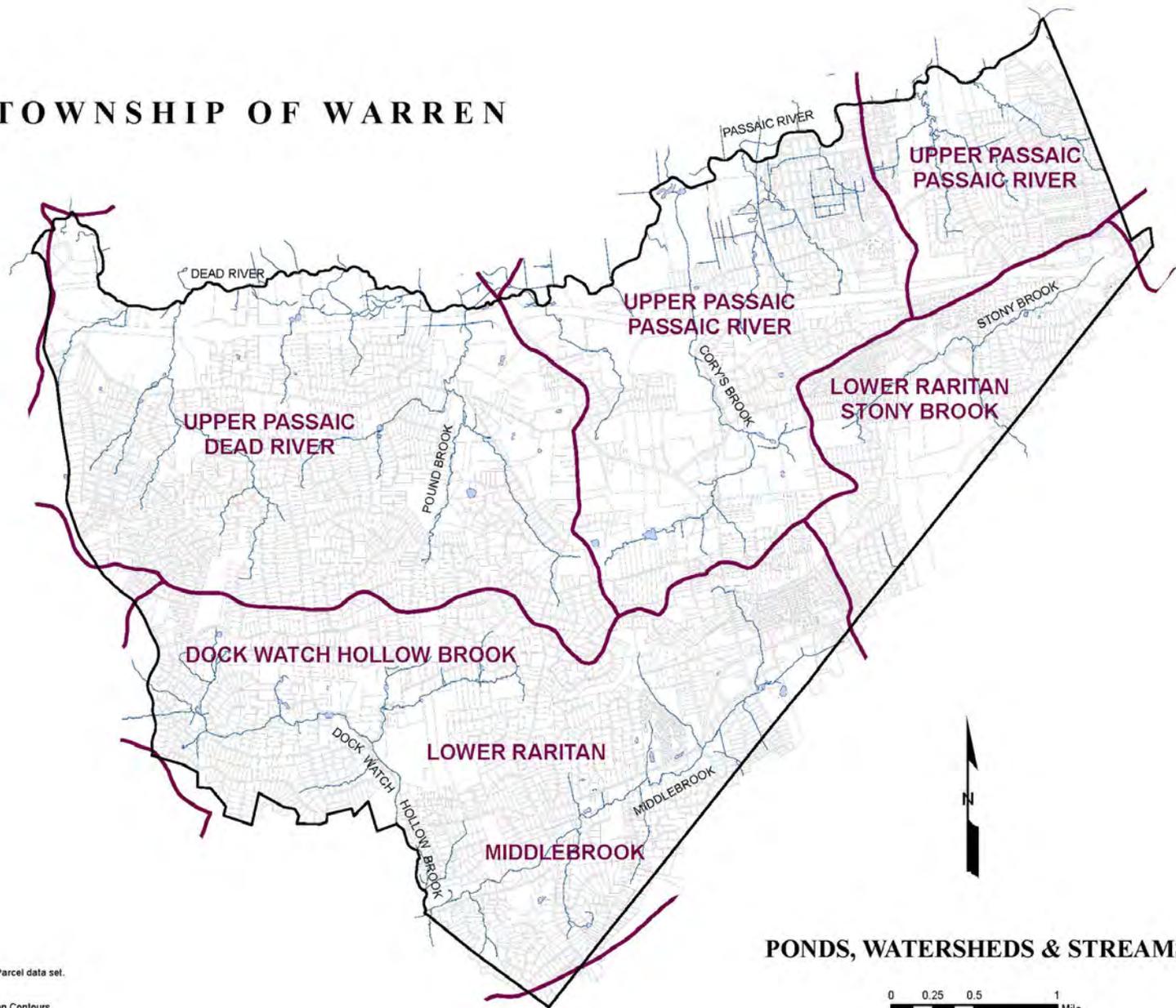
Flood Zones, Streams, Ponds, Watersheds and Elevation Contours  
taken from N.J. DEP G.I.S. data sets.

## FLOOD HAZARD AREAS



AUGUST 2014

# TOWNSHIP OF WARREN



## PONDS, WATERSHEDS & STREAMS

0 0.25 0.5 1  
Mile

AUGUST 2014

### Sources:

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Revised by Warren Twp. Engineering Dept. 2010.

Flood Zones, Streams, Ponds, Watersheds and Elevation Contours  
taken from N.J. DEP G.I.S. data sets.

## Wetlands

The New Jersey Department of Environmental Protection has adopted and administers rules and regulations controlling the development within wetland and transition areas. The Township regulations require all development applications to identify and delineate wetland areas at the site and adjacent property. Wetland boundaries are reviewed and determined by the New Jersey Department of Environmental Protection.

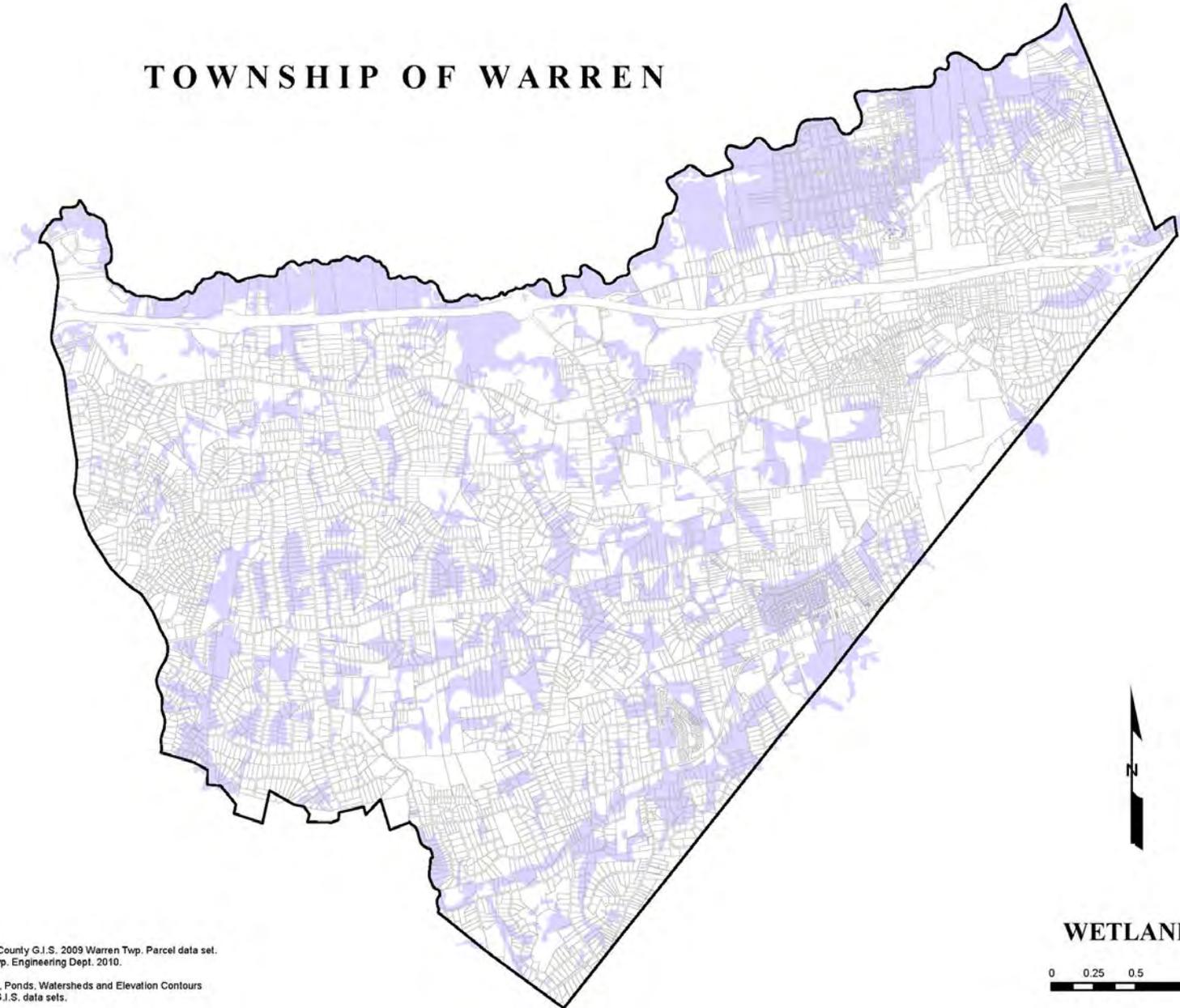
Pursuant to Township regulation any development application (subdivision or site plan) must dedicate wetland areas as a conservation easement to the Township. This easement is a legal document and recorded with the County Clerk's office and on file with the Township. No development is permitted in the conservation easement areas. It is the intent of conservation easements to preserve and protect the natural environment.

Wetlands are commonly referred to as marshes, bogs and swamps. These lands are periodically saturated and flooded.

The New Jersey Department of Environmental Protection regulations are based upon a Federal Register publication originally authored by the US Fish and Wildlife Service. New Jersey wetlands legislation is administered and enforced by the New Jersey Department of Environmental Protection.

The New Jersey Department of Environmental Protection provides mapping showing the general location of wetlands throughout the state of New Jersey. The following map is a reproduction of the New Jersey Environmental Protection wetlands mapping. The wetland areas shown on this map can be utilized for planning purposes but are not represented as an exact delineation.

# TOWNSHIP OF WARREN

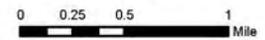


**Sources:**

Base Map: Somerset County G.I.S. 2009 Warren Twp. Parcel data set.  
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taken from N.J. DEP G.I.S. data sets.

## WETLANDS



AUGUST 2014

## Soils

The Soils Conservation Service, a division of the United States Department of Agriculture, publishes the "Soil Survey of Somerset County, New Jersey". The survey was originally prepared in the 1930s and updated in the 1950s. The survey serves as a planning tool for purposes of determining suitable development of land based upon various scenarios of available infrastructure.

The soil types generally characteristic of Warren Township present moderate to severe limitations to development particularly in the absence of public water and public sewer services. Most of the developed areas of the Township are served by public water and public sewer facilities. Detailed characteristics of soil properties are contained in Appendix A and B of this section.

The Township recognized the limitations of soil conditions for on-site septic systems in the late 1950s. Warren Township established the Warren Township Sewerage Authority and began development of sanitary sewer services to serve the entire Township nearly 60 years ago.

Today because of land values in the community soil characteristics generally do not inhibit development. Conversely, wetland, riparian and storm water regulations do restrict wetlands and flood prone areas from further encroachment and/or development.

Historically the Township was classified as a rural agricultural community. The Township retains its rural characteristics. In fact the Township has reached a stage of development that ensures continuation of the rural character for much of the community.

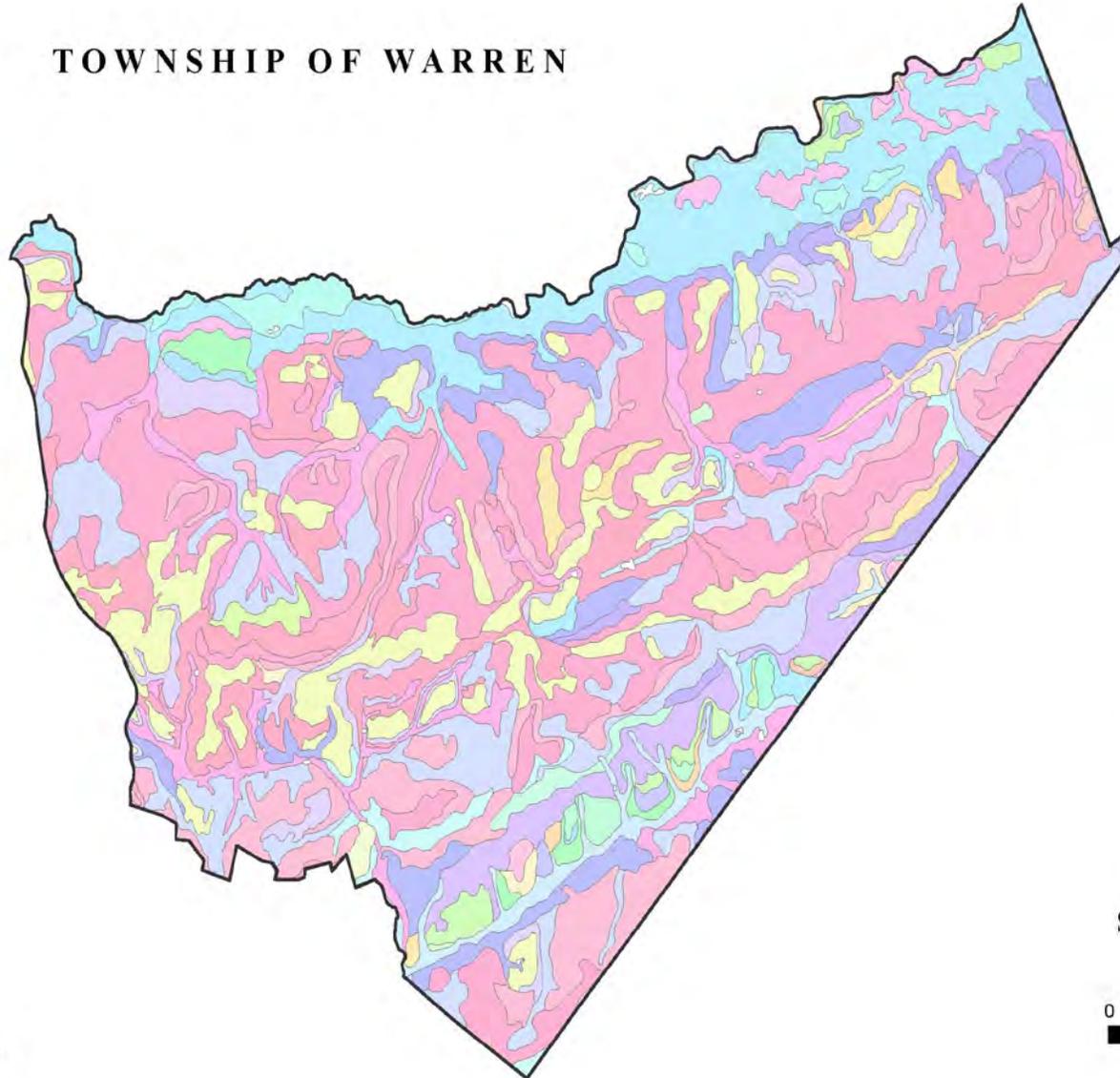
The agricultural component of the community remains along portions of Mountain Avenue, Broadway, Ferguson Road and one preserved farm fronting King George Road south of Canterbury Court.

The Township adopted the Right to Farm Act decades ago. This act is administered through the Somerset County Agricultural Board. The regulations established best management practices. The Township enforces the best practice procedures to advance and continue agricultural activities within the community.

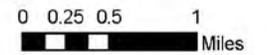
**Legend**

AbrB	LbgA	PHG
AmdB	LbtA	PbpAt
AmdC	LbtB	PbpuAt
AmhB	MonB	PbtAt
AmnrB	MooC	PenA
AmnrC	MopCb	PenB
BhnB	NehB	PenC
BhnC	NehC	PeoB
BoyAt	NehCc	PeoC
CoxA	NehEb	QY
DunB	NemCb	RarAr
DunC	NemDb	RehA
DuxA	NenB	RehB
FmhAt	NeopB	RorAt
KkoC	NeopC	WasA
KkoD	NotB	WhpA

**TOWNSHIP OF WARREN**



**SOIL UNITS**



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Sources:

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Revised by Warren Twp. Engineering Dept. 2010.

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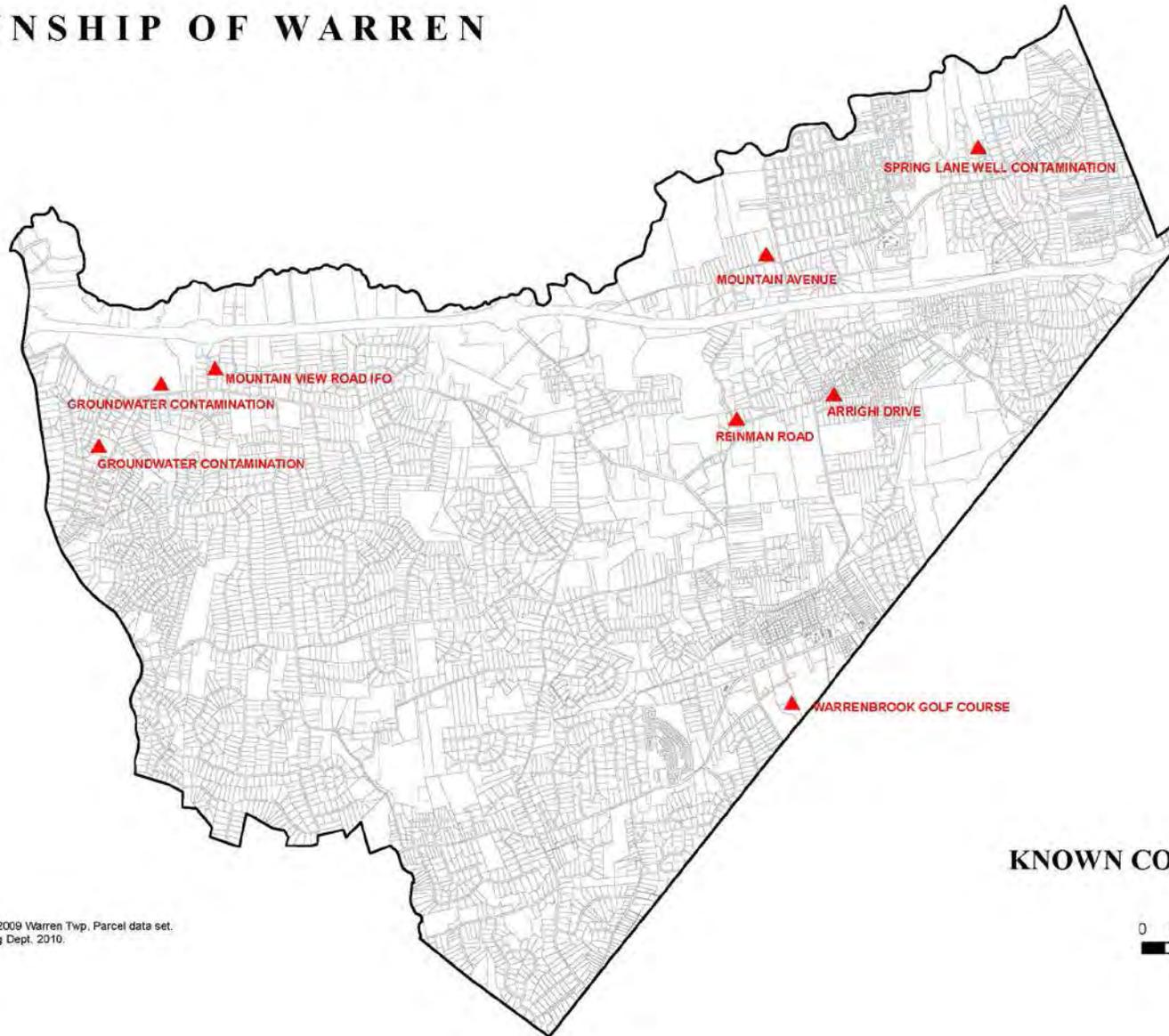
### Contaminated Sites

The Township Board of Health maintains records of all reported contamination. Every development application requires Board of Health review and approval.

There is no known widespread contamination which in and of itself would prevent use and development within the Township. The localized areas primarily impact groundwater.

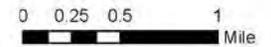
The accompanying map identifies the general locations of contamination on record with the Township Board of Health. In most instances mediation programs have been completed. Most sites have received a “No Further Action” (NOFA) determination from NJDEP. Most sites experienced a gas or oil spill. Other contamination to ground is generally volatile organic compounds. One location not shown is a salvage yard near the intersection of Mt. Bethel Road and Mt. Horeb Road. The site does not appear in NJDEP contaminated sites inventory although Township records and soils test of adjacent properties indicate contamination.

# TOWNSHIP OF WARREN



## KNOWN CONTAMINATED SITES

Sources:  
Base Map: Somerset County G.I.S. 2009 Warren Twp. Parcel data set.  
Revised by Warren Twp. Engineering Dept. 2010.  
Warren Township Board of Health.



### Topography

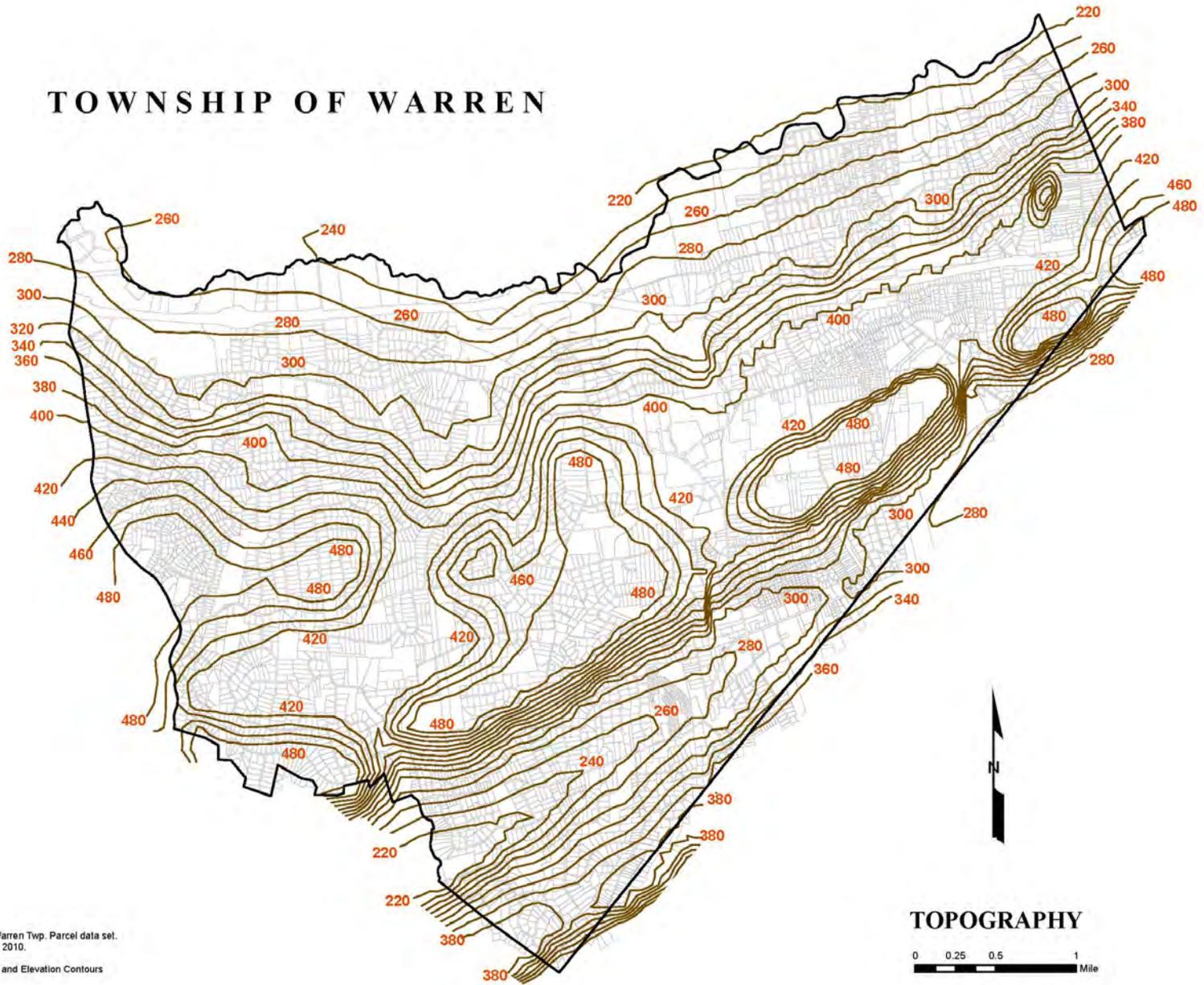
Topography was and is the major physical component shaping the development pattern of the Township. The construction of Rt I-78 along the northern border of the community paralleling the Dead and Passaic Rivers is the other major physical component that has shaped the land use and character of the Township.

Elevations in the Township range from 500+ feet along the second Watchung ridgeline to 220 feet above mean sea level. The lowest elevation is in the extreme north east corner of the Township.

The second Watchung ridgeline's southerly face is very steeply sloped with natural grades in excess of 35%. Only marginal development of steeply sloped areas has occurred along the most steeply sloped areas despite the developed nature of the Township.

Township development regulations provide flexibility through lot size averaging and density modification/open space preservation in recognition of topographic conditions throughout the community. Over the years standards have been modified. The current zoning plan recognizes these changes through the designation of an overlay district. The lot size averaging and density modification open space zoning techniques allow development of the most appropriate areas of a site and preservation of the steeply sloped areas.

# TOWNSHIP OF WARREN



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## TOPOGRAPHY

0 0.25 0.5 1 Mile

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# **1. ENVIRONMENTAL ANALYSIS**

## **APPENDIX A**

## Soils

The “Soil Survey of Somerset County, New Jersey”, prepared by the United States Department of Agriculture, Soil Conservation Service provides a soil type inventory of Warren Township. Three soil associations were identified in the Township which contain 16 soil series and types 30 individual soils. The soil associations, series and types and their characteristics are as follows:

1. The Neshaminy – Mount Lucas – Amwell Association are soils formed mainly in glacial till or material weathered from granite gneiss, diabase or basalt. It covers the greatest area in Warren Township. The soils in this association are used mainly for farming and woodland. The stony steep soils are used as woodland and are better suited to this use than others. The non-stony nearly level to strongly sloping soils are used for corn, soybeans, small grains, hay and pasture plants. Artificial drainage is needed to remove excess water from the Mount Lucas and Amwell soils. Erosion is a potential hazard where the soils are strongly sloping or steep. Steep slopes, stoniness and a seasonal high water table are limitations for community development.
2. The Parsippany – Lansdowne – Watchung Association are soils formed mainly in glacial lake sediment and marine sediment. This association covers a smaller area in the northern sector of the Township. Most of the soils in this association have been farmed, but they are now idle and are reverting to shrubs and trees. The association is used to a limited extent for pasture. Excessive wetness, flooding and the lack of adequate drainage outlets are severe limitations for farming and community development. Minor soils included in this association are Penn, Reaville and Whippany.
3. The Klinesville – Reaville Association. Several minor soils are included as part of this association. This association originates from soils formed in material weathered mainly from shale, siltstone or sandstone but partly from conglomerate and argillite. The soils of this association are used mostly for general farming and dairying. The less sloping soils are used for corn, soybeans, small grains, hay and pasture. Klinesville soils are draughty, shallow and shaley and are not well suited to crops. Artificial drainage is generally needed to remove excess water from the Reaville soil. Erosion is a potential hazard where the soils are farmed intensively unless conservation measures are used. Depth to bedrock, steepness of slope and seasonal water table are limitations of community development.

The soil associations are useful as a general categorization tool. The following soil series descriptions provide more details of individual soils.

Amwell Series – Warren Township contains four soils from the Amwell series: Amwell gravelly loam, 2 to 6 percent slopes (AmB); Amwell gravelly loam, 6 to 12 percent slopes (AmC); Amwell gravelly silt loam, rock substratum, 2 to 6 percent slopes (AnB); and Amwell gravelly silt loam, rock substratum, 6 to 12 percent slopes (AnC).

The gravelly loam soils are slow in terms of permeability where runoff is slow to medium and erosion hazard is slight to moderate. Wetness is the main imitation of this soil for crops. Interceptor drains and diversion terraces are effective in reducing wetness on lower slopes. This soil is fairly well suited to corn, soybeans, spring sown small grains, hay and pasture. Alfalfa and winter sown grains are subject to winter kill.

The gravelly silt loams, rock substratum have slight to medium runoff and slight to moderate hazard of erosion. Wetness is the major concern of management in cultivated areas and the high seasonal water table on the lower slopes limits the use of this soil for crops. The depth to bedrock may interfere with installation of underdrains. Management is needed to control runoff and erosion and to reduce wetness.

All four soils in the Amwell series have slow permeability in the lower part of the subsoil and the available water capacity is moderate.

Birdsboro Series – Warren Township contains two soils from the Birdsboro series: Birdsboro silt loam, 2 to 6 percent slopes (BdB); and Birdsboro silt loam, 6 to 12 percent slopes (BdC). These gently to strongly sloping soils are found on sharp breaks between flood plains and on undulating terraces in the valleys of the major streams. The organic-matter content is medium. The surface layer is generally easy to till and the soil can be plowed and cultivated early in spring and soon after heavy rain. In cultivated areas runoff is medium to rapid and hazard of erosion is moderate. The soil is used mainly for general crops. The permeability is moderate and the available water capacity is high.

Bowmansville Series – Warren Township contains one soil from the Bowmansville series: Bowmansvill silt loam (Bt). This series consists of deep, poorly drained soils on the floodplains of the major rivers and smaller streams in the county. Natural fertility is medium. Permeability is moderately slow and the available water capacity is high. The organic matter content is high but because the soil is wet most of the time it is likely to clod or crust if plowed or cultivated during unfavorable moisture conditions. Drainage improvement is needed if soil is to be farmed or used for recreation.

Klinesville Series – The Klinesville series consists of shallow, well drained soils. The soil located in Warren Township of the Klinesville series is Klinesville shaley loam, 12 to 18 percent slopes (KID). Runoff is slow or medium on this soil. The hazard of erosion is moderate. This soil is used mainly for pasture, hay and small grains. Contour strip-cropping and diversion terraces are beneficial in conserving moisture, maintaining organic matter content and controlling runoff and erosion.

Lamington Series – This series consists of deep, poorly drained soils. Permeability is moderate in the upper part of the soil and slow in the lower part of subsoil. The available water capacity is moderate. Lamington Silt Loam (La) is the soil from this series located in Warren Township. This soil is on old oxbows and stream meanders on low terraces along the valleys of the major streams. Runoff is very slow

and the erosion hazard is slight. This soil is mainly used for pasture. In undrained areas it is poorly suited to most cultivated crops.

Mount Lucas Series – This series consists of deep, moderately well drained and somewhat poorly drained soils. Permeability is moderately slow and the available water capacity is high. These soils have a seasonal high water table at a depth of 1 foot to 4 feet. Three soils in this series are located in Warren Township; Mount Lucas silt loam, 2 to 6 percent slopes (MoB); Mount Lucas gravelly silt loam, 6 to 12 percent slopes (MpC); and Mount Lucas – Watchung very stony silt loams, 2 to 12 percent slopes (MuB).

All three soils have gravelly and coarse fragments in the surface layer. The organic content of MoB and MpC is medium where MuB has a high organic content. MoB soils have slow runoff where the runoff in the MpC and MuB is medium. The hazard of erosion is slight in MoB and moderate in MpC and MuB. MoB soils are used mainly for corn, soybeans, apples and hay and pasture plants and as a woodland. MuB soils are mainly used for woodland cover. The stones and outcrops make cultivation impractical.

Neshaminy Series – The Neshaminy series consists of deep, well-drained soils. In Warren Township, five soils exist from the Neshaminy Series: Neshaminy silt loam 2 to 6, percent slopes (NeB); Neshaminy silt loam, 6 to 12 percent slopes (NeC); Neshaminy silt loam 18 to 25 percent slopes (NhE); Neshaminy – Mount Lucas very stony silt loams, 2 to 12 percent slopes (NkC); and Neshaminy – Mount Lucas very stony silt loams, 12 to 18 percent slopes (NkD).

In all of the Neshaminy soils, stones and boulders are scattered on the surface layer and throughout the profile. This makes the Neshaminy soils impractical for farming at this time. Some of these soils are presently being used for crops and pasture land. However, if the steep slope soils are cleared and left bare erosion is of great concern. NeB and NeC soils have a medium organic content where NhE, NkC and NkD have a medium to high organic content. Runoff is slow in the NeB soil, slow to medium in the NkC soil, medium in the NeC soil and rapid in the NhE and NkD soils. Hazard of erosion is severe in the NhE and NkD soils where the soils also are subject to rapid runoff. The hazard of erosion is slight to moderate in the other three Neshaminy soils. All of the Neshaminy soils are best suited for woodland and the NeB, NeC and NkC, all of which have slopes have less than 12 percent are also suitable for pasture land.

Neshaminy Variant – The Neshaminy Variant consists of deep, well-drained and moderately well drained soils. There are two soils in Warren Township in the Neshaminy Variant: Neshaminy silt loam, fragipan variant, 2 to 6 percent slopes (NmB); and Neshaminy silt loam, fragipan variant, 6 to 12 percent slopes (NmC).

NmB soil is used mainly as woodland and for pasture. Cobbles and pebbles make up more than 20 percent of the surface layer and interfere with cultivation or harvesting operations. Runoff is slow and the hazard of erosion is slight. The NmC soil is mainly used for hay, permanent pasture and wooded areas. Farming is impractical because 20

percent of the surface layer is made up of cobbles and pebbles. Because of its slightly steeper slope, runoff is medium and the hazard of erosion is moderate.

Parsippany Series – The Parsippany Series consists of deep, poorly drained soils. Only one soil from the Parsippany Series exists in Warren Township: Parsippany silt loam (Ph). This nearly level soil is on low-lying flats. The organic content of this soil is moderate to high. Runoff is very slow and the hazard of erosion is slight. This soil is used mainly as woodland and for hay and pasture. Wetness and flooding limit the use of this soil for farming and other purposes.

Parsippany Variant – The Parsippany Variant consists of deep, very poorly drained soils. These soils are located in areas which are subject to frequent flooding. Only one soil from the Parsippany Variant exists in Warren Township: Parsippany silt loam, very poorly drained variant (Pk). This nearly level soil is on low-lying flats. The organic matter content is high to very high. Runoff is very slow and the hazard of erosion is slight. Wetness and flooding limit the use of this soil for farming and many other purposes.

Penn Series – The Penn Series consists of moderately deep, well drained soils. These nearly level to strongly sloping soils are on undulating and rolling uplands. Four soils from the Penn Series exist in Warren Township; Penn silt loam, 0 to 2 percent slopes (PmA); Penn silt loam, 2 to 6 percent slopes (PmB); Penn shaley silt loam, 2 to 6 percent slopes (PnB); and Penn shaley silt loam, 6 to 12 percent slopes (PnC).

PmA, PmB and PnB all have slow runoff and slight hazard of erosion, where PnC has medium runoff and moderate hazard of erosion because of its slightly steeper slopes. For this reason PnC is less suited to crops than other Penn soils. The other three Penn soils are used mainly to grow corn, soybeans, small grains, vegetables and hay.

Raritan Series – The Raritan Series consists of deep, moderately well drained and somewhat poorly drained, nearly level to gently sloping soils. These soils are on stream terraces and rivers. They formed in old stream sediment washed mostly from red shale and siltstone uplands. Raritan silt loam, 0 to 4 percent slopes (RbA) is the only soil from the Raritan series which occurs in Warren Township. Runoff is slow and the hazard of erosion is slight. Ponding is common where this soil is nearly level. Nearly all the acreage is used for crops, pasture, hay and urban purposes.

Reaville Series – The Reaville Series consists of moderately deep, moderately well drained and somewhat poorly drained soils. Reaville silt loam, 2 to 6 percent slopes (ReB) can be found in Warren Township on upland flats, in depressions and on concave lower slopes at the heads of drainageways. This soil is used mainly for soybeans, small grain silage and hay. Runoff is slow and the hazard of erosion is slight.

Rowland Series – Rowland silt loam (Ro) can be found in Warren Township on flood plains of the rivers and major streams. They are subject to frequent stream overflow. This soil is generally nearly level, but there are minor hummocky areas and

slopes of more than 2 percent. The organic matter content is medium to high. Runoff is slow and the hazard of erosion is slight.

Watchung Series – Watchung silt loam (Wc) can be found in Warren Township in narrow bands along drainageways, on low lying flats and in depressions. This soil is used mainly for hay and pasture and as woodland. Runoff is very slow and water is ponded in the depressions and on the low lying flats. The hazard of erosion is slight. Wetness is the main limitation for crops.

Whippany Series – Whippany silt loam, 0 to 4 percent slopes (WhA), is a nearly level to gently sloping soil and is on broad flats and slight rises in an old glacial lake. The organic matter content is medium. Runoff is slow and the hazard of erosion is slight.

In conclusion, the soils of Warren Township demonstrate how environmental constraints can limit community development. The great majority of the soils in Warren Township are grouped in the Neshaminy – Mount Lucas – Amwell Association. The majority of soils in this association are gently sloping to very steep. For this reason erosion is a potential hazard where the soils are strongly sloping or steep. In addition to steep slopes, stoniness and a seasonal high water table are limitations for community development.

The Parsippany – Lansdowne – Watchung Association contains nearly level to gently sloping, deep, very poorly drained to moderately well drained loamy soils underlain mainly by shale, granite gneiss, diabase and basalt. This association is located mainly on lake plains. Excessive wetness, flooding and the lack of adequate drainage outlets are severe limitations for farming and community development.

# **1. ENVIRONMENTAL ANALYSIS**

## **APPENDIX B**

**Permeability Key**

Slow: less than 0.2/hour – less than 0.63 (at all levels)  
 Moderate: 0.63-2.0 (at all levels)  
 Rapid: 2.0-6.3 (at all levels)  
 Moderately Rapid: a combination of moderate and rapid at different levels

**Soil Types, Permeability and Percolation Rates**

<b>Soil Type</b>	<b>Depth from Surface (inches)</b>	<b>Permeability (inches/hour)</b>	<b>Percolation Rate (minutes/inch)</b>
Amwell	0-14	0.2-2.0	30-300
AmB, AmC,	14-21	0.2-2.0	30-300
AnB, AnC	21-36	<0.2	>300
	36-60	2.0-6.0	10-30
Birdsboro	0-12	0.6-2.0	30-100
BdB, BdC	12-38	0.6-2.0	30-100
	38-56	0.6-6.0	10-100
	56-70	2.0->6.0	<10-30
Bowmansville	0-17	0.6-2.0	30-100
Bt	17-47	0.2-0.6	100-300
	47-60	2.0->6.0	<10-30
Klinesville	0-7	2.0-6.0	10-30
KID	7-18	2.0-6.0	10-30
Lamington	0-10	0.6-2.0	30-100
La	10-23	0.6-2.0	30-100
	23-45	<0.2	>300
	45-60	2.0->6.0	<10-30
Mount Lucas	0-8	0.2-2.0	30-300
MoB, MpC,	8-35	0.2-0.6	100-300
MuB	35-56	0.6-2.0	30-100
Neshaminy	0-14	0.6-2.0	30-100
NeB, NeC, NhE,	14-46	0.2-2.0	30-300
NkC, NkD	46-96	0.6-2.0	30-100
Neshaminy Variant	0-15	0.6-2.0	30-100
NmB, NmC	15-32	0.6-2.0	30-100
	32-40	<0.2	>300

<b>Soil Type</b>	<b>Depth from Surface (inches)</b>	<b>Permeability (inches/hour)</b>	<b>Percolation Rate (minutes/inch)</b>
Parsippany Ph	0-4 4-50 50-70	0.2-0.6 <0.2 0.2-0.6	100-300 >300 100-300
Parsippany Variant Pk	0-6 6-36 36-60	0.2-0.6 <0.2 <0.2-0.6	100-300 >300 100->300
Penn PmA, PmB PnB, PnC	0-8 8-25 25-30	0.6-2.0 0.6-2.0 0.2-6.0	30-100 30-100 10-300
Raritan RbA	0-15 15-28 28-46 46-60	0.6-6.0 0.2-0.6 0.2-0.6 0.6-6.0	10-100 100-300 100-300 10-100
Reaville ReB	0-12 12-21 21-27	0.6-2.0 0.2-0.6 0.6-2.0	30-100 100-300 30-100
Rowland Ro	0-10 10-40 40-65	0.2-2.0 0.2-2.0 2.0-6.0	30-300 30-300 10-30
Watchung Wc	0-13 13-36 36-60	0.2-2.0 <0.2 0.6-2.0	30-300 >300 30-300
Whippany WhA	0-10 10-45 45-60	0.2 < <0.2-0.6	30-100 >300 100->300

**Soils and Depth to Seasonal High Water Table**

<b>Soil Type</b>	<b>Depth to Seasonal High Water Table (in feet)</b>
Amwell (AmB, AmC, AnB, AnC)	1 to 4
Birdsboro (BdB, BdC)	Greater than 4
Bowmansville (Bt)	0 to 1 (very frequently flooded)
Klinesville (KID)	Greater than 4
Lamington (La)	0 to 1
Mount Lucas (MoB, MpC, MuB)	1 to 4
Neshaminy (NeB, NeC, NhE, NkC, NkD)	Greater than 5
Neshaminy Variant (NmB, NmC)	2 to greater than 5
Parsippany (Ph)	4 to greater than 5
Parsippany Variant (Pk)	0
Penn (PmA, PmB, PmC, PnB, PnC)	Greater than 5
Raritan (RbA)	½ to 3
Reaville (ReB)	½ to 3
Rowland (Ro)	1 to 3
Watchung (Wc)	0 to 1
Whippany (WhA)	½ to 1½

## 2. EXISTING LAND USE

Warren Township has a total land area of 12,355 acres. As of January 1, 2014 approximately 1,477 acres were vacant or assessed as farmland.<sup>(1)</sup> In addition a number of lots developed for single-family homes are oversized and potential for further development exists.

An existing land use map has been prepared showing the extent of development for the Township at large. Fourteen land use categories are shown. It is readily apparent that the Township is substantially developed. It is also recognized that several substantial undeveloped and/or underdeveloped properties remain.

### Single Family Development/Zoning Comparison

Single family residential development is by far the predominant land use of the Township. Single family homes are developed on lots ranging from 7500 sq. ft. to 1.5 acres and larger.

There are 15 residential zoning districts. The R-65 zone encompasses approximately two thirds of the land area of the Township. This district permits single family homes at a density of one home per 1.5 acres. Development regulations permit lots of less than 1.5 acres in size when other lots are created of greater than 1.5 acres in size. With minor exceptions development within the R-65 zone is in conformance with zoning regulations.

The exception to the above is the Wilshire Lane neighborhood south of Mountain Boulevard in the Town Center District. The prevailing lot size is 10,000 sq. ft. The R-65 zoning of this area is not consistent with existing development.

There are five affordable housing districts that were created in the mid 1980s. These districts were the result of litigation followed by a mediation process with the Council on Affordable Housing. These districts became a contract between the then property owners, the Township and the Council on Affordable Housing. Development within each of these districts is in full compliance with the mediated agreement, contract and zoning regulations.

The zoning plan contains two half acre residential zoning districts identified as R-20 and R-20(V). Development within the R-20(V) district is consistent with zone standards. Development within the R-20 zone is not consistent with zone standards. The prevailing lot size of this area (known as Plainfield Gardens and located south of Reinman Road) is 10,000 sq. ft. The required lot size of 20,000 sq. ft. for this area is not consistent with the prevailing development.

Nonconforming uses do exist on a very infrequent basis within the various residential zone districts. Most uses are small retail businesses that pre-exist the zoning code of Warren Township. There is no area or concentration of nonconforming uses warranting zone redistricting.

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(1) Township tax assessment records

Residential zone districts are not limited exclusively to single-family home development. Low density residential districts permit farms and churches as a conditional use. The medium density R-20(V) district permits nursing homes and assisted living facilities and conditional uses, public and private nonprofit schools, public auctions and flea markets accessory to a fire company, church, the Lions and the Elks.

In all residential districts home occupations are permitted subject to limitations as to size, employees, etc. Home occupations range from academic instruction, tradesman (electrician, plumber and Carpenter, etc.) to management consultant.

Home occupations requiring commercial vehicle storage, material and appliance storage are not permitted.

“Mother-in-law” apartments are not specified as a permitted use in any of the residential districts. The “mother-in-law” living space does however exist. The issues of providing for multi generation households to caregiver accommodations are building design, access and size and are site specific.

#### Multifamily Development

The Township zoning plan contains two redevelopment districts. One of the districts is located on Stirling Road and Mountain Avenue opposite the Woodland School. The other district is located on Dubois Road opposite the East Mountain Park. Existing and approved development within each district is in compliance with the redevelopment plan.

Multifamily development is also included in the R-10AH/MF, R-40AH/MF, R-65 PAC and R-65/SC districts and is developed.

#### Non Residential Development

The zoning plan contains seven business, retail, office and general industrial districts. The uses and development of these districts are consistent with the zoning plan and standards. With very few exceptions all nonresidential uses and development are located in nonresidential zones.

The OR district by far hosts the largest concentration of nonresidential development in the Township. These districts are located adjacent to I-78 interchange numbers 33 and 36. Each district has been developed for hundreds of thousands square feet of office space. In recent years gut renovation of several large office buildings has occurred.

A general industrial district exists along Mount Bethel Road. The district hosts general office, computer chip manufacturing, biotech research and manufacturing and general warehouse uses. In recent years two large churches have been built in the district. One facility is an adaptive reuse and expansion of a former industrial building. The other facility currently under development was the site of a previously approved but never

constructed 100,000 sq. ft. office building. Site improvements (drainage, grading and curbs) were made.

One large undeveloped tract exists adjacent to the I-78/King George Road interchange. Under present zoning the tract could only be developed for office use.

Public Land, Conservation Easements and Semi-public Properties

The Township and Somerset County are substantial landowners. Land ownership is in the form of the municipal complex, public works compound, parks, golf course and open space.

Throughout the Township the community has acquired conservation easements. Conservation easements required the land to remain in its natural state. Conservation easements generally protect wetland and steep slope areas and are results of land development projects occurring within the community over the past 30 plus years. Pursuant to ordinance the Township requires all wetland areas to be dedicated as conservation easements to the community.

The Warren Township Board of education owns and maintains four large properties. Each site features athletic fields and parking areas utilized by the school population and Township residents.

The Watchung Hills Regional High School is another large publicly owned property. The facility serves Warren, Green Brook, Watchung and Long Hill Township.

The Morris-Union Jointure School is a publicly owned facility serving developmentally handicapped (primarily autistic) children primarily from Morris, Union and Somerset Counties. The building is a state of the art facility serving the region.

Semipublic Facilities Including Firehouses, Rescue Squad Sites and Buildings

There are four firehouses and one rescue squad headquarters located in the Township. Each of the facilities is supported by Township tax revenues as well as donations from the general public.

The fire stations are located on Elm Street, Washington Valley Road, Mount Bethel Road and Community Place. The rescue squad is located within the municipal complex on its own lot adjacent to the police station.

The Washington Valley Fire Station is by far the largest facility in the Township. The fire company also operates on a year-round flea market at its property.

### Religious Facilities

There are 11 religious facilities located throughout the Township. Eight of the religious facilities are located in residential zones and three are located in the GI zone.

The two newest and largest facilities are located at the end of Technology Drive North. One facility is an adaptive reuse and enlargement of a former manufacturing building. The other facility now under construction is located on the property previously approved for a 100,000 square-foot office building.

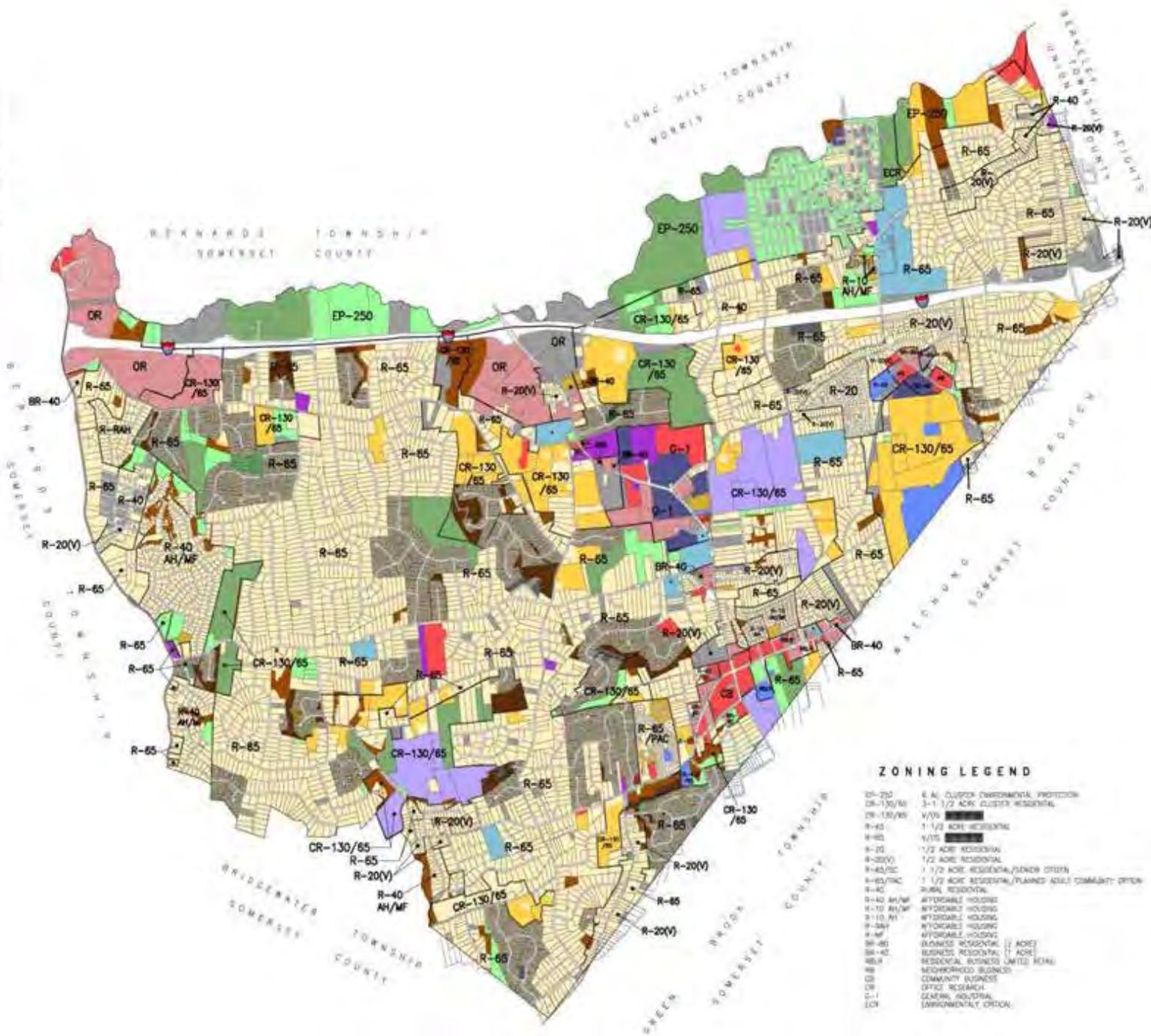
### Commercial and Nonprofit Recreation Facilities

There are three nonprofit membership recreation facilities and one commercial day camp recreation facility in the Township. Camp Riverbend located in the most north east corner of the Township operates a summer day camp and is a for-profit entity.

In addition to Camp Riverbend day camp there are numerous commercial recreational facilities teaching martial arts, dance, gymnastics, etc. One family entertainment facility also exists.

The Round Top Swim and Racquet Club is a membership facility. This facility is also seasonal.

Two nonprofit sportsmen clubs also exist in the community. The Blue Ridge Sportsman Club is located north of I-78 off Dead River Road. The Log Cabin Gun Club is located behind the Twin Brooks Golf Course and has access to Stirling Road. This facility is nearly 100 acres in size.



LEGEND

- HIGHWAY
- COUNTY BOUNDARY
- MUNICIPAL BOUNDARY
- WATER BODY
- UTILITY CORRIDOR
- TREE COVER
- OPEN SPACE/BIOS
- WILDLIFE HABITAT (WHS)
- AIR CORRIDOR
- COMMUNITY CENTER
- SINGLE-FAMILY RESIDENTIAL
- MULTI-FAMILY
- GOLF COURSE
- WETLAND
- FLOODPLAIN
- COMMERCIAL
- OPEN SPACE
- WOOD-LAND
- WOOD LOT

ZONING LEGEND

- CR-250 8 AC. CLUSTER ENVIRONMENTAL PROTECTION
- CR-130/65 3-1 1/2 ACRES CLUSTER RESIDENTIAL
- CR-130/65 1/2 ACRES RESIDENTIAL
- R-65 1 1/2 ACRES RESIDENTIAL
- R-65 1/2 ACRES RESIDENTIAL
- R-20 1/2 ACRES RESIDENTIAL
- R-20(V) 1/2 ACRES RESIDENTIAL
- R-65/PC 1 1/2 ACRES RESIDENTIAL/PLANNED ADULT COMMUNITY OPTION
- R-65/PC 1/2 ACRES RESIDENTIAL/PLANNED ADULT COMMUNITY OPTION
- R-40 2000 SQ. FT. RESIDENTIAL
- R-40 AH/MF AFFORDABLE HOUSING
- R-10 AH/MF AFFORDABLE HOUSING
- R-10 AH AFFORDABLE HOUSING
- R-20 AH AFFORDABLE HOUSING
- R-65 BUSINESS RESIDENTIAL (1/2 ACRE)
- R-40 BUSINESS RESIDENTIAL (1/2 ACRE)
- RB-65 RESIDENTIAL BUSINESS LIMITED HOUSING
- RB-65 NEIGHBORHOOD BUSINESS
- CB COMMUNITY BUSINESS
- OR OFFICE RESEARCH
- C-1 GENERAL INDUSTRIAL
- ECR ENVIRONMENTAL CRITICAL



**WARREN TOWNSHIP**  
**2014 LAND USE MAP**  
**WARREN TOWNSHIP**  
**SOMERSET COUNTY NEW JERSEY**



BASE MAP PREPARED BY:  
 WARREN TOWNSHIP ENGINEERING DEPARTMENT  
 JANUARY, 2014

### Town Center District

The Town Center District was established in the 1990s through application to the New Jersey Department of Community Affairs. The Township was granted Town Center District status.

The Town Center district boundaries are identical to the Transportation Improvement District (T.I.D.) of the community. The Transportation Improvement District was established in the early 1990s. The district requires a fee for transportation improvements based upon the size and intensity of the development within the district.

The T.I.D. funds, generated from development within the district, have contributed to the capital funding of signals, sidewalks and safety improvements. The overall improvements within the Town Center District have enhanced the efficiency and safety of traffic flow and provided for a safe walking environment within the business community.

# TOWN CENTER DESIGNATION AND T.I.D. BOUNDARY



JOHN T. CHADWICK, IV, P.P. 3176 ROUTE 27, SUITE 1A, KENDALL PARK, NJ 08824 ♦ 732-297-7669 ♦ 732-297-8081 FAX ♦ PP LIC NO. 995

*Riparian Buffer/Conservation Zone*

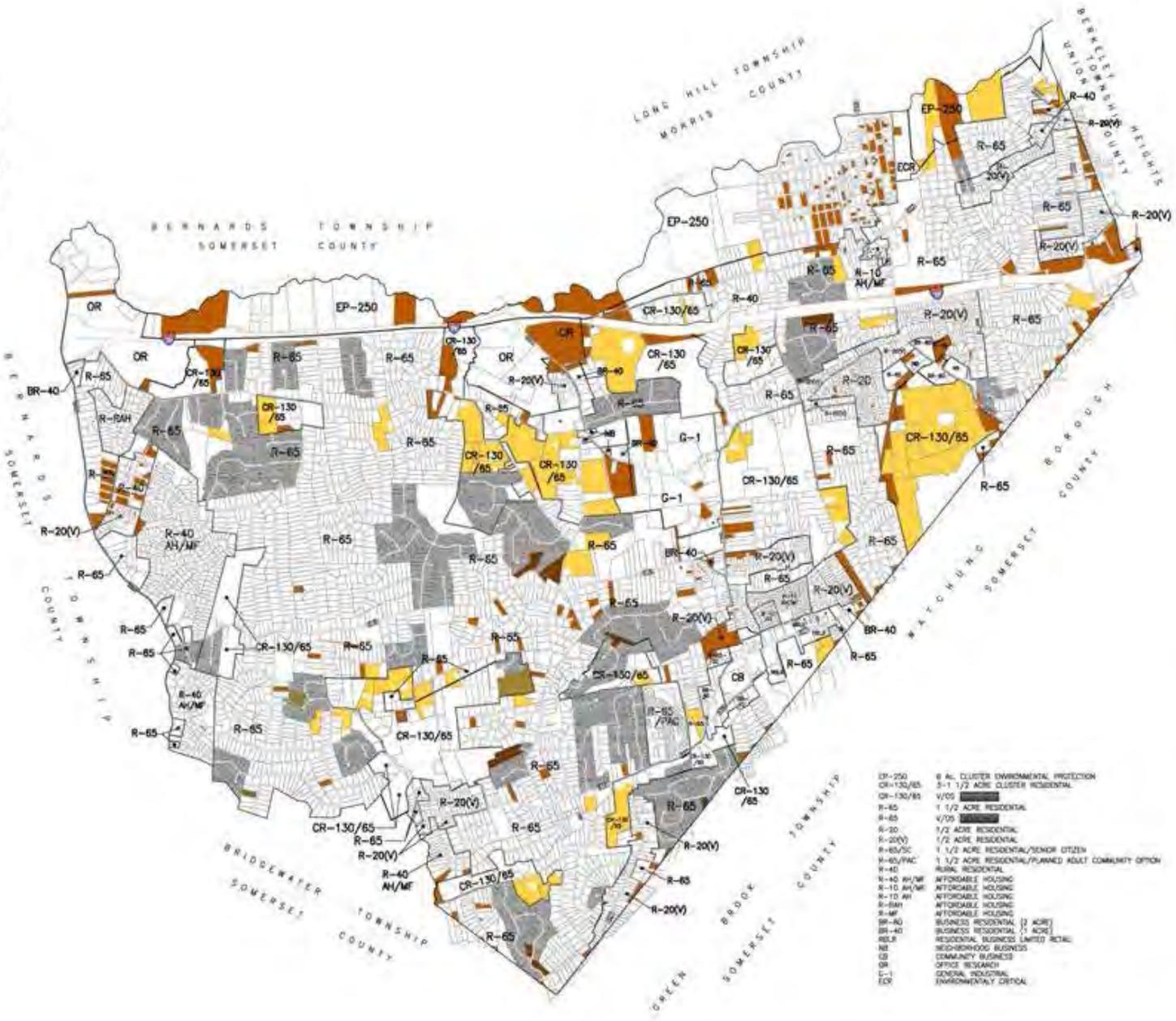
All major streams and rivers within the Township are designated as riparian/conservation zones. The boundary lines and restrictions are determined by State regulation. These regulations were adopted by the community as a requirement for certification of its Wastewater Management Plan for the Passaic and Dead Rivers basin area.

Restrictions prohibit development within the riparian zones. Restrictions do permit maintenance of existing improvements.



*Vacant and Agricultural Land*

There are approximately 2 square miles of vacant and agriculturally assessed acreage remaining in the Township. Appendix Table 1 shows the block, lot, location, acreage and general comments as to development constraints.



- LEGEND**
- INTERSTATE
  - COUNTY HIGHWAY
  - MAJOR ROAD
  - TOWNSHIP BORDER

- FARM ASSESSED
- VACANT LAND



**WARREN TOWNSHIP  
2014 LAND USE MAP  
WARREN TOWNSHIP  
SOMERSET COUNTY NEW JERSEY**



BASIC MAP PREPARED BY:  
WARREN TOWNSHIP ENGINEERING DEPARTMENT  
JANUARY, 2014

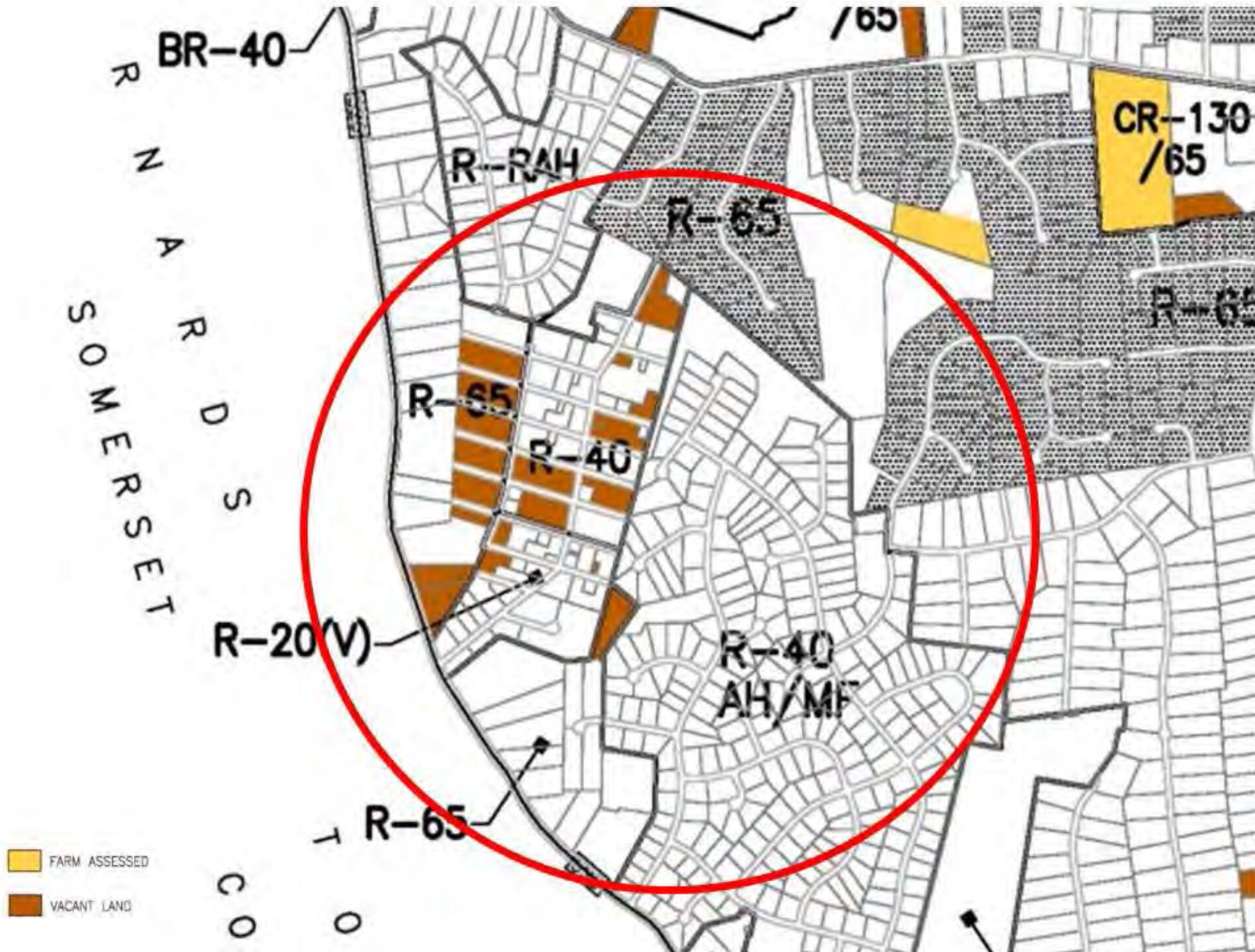
- EP-250 ENVIRONMENTAL PROTECTION
- CR-130/65 3-1 1/2 ACRE CLUSTER RESIDENTIAL
- V/OS V/OS
- R-65 1 1/2 ACRE RESIDENTIAL
- R-65 V/OS
- R-20 1/2 ACRE RESIDENTIAL
- R-20(V) 1/2 ACRE RESIDENTIAL
- R-65/SC 1 1/2 ACRE RESIDENTIAL/SENIOR CITIZEN
- R-65/PAC 1 1/2 ACRE RESIDENTIAL/PURVED ADULT COMMUNITY OPTION
- R-40 RURAL RESIDENTIAL
- R-40 AH/MF AFFORDABLE HOUSING
- R-10 AH/MF AFFORDABLE HOUSING
- R-10 AH AFFORDABLE HOUSING
- R-6AH AFFORDABLE HOUSING
- R-6MF AFFORDABLE HOUSING
- BR-60 BUSINESS RESIDENTIAL (2 ACRE)
- BR-40 BUSINESS RESIDENTIAL (1 ACRE)
- RELR RESIDENTIAL BUSINESS LIMITED RETAIL
- NE NEIGHBORHOOD BUSINESS
- CB COMMUNITY BUSINESS
- OR OFFICE RESEARCH
- G-1 GENERAL INDUSTRIAL
- EDR ENVIRONMENTAL CRITICAL

*Mt. Horeb Park*

This neighborhood is located on the westerly side of the Township opposite the Pingrey School athletic fields. The area is not served by public water and sewer facilities. The neighborhood features scattered single-family homes on lot sizes generally one acre in size or larger. Aside from Elm Avenue and connecting side streets many of the roadways shown on Township tax maps were never develop.

The gridiron street pattern and lots were platted in the 1920s under the Map Filing Act of the State of New Jersey. A substantial portion (approximately 20 plus acres) of the undeveloped land is in single ownership. Much of this tract is impacted by wetlands. Considerable discussion over many years as to the reasonable development of the neighborhood has occurred. Due to limits of upland verses wetland area and the absence of infrastructure (water supply, sewer service and paved roadways) future development is limited to large lots. Reassessment of the current R-40 designation is warranted.

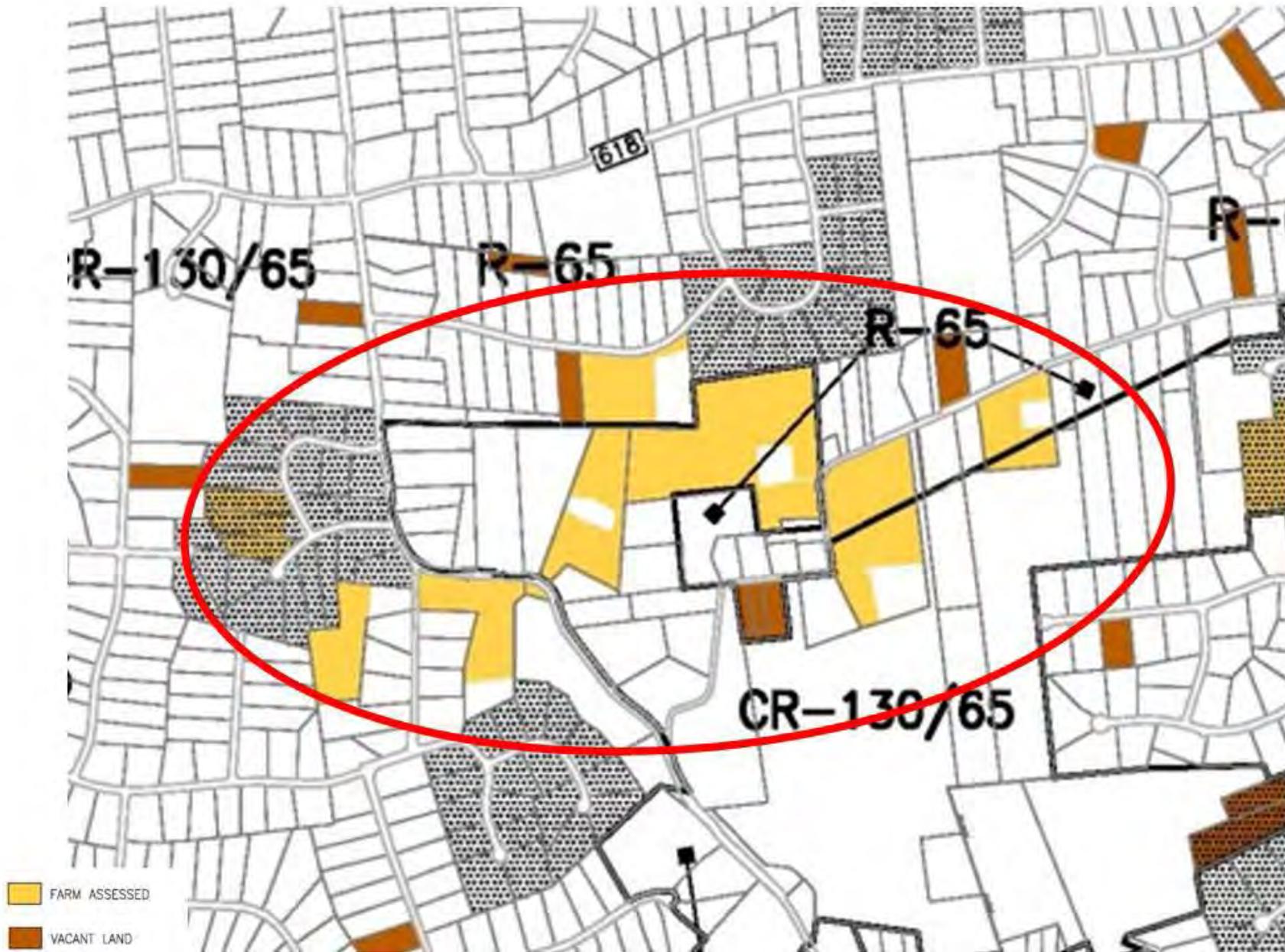
# MT HOREB PARK



Ferguson Road

This area does feature active farming. No public sewer or public water facilities exist or are proposed for this area. The majority of the area is zoned CR-130/65 with the exception of lots fronting the south side of Ferguson Road. A review of lot sizes and the appropriateness of R- 65 designation for the south side of Ferguson Road is warranted.

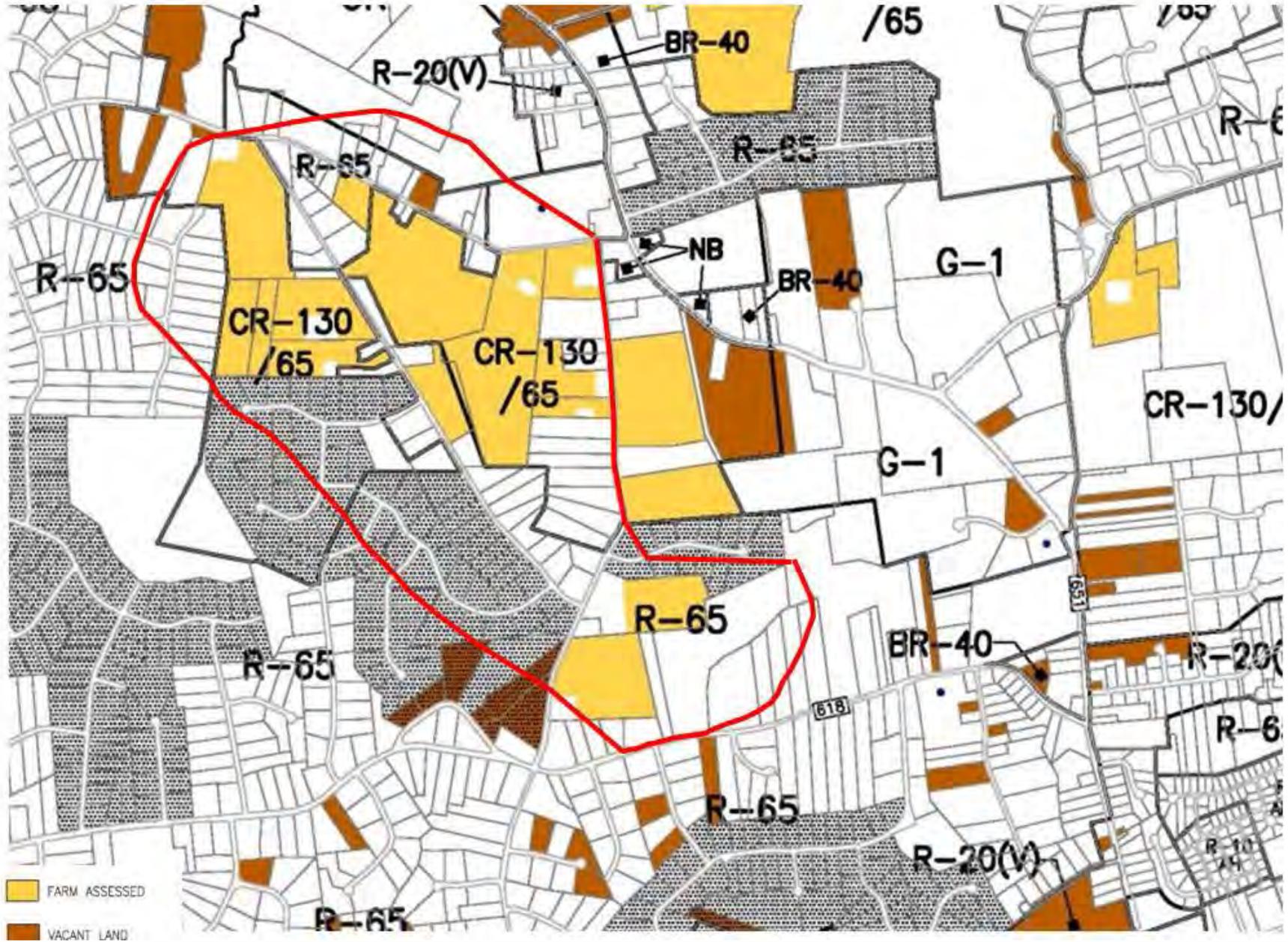
# FERGUSON ROAD



Broadway

This area encompasses active commercial agricultural operation and pasture land. Agricultural areas on the west side of Broadway are severely limited due to streams and meadow areas. Lands to the east of Broadway host active commercial agricultural and pasture lands. The southerly portion of the area is steeply sloped. The area is appropriately zoned CR-130/65.

# BROADWAY



King George/Mount Bethel Corridor

This section of the Township exhibits a wide variety of uses and zone designations.

Reviewing the zoning plan from north to south shows OR designation for lands fronting King George Road at the I-78/36 interchange. Abutting the OR district is a large vacant parcel designated CR-130/65. This parcel features rolling topography and wetlands on the southerly portion. Utilities are available to serve the tract.

South of Mountain Avenue, the zoning on the west side of King George Road is R-20(V) reflecting the Deerfield and Blackthorne Road neighborhood. The zoning is appropriate.

On the east side of King George Road several multiuse buildings exist. Uses range from general office space to childcare/teaching facilities, medical arts and an assisted living facility. An approved but not as yet constructed apartment building designed for independent living of senior citizen persons and households will be located at the King George/Mountain Avenue intersection.

This section of King George Road is zoned BR-40. The apartment building and the assisted living facility were permitted pursuant to grant of a use variance. All other uses and development are in conformance with zone district standards.

Current zone designations are appropriate for the area described.

Mount Bethel Village (Intersection of King George Road and Mount Bethel Road)

Portions of this area have recently been designated as an historic district. The zoning plan was amended to designate the historic status of buildings in the NB business district.

Mount Bethel Road -South of Mount Bethel Village to Mount Horeb Road

The majority of this section is zoned G-I (general industrial). The uses within this district have morphed from warehouse to office, manufacturing, research, engineering and tele-communications.

The majority of properties are fully developed with the exception of the properties fronting Reinman Road. These properties are under developed.

The southern boundary of the G-I district is the central school. The northerly boundary is the racquet club. Properties immediately north of the racquet club are in the CR-130/65 district notwithstanding frontage on the major north-south corridor in the Township, have access to all utilities and are readily developable property.

The properties opposite the central school are also located in the CR-130/65 zone. Nearly all lots are developed. The area features intermittent stream ways and associated wetlands. The zoning is appropriate.

#### Mount Horeb/Mount Bethel Intersection

The northwest corner of the intersection is zoned BR-40. The area is fully developed. Adjacent properties exhibit a wide range of uses including salvage yard, multi-family housing, professional office use and single-family homes. Further, a use variance for an office building was granted for the property immediately south of the Mount Bethel intersection. These properties are in residential districts (R-65 and R-20V) zones.

The uses described and the zone districts are not consistent. Compounding this issue are peak hour traffic congestion and the challenging geometry of the roadway system.

The salvage yard is in and of itself of significant impact to adjacent residential and business uses at this location. This use pre-exists the Township zoning code.

#### Mount Horeb to Mountain Boulevard

Single-family homes front both sides of Mount Bethel Road. Homes are in residential districts.

The intersection of Mountain Boulevard and Mount Bethel Road is zoned CB (community business). Many of the existing retail buildings were constructed 30 plus years ago. These buildings are well maintained but have not been renovated or significantly altered in appearance.

The two shopping center sites have been extensively renovated. Both building facade, landscaping of parking areas and signage were significantly improved.

An assisted living facility is approved for the single large tract (approximately 17 acres) and construction will soon be under way. This facility will be located just north of existing retail and service businesses on the west side of Mt Bethel Road.

Zoning plan for this section of Mount Bethel Road is consistent with use and development as described above.

# KING GEORGE/MT BETHEL CORRIDOR



Plainfield Gardens/Stirling Road/Charles Street

This area of the Township was subdivided in the early 1920s under the New Jersey Map Filing Act. The street system is a grid iron design and most of the roadways shown on the tax maps are paper streets (not improved). No public utilities extend to this area. The Township has acquired substantial portions of this property.

The majority of the area is located within the floodplain of the Passaic River. Substantial portions of this area are also regulated wetlands.

The area is designated EP-250. Although scattered single-family homes on lots of generally less than one acre do exist, the area is primarily in public ownership, flood prone and appropriately zoned.

# PLAINFIELD GARDENS/STIRLING RD/CHARLES ST



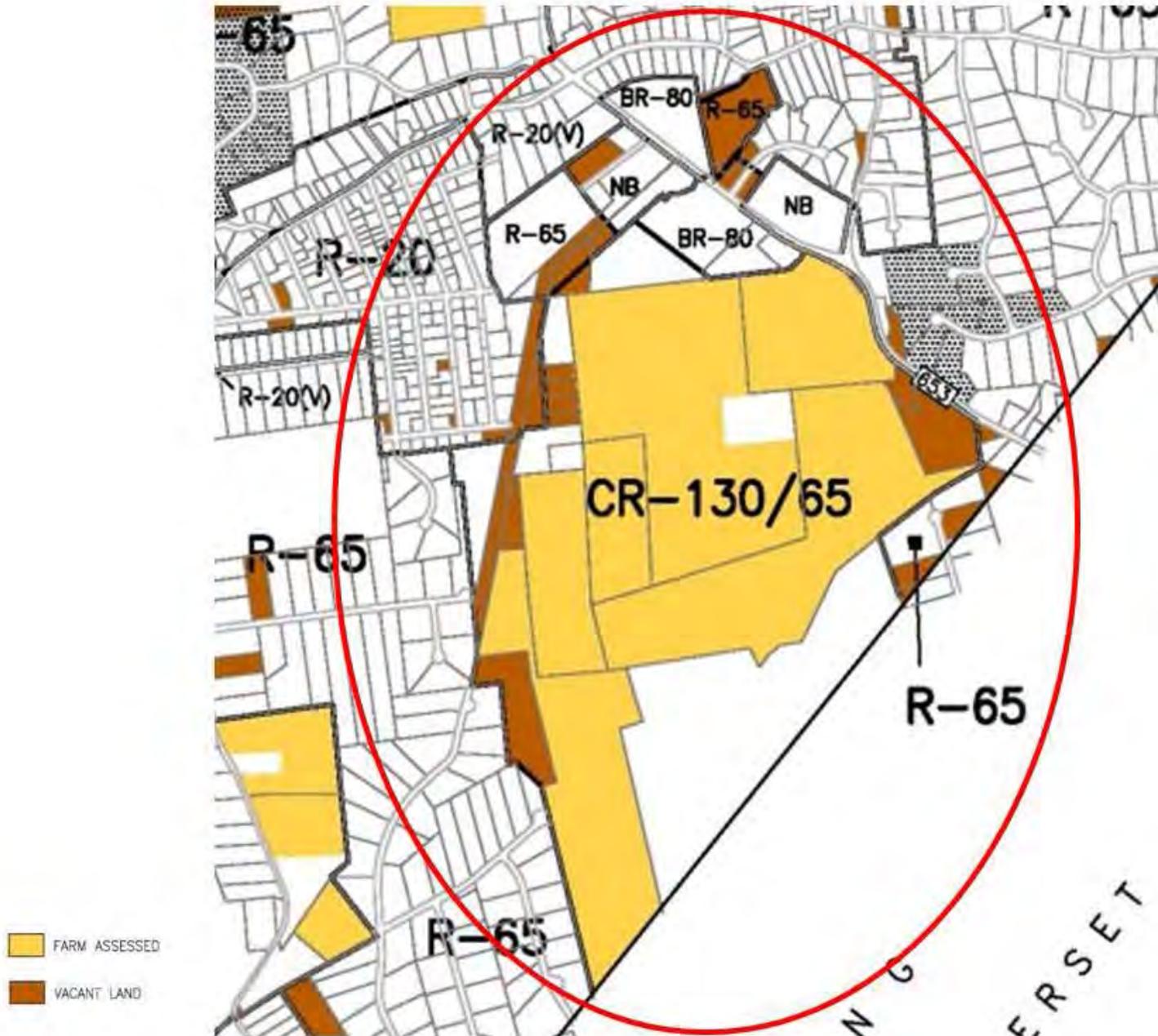
Second Watchung Ridge

This is a large undeveloped area on the easterly side of the Township. Nearly 100 acres is owned and used as a private recreation facility (gun club). Adjoining lands are all undeveloped.

The area is very steeply sloped and generally wooded. Rock outcroppings are evident.

The area is currently zoned CR-130/65. This zone district permits single-family development. Because the area is used primarily for recreation and because of the physical constraints a re-evaluation of the appropriateness of residential zoning is warranted.

# SECOND WATCHUNG RIDGE



### Redevelopment Districts

There are two redevelopment districts in Warren Township. One is located on Mountain Avenue and is developed for 57 affordable townhomes. The Township, acting as the redevelopment agency, developed this project.

The second redevelopment district is located on Dubois Road opposite the entrance to the East Mountain Park recreation fields. The site has approval for 35 age targeted townhomes. The site was formerly occupied by an abandoned manufacturing (knitting mill) business.

The Township continues to investigate the applicability of the redevelopment statute to other locations exhibiting conditions and circumstances qualifying for "in need of redevelopment and/or rehabilitation" designation. No specific sites are identified at this time.

The designation of property under the redevelopment statute permits the Township to specifically tailor the project and its design not possible or authorized under municipalities' power to zone. Further, the redevelopment statute permits the municipality to receive substantially greater proportion of tax revenues to support municipal functions and projects.

## **2. EXISTING LAND USE**

### **APPENDIX A**

## VACANT AND FARM ASSESS LAND INVENTORY

BLOCK	LOT	QUAL	PROPERTY LOCATION	ACREAGE	PROPERTY CLASS/FEATURES
4	1		190 LIBERTY CORNER ROAD	5.43	1/PSEG & Cell Tower
5	4		FRONTAGE ROAD	13.77	1/Part Wetland
6	1		FRONTAGE ROAD	26.25	1/Part Wetland
8	3		45 MOUNTAIN VIEW ROAD	2.25	1
9	1.01		73 MOUNTAIN VIEW ROAD	17.09	1
9	3.05		13 MOUNTAIN VIEW LANE	1.55	1
9	3.06		15 MOUNTAIN VIEW LANE	0.32	1
10	7.04		19 DEAD RIVER ROAD	2.14	1
10	10		25 DEAD RIVER ROAD	3.06	1
11	14.01		140 LIBERTY CORNER ROAD	1.55	1
12	10.01		96 LIBERTY CORNER ROAD	1.5	1
12	10.02		92 LIBERTY CORNER ROAD	1.5	1
12	18		SECOND STREET	0.77	1/Part Wet-Unimproved Roadways
12	21		5 OAK AVENUE	0.76	1/Part Wet-Unimproved Roadways
12	22		9 OAK AVENUE	1.79	1/Part Wet-Unimproved Roadways
12	23		13 OAK AVENUE	2	1/Part Wet-Unimproved Roadways
12	24		17 OAK AVENUE	2.16	1/Part Wet-Unimproved Roadways
12	25		21 OAK AVENUE	2.3	1/Part Wet-Unimproved Roadways
12	26		25 OAK AVENUE	2.46	1/Part Wet-Unimproved Roadways
15	7	QFARM	100 MOUNTAIN VIEW ROAD	17.35	3B
15	12.01	Q0002	3 TRAILS END COURT	5.5	3B/Developed
18	2.02		1 THIRD STREET	0.55	1/Mt.HorebPark/PartWet & Unimprvd Rd
19	3		25 ELM AVENUE	1.88	1/Mt.HorebPark/PartWet & Unimprvd Rd
20	1		14 SIXTH STREET	2.31	1/Mt.HorebPark/PartWet & Unimprvd Rd
21	2		10 SEVENTH STREET	2.18	1/Mt.HorebPark/PartWet & Unimprvd Rd
22	2		14 EIGHTH STREET	1	1/Mt.HorebPark/PartWet & Unimprvd Rd
24	4.02		21 THIRD STREET	2.13	1/Mt.HorebPark/PartWet & Unimprvd Rd
24	33		58 ELM AVENUE	1.75	1/Mt.HorebPark/PartWet & Unimprvd Rd
24	34		62 ELM AVENUE	0.93	1/Mt.HorebPark/PartWet & Unimprvd Rd
24.09	6		17 THIRD STREET	0.11	1/Mt.HorebPark/PartWet & Unimprvd Rd
24.11	1		24 SIXTH STREET	1.68	1/Mt.HorebPark/PartWet & Unimprvd Rd
24.13	1		38 ELM AVE. & 8TH ST.	0.22	1/Mt.HorebPark/PartWet & Unimprvd Rd
24.13	2		36 ELM AVE. & 7TH ST.	2.34	1/Mt.HorebPark/PartWet & Unimprvd Rd
24.14	3		27 EIGHTH STREET	0.57	1/Mt.HorebPark/PartWet & Unimprvd Rd
24.14	5		46 ELM AVENUE	0.32	1/Mt.HorebPark/PartWet & Unimprvd Rd
26	10		15 SKYLINE DRIVE	1.5	1
27	33.02		3 COURTLAND LANE	1.67	1/Developed
28	15		17 MOUNT HOREB ROAD	0.13	1/Developed
29.03	19		7 CLAIRE DRIVE	2.25	1/Developed
32	5.02		9 LENAPE TRAIL	1.8	1/Developed
32	9.06		89 DOCK WATCH HOLLOW RD	1.5	1/Developed
32	13.02	QFARM	3 BLAZIER ROAD	5.46	3B/Odd Shape
32	13.12	QFARM	5 STONEHEDGE COURT	1.5	3B/Developed
32	13.13	QFARM	17 PONDS EDGE LANE	1.69	3B/Developed
32	13.14	QFARM	15 PONDS EDGE LANE	1.98	3B/Developed
33	2.07		33 BLAZIER ROAD	1.5	1/Developed
34	1.02		DOCK WATCH HOLLOW ROAD	0.01	1
34	1.03	QFARM	DOCK WATCH HOLLOW ROAD	0.16	3B
34	1.04	QFARM	69 DOCK WATCH HOLLOW ROAD	6.6	3B
35	4		30 WAGNERS LANE	15.94	1/Land Locked & Wetland
35	6.01		KING GEORGE ROAD	5.64	1/Wetland
37	5		MOUNTAIN VIEW ROAD	2.6	1
37	13.01		171 MOUNTAIN VIEW ROAD	14.21	1/Has Restriction
37	19		271 KING GEORGE ROAD	0.6	1
37	22		273 KING GEORGE ROAD	1.12	1/Developed

BLOCK	LOT	QUAL	PROPERTY LOCATION	ACREAGE	PROPERTY CLASS/FEATURES
37	23		275 KING GEORGE ROAD	1.5	1/Developed
37	24		281 KING GEORGE ROAD	0.88	1/Developed
43	17.01	QFARM	146 MOUNTAIN VIEW ROAD	13.64	3B
50	3.03		164 MOUNTAIN VIEW ROAD	3.01	1
50	3.05		168 MOUNTAIN VIEW ROAD	3.04	1
50	4		172 MOUNTAIN VIEW ROAD	1.17	1
50	6	Q0004	8 GREGORY LANE	21.54	3B
50	20	QFARM	BROADWAY ROAD	8.49	3B
50	21	QFARM	BROADWAY ROAD	4.18	3B
50	24	QFARM	49 BROADWAY ROAD	10.1	3B
50	25.01	QFARM	41 BROADWAY ROAD	7.99	3B
50.01	32.03		2 RAVINN LANE	4.38	1/Developed-Conservation
50.01	32.04		4 RAVINN LANE	4.77	1/Developed-Conservation
50.01	32.06		8 RAVINN LANE	4.11	1/Developed-Conservation
50.01	32.07		10 RAVINN LANE	1.3	1/Developed-Conservation
50.01	32.08		12 RAVINN LANE	1.21	1/Developed-Conservation
52	5	Q0005	196 MOUNTAIN VIEW ROAD	3.33	3B/Developed-Conservation
52	6	Q0005	214 MOUNTAIN VIEW ROAD	24.26	3B/Developed-Conservation
52	9	QFARM	220 MOUNTAIN VIEW ROAD	30.23	3B/Developed-Conservation
52	10	QFARM	239 KING GEORGE ROAD	6	3B/Developed-Conservation
52	12.02	QFARM	219 KING GEORGE ROAD	6.73	3B/Developed-Conservation
52	13	QFARM	219 KING GEORGE ROAD	2.89	3B/Developed-Conservation
52	14	QFARM	217 KING GEORGE ROAD	2.79	3B/Developed-Conservation
52	21	Q0005	36 BROADWAY ROAD	9.07	3B/Developed-Conservation
52	21.02	QFARM	BROADWAY ROAD	6.88	3B/Developed-Conservation
53	2		98 DOCK WATCH HOLLOW ROAD	0.92	1
55	2.01		16 WYCHWOOD WAY	1.65	1
55	2.02	QFARM	24 WYCHWOOD WAY	5.29	3B
55	6.02		49 FERGUSON ROAD	2	1
55	13	QFARM	31 FERGUSON ROAD	18.85	3B/Some Wetland
55	21.02	QFARM	55 DOCK WATCH HOLLOW ROAD	7.36	3B
56	1.07		12 SLEEPY HOLLOW LANE	1.75	1
56	2.07		130 MOUNT HOREB ROAD	2.05	1
56	11.01		79 FERGUSON ROAD	1.71	1
56	11.06		69 FERGUSON ROAD	1.93	1
57	2		14 FERGUSON ROAD	0.72	1
57	4		18 FERGUSON ROAD	1.62	1
57	6.02	QFARM	30 FERGUSON ROAD	11.78	3B /Some Wetland
57	8.04	QFARM	48 FERGUSON ROAD	5	3B
57	14.07	QFARM	8 PROVIDENCE ROAD	18	3B/Mostly Conservation
57	21.01		113 KING GEORGE ROAD	1.93	1
57	24	QFARM	103 KING GEORG ROAD	5	3B
57	27.14		22 BERKSHIRE DRIVE	1.5	1
57	38.02		15 MUNDY LANE	1.42	1
57	39.02		9 MUNDY LANE	0.5	1
59	13.07		4 CAMBRIDGE DRIVE	1.5	1
59	17.04		4 MASON HILL ROAD	7.09	1/Mostly Conservation
59	28		57 WASHINGTON VALLEY ROAD	2.06	1
59	53		15 WASHINGTON VALLEY ROAD	0.53	1
60	4.13		40 SNEIDER ROAD	4.72	1/Mostly Conservation
60	4.16		34 SNEIDER ROAD	1.12	1
62	4		8 BROOKSIDE DRIVE	1.08	1
62	10.06		21 CONKLIN LN.	1.5	1
62	11		CONKLIN LANE	0	1
62	12		CONKLIN LANE	0	1
62	12.01		CONKLIN LANE	0.04	1
62	13.01		23 CONKLIN LN	6.72	1/Some Wetland

BLOCK	LOT	QUAL	PROPERTY LOCATION	ACREAGE	PROPERTY CLASS/FEATURES
62	13.02		12 CONKLIN LN	2.04	1
62	13.03		10 CONKLIN LANE	2.16	1
62	14.02		4 CONKLIN LANE	1.51	1
62	14.05		CONKLIN LN (NEXT TO 10)	0.55	1
62.01	1		22 RASPBERRY/28STRAWBERRY	1.14	1
62.01	17		20 RASPBERRY TRAIL	1.11	1
62.02	1		29 RASPBERRY TRAIL	1.5	1
62.02	2		27 RASPBERRY TRAIL	1.05	1
62.02	25		7 MOUNTAIN TRAIL	1.25	1
62.03	18.02	QFARM	40 BROOKSIDE DRIVE	14	3B/Some Wetland
62.03	20.01	QFARM	31 KING GEORGE ROAD	6.43	3B/Developed
63	1		17 MOUNTAIN TRAIL	0.38	1
63	6		1 KING GEORGE ROAD	0.94	1
64	12.06		24 HUNTERS TRAIL	1.52	1
65	2		5 DOGWOOD LANE	0.45	1
65	4		22 IVY HILL ROAD	0.55	1
65	17		92 MORNING GLORY ROAD	0.2	1
65	18		24 IVY HILL ROAD	0.55	1
65	19		26 IVY HILL ROAD	0.46	1
66	2		7 MOBUS LANE	1	1
67	7.01	QFARM	88 WASHINGTON VALLEY ROAD	5.13	3B
67	10	QFARM	104 WASHINGTON VALLEY RD	24.5	3B
67	16		33 MORNING GLORY ROAD	0.94	1
67	48		16 THORESEN ROAD	0.56	1
68	19		9 MAPLE DRIVE	2	1
69	8.01		107 WASHINGTON VALLEY RD.	1.5	1
70.01	32.04		5 MIMI LANE	1.5	1
70.01	33.01		14 JESSICA LANE	2.02	1
70.03	24	QFARM	149 WASHINGTON VALLEY RD.	6.03	3B/Developed
71	4.16		39 GEIGER LANE	1.31	1
71	16.01		28 NORTH LANE	2.6	1
71	17.01	QFARM	7 FALCON TRAIL	5.11	3B/Developed-Very Steep
71	31.01		67-A MOUNT BETHEL ROAD	0.46	1
71	38.02		230A MOUNT HOREB ROAD	0.75	1
71	50		12 HARMONY ROAD	0.52	1
71	60.01		19 HARMONY ROAD	2.76	1
71	64		5 HARMONY ROAD	0.46	1
72	2.12		6 MILLER LANE	1.5	1
72	2.14		10 MILLER LANE	1.5	1
72	12.04		7 GABRIELLA LANE	1.81	1
72	12.05		8 GABRIELLA LANE	0	1
72	12.07		4 GABRIELLA LANE	1.51	1
73	2.02		2B TIFFANY'S WAY	2.95	1
74	6.02		TOWN CENTER DRIVE	2.81	1
74	8		MOUNT BETHEL ROAD	2	1
76.01	8		OLD DUTCH/WIND.RDGE WAY	3.15	1
76.01	10		6 OLD DUTCH ROAD	1.62	1
76.03	1		GREEN VALLEY DRIVE	0	1
76.03	2		7 GREEN VALLEY DRIVE	0.05	1
76.03	3		5 GREEN VALLEY DRIVE	0.31	1
76.03	4		3 GREEN VALLEY DRIVE	0.7	1
76.03	5		1 GREEN VALLEY DRIVE	0.71	1
76.04	33		8 MOBUS LANE	0.89	1
76.04	34.01		MOBUS LN ROAD	0.5	1
77	8		2 GREEN VALLEY DRIVE	0.43	1
77	10		499A WARRENVILLE ROAD	0.65	1
77	17		WASHINGTON VALLEY ROAD	3.19	1

BLOCK	LOT	QUAL	PROPERTY LOCATION	ACREAGE	PROPERTY CLASS/FEATURES
78	3	QFARM	184 KING GEORGE ROAD	16.32	3B
78	5.01	QFARM	200 KING GEORGE ROAD	9.5	3B/Preserved
78	6	QFARM	210 KING GEORGE ROAD	12.03	3B
78	8	QFARM	222 KING GEORGE ROAD	18.38	3B
78	16		MOUNT BETHEL ROAD	23.61	1
78	19.01		121 MOUNT BETHEL ROAD	3.34	1/Developed
78	19.03		7 POWDER HORN DRIVE	24.29	1/Developed
78	23.01		219 MOUNT HOREB ROAD	1.32	1
78	26		203 MOUNT HOREB ROAD	2.01	1
79	6.01	QFARM	29 DUBOIS ROAD	7	3B/Developed
79	6.02		132 MOUNT BETHEL ROAD	1.29	1
80	12.02		10 TECHNOLOGY DRIVE NORTH	12.65	1/Developed-Church
82	12.02	QFARM	234 MOUNTAIN AVENUE	57	3B/Has Sewer
82	14		190 MOUNTAIN AVENUE	6.15	1
82	15		MOUNTAIN AVENUE	1.53	1
82	20.07		7 SAW MILL ROAD	1.31	1
82	20.08		3 SAW MILL ROAD	2.04	1
83	2	QFARM	249 MOUNTAIN AVENUE	3.53	3B
83	5	QFARM	186 MOUNTAIN AVENUE	1.93	3B
83	6	QFARM	182 MOUNTAIN AVENUE	4.24	3B
85	12.03	QFARM	145 OLD STIRLING ROAD	14.33	3B/Very Steep
85.01	1		294 KING GEORGE ROAD	18.16	1
85.01	2		284 KING GEORGE ROAD	9.08	1
85.01	3		257 MOUNTAIN AVENUE	1.93	1
86	1.01		KING GEORGE ROAD	6.24	1/Wetland
86	1.02		KING GEORGE ROAD	0.77	1
86	3		249A MOUNTAIN AVENUE	9.85	1/Wetland
86.01	1		24 REINMAN ROAD	1.5	3A
86.01	1	QFARM	24 REINMAN ROAD	12.88	3B
86.01	2.03	QFARM	REINMAN ROAD	3.4	3B
86.01	27.10		8 CARRIAGE COURT	2	1/Under Development
86.01	27.11		7 CARRIAGE COURT	2.55	1/Under Development
86.01	27.12		5 CARRIAGE COURT	1.55	1/Under Development
86.01	27.13		3 CARRIAGE COURT	1.6	1/Under Development
86.01	27.14		1 CARRIAGE COURT	2	1/Under Development
86.01	27.15		10 COUNTRYSIDE LANE	1.56	1/Under Development
86.01	27.16		2 COBBLESTONE COURT	1.91	1/Under Development
86.01	27.17		4 COBBLESTONE COURT	1.69	1/Under Development
86.01	27.18		6 COBBLESTONE COURT	1.57	1/Under Development
86.01	27.19		8 COBBLESTONE COURT	3.16	1/Under Development
86.01	27.20		5 COBBLESTONE COURT	3.38	1/Under Development
86.01	27.21		3 COBBLESTONE COURT	2.47	1/Under Development
86.01	27.22		1 COBBLESTONE COURT	2.26	1/Under Development
86.01	28.04		5 COUNTRYSIDE LANE	1.41	1
86.01	28.13		96 MOUNT BETHEL ROAD	0.23	1/Wetland
86.01	29		102 MOUNT BETHEL ROAD	3.02	1
86.01	33.01		112 MOUNT BETHEL ROAD	0.96	1/Wetland
86.01	34.04		116 MOUNT BETHEL ROAD	4.73	1/Wetland
86.01	34.05		15 COUNTRYSIDE LANE	2.89	1
86.01	38		10 DUBOIS ROAD	1.21	1
86.01	40		14 DUBOIS ROAD	1.77	1
87	20		42 HILLCREST BLVD.	1.15	1
87	21.01		48 HILLCREST BLVD.	3.41	1
87.01	1.04		187 MOUNTAIN AVENUE	1.75	1
87.01	1.05		185 MOUNTAIN AVENUE	1.54	1
87.01	1.08		179 MOUNTAIN AVENUE	1.97	1
87.01	1.09		177 MOUNTAIN AVENUE	2.11	1

BLOCK	LOT	QUAL	PROPERTY LOCATION	ACREAGE	PROPERTY CLASS/FEATURES
87.01	7	QFARM	159 MOUNTAIN AVENUE	9.5	3B
88	100	CONDO	RECORD ONLY	1.48	1
88.03	1	CONDO	PRIMROSE WAY	3.56	1/Common Area
88.04	9.01		70-A MOUNT BETHEL ROAD	0.08	1
88.08	6.07		PRIMROSE WAY/EASEMENT	0.72	1
90	2	QFARM	30 MOUNTAIN BLVD.	7.09	3B/Wetland
90	10.01		7 WICHSER LANE	0.58	1
92	1		833 MOUNTAIN BLVD.	0.27	1
92	2		823 MOUNTAIN BLVD.	0.13	1
93	2		RECORD ONLY	0.66	1
93	5		8 OLD STIRLING ROAD	0.53	1
93	6.02		10A OLD STIRLING ROAD	0.61	1
93	22.02		790 MOUNTAIN BLVD.	2.87	1/Power Line
95	1.01		51 OLD STIRLING ROAD	0.08	1
95	2	Q0010	64 OLD STIRLING ROAD	8.7	3B
95	3	QFARM	76 OLD STIRLING ROAD	10.71	3B
95	6		84 OLD STIRLING ROAD	1.52	1
95	25	Q0010	64 OLD STIRLING ROAD	4.64	3B
96	1.01		HELEN STREET	0.46	1
96	1.02		MOUNTAIN BLVD.	0.12	1
96	1.03		770 MOUNTAIN BLVD.	0	1
96	19.01		724 MOUNTAIN BLVD.	0	1
96	19.07		17 OLD CHURCH ROAD	8.02	1
96	20	QFARM	666 MOUNTAIN BLVD.	38.98	3B/Steep
96	22	QFARM	MOUNTAIN BLVD.	51.76	3B
96	23		SUNLIT DRIVE	0	1
96	24		201 SUNLIT DRIVE	0.85	1
96	26		222 SUNLIT DRIVE	0.55	1
96	31		5 STIRLING ROAD	0.33	1
96	32		15 STIRLING ROAD	5.79	1
96	33		25 STIRLING ROAD	1.28	1
96	35	QFARM	29 STIRLING ROAD	20.42	3B/Private Recreation
96	36.01		STIRLING ROAD	0.74	1
96	36.02		STIRLING ROAD	0.74	1
96	36.03		STIRLING ROAD	0.74	1
96	37		LIVINGSTON AVENUE	1.56	1
96	38.01		OFF STIRLING ROAD	2.5	1
96	39.01		STIRLING ROAD	1.66	1
96	43	QFARM	OFF STIRLING ROAD	59.31	3B/Private Recreation
96	44	QFARM	OFF LIVINGSTON AVE	12.93	3B
96	45	QFARM	STIRLING ROAD	18.52	3B
96	46		OLD STIRLING ROAD	1.59	1
97	21		14 GATES AVENUE	0.46	1
97	38		1 FAIRFIELD AVENUE	0.23	1
97	54		22 PLAINFIELD AVENUE	0.44	1
97	55		24 PLAINFIELD AVENUE	0.06	1
97	63		5 FOREST DRIVE	1.84	1
97.01	1		OFF STIRLING ROAD	2.83	1
97.01	2		PLAINFIELD AVENUE	0.76	1
99	8.01		42 MITCHELL AVENUE	0.17	1
99	13.02		13 PLAINFIELD AVENUE	0.12	1
104	3		11 GATES AVENUE	0.45	1
107	5		43 ROSELAND AVENUE	0.13	1
110	9.04		COMMUNITY PLACE	1.91	1
111	46.07		118 OLD STIRLING ROAD	1.11	1
113	2		OLD STIRLING ROAD	7.83	1
113	7	QFARM	91 STIRLING ROAD	6.89	3B

BLOCK	LOT	QUAL	PROPERTY LOCATION	ACREAGE	PROPERTY CLASS/FEATURES
114	15	QFARM	128 MOUNTAIN AVENUE	7.43	3B
114.01	68	CONDO	MOUNTAIN AVENUE	6.79	1
115	11.01		135 MOUNTAIN AVENUE	2.79	1
115	14		MOUNTAIN AVENUE	2.2	1
116	1.01		YALE ROAD	2.3	1/wetland/flood prone
117	1		YALE ROAD	2.3	1/wetland/flood prone
120	1		139 STIRLING ROAD	0.49	1/wetland/flood prone
120	3		YALE ROAD	0.23	1/wetland/flood prone
120	4		YALE ROAD	0.23	1/wetland/flood prone
121	2		STIRLING ROAD	0.18	1/wetland/flood prone
122	1		YALE ROAD	0.46	1/wetland/flood prone
122	3		PRINCETON AVENUE	0.23	1/wetland/flood prone
123	1		YALE ROAD	0.46	1/wetland/flood prone
123	3		PRINCETON AVENUE	0.46	1/wetland/flood prone
124	2		RUTGERS ROAD	0.03	1/wetland/flood prone
125	1		RUTGERS ROAD	2.18	1/wetland/flood prone
125	2		RUTGERS ROAD	0.12	1/wetland/flood prone
126	1		RUTGERS ROAD	2.3	1/wetland/flood prone
127	1		RUTGERS ROAD	2.3	1/wetland/flood prone
128	1		RUTGERS ROAD	2.28	1/wetland/flood prone
130	2		RUTGERS ROAD	0.23	1/wetland/flood prone
131	2		RUTGERS ROAD	0.11	1/wetland/flood prone
140	1		CHARLES ROAD	1.79	1/wetland/flood prone
141	1		CHARLES ROAD	1.9	1/wetland/flood prone
143	2		CHARLES & LINDEN	1.98	1/wetland/flood prone
148	2		MADISON-CHARLES	2.31	1/wetland/flood prone
153	2		NEWARK AVENUE	0.23	1/wetland/flood prone
155	1		RIVERSIDE & PARK AVE	0.13	1/wetland/flood prone
155	3		RAHWAY AVENUE	0.27	1/wetland/flood prone
157	2		RIVERSIDE-JERSEY	0.11	1/wetland/flood prone
161	2		NEWARK AVENUE	0.23	1/wetland/flood prone
162	2		UNION AVENUE	0.23	1/wetland/flood prone
163	2		UNION AVENUE	0.23	1/wetland/flood prone
163	3.02		PRINCETON & UNION	0.23	1/wetland/flood prone
163	4		UNION AVENUE	0.23	1/wetland/flood prone
164	2		BERRYHILL ROAD	0.52	1/wetland/flood prone
164	4		TRENTON AVENUE	0.23	1/wetland/flood prone
167	2		222 STIRLING ROAD	0.43	1/wetland/flood prone
168	2		PASSAIC AVENUE	0.23	1/wetland/flood prone
168	3		7-10 FRANCES ROAD	0.92	1/wetland/flood prone
169	2		RIVERSIDE AVENUE	0.53	1/wetland/flood prone
169	3		PATTERSON AVENUE	0.46	1/wetland/flood prone
169	4		ELIZABETH AVENUE	0.23	1/wetland/flood prone
169	5		9 & 11 FRANCES ROAD	0.46	1/wetland/flood prone
170	2		ELIZABETH AVENUE	0.23	1/wetland/flood prone
170	3		MAPLE PLACE	0.46	1/wetland/flood prone
172	3		206 STIRLING ROAD	0.34	1/wetland/flood prone
172	4		208 STIRLING ROAD	0.11	1/wetland/flood prone
172	5		STIRLING ROAD	0.11	1/wetland/flood prone
172	6		STIRLING ROAD	0.11	1/wetland/flood prone
172	7		PASSAIC AVENUE	0.23	1/wetland/flood prone
173	4		PATTERSON AVENUE	0.23	1/wetland/flood prone
174	7		ELIZABETH AVENUE	0.46	1/wetland/flood prone
174	8		BERRYHILL ROAD	0.92	1/some wetland/flood prone
176	1		2 CHESTNUT PLACE	0.23	1/some wetland/flood prone
178	1		STIRLING ROAD	0.46	1/some wetland/flood prone
178	4		196 STIRLING ROAD	0.11	1/some wetland/flood prone

BLOCK	LOT	QUAL	PROPERTY LOCATION	ACREAGE	PROPERTY CLASS/FEATURES
178	7		PASSAIC AVENUE	0.6	1/some wetland/flood prone
178	8		STIRLING ROAD	0.17	1/some wetland/flood prone
179	2		BERRYHILL ROAD	0.23	1/some wetland/flood prone
179	4		PATTERSON AVENUE	0.23	1/some wetland/flood prone
179	5		PASSAIC AVENUE	0.23	1/some wetland/flood prone
180	1		BERRYHILL ROAD	2.75	1/some wetland/flood prone
182	1		2 WALNUT PLACE	1	1/some wetland/flood prone
183	2		ELIZABETH AVENUE	0.43	1/some wetland/flood prone
184	3		RUTGERS ROAD	0.94	1/some wetland/flood prone
185	5		RUTGERS ROAD	1.05	1/some wetland/flood prone
186	3		NEWARK AVENUE	0.23	1/some wetland/flood prone
186	4		RUTGERS ROAD	0.96	1/some wetland/flood prone
187	1		CHARLES ROAD	0.46	1/some wetland/flood prone
187	4		RUTGERS ROAD	0.45	1/some wetland/flood prone
188	5		RUTGERS ROAD	0.04	1/some wetland/flood prone
189	5		UNION AVENUE	0.23	1/some wetland/flood prone
191	3		TRENTON AVENUE	0.23	1/some wetland/flood prone
191	4		159 STIRLING ROAD	0.46	1/some wetland/flood prone
191	6		153 STIRLING ROAD	0.17	1/some wetland/flood prone
192	2		STIRLING ROAD	0.12	1/some wetland/flood prone
192	7		STIRLING ROAD	0.12	1/some wetland/flood prone
192	8		STIRLING RD.&PASSAIC AVE.	0.57	1/some wetland/flood prone
193	1		CHARLES ROAD	0.69	1/some wetland/flood prone
193	3		PASSAIC AVENUE	0.23	1/some wetland/flood prone
193	4		PATTERSON AVENUE	0.23	1/some wetland/flood prone
193	5		PATTERSON AVENUE	1.38	1/some wetland/flood prone
193	6		RUTGERS ROAD	0.49	1/some wetland/flood prone
195	1		CHARLES ROAD	0.52	1/some wetland/flood prone
195	2		CHARLES ROAD	0.22	1/some wetland/flood prone
196	1		ELIZABETH AVENUE	0.64	1/some wetland/flood prone
198	3		RUTGERS ROAD	0.47	1/some wetland/flood prone
198	4		RUTGERS ROAD	0	1/some wetland/flood prone
198	5		RIVERSIDE GARDENS	0.26	1/some wetland/flood prone
198	9.08	QFARM	7 MARY STREET	23.52	3B
198	9.13		FRANCES ROAD	1.5	1
198	23.13		14 ALANA DRIVE	30.84	1/flood prone
198	37	QFARM	127 HILLCREST ROAD	32.35	3B
198	65.04		6 KATHY LANE	1.6	1
200	6.03	QFARM	108 HILLCREST ROAD	2.33	3B
200	7.01	QFARM	104 HILLCREST ROAD	3.26	3B
200	8.02		98 HILLCREST ROAD	1.53	1
200	9	QFARM	MOUNTAIN AVENUE	2.24	3B
200	10	QFARM	1133 MOUNTAIN AVE	0.61	3B
201	3.02		120 STIRLING ROAD	1.5	1
203	10		5 MAJORS ROAD	2.6	1
205	36		63 HILLCREST ROAD	1.25	1
205	40		HILLCREST ROAD	0.46	1
205	50.01		HILLCREST ROAD	0.95	1
205	50.02		HILLCREST ROAD	0.95	1
205	58		19 MAJORS ROAD	9.5	1
205	59		5 HILLCREST ROAD	2.06	1
205	60		1 HILLCREST ROAD	0.91	1
205	61		HILLCREST ROAD	2.01	1
206	3.01		33 DOGWOOD LANE	0.03	1/Part of Developed Lots in Berkley Hgts
206	5		41 DOGWOOD LANE	0	1/Part of Developed Lots in Berkley Hgts
206	7		49 DOGWOOD LANE	0.12	1/Part of Developed Lots in Berkley Hgts
206	8		57 DOGWOOD LANE	0.18	1/Part of Developed Lots in Berkley Hgts

BLOCK	LOT	QUAL	PROPERTY LOCATION	ACREAGE	PROPERTY CLASS/FEATURES
206	9		67 DOGWOOD LANE	0.22	1/Part of Developed Lots in Berkley Hgts
206	11		75 DOGWOOD LANE	0	1/Part of Developed Lots in Berkley Hgts
206	12		83 DOGWOOD LANE	0	1/Part of Developed Lots in Berkley Hgts
206	13.01		83 DOGWOOD LANE	0	1/Part of Developed Lots in Berkley Hgts
206	21		OFF HILLCREST RD.NORTH RO	2.44	1/Part of Developed Lots in Berkley Hgts
206	22		181 DOGWOOD LANE	1	1/Part of Developed Lots in Berkley Hgts
206	24		163 DOGWOOD LANE	0.76	1/Part of Developed Lots in Berkley Hgts
206	25		155 DOGWOOD LANE	0.72	1/Part of Developed Lots in Berkley Hgts
206	26		147 DOGWOOD LANE	0.67	1/Part of Developed Lots in Berkley Hgts
206	28		131 DOGWOOD LANE	0.61	1/Part of Developed Lots in Berkley Hgts
206	29		121 DOGWOOD LANE	0.53	1/Part of Developed Lots in Berkley Hgts
206	30		111 DOGWOOD LANE	0.55	1/Part of Developed Lots in Berkley Hgts
206	31		103 DOGWOOD LANE	0.52	1/Part of Developed Lots in Berkley Hgts
206	32		93 DOGWOOD LANE	0.37	1/Part of Developed Lots in Berkley Hgts
207	16.02		453 EMERSON LANE	0.11	1
212	18		11 STILES ROAD	0.61	1
212	20.02		1 DILLON COURT	0.91	1
213	38		REAR OF DOGWOOD LANE	0.29	1
213	42		GLEN VIEW DRIVE	0	1
213	43		330 STIRLING ROAD	0	1
213	49		20 STIRLING ROAD	1.52	1
213	50	QFARM	26 STIRLING ROAD	0.38	3B
215	27		53 OLD SMALLEYTOWN ROAD	0.61	1
217	12.05	QFARM	HILLCREST ROAD	11.05	3B/Wetland
217	14.02		321 HILLCREST ROAD	2.62	1
217	15		289 HILLCREST ROAD	0.5	1
217	16.05		122 HIGH OAKS DRIVE	1.56	1
217	16.06		120 HIGH OAKS DRIVE	0.66	1
217	16.07		94 HIGH OAKS DRIVE	0.16	1
217	16.08		HIGH OAKS DRIVE	0.16	1
217	16.09		70 HIGH OAKS DRIVE	0.1	1
218	6		OFF CRESTWOOD DRIVE	0.75	1
218	7		CRESTWOOD DRIVE	0.14	1
219	4		324 HILLCREST ROAD	0	1
219	5		77 CRESTWOOD DRIVE	0	1
221	1.06		133 HIGH OAKS DRIVE	0.71	1
221	1.07		131 HIGH OAKS DRIVE	0.21	1
221	2		5 GLEN VIEW DRIVE	0.18	1
221	3		7 GLEN VIEW DRIVE	0.87	1
223	1		ROGERS AVENUE	0.28	1
223	2		ROGERS AVENUE	0.73	1
<b>Total No Lots</b>	<b>438</b>		<b>Total Acres</b>	<b>1499.23</b>	

### **3. POPULATION, EMPLOYMENT AND INCOME**

This section of the background study report updates the population, employment and income characteristics of the Township. The data for the Township is compared to all other communities in Somerset County, the county as a whole and the state of New Jersey.

The data sources are primarily from the US Census of Population, New Jersey Bureau of Labor Statistics and Township construction files. These data provide a history and profile of the Township population and economy. All data is contained in the appendix tables of this section.

1. The Township is a part of a growing county. Totaled county population in 2010 was 323,444 persons. This represented a population growth of 8.7% from the year 2000 (Appendix: Table 1).
2. Warren Township population grew from 14,259 to 15,311 persons from 2000 to 2010 (Appendix: Table 2).
3. The density of population of the Township is one of the lower population densities for all 21 communities in Somerset County. The County population density is 1060.1 persons per square mile. The Township density of population is 793.3 persons per square mile. The lowest density is Bedminster Township with a population density of 305.8 persons per square mile. The highest density of population is North Plainfield with 7564.1 persons per square mile (Appendix: Table 3).
4. The age composition of the Township population is similar to that of the County. Total Township population 18 years of age or under is 29.1%. Total population 65 years of age or older is 13.4% (Appendix: Table 4).

These percentages are expected to change over time due to new housing stock in the Township (adult community, assisted living and specialized housing constructed or under development). The percent of persons 18 years of age or under is expected to decline. The percent of population 65 years of age or over is expected to increase (Appendix: Tables 5 & 6).

5. The Township's population by race and Hispanic origin is somewhat different than total County population. White population represents 80.9% of total population. The largest nonwhite group is composed of Asian persons. Asian population represents 15.2% of total population (Appendix: Table 7).

6. Nonwhite population shows the largest increases as compared to total population in the County as well as in Warren Township. This data is a simple reflection of the diversity of population in Central New Jersey (Appendix: Tables 8 & 9).

7. Multigenerational households within the Township are similar to that of the County and the country at large. The extended household is expected to increase as a percent of all households due to increased lifespan and medical care practices (Appendix: Table 10).

8. Township residents are a highly educated population. 61.5% of the population 25 years of age or over have attained a college or higher degree. Compared to the State as a whole, this is almost twice the statewide percentage (35.0%) (Appendix: Table 11).

9. Private-sector employment in the Township is expected to equal or exceed the high point in 2006. Total employment dropped from 2006 to 2011 by approximately 1000 jobs. The decline in total employment is a reflection of the economic malaise during that period of time (Appendix: Table 12).

Since 2011 employment has increased due to re-occupancy of existing large office facilities within the Township located primarily at the I-78 interchanges 33 and 36.

10. The state of New Jersey lost 5.8% of total jobs for the period 2006 through 2011. Somerset County lost 3.3% of total jobs during that same period. The Township lost 7.57% of total jobs during that same period (Appendix: Table 13).

11. The total resident labor force is estimated at 7233 persons as of 2011. Census Bureau information indicates that just 392 persons were unemployed (Appendix: Table 14).

12. The Census Bureau estimate of occupational characteristics shows the vast majority of the Township workforce is employed in management, business, science and arts (Appendix: Table 15).

13. The total labor force increased due to residential development. The N.J. Department of Labor and Workforce Development estimates the total labor force for the Township was 7713 persons in 2012. The corresponding unemployment rate for the period 2008 through 2012 has remained stable (Appendix: Tables 16 & 17).

The unemployment rate for the Township has been significantly lower than that of the county at large, the State of New Jersey and the country as a whole.

14. The jobs to housing unit ratio for the Township is one of the highest in the county. The county job to housing ratio is 1.36. The township's jobs to housing ratio is 2.31. Only the Borough of Raritan exhibits a jobs to housing ratio greater than Warren Township (Appendix: Table 18).

15. Township median family income is significantly greater than the county average. With the exception of Fair Hills, the Warren Township median family income is one of the three highest in the county (Appendix: Table 19).

16. Income distribution for all households shows the Township substantially exceeds the county average. Data also reveals that more than 15.7% of all households had an income in 2011 of less than \$50,000 (Appendix: Tables 20 & 21).

Summary

The Township's resident population is a well-educated and high income population. Age and ethnic characteristics are similar to the county at large.

The age group of 55 years of age and over show the greatest percentage increase compared to all other age groups. This trend is similar to the county and state at large.

**3. POPULATION, EMPLOYMENT  
AND INCOME**

**APPENDIX A**

**Table 1**  
**Historic Population Trends by Municipality**

	1930	1940	1950	1960	1970	1980	1990	2000	2010	Population Change 1930-2010		
										Total	Percent	AAGR
Bedminster Township	1,374	1,606	1,613	2,322	2,597	2,469	7,086	8,302	8,165	6,791	494%	2.3%
Bernards Township	2,293	4,512	7,487	9,018	13,305	12,920	17,199	24,575	26,652	24,359	1062%	3.1%
Bernardsville Borough	3,336	3,405	3,956	5,515	6,652	6,715	6,597	7,345	7,707	4,371	131%	1.1%
Bound Brook Borough	7,372	7,616	8,374	10,263	10,450	9,710	9,487	10,155	10,402	3,030	41%	0.4%
Branchburg Township	1,084	1,231	1,958	3,741	5,742	7,846	10,888	14,566	14,459	13,375	1234%	3.3%
Bridgewater Township	3,352	4,934	8,234	15,789	30,235	29,175	32,509	42,940	44,464	41,112	1226%	3.3%
Far Hills Township	560	574	600	702	780	677	657	859	919	359	64%	0.6%
Franklin Township	6,039	6,299	9,601	19,858	30,389	31,358	42,780	50,903	62,300	56,261	932%	3.0%
Green Brook Township	544	763	1,155	3,622	4,302	4,640	4,460	5,654	7,203	6,659	1224%	3.3%
Hillsborough Township	2,283	2,645	3,875	7,584	11,061	19,061	28,808	36,634	38,303	36,020	1578%	3.6%
Manville Borough	5,441	6,065	8,597	10,995	13,029	11,278	10,567	10,343	10,344	4,903	90%	0.8%
Millstone Borough	187	252	289	409	630	530	450	410	418	231	124%	1.0%
Montgomery Township	2,648	3,360	3,819	3,851	6,353	7,360	9,612	17,481	22,254	19,606	740%	2.7%
North Plainfield Borough	9,760	10,586	12,766	16,993	21,796	19,108	18,820	21,103	21,936	12,176	125%	1.0%
Peapack/Gladstone Borough	1,273	1,354	1,450	1,804	1,924	2,038	2,111	2,433	2,582	1,309	103%	0.9%
Raritan Borough	4,751	4,839	5,131	6,137	6,691	6,128	5,798	6,338	6,881	2,130	45%	0.5%
Rocky Hill Borough	512	404	537	528	917	717	693	662	682	170	33%	0.4%
Somerville Borough	8,255	8,720	11,571	12,458	13,652	11,973	11,632	12,423	12,098	3,843	47%	0.5%
South Bound Brook Borough	1,763	1,928	2,905	3,626	4,525	4,331	4,185	4,492	4,563	2,800	159%	1.2%
Warren Township	1,399	2,139	3,316	5,386	8,592	9,805	10,830	14,259	15,311	13,912	994%	3.0%
Watchung Borough	906	1,158	1,818	3,312	4,750	5,290	5,110	5,613	5,801	4,895	540%	2.3%
<b>SOMERSET COUNTY</b>	<b>65,132</b>	<b>74,390</b>	<b>99,052</b>	<b>143,913</b>	<b>198,372</b>	<b>203,129</b>	<b>240,279</b>	<b>297,490</b>	<b>323,444</b>	<b>258,312</b>	<b>397%</b>	<b>2.0%</b>

Note: AAGR refers to Average Annual Growth Rate from 1930 – 2010.

Source: US Census Bureau: 2000 & 2010 Census, Summary File 1 (Table P1)

**Table 2**  
**Population by Municipality: 2000 and 2010**

	2000	2010	Percent Change	2000 Percent of	2010 Percent of County
Bedminster Township	8,302	8,165	-1.7%	2.8%	2.5%
Bernards Township	24,575	26,652	8.5%	8.3%	8.2%
Bernardsville Borough	7,345	7,707	4.9%	2.5%	2.4%
Bound Brook Borough	10,155	10,402	2.4%	3.4%	3.2%
Branchburg Township	14,566	14,459	-0.7%	4.9%	4.5%
Bridgewater Township	42,940	44,464	3.5%	14.4%	13.7%
Far Hills Borough	859	919	7.0%	0.3%	0.3%
Franklin Township	50,903	62,300	22.4%	17.1%	19.3%
Green Brook Township	5,654	7,203	27.4%	1.9%	2.2%
Hillsborough Township	36,634	38,303	4.6%	12.3%	11.8%
Manville Borough	10,343	10,344	0.0%	3.5%	3.2%
Millstone Borough	410	418	2.0%	0.1%	0.1%
Montgomery Township	17,481	22,254	27.3%	5.9%	6.9%
North Plainfield Borough	21,103	21,936	3.9%	7.1%	6.8%
Peapack/Gladstone Borough	2,433	2,582	6.1%	0.8%	0.8%
Raritan Borough	6,338	6,881	8.6%	2.1%	2.1%
Rocky Hill Borough	662	682	3.0%	0.2%	0.2%
Somerville Borough	12,423	12,098	-2.6%	4.2%	3.7%
South Bound Brook Borough	4,492	4,563	1.6%	1.5%	1.4%
Warren Township	14,259	15,311	7.4%	4.8%	4.7%
Watchung Borough	5,613	5,801	3.3%	1.9%	1.8%
<b>SOMERSET COUNTY</b>	<b>297,490</b>	<b>323,444</b>	<b>8.7%</b>	<b>100.0%</b>	<b>100.0%</b>

Source: US Census Bureau: 2000 & 2010 Census, Summary File 1 (Table P1)

**Table 3**  
**Population Density: 1970 - 2010**

	1970		1980		1990		2000		2010	
	Pop/ Acre	Pop/ Sq. Mi.								
Bedminster Township	0.2	97.3	0.1	92.5	0.4	265.4	0.5	310.9	0.5	305.8
Bernards Township	0.9	545.3	0.8	529.5	1.1	704.9	1.6	1,007.2	1.7	1,092.3
Bernardsville Borough	0.8	507.8	0.8	512.6	0.8	503.6	0.9	560.7	0.9	588.3
Bound Brook Borough	10.2	6,531.3	9.5	6,068.8	9.3	5,929.4	9.9	6,346.9	10.1	6,501.3
Branchburg Township	0.4	284.3	0.6	388.4	0.8	539.0	1.1	721.1	1.1	715.8
Bridgewater Township	1.4	925.5	1.4	893.0	1.6	995.1	2.1	1,314.4	2.1	1,361.0
Far Hills Borough	0.2	156.0	0.2	135.4	0.2	131.4	0.3	171.8	0.3	183.8
Franklin Township	1.0	654.9	1.1	675.8	1.4	922.0	1.7	1,097.0	2.1	1,342.7
Green Brook Township	1.4	915.3	1.5	987.2	1.5	948.9	1.9	1,203.0	2.4	1,532.6
Hillsborough Township	0.3	202.2	0.5	348.5	0.8	526.7	1.0	669.7	1.1	700.2
Manville Borough	8.1	5,211.6	7.1	4,511.2	6.6	4,226.8	6.5	4,137.2	6.5	4,137.6
Millstone Borough	1.6	1,050.0	1.4	883.3	1.2	750.0	1.1	683.3	1.1	696.7
Montgomery Township	0.3	196.9	0.4	228.1	0.5	298.0	0.8	541.9	1.1	689.8
North Plainfield Borough	11.7	7,515.9	10.3	6,589.0	10.1	6,489.7	11.4	7,276.9	11.8	7,564.1
Peapack/Gladstone Borough	0.5	326.1	0.5	345.4	0.6	357.8	0.6	412.4	0.7	437.6
Raritan Borough	5.1	3,248.1	4.6	2,974.8	4.4	2,814.6	4.8	3,076.7	5.2	3,340.3
Rocky Hill Borough	2.2	1,432.8	1.7	1,120.3	1.7	1,082.8	1.6	1,034.4	1.7	1,065.6
Somerville Borough	9.0	5,760.3	7.9	5,051.9	7.7	4,908.0	8.2	5,241.8	8.0	5,104.6
South Bound Brook Borough	7.9	5,027.8	7.5	4,812.2	7.3	4,650.0	7.8	4,991.1	7.9	5,070.0
Warren Township	0.7	445.2	0.8	508.0	0.9	561.1	1.2	738.8	1.2	793.3
Watchung Borough	1.2	766.1	1.3	853.2	1.3	824.2	1.4	905.3	1.5	935.6
<b>SOMERSET COUNTY</b>	<b>1.0</b>	<b>650.2</b>	<b>1.0</b>	<b>665.8</b>	<b>1.2</b>	<b>787.5</b>	<b>1.5</b>	<b>975</b>	<b>1.7</b>	<b>1,060.1</b>

Source: US Census Bureau, 2000 & 2010 Census, Summary File 1 (Table P1)

**Table 4****Percent of Population 18 Years of Age and Under / 65 and Older:  
1980 – 2010**

	18 Years of Age & Under				65 Years of Age & Over			
	1980	1990	2000	2010	1980	1990	2000	2010
Bedminster Township	22.3%	17.1%	18.4%	18.5%	12.7%	7.4%	10.7%	14.1%
Bernards Township	29.2%	22.0%	28.4%	30.1%	10.5%	11.6%	12.5%	13.5%
Bernardsville Borough	28.4%	21.8%	27.1%	29.9%	11.6%	13.7%	12.7%	12.2%
Bound Brook Borough	25.8%	21.6%	22.8%	23.8%	11.5%	13.9%	12.5%	10.1%
Branchburg Township	33.9%	26.6%	28.1%	27.1%	6.2%	7.0%	8.3%	11.0%
Bridgewater Township	31.5%	23.2%	26.5%	26.7%	6.8%	10.4%	12.7%	14.7%
Far Hills Borough	23.9%	18.9%	18.9%	24.6%	13.4%	14.9%	16.5%	16.3%
Franklin Township	29.6%	21.7%	23.5%	23.1%	8.6%	10.2%	11.4%	13.7%
Green Brook Township	29.4%	21.5%	25.1%	27.5%	9.3%	16.1%	15.6%	13.5%
Hillsborough Township	30.4%	28.0%	30.2%	27.6%	5.0%	5.8%	6.8%	9.3%
Manville Borough	20.7%	20.1%	21.6%	21.4%	8.7%	15.8%	17.7%	14.2%
Millstone Borough	28.7%	20.2%	20.5%	25.4%	8.3%	11.6%	17.1%	16.0%
Montgomery Township	31.2%	27.5%	33.9%	32.1%	7.6%	7.6%	6.8%	9.9%
North Plainfield Borough	23.7%	22.9%	26.8%	25.7%	11.6%	12.9%	9.5%	8.4%
Peapack/Gladstone Borough	26.2%	22.3%	26.9%	28.6%	13.5%	14.3%	12.2%	12.0%
Raritan Borough	23.0%	18.1%	23.4%	24.3%	14.4%	19.2%	16.2%	13.6%
Rocky Hill Borough	21.3%	19.5%	20.8%	24.2%	9.8%	15.2%	17.2%	18.5%
Somerville Borough	24.8%	20.1%	23.0%	22.6%	12.8%	14.8%	14.0%	11.0%
South Bound Brook Borough	27.0%	23.7%	24.5%	22.7%	8.4%	10.5%	10.5%	8.9%
Warren Township	30.1%	26.0%	30.8%	29.1%	7.2%	9.6%	11.2%	13.4%
Watchung Borough	27.0%	21.7%	22.6%	24.2%	8.3%	13.6%	16.3%	21.1%
<b>SOMERSET COUNTY</b>	<b>28.1%</b>	<b>23.1%</b>	<b>26.5%</b>	<b>26.1%</b>	<b>9.0%</b>	<b>10.8%</b>	<b>11.2%</b>	<b>12.4%</b>

Source: US Census Bureau, 2000 & 2010 Census, Summary File 1 (Table PCT12)

**Table 5**  
**Population by Age Group: 2000**

	Under 5	5-17	18-24	25-34	35-44	45-54	55-64	65 and Over
Bedminster Township	482	1,046	265	1,590	1,759	1,368	902	890
Bernards Township	1,962	5,022	613	2,542	5,115	3,917	2,341	3,063
Bernardsville Borough	557	1,430	255	760	1,350	1,233	827	933
Bound Brook Borough	699	1,619	968	1,949	1,728	1,157	767	1,268
Branchburg Township	1,269	2,825	548	1,878	3,157	2,289	1,394	1,206
Bridgewater Township	3,295	8,095	1,718	5,595	8,421	6,344	4,029	5,443
Far Hills Borough	52	110	26	109	138	159	123	142
Franklin Township	3,733	8,244	3,036	9,218	9,572	7,034	4,261	5,805
Green Brook Township	371	1,047	229	655	1,067	796	605	884
Hillsborough Township	2,898	8,165	1,820	4,914	7,802	5,898	2,629	2,508
Manville Borough	516	1,719	653	1,434	1,869	1,348	978	1,826
Millstone Borough	17	67	12	46	58	79	61	70
Montgomery Township	1,514	4,406	525	1,708	3,869	2,899	1,371	1,189
North Plainfield Borough	1,654	4,009	1,606	3,837	3,872	2,695	1,434	1,996
Peapack/Gladstone Borough	183	472	110	263	469	394	246	296
Raritan Borough	460	1,021	346	1,028	1,190	750	517	1,026
Rocky Hill Borough	38	100	18	74	112	126	80	114
Somerville Borough	869	1,990	983	2,210	2,237	1,445	951	1,738
South Bound Brook Borough	285	816	348	784	841	619	327	472
Warren Township	1,019	3,367	495	1,162	2,764	2,403	1,451	1,598
Watchung Borough	334	936	219	611	907	908	784	914
<b>SOMERSET COUNTY</b>	<b>22,207</b>	<b>56,506</b>	<b>14,793</b>	<b>42,367</b>	<b>58,297</b>	<b>43,861</b>	<b>26,078</b>	<b>33,381</b>

Source: US Census Bureau, 2000 Census, Summary File 1 (Table P12)

**Table 6**  
**Percent Distribution of Population by Age Group: 2000**

	Under 5	5-17	18-24	25-34	35-44	45-54	55-64	65 and Over
Bedminster Township	5.8%	12.6%	3.2%	19.2%	21.2%	16.5%	10.9%	10.7%
Bernards Township	8.0%	20.4%	2.5%	10.3%	20.8%	15.9%	9.5%	12.5%
Bernardsville Borough	7.6%	19.5%	3.5%	10.3%	18.4%	16.8%	11.3%	12.7%
Bound Brook Borough	6.9%	15.9%	9.5%	19.2%	17.0%	11.4%	7.6%	12.5%
Branchburg Township	8.7%	19.4%	3.8%	12.9%	21.7%	15.7%	9.6%	8.3%
Bridgewater Township	7.7%	18.9%	4.0%	13.0%	19.6%	14.8%	9.4%	12.7%
Far Hills Borough	6.1%	12.8%	3.0%	12.7%	16.1%	18.5%	14.3%	16.5%
Franklin Township	7.3%	16.2%	6.0%	18.1%	18.8%	13.8%	8.4%	11.4%
Green Brook Township	6.6%	18.5%	4.1%	11.6%	18.9%	14.1%	10.7%	15.6%
Hillsborough Township	7.9%	22.3%	5.0%	13.4%	21.3%	16.1%	7.2%	6.8%
Manville Borough	5.0%	16.6%	6.3%	13.9%	18.1%	13.0%	9.5%	17.7%
Millstone Borough	4.1%	16.3%	2.9%	11.2%	14.1%	19.3%	14.9%	17.1%
Montgomery Township	8.7%	25.2%	3.0%	9.8%	22.1%	16.6%	7.8%	6.8%
North Plainfield Borough	7.8%	19.0%	7.6%	18.2%	18.3%	12.8%	6.8%	9.5%
Peapack/Gladstone Borough	7.5%	19.4%	4.5%	10.8%	19.3%	16.2%	10.1%	12.2%
Raritan Borough	7.3%	16.1%	5.5%	16.2%	18.8%	11.8%	8.2%	16.2%
Rocky Hill Borough	5.7%	15.1%	2.7%	11.2%	16.9%	19.0%	12.1%	17.2%
Somerville Borough	7.0%	16.0%	7.9%	17.8%	18.0%	11.6%	7.7%	14.0%
South Bound Brook Borough	6.3%	18.2%	7.7%	17.5%	18.7%	13.8%	7.3%	10.5%
Warren Township	7.1%	23.6%	3.5%	8.1%	19.4%	16.9%	10.2%	11.2%
Watchung Borough	6.0%	16.7%	3.9%	10.9%	16.2%	16.2%	14.0%	16.3%
<b>SOMERSET COUNTY</b>	<b>7.5%</b>	<b>19.0%</b>	<b>5.0%</b>	<b>14.2%</b>	<b>19.6%</b>	<b>14.7%</b>	<b>8.8%</b>	<b>11.2%</b>

Source: US Census Bureau, 2000 Census, Summary File 1 (Table P12)

**Table 7**  
**Persons by Race and Hispanic Origin: 2010**

	Total Population	White	Black	Indian*	Asian**	Other	Two or More Races	Hispanic/Latino (Any Race)
Bedminster Township	8,165	7,055	168	2	710	84	146	519
Bernards Township	26,652	21,809	504	20	3,686	147	486	1,054
Bernardsville Borough	7,707	7,043	68	11	257	168	160	903
Bound Brook Borough	10,402	7,253	597	56	272	1,818	406	5,062
Branchburg Township	14,459	12,550	326	22	1,220	86	255	643
Bridgewater Township	44,464	33,996	1,059	46	7,929	647	787	3,004
Far Hills Borough	919	876	6	0	17	5	15	88
Franklin Township	62,300	27,887	16,539	183	12,459	3,183	2,049	8,050
Green Brook Township	7,203	5,297	243	3	1,459	81	120	494
Hillsborough Township	38,303	30,109	1,757	46	4,758	834	799	2,893
Manville Borough	10,344	8,932	281	10	206	672	243	1,963
Millstone Borough	418	400	5	0	7	4	2	15
Montgomery Township	22,254	15,057	633	19	5,702	298	545	1,017
North Plainfield Borough	21,936	12,066	4,134	63	1,287	3,510	876	9,699
Peapack/Gladstone Borough	2,582	2,326	105	3	51	45	52	281
Raritan Borough	6,881	5,257	144	11	984	316	169	1,128
Rocky Hill Borough	682	625	10	0	16	10	21	33
Somerville Borough	12,098	7,941	1,470	41	1,384	767	495	2,873
South Bound Brook Borough	4,563	3,066	461	6	282	540	208	1,245
Warren Township	15,311	12,392	233	7	2,322	98	259	820
Watchung Borough	5,801	4,671	200	7	736	47	140	307
<b>SOMERSET COUNTY</b>	<b>323,444</b>	<b>226,608</b>	<b>28,943</b>	<b>556</b>	<b>45,744</b>	<b>13,360</b>	<b>8,233</b>	<b>42,091</b>

Notes: \*American Indian or Alaska Native

\*\* Asians and Pacific Islanders

Hispanic origin is an ethnic, not a racial designation. Persons of Hispanic origin may be of any race

Source: US Census Bureau, 2010 Census, Summary File 1 (Table QT-P3)

**Table 8**

**Percentage of Persons by Race and Hispanic Origin: 2010**

	White	Black	Indian*	Asian**	Other	Two or More Races	Hispanic/Latino (Any Race)
	Percent	Percent	Percent	Percent	Percent	Percent	Percent
Bedminster Township	86.4%	2.1%	0.0%	8.7%	1.0%	1.8%	6.4%
Bernards Township	81.8%	1.9%	0.1%	13.8%	0.6%	1.8%	4.0%
Bernardsville Borough	91.4%	0.9%	0.1%	3.3%	2.2%	2.1%	11.7%
Bound Brook Borough	69.7%	5.7%	0.5%	2.6%	17.5%	3.9%	48.7%
Branchburg Township	86.8%	2.3%	0.2%	8.4%	0.6%	1.8%	4.4%
Bridgewater Township	76.5%	2.4%	0.1%	17.8%	1.5%	1.8%	6.8%
Far Hills Borough	95.3%	0.7%	0.0%	1.8%	0.5%	1.6%	9.6%
Franklin Township	44.8%	26.5%	0.3%	20.0%	5.1%	3.3%	12.9%
Green Brook Township	73.5%	3.4%	0.0%	20.3%	1.1%	1.7%	6.9%
Hillsborough Township	78.6%	4.6%	0.1%	12.4%	2.2%	2.1%	7.6%
Manville Borough	86.3%	2.7%	0.1%	2.0%	6.5%	2.3%	19.0%
Millstone Borough	95.7%	1.2%	0.0%	1.7%	1.0%	0.5%	3.6%
Montgomery Township	67.7%	2.8%	0.1%	25.6%	1.3%	2.4%	4.6%
North Plainfield Borough	55.0%	18.8%	0.3%	5.9%	16.0%	4.0%	44.2%
Peapack/Gladstone Borough	90.1%	4.1%	0.1%	2.0%	1.7%	2.0%	10.9%
Raritan Borough	76.4%	2.1%	0.2%	14.3%	4.6%	2.5%	16.4%
Rocky Hill Borough	91.6%	1.5%	0.0%	2.3%	1.5%	3.1%	4.8%
Somerville Borough	65.6%	12.2%	0.3%	11.4%	6.3%	4.1%	23.7%
South Bound Brook Borough	67.2%	10.1%	0.1%	6.2%	11.8%	4.6%	27.3%
Warren Township	80.9%	1.5%	0.0%	15.2%	0.6%	1.7%	5.4%
Watchung Borough	80.5%	3.4%	0.1%	12.7%	0.8%	2.4%	5.3%
<b>SOMERSET COUNTY</b>	<b>70.1%</b>	<b>8.9%</b>	<b>0.2%</b>	<b>14.1%</b>	<b>4.1%</b>	<b>2.5%</b>	<b>13.0%</b>

Notes: \* American Indian or Alaska Native

\*\* Asians and Pacific Islanders

Hispanic origin is an ethnic, not a racial designation. Persons of Hispanic origin may be of any race

Source: US Census Bureau, 2010 Census Summary File 1 (Table QT-P3)

**Table 9**  
**Percent Change in Population by Race**  
**and Hispanic Origin: 2000-2010**

	White	Black	Native American*	Asian**	Hispanic/Latino (Any Race)
Bedminster Township	-5.6%	15.9%	-77.8%	33.5%	62.7%
Bernards Township	-0.5%	42.4%	53.8%	91.2%	63.2%
Bernardsville Borough	2.1%	277.8%	0.0%	32.5%	105.7%
Bound Brook Borough	-13.5%	133.2%	80.6%	-6.8%	43.0%
Branchburg Township	-4.7%	14.8%	46.7%	35.9%	64.0%
Bridgewater Township	-6.9%	13.7%	39.4%	75.2%	46.1%
Far Hills Borough	6.2%	-14.3%	NA	-5.6%	183.9%
Franklin Township	-0.6%	25.1%	96.8%	92.1%	95.1%
Green Brook Township	5.9%	155.8%	-25.0%	222.8%	113.9%
Hillsborough Township	-4.4%	27.4%	43.8%	77.6%	66.3%
Manville Borough	-10.0%	497.9%	42.9%	51.5%	251.2%
Millstone Borough	0.0%	25.0%	0.0%	75.0%	15.4%
Montgomery Township	1.9%	75.3%	26.7%	183.5%	162.8%
North Plainfield Borough	-9.3%	46.4%	6.8%	21.0%	40.2%
Peapack/Gladstone Borough	1.2%	38.2%	50.0%	70.0%	205.4%
Raritan Borough	-5.5%	144.1%	NA	90.0%	111.6%
Rocky Hill Borough	-0.8%	11.1%	0.0%	433.3%	26.9%
Somerville Borough	-10.2%	-8.5%	78.3%	51.6%	36.0%
South Bound Brook Borough	-12.5%	32.1%	-50.0%	53.3%	21.1%
Warren Township	0.7%	29.4%	40.0%	52.7%	80.2%
Watchung Borough	-1.3%	5.8%	40.0%	33.1%	82.7%
<b>SOMERSET COUNTY</b>	<b>-4.0%</b>	<b>29.2%</b>	<b>48.3%</b>	<b>83.4%</b>	<b>63.1%</b>

Notes: \*American Indian or Alaska Native

\*\* Asians and Pacific Islanders

Hispanic origin is an ethnic, not a racial designation. Persons of Hispanic origin may be of any race.

Source: US Census Bureau, 2000 and 2010 Census, Summary File 1 (Table QT-P3)

**Table 10**  
**Multigenerational Households**  
**(3 or More Generations): 2010**

	Total Households	Multigenerational Households	Percent Multigenerational
Bedminster Township	4,100	56	1.37%
Bernards Township	9,783	240	2.45%
Bernardsville Borough	2,685	60	2.23%
Bound Brook Borough	3,586	184	5.13%
Branchburg Township	5,271	146	2.77%
Bridgewater Township	16,111	644	4.00%
Far Hills Borough	376	6	1.60%
Franklin Township	23,301	1,285	5.51%
Green Brook Township	2,375	144	6.06%
Hillsborough Township	13,573	545	4.02%
Marville Borough	4,016	178	4.43%
Millstone Borough	162	7	4.32%
Montgomery Township	7,635	277	3.63%
North Plainfield Borough	7,448	462	6.20%
Peapack/Gladstone Borough	887	28	3.16%
Raritan Borough	2,673	100	3.74%
Rocky Hill Borough	280	7	2.50%
Somerville Borough	4,591	171	3.72%
South Bound Brook Borough	1,733	85	4.90%
Warren Township	5,059	213	4.21%
Watchung Borough	2,114	82	3.88%
<b>SOMERSET COUNTY</b>	<b>117,759</b>	<b>4,920</b>	<b>4.18%</b>
<b>UNITED STATES</b>	<b>116,716,292</b>	<b>5,097,737</b>	<b>4.37%</b>

Source: Census Bureau 2010 Census Summary File 1 PCT14 Presence of Multigenerational Households

**Table 11**  
**Educational Attainment in New Jersey by County,**  
**Persons 25 Years of Age and Over: 2007 - 2011**

	Less Than 9th Grade	9th to 12th No Diploma	High School Graduate	Some College No Degree	Associate Degree	Bachelor's Degree	Graduate or Professional Degree	Percent High School Graduate or Higher	Percent Bachelor's Degree or Higher
Atlantic County	11,400	17,755	63,515	36,083	12,926	29,237	13,488	84.2%	23.2%
Bergen County	27,589	29,267	157,949	96,798	34,186	178,189	105,872	91.0%	45.1%
Burlington County	8,324	17,950	92,743	60,002	23,329	66,985	36,853	91.4%	33.9%
Camden County	17,303	30,701	110,762	63,963	22,337	61,132	34,917	85.9%	28.2%
Cape May County	2,193	5,682	25,741	13,386	4,835	12,631	6,605	88.9%	27.1%
Cumberland County	10,148	14,000	40,954	18,014	6,085	10,134	4,331	76.7%	14.0%
Essex County	42,117	47,940	148,114	84,498	27,384	99,374	63,458	82.4%	31.7%
Gloucester County	5,264	13,697	66,302	37,525	15,078	35,716	16,298	90.0%	27.4%
Hudson County	44,341	37,521	115,814	65,072	18,171	98,573	54,776	81.1%	35.3%
Hunterdon County	1,738	3,631	20,132	14,637	6,030	25,013	17,568	94.0%	48.0%
Mercer County	13,685	17,642	63,101	40,697	15,180	49,377	42,689	87.1%	38.0%
Middlesex County	28,692	32,537	151,141	82,499	34,043	126,599	82,729	88.6%	38.9%
Monmouth County	14,812	21,312	116,032	75,544	30,910	106,495	63,128	91.6%	39.6%
Morris County	9,894	13,392	79,558	49,892	19,783	100,206	65,613	93.1%	49.0%
Ocean County	13,634	29,089	150,245	79,870	26,578	65,869	31,540	89.2%	24.5%
Passaic County	32,179	26,842	112,675	51,450	17,741	56,071	25,978	81.7%	25.4%
Salem County	2,130	4,283	17,467	9,038	3,626	5,667	2,625	85.7%	18.5%
<b>Somerset County</b>	<b>7,297</b>	<b>8,097</b>	<b>48,873</b>	<b>31,572</b>	<b>13,474</b>	<b>62,056</b>	<b>48,332</b>	<b>93.0%</b>	<b>50.2%</b>
Sussex County	2,016	4,741	33,396	21,252	8,247	21,452	10,671	93.4%	31.6%
Union County	29,185	24,459	110,890	59,180	20,350	68,852	43,652	85.0%	31.6%
Warren County	2,425	5,409	26,356	12,994	5,468	14,621	7,090	89.5%	29.2%
<b>NEW JERSEY</b>	<b>326,366</b>	<b>405,947</b>	<b>1,751,760</b>	<b>1,003,966</b>	<b>365,761</b>	<b>1,294,249</b>	<b>778,213</b>	<b>87.6%</b>	<b>35.0%</b>

Source: US Census Bureau, American Community Survey, 5-year Estimates, 2007-2011 (Table DP02)

**Table 12**  
**Private Sector Employment by Municipality in**  
**Somerset County: 2006 and 2011**

	2006				2011				Percent Change	
	Units	Annual Avg. Employment	Weekly Wages	Payroll (Thousands)	Units	Annual Avg. Employment	Weekly Wages	Payroll (Thousands)	Annual Avg. Employment	Weekly Wages*
Bedminster Township	373	6,645	\$2,521	\$871,147	348	7,174	\$2,192	\$817,625	7.96%	-22.37%
Bernards Township	628	9,837	\$1,853	\$947,814	659	12,094	\$2,165	\$1,361,860	22.94%	4.32%
Bernardsville Borough	368	2,768	\$1,108	\$159,515	374	2,116	\$1,095	\$120,478	-23.55%	-11.76%
Bound Brook Borough	350	3,634	\$768	\$145,193	312	4,028	\$771	\$161,415	10.84%	-10.37%
Branchburg Township	444	7,799	\$1,170	\$474,302	484	8,135	\$1,399	\$592,003	4.31%	6.76%
Bridgewater Township	1,466	31,105	\$1,428	\$2,310,537	1,449	29,365	\$1,750	\$2,671,975	-5.59%	9.42%
Far Hills Borough	117	726	\$1,331	\$50,285	121	715	\$1,548	\$57,578	-1.52%	3.84%
Franklin Township	1,498	29,711	\$1,123	\$1,735,670	1,529	26,851	\$1,267	\$1,769,276	-9.63%	0.73%
Green Brook Township	349	3,652	\$851	\$161,645	319	3,067	\$831	\$132,499	-16.02%	-12.81%
Hillsborough Township	948	8,391	\$781	\$340,895	1,011	8,560	\$775	\$345,062	2.01%	-11.40%
Manville Borough	186	1,632	\$537	\$45,609	178	1,447	\$579	\$43,554	-11.34%	-3.73%
Millstone Borough	17	99	\$948	\$4,888	13	51	\$856	\$2,254	-48.48%	-19.38%
Montgomery Township North	601	7,415	\$1,344	\$518,253	502	8,559	\$1,624	\$722,691	15.43%	7.89%
Plainfield Borough	363	2,901	\$701	\$105,726	340	2,245	\$720	\$84,057	-22.61%	-8.29%
Peapack/Gladstone Borough	121	1,241	\$1,041	\$67,195	111	2,487	\$1,950	\$252,240	100.40%	67.25%
Raritan Borough	282	9,355	\$1,570	\$763,546	284	8,560	\$1,915	\$852,163	-8.50%	8.91%
Rocky Hill Borough	60	320	\$882	\$14,663	43	385	\$1,060	\$21,206	20.31%	7.30%
Somerville Borough	840	10,932	\$952	\$541,031	696	8,731	\$1,041	\$472,624	-20.13%	-2.37%
South Bound Brook Borough	54	306	\$929	\$14,763	63	291	\$779	\$11,790	-4.90%	-25.13%
Warren Township	479	12,315	\$2,419	\$1,549,279	744	11,383	\$2,114	\$1,251,256	-7.57%	-21.97%
Watchung Borough	341	5,468	\$636	\$180,900	321	5,079	\$593	\$156,537	-7.11%	-16.75%
<b>SOMERSET COUNTY</b>	<b>9882</b>	<b>156251</b>	<b>\$1,354</b>	<b>\$11,002,858</b>	<b>9898</b>	<b>151321</b>	<b>\$1,512</b>	<b>\$11,900,143</b>	<b>-3.16%</b>	<b>-0.30%</b>

**Notes:** A municipal total may not be consistent with the sum of the industry totals for that municipality.

\* Change in weekly wages is based on 2011 Inflation-Adjusted dollars.

Source: NJ Dept. of Labor and Workforce Development, Quarterly Census of Employment and Wages 2006-2011, Municipal Annual Reports [http://lwd.dol.state.nj.us/labor/lpa/employ/qcew/qcew\\_index.html](http://lwd.dol.state.nj.us/labor/lpa/employ/qcew/qcew_index.html)

**Table 13**  
**New Jersey Counties**  
**Ranked by Employment Growth Rate 2006 - 2011**

	2011 Private Sector Employment		2006 - 2011 Private Sector Employment	
	Total	Rank	Percent Change	Rank
Atlantic	110,645	14	-14.3%	20
Bergen	377,494	1	-6.2%	11
Burlington	162,481	8	-5.8%	T-9
Camden	160,550	9	-9.6%	18
Cape May	30,797	18	-7.8%	13
Cumberland	45,011	16	-6.3%	12
Essex	262,776	3	-7.9%	14
Gloucester	78,922	15	-9.5%	17
Hudson	191,823	6	-1.8%	1
Hunterdon	38,057	17	-5.2%	7
Mercer	160,308	10	-2.2%	3
Middlesex	322,775	2	-5.8%	T-9
Monmouth	205,178	5	-4.9%	6
Morris	237,046	4	-9.0%	16
Ocean	120,400	13	-2.1%	2
Passaic	141,059	12	-4.4%	5
Salem	16,973	21	-9.9%	19
<b>Somerset</b>	<b>151,321</b>	<b>11</b>	<b>-3.3%</b>	<b>4</b>
Sussex	29,691	19	-14.8%	21
Union	186,583	7	-5.6%	8
Warren	29,153	20	-8.1%	15
<b>NEW JERSEY</b>	<b>3,155,405</b>	<b>-</b>	<b>-5.8%</b>	<b>-</b>

Source: NJ Dept. of Labor and Workforce Development,  
 Labor Market Information County Fact Sheets  
[http://lwd.dol.state.nj.us/labor/lpa/pub/cntyfact/cntyfactsheet\\_index.html](http://lwd.dol.state.nj.us/labor/lpa/pub/cntyfact/cntyfactsheet_index.html)

## Table 15

### Occupation for Persons 16 Years of Age and Older: 2007-2012

	Management, Business, Science and Arts	Service	Sales and Office	Natural Resources, Construction and Maintenance	Production, Transportation and Material Moving	Civilian Employed Population 16 Years of Age and Older
Bedminster Township	3,106	227	1,607	137	98	5,175
Bernards Township	7,824	852	2,933	342	271	12,222
Bernardsville Borough	1,989	692	1,189	378	65	4,313
Bound Brook Borough	1,375	1,275	1,115	706	953	5,424
Branchburg Township	4,381	742	1,693	530	334	7,680
Bridgewater Township	12,405	2,159	4,996	1,126	1,504	22,190
Far Hills Borough	236	34	126	47	20	463
Franklin Township	16,797	3,520	7,148	1,526	2,397	31,388
Green Brook Township	2,010	252	831	250	301	3,644
Hillsborough Township	10,484	2,251	5,151	1,476	939	20,301
Manville Borough	1,156	1,055	1,395	786	789	5,181
Millstone Borough	86	28	21	23	32	190
Montgomery Township	7,263	740	1,344	192	281	9,820
North Plainfield Borough	3,536	2,450	2,838	981	2,585	12,390
Peapack/Gladstone Borough	624	159	266	83	62	1,194
Raritan Borough	1,431	549	811	283	370	3,444
Rocky Hill Borough	159	40	49	3	20	271
Somerville Borough	2,510	1,231	1,691	547	594	6,573
South Bound Brook Borough	830	380	707	189	262	2,368
Warren Township	4,041	403	1,687	494	216	6,841
Watchung Borough	1,760	142	524	108	158	2,692
<b>SOMERSET COUNTY</b>	<b>84,003</b>	<b>19,181</b>	<b>38,122</b>	<b>10,207</b>	<b>12,251</b>	<b>163,764</b>

Note: 5-Year Estimates are based on a sample of data collected between January 1, 2007 and December 31, 2011.

Source: U.S. Census Bureau: American Community Survey 2007-2011, Selected Economic Characteristics, 5-year estimates

**Table 16**  
**Annual Average Labor Force and Employment**  
**Estimates by Municipality (1 of 2)**

	Labor Force					Employment				
	2008	2009	2010	2011	2012	2008	2009	2010	2011	2012
Bedminster Township	5,845	5,817	5,639	5,638	5,742	5,658	5,494	5,305	5,320	5,403
Bernards Township	13,812	13,778	13,732	13,685	13,932	13,377	12,984	12,892	12,927	13,128
Bernardsville Borough	4,353	4,285	4,147	4,152	4,223	4,275	4,150	4,008	4,019	4,082
Bound Brook Borough	6,611	6,738	6,557	6,536	6,674	6,191	6,011	5,805	5,821	5,912
Branchburg Township	9,166	9,100	8,819	8,820	8,980	8,902	8,642	8,346	8,369	8,500
Bridgewater Township	24,897	25,011	24,807	24,768	25,237	23,968	23,327	23,067	23,131	23,493
Far Hills Borough	503	500	485	485	494	487	473	457	458	466
Franklin Township	34,222	34,516	35,724	35,699	36,348	32,538	31,669	32,742	32,832	33,344
Green Brook Township	3,356	3,353	3,252	3,250	3,312	3,231	3,137	3,030	3,038	3,086
Hillsborough Township	22,664	22,947	22,240	22,188	22,556	21,814	21,319	20,578	20,635	20,958
Manville Borough	6,335	6,364	6,178	6,170	6,290	6,055	5,879	5,677	5,693	5,782
Millstone Borough	272	264	255	255	260	272	264	255	255	260
Montgomery Township	9,941	9,865	9,560	9,560	9,734	9,661	9,380	9,059	9,083	9,226
North Plainfield Borough	13,148	13,321	12,951	12,920	13,183	12,417	12,055	11,642	11,674	11,857
Peapack/Gladstone Borough	1,362	1,357	1,316	1,316	1,341	1,315	1,277	1,233	1,236	1,256
Raritan Borough	3,710	3,768	3,664	3,654	3,730	3,492	3,391	3,274	3,283	3,335
Rocky Hill Borough	435	434	421	420	429	419	407	393	394	401
Somerville Borough	7,368	7,497	7,293	7,272	7,424	6,917	6,716	6,485	6,503	6,605
South Bound Brook Borough	2,810	2,882	2,807	2,796	2,857	2,608	2,532	2,445	2,452	2,491
Warren Township	7,909	7,821	7,574	7,578	7,713	7,722	7,497	7,240	7,260	7,374
Watchung Borough	3,045	3,040	2,948	2,946	3,002	2,937	2,851	2,753	2,761	2,805
<b>SOMERSET COUNTY</b>	<b>181,764</b>	<b>182,658</b>	<b>180,369</b>	<b>180,108</b>	<b>183,461</b>	<b>174,256</b>	<b>169,455</b>	<b>166,686</b>	<b>167,144</b>	<b>169,764</b>

Source: New Jersey Department of Labor and Workforce Development, Division of Labor Market and Demographic Research, "Labor Force Estimates by Municipality, 2008-2012"

**Table 17**  
**Annual Average Labor Force and Employment**  
**Estimates by Municipality (2 of 2)**

	Unemployment					Unemployment Rate				
	2008	2009	2010	2011	2012	2008	2009	2010	2011	2012
Bedminster Township	186	323	334	317	339	3.1	5.6	5.9	5.6	5.9
Bernards Township	435	794	840	758	804	3.1	5.8	6.1	5.5	5.8
Bernardsville Borough	77	134	139	132	141	1.8	3.1	3.4	3.2	3.3
Bound Brook Borough	419	727	751	715	762	6.4	10.8	11.5	10.9	11.4
Branchburg Township	264	457	473	450	480	2.9	5.0	5.4	5.1	5.3
Bridgewater Township	929	1,684	1,740	1,617	1,744	3.7	6.7	7.0	6.5	6.9
Far Hills Borough	15	26	27	26	28	3.1	5.4	5.7	5.5	5.7
Franklin Township	1,684	2,847	2,982	2,867	3,004	4.9	8.2	8.3	8.0	8.3
Green Brook Township	124	215	222	211	226	3.7	6.4	6.8	6.5	6.8
Hillsborough Township	850	1,628	1,662	1,553	1,598	3.8	7.1	7.5	7.0	7.1
Manville Borough	279	484	501	476	508	4.4	7.6	8.1	7.7	8.1
Millstone Borough	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0
Montgomery Township	279	484	501	476	508	2.8	4.9	5.2	5.0	5.2
North Plainfield Borough	731	1,265	1,308	1,245	1,326	5.6	9.5	10.1	9.6	10.1
Peapack/Gladstone Borough	46	80	83	79	85	3.4	5.9	6.3	6.0	6.3
Raritan Borough	217	377	389	370	395	5.9	10.0	10.6	10.2	10.6
Rocky Hill Borough	15	26	27	26	28	3.6	6.2	6.6	6.3	6.6
Somerville Borough	451	781	807	768	818	6.1	10.4	11.1	10.6	11.0
South Bound Brook Borough	202	350	361	344	367	7.2	12.1	12.9	12.3	12.8
Warren Township	186	323	334	317	339	2.4	4.1	4.4	4.2	4.4
Watchung Borough	108	188	194	185	198	3.6	6.2	6.6	6.3	6.6
<b>SOMERSET COUNTY</b>	<b>7,497</b>	<b>13,193</b>	<b>13,675</b>	<b>12,932</b>	<b>13,698</b>	<b>4.1</b>	<b>7.2</b>	<b>7.5</b>	<b>7.1</b>	<b>7.4</b>

Source: New Jersey Department of Labor and Workforce Development, Division of Labor Market Demographic Research, "Labor Force Estimates by Municipality, 2008-2012"

**Table 18**  
**Jobs to Housing Ratio by Municipality: 2010**

Municipality	2010		
	Total Jobs	Total Housing Units	Ratio of Jobs to Housing Units
Bedminster Township	7,286	4,349	1.68
Bernards Township	14,456	10,103	1.43
Bernardsville Borough	2,574	2,871	0.90
Bound Brook Borough	4,374	3,816	1.15
Branchburg Township	9,133	5,419	1.69
Bridgewater Township	30,550	16,657	1.83
Far Hills Township	779	418	1.86
Franklin Township	27,512	24,426	1.13
Green Brook Township	3,468	2,448	1.42
Hillsborough Township	11,513	14,030	0.82
Manville Borough	1,847	4,277	0.43
Millstone Borough	89	167	0.53
Montgomery Township	9,706	7,902	1.23
North Plainfield Borough	2,990	7,848	0.38
Peapack/Gladstone Borough	2,126	949	2.24
Raritan Borough	8,711	2,847	3.06
Rocky Hill Borough	396	292	1.36
Somerville Borough	9,446	4,951	1.91
South Bound Brook Borough	390	1,865	0.21
Warren Township	12,139	5,258	2.31
Watchung Borough	5,213	2,234	2.33
<b>SOMERSET COUNTY</b>	<b>167,615</b>	<b>123,127</b>	<b>1.36</b>

*Note:* APA Planning Advisory Service Report #516 - "Jobs-Housing Balance" by Jerry Weitz suggests a benchmark target of 1.5 jobs to housing units. Much larger or smaller ratios suggest imbalance.

*Sources:* NJ Dept. of Labor and Workforce Development, *Quarterly Census of Employment and Wages, 2010 Municipal Annual Reports.*  
 US Census Bureau: *Census 2010 Summary File 1 (Table DP-1)*

**Table 19**

**Household Income Distribution: 2007 - 2011 (1 of 3)**

	Less than \$10,000		\$10,000 to \$14,999		\$15,000 to \$24,999		\$25,000 to \$34,999	
	Total	Percent	Total	Percent	Total	Percent	Total	Percent
Bedminster Township	87	2.1%	60	1.5%	161	4.0%	278	6.8%
Bernards Township	196	2.1%	238	2.5%	312	3.3%	224	2.3%
Bernardsville Borough	23	0.9%	66	2.5%	84	3.2%	108	4.1%
Bound Brook Borough	100	3.0%	69	2.1%	245	7.3%	415	12.4%
Branchburg Township	51	1.0%	54	1.0%	164	3.1%	190	3.6%
Bridgewater Township	396	2.5%	440	2.8%	587	3.7%	820	5.2%
Far Hills Borough	13	3.8%	3	0.9%	3	0.9%	34	9.9%
Franklin Township	685	3.0%	427	1.8%	937	4.1%	1,227	5.3%
Green Brook Township	26	1.2%	21	0.9%	47	2.1%	99	4.4%
Hillsborough Township	209	1.6%	171	1.3%	539	4.2%	424	3.3%
Manville Borough	134	3.5%	139	3.6%	347	9.0%	332	8.6%
Millstone Borough	1	0.7%	2	1.4%	6	4.1%	12	8.2%
Montgomery Township	101	1.5%	80	1.2%	139	2.0%	266	3.8%
North Plainfield Borough	196	2.7%	280	3.8%	578	7.9%	470	6.5%
Peapack/Gladstone Borough	6	0.6%	50	5.2%	42	4.4%	34	3.6%
Raritan Borough	108	4.1%	67	2.6%	234	9.0%	205	7.9%
Rocky Hill Borough	13	5.1%	0	0.0%	3	1.2%	10	4.0%
Somerville Borough	135	3.0%	128	2.8%	313	6.9%	444	9.8%
South Bound Brook Borough	33	1.9%	0	0.0%	163	9.6%	85	5.0%
Warren Township	71	1.5%	34	0.7%	111	2.3%	132	2.8%
Watchung Borough	48	2.3%	46	2.2%	91	4.3%	125	5.9%
<b>SOMERSET COUNTY</b>	<b>2,632</b>	<b>2.3%</b>	<b>2,375</b>	<b>2.1%</b>	<b>5,106</b>	<b>4.5%</b>	<b>5,934</b>	<b>5.2%</b>

Source: U.S. Bureau of Census: 2007-2011 American Community Survey 5-Year Estimates, Selected Economic Characteristics

**Table 20**

**Household Income Distribution: 2007 - 2011 (2 of 3)**

	\$35,000 to \$49,999		\$50,000 to \$74,999		\$75,000 to 99,999		\$100,000 to \$149,999	
	Total	Percent	Total	Percent	Total	Percent	Total	Percent
Bedminster Township	362	8.9%	565	13.9%	497	12.2%	823	20.2%
Bernards Township	610	6.4%	1,311	13.7%	860	9.0%	1,658	17.3%
Bernardsville Borough	117	4.5%	408	15.6%	298	11.4%	449	17.2%
Bound Brook Borough	491	14.7%	657	19.7%	476	14.2%	467	14.0%
Branchburg Township	182	3.5%	777	14.9%	700	13.4%	1,103	21.1%
Bridgewater Township	992	6.3%	1,492	9.4%	2,025	12.8%	3,584	22.7%
Far Hills Borough	12	3.5%	40	11.7%	23	6.7%	59	17.2%
Franklin Township	2,185	9.5%	3,700	16.0%	3,798	16.4%	5,329	23.1%
Green Brook Township	81	3.6%	252	11.2%	275	12.2%	655	29.0%
Hillsborough Township	802	6.2%	2,016	15.6%	1,652	12.8%	3,200	24.8%
Manville Borough	729	18.8%	826	21.3%	599	15.5%	437	11.3%
Millstone Borough	15	10.3%	22	15.1%	19	13.0%	39	26.7%
Montgomery Township	329	4.8%	517	7.5%	685	9.9%	1,363	19.7%
North Plainfield Borough	1,121	15.4%	1,534	21.1%	1,058	14.5%	1,123	15.4%
Peapack/Gladstone Borough	80	8.4%	117	12.3%	45	4.7%	193	20.2%
Raritan Borough	298	11.4%	428	16.4%	489	18.8%	477	18.3%
Rocky Hill Borough	14	5.5%	65	25.7%	47	18.6%	56	22.1%
Somerville Borough	500	11.0%	846	18.7%	813	17.9%	890	19.6%
South Bound Brook Borough	271	16.0%	296	17.4%	325	19.2%	311	18.3%
Warren Township	327	6.9%	419	8.8%	517	10.9%	824	17.4%
Watchung Borough	170	8.0%	214	10.1%	291	13.8%	274	12.9%
<b>SOMERSET COUNTY</b>	<b>9,688</b>	<b>8.5%</b>	<b>16,502</b>	<b>14.4%</b>	<b>15,492</b>	<b>13.5%</b>	<b>23,314</b>	<b>20.4%</b>

Source: U.S. Bureau of Census: 2007-2011 American Community Survey 5-Year Estimates, Selected Economic Characteristics

**Table 21**

**Household Income Distribution: 2007 - 2011 (3 of 3)**

	\$150,000 to 199,999		\$200,000 or more	
	Total	Percent	Total	Percent
Bedminster Township	507	12.5%	725	17.8%
Bernards Township	1,110	11.6%	3,038	31.8%
Bernardsville Borough	204	7.8%	861	32.9%
Bound Brook Borough	298	8.9%	123	3.7%
Branchburg Township	948	18.1%	1,062	20.3%
Bridgewater Township	2,515	15.9%	2,943	18.6%
Far Hills Borough	19	5.5%	137	39.9%
Franklin Township	2,549	11.0%	2,257	9.8%
Green Brook Township	415	18.4%	389	17.2%
Hillsborough Township	1,917	14.8%	1,988	15.4%
Manville Borough	195	5.0%	137	3.5%
Millstone Borough	23	15.8%	7	4.8%
Montgomery Township	1,132	16.4%	2,306	33.3%
North Plainfield Borough	580	8.0%	340	4.7%
Peapack/Gladstone Borough	184	19.3%	203	21.3%
Raritan Borough	117	4.5%	183	7.0%
Rocky Hill Borough	14	5.5%	31	12.3%
Somerville Borough	303	6.7%	162	3.6%
South Bound Brook Borough	138	8.1%	75	4.4%
Warren Township	613	12.9%	1,700	35.8%
Watchung Borough	242	11.4%	615	29.1%
<b>SOMERSET COUNTY</b>	<b>14,023</b>	<b>12.3%</b>	<b>19,282</b>	<b>16.9%</b>

Source: U.S. Bureau of Census: 2007-2011 American Community Survey 5-Year Estimates, Selected Economic Characteristics

#### **4. HOUSING CHARACTERISTICS AND PROFILE**

This section of the background report updates the housing characteristics and profile of the Township. The data for the Township are compared to all other communities in Somerset County.

The data sources are primarily the U.S. Census, New Jersey Department of Community Affairs, Construction Report and Township construction files. These data provide a profile of the Township's housing resources. All data are contained in the appendix tables of this section.

##### *Growth and Development*

The Township did host significant housing development for the period 2000 through 2010 and continues to hose appreciable new residential construction. Housing development over the past 14 years is comprised of traditional single-family homes many of which are large homes on 1.5 acres lots, age restricted housing within a planned community in the Town Center District and special needs housing located opposite the Woodland School.

Approved projects as yet to be constructed include the following:

- ◆ Assisted living facility fronting Mount Bethel Road and located in the Town Center District
- ◆ Age restricted apartment building located adjacent to the Chelsea Assisted Living Facility at the corner of Mountain Avenue and King George Road
- ◆ An age targeted townhome community fronting Dubois Road opposite the East Mountain Park

In addition to the above tear down/new home construction and substantial renovation projects occur throughout the community. Tear down/new home construction and/or substantial renovation projects are a reflection of the strong residential market of the community.

Clearly the diversity of housing resources of the Township has expanded significantly of the past 14 years. The diversity of housing resources is in response to the evolving demographic change of an aging population.

##### *Housing Units*

The U.S. Census showed total housing units in the Township increased by 540 units from January 2000 to January 2010. The 540 units represents a 10 year increase of 11.5%.

The percentage increase for Warren Township is slightly above that of the County at large (9.9%) but significantly less than other large landed communities within Somerset County i.e. Franklin Township 23.4%, Green Brook, Bridgewater Township 27.7% and Montgomery Township 28.9% (See Appendix Table 1).

Residential construction peaked in 2010. The majority of permits issued were for age restricted homes in the Promenade community within the Town Center District. Since 2010 new construction has declined.

The diminished supply of developable land suited for residential use is the principal reason for the decrease in new home construction. But for projects described in the Land Use Element few sites remain that are capable of supporting significant new home construction (See Appendix Table 2).

### Housing Tenure

Warren Township is decidedly an owner-occupied residential community. In 2010 just 8.5% of all occupied dwellings were rental units.

The availability of rental units will substantially change over the next several years. New assisted-living and age restricted rental units have been approved but as yet not constructed.

Comparison of the Township housing tenure characteristics to that of the County shows a significant percent disparity of rental opportunity verse owner occupied housing (See Appendix Table 3).

### Vacancy Rate

The vacancy rate of Warrant Township is one of the lowest in the County. The vacancy rate for the year 2010 was 3.78% of all dwelling units. The vacancy rate for the County at large was 4.36%.

A vacancy rate of 5% or less is considered full occupancy of available housing. The 5% equates to the turnover time for re-occupancy.

The very low vacancy rate for the Township as well as the County at large reflects a strong housing demand. No conditions or circumstances are present that would alter current conditions (See appendix Table 4).

### Residential Demolitions

Residential demolitions within the Township are almost exclusively due to tear down and reconstruction of new homes. Table 5 shows the number of demolitions for the period 2007 through 2011. Due to the strong demand for residential properties in the Township, a demolition of small older cottage/bungalows is expected to continue. The rate and number of this occurrence will decline as the inventory of older cottage/bungalow homes declines.

### Age of Housing

The majority of the Township's housing resources were constructed post-1980. This fact is somewhat atypical of the suburban communities within Somerset County. Many of the

municipalities show a substantial percentage of housing constructed in the mid-1940s through the 1960s. This phenomenon reflects post World War II growth and development as well as access provided to once rural areas through the construction of the interstate highway system.

The age of housing is used by the U.S. Census of Housing as a surrogate index to predict substandard conditions. In Warren Township, due principally to the strong residential market, the age of housing has not contributed to deterioration and substandard conditions.

Table 6 shows the age of housing in Warren Township and the County at large.

### Housing Unit Size

The vast majority of the homes in Warren Township are single-family dwellings exhibiting 4 or more bedrooms. The current zoning plan of the Township will continue this characteristic.

Notwithstanding the above, the Township's housing resources have diversified over the past 10 to 20 years. Garden apartments were constructed in conjunction with new single-family homes as a process to satisfy New Jersey fair housing laws or requirements. Townhomes were constructed, assisted living facilities were built and are under construction and age restricted apartments and townhomes were also constructed.

Going forward, reduced family size and the aging of population in general predicts the need for smaller housing units. Table 7 shows the number of bedrooms per dwelling unit in the Township and County at large. Table 8 shows the number of units in each residential structure in the Township as well as the County at large.

### Rental Housing Costs

Table 9 shows the rental housing costs in the Township. Complicating assessment of the data are the facts that (1) a considerable number of rental units in the Township are income restricted/rent controlled and (2) census data included assisted-living units as rental housing.

# **4. HOUSING CHARACTERISTICS AND PROFILE**

## **APPENDIX A**

**Table 1**

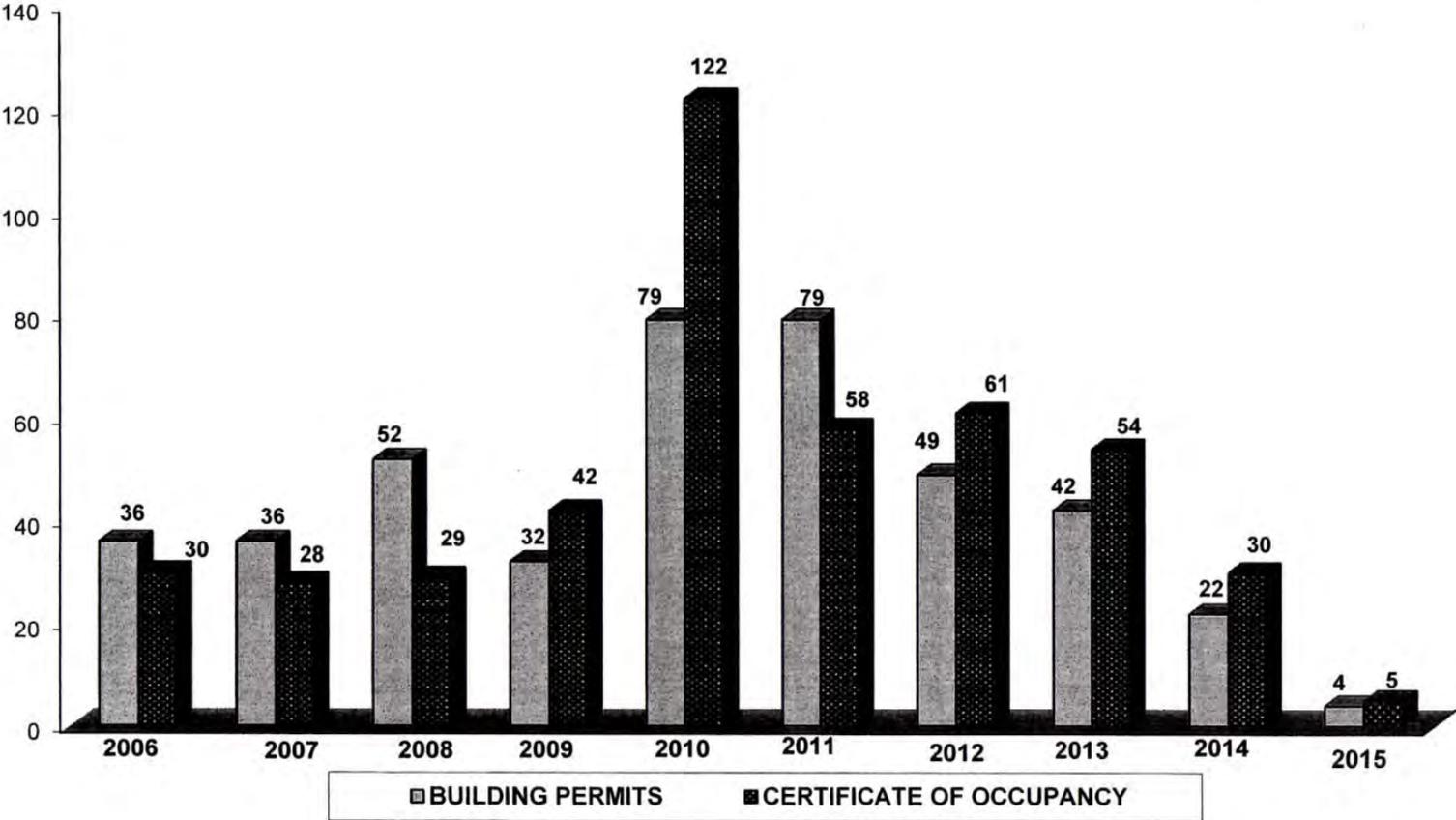
**Total Housing Units by Municipality: 2000 and 2010**

	2000	Percent of County	2010	Percent of County	Total Increase	Percent Increase	Percent Of County Increase	Rank	
								2000	2010
Bedminster Township	4,467	4.0%	4,349	3.5%	-118	-2.64%	-1.1%	10	10
Bernards Township	9,485	8.5%	10,103	8.2%	618	6.52%	5.6%	4	4
Bernardsville Borough	2,807	2.5%	2,871	2.3%	64	2.28%	0.6%	13	13
Bound Brook Borough	3,802	3.4%	3,816	3.1%	14	0.37%	0.1%	12	12
Branchburg Township	5,405	4.8%	5,419	4.4%	14	0.26%	0.1%	7	7
Bridgewater Township	15,879	14.2%	16,657	13.5%	778	4.90%	7.0%	2	2
Far Hills Borough	386	0.3%	418	0.3%	32	8.29%	0.3%	19	19
Franklin Township	19,789	17.7%	24,426	19.8%	4,637	23.3%	41.8%	1	1
Green Brook Township	1,916	1.7%	2,448	2.0%	532	27.7%	4.8%	16	15
Hillsborough Township	12,854	11.5%	14,030	11.4%	1,176	9.15%	10.6%	3	3
Manville Borough	4,296	3.8%	4,277	3.5%	-19	-0.44%	-0.2%	11	11
Millstone Borough	173	0.2%	167	0.1%	-6	-3.47%	-0.1%	21	21
Montgomery Township	6,130	5.5%	7,902	6.4%	1,772	28.1%	16.0%	6	5
North Plainfield Borough	7,393	6.6%	7,848	6.4%	455	6.15%	4.1%	5	6
Peapack/Gladstone Borough	871	0.8%	949	0.8%	78	8.96%	0.7%	18	18
Raritan Borough	2,644	2.4%	2,847	2.3%	203	7.68%	1.8%	14	14
Rocky Hill Borough	295	0.3%	292	0.2%	-3	-1.02%	0.0%	20	20
Somerville Borough	4,882	4.4%	4,951	4.0%	69	1.41%	0.6%	8	9
South Bound Brook Borough	1,676	1.5%	1,865	1.5%	189	11.8%	1.7%	17	17
Warren Township	4,718	4.2%	5,258	4.3%	540	11.5%	4.9%	9	8
Watchung Borough	2,155	1.9%	2,234	1.8%	79	3.67%	0.7%	15	16
<b>SOMERSET COUNTY</b>	<b>112,023</b>	<b>100.0%</b>	<b>123,127</b>	<b>100.0%</b>	<b>11,104</b>	<b>9.91%</b>	<b>100.0%</b>		

Source: US Census Bureau, 2000 Census, Summary File 1 (Table H3)  
 US Census Bureau, 2010 Census, Summary File 1 (Table DP-1)

# CONSTRUCTION OFFICE

## RESIDENTIAL SUMMARY OF PERMITS THROUGH JUNE 30, 2015



**Table 3**  
**Housing Tenure, Percent: 1980 - 2010**

	Owner Occupied Dwelling Units				Renter Occupied Dwelling Units			
	1980	1990	2000	2010	1980	1990	2000	2010
Bedminster Township	68.7%	79.8%	80.3%	80.7%	31.3%	20.2%	19.7%	19.3%
Bernards Township	85.6%	83.2%	86.6%	86.9%	14.4%	16.8%	13.4%	13.1%
Bernardsville Borough	77.5%	79.0%	83.5%	83.7%	22.5%	21.0%	16.5%	16.3%
Bound Brook Borough	54.3%	52.7%	53.6%	49.9%	45.7%	47.3%	46.4%	50.1%
Branchburg Township	87.9%	90.7%	88.4%	88.9%	12.1%	9.3%	11.6%	11.1%
Bridgewater Township	87.9%	85.5%	86.0%	85.1%	12.1%	14.5%	14.0%	14.9%
Far Hills Borough	70.5%	67.2%	76.1%	77.1%	29.5%	32.8%	23.9%	22.9%
Franklin Township	71.5%	72.5%	72.0%	71.9%	28.5%	27.5%	28.0%	28.1%
Green Brook Township	91.5%	94.6%	90.8%	91.7%	8.5%	5.4%	9.2%	8.3%
Hillsborough Township	75.7%	80.9%	83.1%	85.8%	24.3%	19.1%	16.9%	14.2%
Manville Borough	73.1%	70.6%	70.4%	67.5%	26.9%	29.4%	29.6%	32.5%
Millstone Borough	87.1%	86.5%	87.6%	88.3%	12.9%	13.5%	12.4%	11.7%
Montgomery Township	84.1%	86.1%	86.7%	80.2%	15.9%	13.9%	13.3%	19.8%
North Plainfield Borough	53.1%	58.8%	58.8%	56.6%	46.9%	41.2%	41.2%	43.4%
Peapack/Gladstone Borough	65.3%	70.6%	78.5%	76.9%	34.7%	29.4%	21.5%	23.1%
Raritan Borough	63.3%	60.6%	63.5%	59.3%	36.7%	39.4%	36.5%	40.7%
Rocky Hill Borough	71.9%	77.1%	80.6%	79.6%	28.1%	22.9%	19.4%	20.4%
Somerville Borough	49.5%	49.5%	48.6%	48.4%	50.5%	50.5%	51.4%	51.6%
South Bound Brook Borough	60.0%	59.3%	58.4%	61.5%	40.0%	40.7%	41.6%	38.5%
Warren Township	90.7%	91.4%	92.4%	91.5%	9.3%	8.6%	7.6%	8.5%
Watchung Borough	93.4%	92.9%	81.1%	82.1%	6.6%	7.1%	18.9%	17.9%
<b>SOMERSET COUNTY</b>	<b>72.6%</b>	<b>75.3%</b>	<b>77.2%</b>	<b>76.8%</b>	<b>27.4%</b>	<b>24.7%</b>	<b>22.8%</b>	<b>23.2%</b>

Source: US Census Bureau, 2000 Census, Summary File 1 (Table H4) US Census Bureau, 2010 Census, Summary File 1 (Table DP-1)

**Table 4**

**Total Dwelling Units and Vacancy Rate: 1980 – 2010**

	Total Dwelling Units				Vacancy Rate			
	1980	1990	2000	2010	1980	1990	2000	2010
Bedminster Township	937	3,757	4,467	4,349	5.66%	8.25%	5.19%	5.73%
Bernards Township	3,784	6,658	9,485	10,103	1.93%	4.70%	2.56%	3.17%
Bernardsville Borough	2,339	2,561	2,807	2,871	2.61%	4.37%	2.99%	6.48%
Bound Brook Borough	3,707	3,823	3,802	3,816	3.86%	3.87%	4.92%	6.03%
Branchburg Township	2,469	3,944	5,405	5,419	2.96%	5.07%	2.46%	2.73%
Bridgewater Township	8,977	11,757	15,879	16,657	1.93%	3.96%	2.00%	3.28%
Far Hills Borough	254	266	386	418	5.12%	6.02%	4.66%	10.05%
Franklin Township	10,460	17,080	19,789	24,426	3.82%	5.40%	2.19%	4.61%
Green Brook Township	1,408	1,458	1,916	2,448	2.84%	2.19%	1.20%	2.98%
Hillsborough Township	6,867	10,420	12,854	14,030	6.23%	3.19%	1.59%	3.26%
Manville Borough	3,949	4,245	4,296	4,277	1.80%	2.97%	4.21%	6.10%
Millstone Borough	173	172	173	167	1.16%	1.16%	2.31%	2.99%
Montgomery Township	2,166	3,223	6,130	7,902	8.82%	4.28%	5.33%	3.38%
North Plainfield Borough	7,718	7,784	7,393	7,848	2.50%	5.69%	2.58%	5.10%
Peapack/Gladstone Borough	742	828	871	949	5.93%	7.13%	3.56%	6.53%
Raritan Borough	2,282	2,371	2,644	2,847	3.07%	3.42%	3.33%	6.11%
Rocky Hill Borough	269	294	295	292	0.74%	4.76%	3.73%	4.11%
Somerville Borough	4,835	4,853	4,882	4,951	3.08%	6.33%	2.85%	7.27%
South Bound Brook Borough	1,614	1,677	1,676	1,865	1.98%	4.59%	2.63%	7.08%
Warren Township	3,074	3,688	4,718	5,258	2.44%	3.96%	1.89%	3.78%
Watchung Borough	1,671	1,794	2,155	2,234	2.45%	3.57%	2.65%	5.37%
<b>SOMERSET COUNTY</b>	<b>69,695</b>	<b>92,653</b>	<b>112,023</b>	<b>123,127</b>	<b>3.34%</b>	<b>4.65%</b>	<b>2.71%</b>	<b>4.36%</b>

Source: US Census Bureau, 2000 Census, Summary File 1 (Table H3) US Census Bureau, 2010 Census, Summary File 1 (Table QT-H1)

**Table 5**  
**Residential Demolitions**  
**Authorized by Building Permit: 2007 - 2011**

	2007	2008	2009	2010	2011	Total	Percent of County
Bedminster Township	8	3	2	1	0	14	3.0%
Bernards Township	6	8	9	6	9	38	8.1%
Bernardsville Borough	5	5	1	8	2	21	4.5%
Bound Brook Borough	9	1	1	0	0	11	2.3%
Branchburg Township	2	2	6	4	0	14	3.0%
Bridgewater Township	16	9	11	10	10	56	11.9%
Far Hills Borough	0	0	0	0	0	0	0.0%
Franklin Township	12	16	13	33	45	119	25.3%
Green Brook Township	4	2	1	0	1	8	1.7%
Hillsborough Township	3	1	7	5	4	20	4.2%
Manville Borough	1	3	1	4	1	10	2.1%
Millstone Borough	0	0	0	0	1	1	0.2%
Montgomery Township	40	1	1	1	14	57	12.1%
North Plainfield Borough	0	1	0	2	0	3	0.6%
Peapack/Gladstone Borough	2	0	1	7	1	11	2.3%
Raritan Borough	2	2	2	0	1	7	1.5%
Rocky Hill Borough	0	1	0	0	1	2	0.4%
Somerville Borough	0	0	1	0	0	1	0.2%
South Bound Brook Borough	1	1	0	0	1	3	0.6%
Warren Township	14	8	8	10	8	48	10.2%
Watchung Borough	8	9	3	3	4	27	5.7%
<b>SOMERSET COUNTY</b>	<b>133</b>	<b>73</b>	<b>68</b>	<b>94</b>	<b>103</b>	<b>471</b>	<b>100.0%</b>

Source: NJ Department of Community Affairs, Construction Reporter, Demolition Permits 2007-2011  
[http://www.state.nj.us/dca/divisions/codes/reporter/demo\\_permits.html](http://www.state.nj.us/dca/divisions/codes/reporter/demo_permits.html)

**Table 6**  
**Year Built - Residential Structures - Percent**

	Residential Structures	Percent of Structures - Year Built								
		Pre-1940	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2004	Post-2004
Bedminster Township	4,463	8.0%	1.4%	4.3%	2.9%	3.8%	61.7%	15.8%	2.0%	0.0%
Bernards Township	9,831	5.1%	2.6%	8.2%	11.9%	8.2%	25.7%	28.6%	8.1%	1.5%
Bernardsville Borough	2,806	28.2%	10.0%	15.5%	16.4%	6.5%	9.7%	9.8%	3.2%	0.7%
Bound Brook Borough	3,896	34.4%	16.4%	19.4%	11.1%	11.2%	2.9%	1.5%	3.1%	0.1%
Branchburg Township	5,387	5.4%	3.0%	7.3%	10.2%	15.6%	24.6%	29.1%	3.8%	1.0%
Bridgewater Township	16,149	4.3%	4.7%	12.5%	20.7%	10.3%	15.6%	26.4%	4.1%	1.4%
Far Hills Borough	352	33.5%	3.1%	7.4%	2.8%	3.4%	4.0%	30.1%	9.1%	6.5%
Franklin Township	25,249	5.0%	3.1%	7.4%	13.3%	10.1%	25.0%	17.1%	11.5%	7.6%
Green Brook Township	2,348	3.7%	3.3%	23.6%	8.9%	6.3%	5.8%	30.8%	13.6%	4.0%
Hillsborough Township	13,754	3.8%	1.3%	8.1%	8.4%	23.6%	29.5%	18.3%	3.1%	4.0%
Manville Borough	4,449	20.3%	13.3%	25.9%	22.5%	6.9%	5.7%	3.1%	1.6%	0.6%
Millstone Borough	149	32.9%	3.4%	30.2%	25.5%	5.4%	0.7%	2.0%	0.0%	0.0%
Montgomery Township	7,347	3.9%	0.0%	3.2%	7.3%	8.5%	14.9%	39.5%	18.6%	4.1%
North Plainfield Borough	7,994	28.4%	11.0%	22.1%	20.6%	9.4%	4.1%	3.2%	1.2%	0.0%
Peapack/Gladstone Borough	990	31.9%	6.0%	11.7%	8.4%	14.9%	12.0%	12.8%	0.0%	2.2%
Raritan Borough	2,892	23.4%	6.6%	25.9%	11.3%	7.2%	4.0%	8.2%	7.5%	5.9%
Rocky Hill Borough	272	47.8%	4.4%	7.0%	26.1%	7.0%	4.4%	2.2%	0.0%	1.1%
Somerville Borough	5,293	32.2%	17.3%	18.1%	14.4%	12.9%	3.3%	0.7%	0.5%	0.8%
South Bound Brook Borough	1,837	21.8%	12.2%	23.9%	11.9%	11.9%	5.6%	2.2%	0.0%	10.5%
Warren Township	4,877	7.7%	4.5%	10.5%	15.2%	13.2%	14.5%	22.1%	10.9%	1.5%
Watchung Borough	2,605	6.1%	2.9%	22.0%	12.8%	12.6%	12.8%	11.1%	9.6%	10.2%
<b>SOMERSET COUNTY</b>	<b>122,940</b>	<b>10.8%</b>	<b>5.2%</b>	<b>12.0%</b>	<b>13.5%</b>	<b>11.4%</b>	<b>18.9%</b>	<b>18.3%</b>	<b>6.7%</b>	<b>3.4%</b>

Note: 5-Year Estimates are based on a sample of data collected between January 1, 2007 and December 31, 2011.

Source: US Census Bureau, American Community Survey, 2007-2011, 5-Year Estimates, Selected Housing Characteristics

**Table 7**  
**Housing Units by Size**

	Housing Units by Number of Bedrooms				Median Rooms per Unit
	0 - 1 Bedrooms	2 Bedrooms	3 Bedrooms	4+ Bedrooms	
Bedminster Township	516	2,282	1,003	662	5.3
Bernards Township	1,119	2,103	2,280	4,329	7.4
Bernardsville Borough	183	458	666	1,499	7.7
Bound Brook Borough	857	1,152	1,229	658	5.2
Branchburg Township	203	986	1,475	2,723	7.7
Bridgewater Township	1,379	2,725	5,490	6,655	7.1
Far Hills Borough	5	98	83	166	7.9
Franklin Township	2,917	9,135	7,538	5,659	5.8
Green Brook Township	6	674	604	1,064	7.1
Hillsborough Township	1,687	2,997	3,803	5,267	6.8
Manville Borough	543	1,196	1,911	799	5.7
Millstone Borough	11	15	62	61	7.0
Montgomery Township	321	1,323	1,710	3,993	8.0
North Plainfield Borough	1,860	1,939	2,789	1,406	5.3
Peapack/Gladstone Borough	88	153	258	491	7.6
Raritan Borough	317	901	1,143	531	5.8
Rocky Hill Borough	34	42	85	111	7.6
Somerville Borough	1,395	1,517	1,616	765	4.9
South Bound Brook Borough	280	520	786	251	5.3
Warren Township	219	331	1,184	3,143	8.4
Watchung Borough	216	305	856	1,026	7.2
<b>SOMERSET COUNTY</b>	<b>14,156</b>	<b>30,852</b>	<b>36,571</b>	<b>41,259</b>	<b>6.5</b>

Notes: 5-Year Estimates are based on a sample of data collected between January 1, 2007 and December 31, 2011.

Source: US Census Bureau, American Community Survey, 2007-2011, 5-Year Estimates, Selected Housing Characteristics

**Table 8**  
**Housing Units by Number of Units in Structure**

	2000					2007 - 2011 5-year estimate				
	1 Unit Detached	1 Unit Attached	2 - 4 Units	5-9 Units	10+ Units	1 Unit Detached	1 Unit Attached	2 - 4 Units	5-9 Units	10+ Units
Bedminster Township	1,145	1,729	313	491	779	1,225	1,732	380	346	765
Bernards Township	5,298	2,032	610	713	832	5,670	2,080	560	428	1,085
Bernardsville Borough	2,300	128	251	58	70	2,207	158	343	51	47
Bound Brook Borough	1,565	312	1,509	109	322	1,546	527	1,241	250	332
Branchburg Township	3,940	715	132	96	415	3,988	790	36	162	321
Bridgewater Township	11,039	2,187	713	975	949	11,175	1,937	635	922	1,540
Far Hills Borough	215	96	39	8	23	232	77	24	11	5
Franklin Township	9,797	4,581	1,449	1,100	2,830	11,931	5,712	2,172	1,300	4,094
Green Brook Township	1,623	96	45	73	79	1,848	225	3	104	168
Hillsborough Township	7,786	2,779	385	557	1,300	8,284	2,898	482	333	1,757
Manville Borough	2,845	96	1,145	81	114	2,879	195	1,090	190	95
Millstone Borough	144	0	27	0	0	138	0	11	0	0
Montgomery Township	4,537	689	158	152	576	5,258	1,124	87	196	682
North Plainfield Borough	3,623	275	1,979	517	989	3,854	218	1,798	685	1,439
Peapack/Gladstone Borough	747	14	87	9	14	845	0	145	0	0
Raritan Borough	1,423	205	896	68	52	1,446	226	931	62	227
Rocky Hill Borough	218	40	25	14	2	198	31	40	3	0
Somerville Borough	2,359	148	1,147	282	962	2,568	262	1,058	225	1,175
South Bound Brook Borough	1,001	22	416	70	167	1,076	128	366	93	174
Warren Township	4,475	52	89	64	38	4,425	155	131	38	128
Watchung Borough	1,750	47	52	82	215	1,907	90	62	18	326
<b>SOMERSET COUNTY</b>	<b>67,830</b>	<b>16,243</b>	<b>11,467</b>	<b>5,519</b>	<b>10,728</b>	<b>72,700</b>	<b>18,565</b>	<b>11,595</b>	<b>5,417</b>	<b>14,360</b>

Notes: 5-Year Estimates are based on a sample of data collected between January 1, 2007 and December 31, 2011.

Source: US Census Bureau, 2000 Census Summary File 3 Table DP-4

US Census Bureau, American Community Survey, 2007-2011, 5-Year Estimates, Selected Housing Characteristics

**Table 9**  
**Gross Rent of Renter-Occupied Housing Units**

	Occupied Units Paying Rent	Occupied Units by Gross Monthly Rent					No Rent Paid	Median Rent
		Less than \$500	\$500 - \$749	\$750 - \$999	\$1000 - \$1499	\$1500 or More		
Bedminster Township	508	0	13	17	172	306	31	\$1,638
Bernards Township	1,041	221	106	34	0	680	75	\$1,745
Bernardsville Borough	448	0	0	60	94	294	42	\$1,667
Bound Brook Borough	1,490	0	63	221	695	511	34	\$1,226
Branchburg Township	369	0	67	0	114	188	44	\$1,512
Bridgewater Township	2,050	115	21	150	573	1,191	35	\$1,636
Far Hills Borough	43	0	1	17	6	19	9	\$1,292
Franklin Township	5,625	277	170	419	2,484	2,275	209	\$1,367
Green Brook Township	181	0	0	0	83	98	0	\$2,000+
Hillsborough Township	1,798	21	42	122	914	699	65	\$1,395
Manville Borough	1,182	60	110	94	553	365	81	\$1,226
Millstone Borough	17	0	0	1	8	8	4	\$1,479
Montgomery Township	1,082	0	0	86	185	811	12	\$1,816
North Plainfield Borough	2,801	128	68	646	1,139	820	41	\$1,187
Peapack/Gladstone Borough	192	0	6	0	90	96	9	\$1,500
Raritan Borough	991	0	61	204	353	373	22	\$1,362
Rocky Hill Borough	30	0	4	0	13	13	3	\$1,212
Somerville Borough	1,884	141	87	252	1,097	307	23	\$1,171
South Bound Brook Borough	461	0	20	42	215	184	27	\$1,230
Warren Township	422	0	0	108	138	176	34	\$1,306
Watchung Borough	288	0	15	25	45	203	0	\$1,804
<b>SOMERSET COUNTY</b>	<b>22,903</b>	<b>963</b>	<b>854</b>	<b>2,498</b>	<b>8,971</b>	<b>9,617</b>	<b>800</b>	<b>\$1,379</b>

Note: 5-Year Estimates are based on a sample of data collected between January 1, 2007 and December 31, 2011.

Source: US Census Bureau, American Community Survey, 2007-2011, 5-Year Estimates, Selected Housing Characteristics

## **5. RECREATION AND COMMUNITY FACILITIES**

### **Parks and Recreation**

The adopted Master Plan of the Township dated August 12, 2006 and the recreation commission in five-year plan third most of the projects and activities set forth in the five-year plan have been addressed.

### **2015 - 5-year Recreation Commission Plan**

The recreation commission has continuously conducted outreach to the community through various forms of surveys the most recent (2008) survey consisted of a mailer to the community. The surveys assist in formulation of priority projects. The commission believes the program is a constant "work in progress" undertaking.

The draft 5-year plan/2015 is as follows:

### **5-Year Plan 2015**

#### **New Facilities/Property and Program Development**

##### **New Facilities/Properties**

- Create a study committee to look at a Warren Recreation Center for Development
- Arts and crafts for seniors and youth
- Meeting rooms
- Media room (movie nights)
- Indoor activities (yoga, ping-pong, small camps, dance etc)
- Wagner Farm new facility
  - Indoor recreation activities
- Acquire additional open space for recreational use (17-25 acres when available)
  - Multipurpose fields
  - Full size basketball courts
  - Tennis courts
  - Sand Volleyball

##### **Program Development**

- Cultural/Community Events
  - More outdoor hiking / geocaching events
  - Include a p/t program coordinator
- Sports
  - Field Hockey - Establish a 3-town Youth Fall League to join Long Hill league (Age 10-13)

#### **Enhancement of Existing Facilities & Programs**

##### **Facilities**

- Trails - Improve trail labeling and signs
  - Hofheimer Trail
    - Install Fiberglass or on and a smaller wood bridge
  - Stransky Property
    - Close driveway

- Install Stransky Nature Trail sign directing to Dealaman trail
- Glenhurst Nature Preserve
  - Install wood boardwalks in wet areas of the trail
  - Install more signs in the danger wet areas
  - Install fencing or posts at different entrances where four wheelers are getting in
- Dealaman Trail & Pond
  - Dredge pond
  - Construct boardwalk over sharp boulders
  - Construct 30 ft. dock from bank towards center of pond. (post dredging)
  - Install “TO POND →” signs
- Municipal Grounds
  - Playground area Complete Phase III
    - Install amphitheater (clamshell design) staging between walking path and center playground
    - Walking path connecting top of M7 path to playground, benches around new playground, additional handicap parking below the pavilion
    - Improve or move sandbox
    - Remove existing non-compliant playground adjacent to pavilion.
    - Site prep this vacated playground area with concrete slab with an extended roof to enlarge the pavilion.
- Greenwood Meadows Park
  - Basketball court (half-court)
  - Replace water fountain
- East County Park/Duderstadt & Pop Warner Fields
  - In concert with the county developing a connecting trail loop(s) between Pop Warner Field and Duderstadt Fields properties incorporate a series of fitness stations along the trail loops.
  - The two ponds located on this tract require “reconditioning” to allow fishing?
- Duderstadt
  - Restrooms, water fountain, snack facility
  - Replace the turf rug on D2 by 2019
  - New Turf field – front field
- Pop Warner Fields
  - Replace the turf rug by 2017

### Programs & Procedures

- Recreation Commission continues to focus on issues related to the safety and enjoyment of all participants in Warren Recreational Programs. Fingerprinting, Rutgers training, CPR/AED training, AED’s on three complexes
- Continue per Megan’s Law - Fingerprinting required of all coaches and adult volunteers dealing with children, added online background checks every 3 years.
- Increased and improved events, camps and programs
- Conflict Resolution Procedures
- Rules for use of tennis courts
- Online concussion and safety training
- Policy and procedures and fees for field usage
- Created a trails brochure
- Created new website

*Township Open-Space, Recreation and Conservation Plan Element*

The current Township open-space, recreation and conservation facilities are shown on the attached plan. This plan distinguishes between Township and County owned property. The plan also identifies public-school sites

This plan does not identify proposed open-space areas. Open space areas are identified in the 2006 Township Master Plan.

## 6. UTILITIES

### Public Utilities and Franchise Services

Infrastructure to support the existing and future development of the Township is owned and operated by a combination of Township utilities and private companies. There is no one organization authorized to direct the policies and procedures of each entity. Notwithstanding the Township does act as coordinator of services and facilities.

### Public Water Supply

Historically the Township was served by several private water companies operating independent one to the other. Today New Jersey American Water Works provides water service to the majority of the community. The network of existing water lines is shown on the accompanying map.

There are no known capital projects schedule for the municipality. Water lines are extended as a function of new development. No known supply and distribution inadequacies exist.

Township Board of Health regulation requires connection to available water lines when adjacent to a property.

Areas not served by public water are the Ferguson Road, portions of the Mountain Avenue, portions of King George and Mountain View roads and Hillcrest Road areas.

### Drainage and Flood Control

The Township is required by NJDEP regulations to maintain storm water facilities throughout the Township. The exception is County drainage facilities on County Roads. Maintenance is performed by the Township Department of Public Works.

Detention/retention facilities are in most instances owned and maintained by homeowners associations. The Township enforces maintenance.

All new development is required to implement a storm water management plan. The requirements for control of storm water are based upon NJDEP rules and regulations and administered by the Township Engineer.

The most significant flood prone areas of the Township are associated with the Passaic and Dead Rivers. No regional flood control facilities exist along these rivers within Warren Township or vicinity.

The majority of the flood prone lands are now in public ownership. The Township and County have acquired hundreds of acres over the past 20 plus years.

Localized drainage and flooding do exist. The Township Engineering Department and the Department of Public Works continuously address and ameliorate problem locations. In many instances problem areas are located in neighborhoods developed 30 and 40 years ago, prior to comprehensive review and establishment of adequate storm water management plans.

### Sanitary Sewerage and Waste

Public sanitary sewer facilities are owned and managed by the Warren Township Sewerage Authority. The northern portion of the Township is within the Passaic and Dead Rivers basins. All effluent is piped to treatment facilities located along the rivers. All facilities are owned by the Authority.

The southerly portion of the Township is located in the Middlebrook basin. Waste flows to sewerage authority treatment facilities.

The Township Sewerage Authority has received a wastewater treatment plan approval from NJDEP for the Dead River/Passaic River basin facilities. The Middlebrook is a part of a countywide sewer service plan under review by NJDEP.

NJDEP sets policy for sewer service areas. Lands considered environmentally critical by NJDEP are generally not included in the sewer service plan.

There is finite treatment capacity within the three Township owned treatment facilities located along the Passaic and Dead Rivers. Until recently the treatment facility located in the northeast quadrant of the Township operated at capacity. As a result of agreements with the Township of Berkeley Heights, wastewater flows are diverted to Berkeley Heights facilities thereby providing new capacity at the Passaic River plant in the Township.

### Solid Waste

All properties are served by private carriers. The Township does not provide for any pickup. The Township does provide for periodic recycling scheduled through Somerset County recycling office.

All recyclables from single family homes are picked up by Somerset County at curbside. Industrial, commercial and multifamily locations are collected by private carriers.

There are no landfill or recycling facilities located in the Township. Somerset County Waste Management Plan does not designate any such facilities within the community.

### Electricity, Telephone and Cable

The Township does periodically experience electric power outage and/or brownouts. Many of the commercial and residential homes have invested in emergency generator equipment to compensate.

Power utilities are investing in substation facilities. No substation facilities are planned in the Township.

Telephone and cable are provided by regulated utilities. Landline phone and cable service are available throughout the community. Wireless service is also available throughout the Township.

The Township has explored various methods to provide wireless service without the installation of monopole facilities. The technology of this industry continues to evolve at a rapid pace. The Township continues to monitor and discuss the evolving technologies.



# Warren Township New Jersey

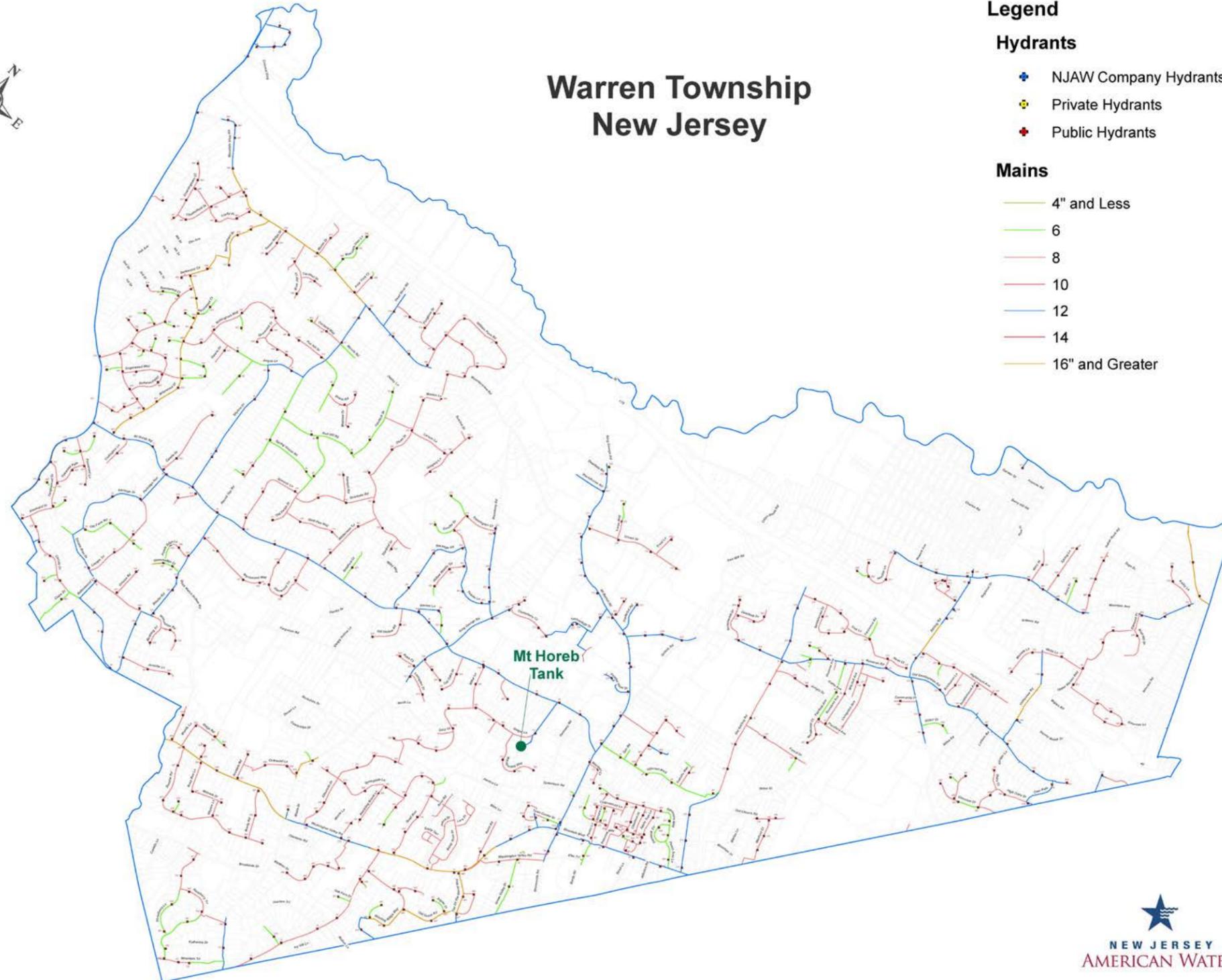
## Legend

### Hydrants

- NJAW Company Hydrants
- Private Hydrants
- Public Hydrants

### Mains

- 4" and Less
- 6
- 8
- 10
- 12
- 14
- 16" and Greater





## **TRAFFIC AND CIRCULATION**

The Circulation Plan Element of the Master Plan identifies a hierarchy of roadways, addresses pedestrian circulation issues and generally sets policy for roadway improvements.

### *Roadway Functional Classification*

The functional classification of roadways is made by the New Jersey Department of Transportation. Appendix 1 shows the functional classification as published by New Jersey Department of Transportation for roadways within the Township. No Township owned roadway is classified as anything other than a local street. Federal, state, county and Township owned roadways are classified.

Township roadways which do function as collector roadways are as follows:

- King George Road
- Round Top Road
- Mountain View Road
- Old Stirling Road
- Reinman Road
- Dock Watch Hollow Road

The functional classification of roadways is based upon traffic volume and size of area served. The roadway width (pavement) and the right-of-way of County roadways are generally 60 foot wide rights-of-way, two 12 foot travel lanes and 4 to 6 foot wide shoulders. All County routes are classified as collector or higher function.

Township roadways are generally 28 to 30 foot pavement width within rights-of-way of 50 feet.

### *King George Road/Mount Bethel Road Corridor*

This roadway is the major north-south artery in the Township. The roadway is owned and maintained by Somerset County. A study of this corridor by the Somerset County Planning Department in conjunction with Township representatives has been conducted.

This study consists of two parts. The first part focuses upon traffic management within the corridor after traffic counts were conducted at all intersections along the roadway. This data was then input to a traffic analysis, identifying service levels (level of delay). The output is identification of congestion.

From this data a real time signal synchronization program will be developed. In the simplest terms this program permits real-time adjustment of "green time" to maximize vehicle capacity along the King George/Mount Bethel Road Corridor.

The study also considered alternative land uses along the corridor. The alternatives are input to the Land Use Plan Element of the Township.

Vehicle and Pedestrian Movement Policy

The adopted Warren Township Master Plan sets forth policy for vehicle and pedestrian movement. The policy statements are as follows:

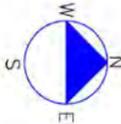
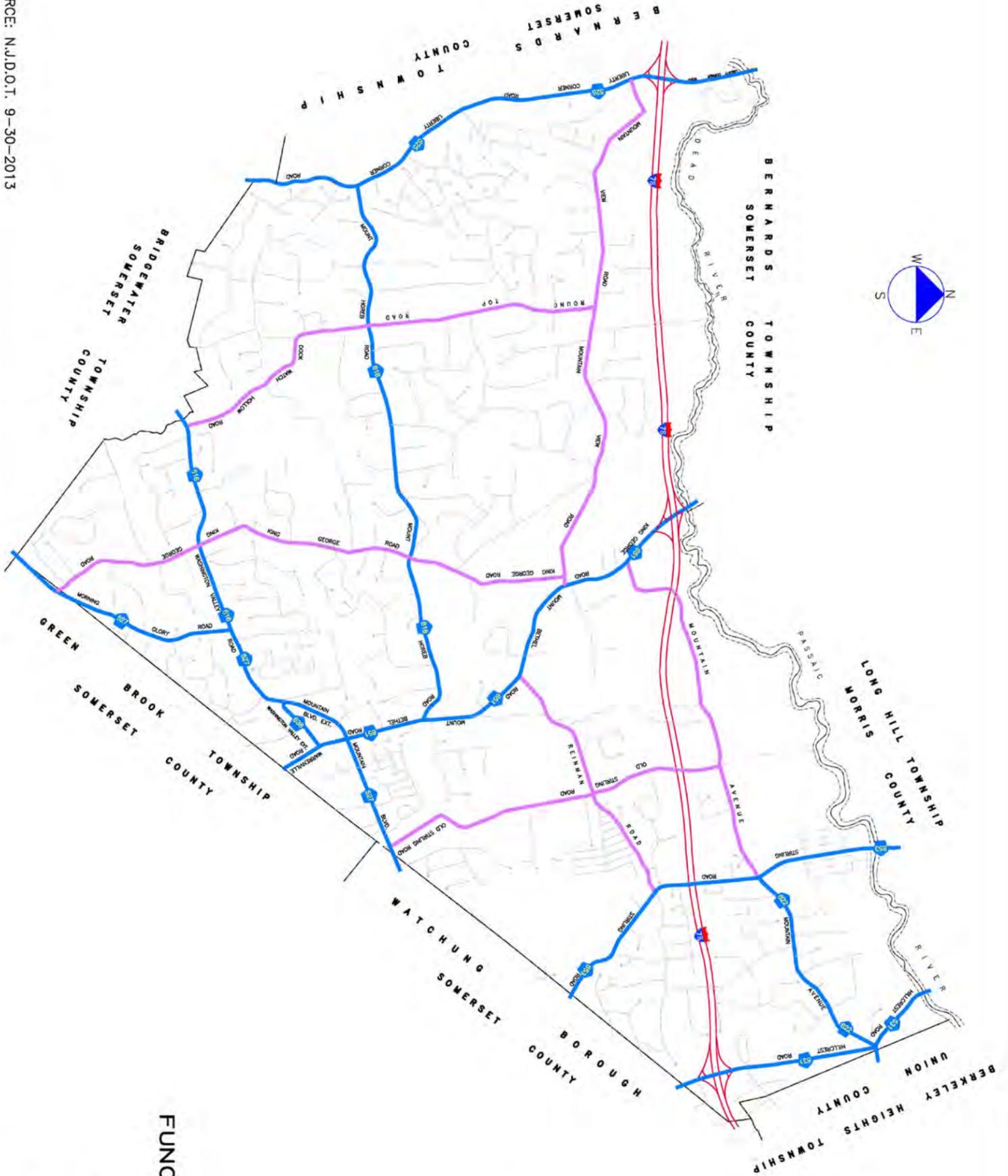
- Encourage pedestrian movement.
- Prevent or limit, where practical, left turns from side streets at intersections with County roads unless signal controlled.
- Limit speed to 25 mph in Town Center and install traffic calming facilities (i.e. pavement texture, pedestrian signage, etc.).
- Limit the width of roads.
- Provide for safe and efficient flow of vehicular traffic through driveway linkages of parking areas, Town Center road system implementation and maximum road connections.
- Signalization of high accident intersections.
- At any road intersection where there is a sidewalk crossing, there should be pedestrian right of way signage.
- The arterial County roadway system within the Town Center area should provide one travel lane in each direction, shoulders, a center turning lane and additional turning lanes and bikeways where possible.
- Roadside management of signs, utilities, etc. is required.
- Parking should be located in side and rear yard areas or fully screened in front yard areas.
- Pedestrian walkways in large parking lots should be required to provide a safer and functional environment.

A few missing links of sidewalk still exist in the Town Center district. Township policy is to finalize a continuous network of sidewalks.

Public Transportation

No public transportation but for senior citizen bus service provided for by Somerset County exists in the Township. No known plan or program exists to provide general service.

SOURCE: N.J.D.O.T. 9-30-2013



- FUNCTIONAL CLASSIFICATION**
- 1. INTERSTATE
  - 2. MINOR ARTERIAL
  - 3. MINOR COLLECTOR
  - 4. LOCAL



**FUNCTIONAL CLASSIFICATION**

March 2015

**WARREN TOWNSHIP**  
SOMERSET COUNTY NEW JERSEY



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