West Amwell Master Plan

West Amwell Township

Hunterdon County New Jersey

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West Amwell Township Planning Board

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Joan Van der Veen (Class 4)
Carmen Perri (Alternate 1)

Planning Board Attorney

William Shurts, Esq.

Planning Board Engineer

Robert Clerico, PE.

Township Committee

Peter Buchsbaum, Mayor
Nancy Palladino
Gary Bleacher, Deputy Mayor

Township Attorney

Philip Faherty, Esq.

Master Plan Consultant

Anthony P. Mercantante P.P. AICP

Graphics Consultant

Thomas Planning Associates, LLC

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STATEMENT OF OBJECTIVES PRINCIPLES, ASSUMPTIONS, POLICIES & STANDARDS

The West Amwell Township Master Plan is a general guide for the physical, economic and social development of the community. The Master Plan was developed in accordance with the provisions of the Municipal Land Use Law (N.J.S.A. 40:55D). The Master Plan is designed to guide development and redevelopment of lands within the Township in a manner which will promote and protect the public health, safety, morals and general welfare of the present and future residents of West Amwell Township.

The West Amwell Township Master Plan is based upon objectives, principles, assumptions, policies and standards which have been developed over a period of time by the Township Committee, the Planning Board, the Zoning Board of Adjustment and various boards and agencies within the Township. Master Plan proposals for the physical, economic and social development of West Amwell Township are based upon the following planning and development guidelines.

OBJECTIVES

The West Amwell Township Master Plan is based on several objectives:

1. To encourage preservation of prime farmland for agricultural production by protecting the rights of farmers to pursue their craft and also pursuing available state and county preservation programs. The Township recognizes the vital importance of its agricultural heritage. The Planning Board also recognizes the increasing pressures and difficulties faced by farmers due to changes in markets and technologies, as well as pressures resulting from increases in land values due in large part to development pressures.

2. There is an appreciation of the agricultural land uses within the Township, and recognition that diminishing markets and a disappearing infrastructure for the farm community threaten the long-term prospects for farming. This Plan strives to preserve a vital agricultural economy in portions of the Township by restricting growth-inducting factors such as sanitary sewers and roads and by mandating development practices that permanently preserve open space and farmland as well as the Township's abundant woodlands.

3. Establishment of policies and regulations designed to preserve and enhance the rural and agricultural character of the Township for future generations. West Amwell prides itself on being able to retain its small town feel and character. Future standards and regulations in the community should be designed to help foster the small town feel by promoting new developments that will not detract from or impact community character.

4. To encourage municipal actions which will guide the long range appropriate use, development and preservation of lands within West Amwell Township, in a manner which will promote the public health, safety, morals and general welfare of present and future residents. West Amwell should remain primarily served by individual on-site water and wastewater systems, however consideration should be given to other alternatives such as public services in very limited areas and also, emerging technologies such

as on site wastewater treatment facilities.

5. To secure safety from fire, flood, panic and other natural and man-made disasters.

6. To provide for adequate light, air and open space.

7. To ensure that development within the Township does not conflict with the development and general welfare of neighboring municipalities, the county, the region and the state as a whole.

8. To promote the establishment of appropriate population densities in locations that will contribute to the well being of persons and neighborhoods and preservation of the environment.

9. To encourage the appropriate and efficient expenditure of public funds by coordinating public and private development within a framework of land use and development principles and policies.

10. To provide for sufficient space in appropriate locations within the Township for agricultural, residential, business, industrial, mixed uses, open space and public/quasi-public uses in a manner that will provide for balanced growth and development. Since West Amwell will always be a primarily agricultural and residential community, promoting a diversified tax base will be an important element of the Township's future. Care should be taken to encourage non-residential and other positive tax base generating land uses in appropriate locations.

11. To support the upgrading of substandard housing conditions in the Township through code enforcement, ordinance amendments, education and the provision of public improvements such as improved streets, lighting, street trees and drainage systems.

12. To encourage the location and design of transportation and circulation routes which will promote the free flow of traffic in appropriate locations while discouraging roadway improvements which would result in congestion, blight or detract from the Township's rural agricultural character.

13. To promote a desirable visual environment through creative development techniques with respect to environmental assets and constraints of the overall Township and of individual development sites. Recognizing that development will occur within the Township, enhanced design and development standards, including performance based standards, should be implemented or considered in order to ensure that new development is compatible with the community character and even contributes to enhancing it. At the same time such standards should recognize the realistic needs of land-owners and developers.

14. To promote the conservation of open space through regulatory controls protecting wetlands, steep slopes, stream corridors and agricultural lands.

15. To promote open space planning through implementation of the Township's Open Space Plan in order to acquire, develop and maintain park and recreation facilities as well as conservation and agricultural lands in order to meet the present and future needs of the Township.

16. To encourage the preservation and restoration of historic buildings and sites within the Township in order to maintain and protect the cultural heritage of the community.

17. To encourage streamlining development review procedures and to the extent possible, simplification of the development standards and regulations to create more efficient procedures.

18. To encourage and promote, where feasible, energy efficient subdivision and site plan designs and provisions for renewable energy resources including solar, wind, recycled heat and aquifer recharge.

19. The Township recognizes its responsibility to accommodate growth and development. Future land use planning, however, should strive to manage growth so that it can be properly served by public facilities and so that desirable environmental features are not destroyed. Staged development may be an effective way of assuring that growth can occur over a period of years and that new residents will be provided with necessary community facilities and services.

PRINCIPLES

The West Amwell Township Master Plan is based upon the following land use and land development principles:

1. Guiding residential development in locations and at densities which are compatible with existing development patterns and which can be properly serviced by public roadways, utilities and services.

2. Locating public, commercial, industrial and agricultural uses at sites and in locations which are suitable for their intended use environmentally, economically and geographically, and are compatible with existing uses, public facilities, roadways and natural features.

3. Protection of natural and environmental resources including floodplains, wetlands, marsh and aquifer recharge areas, steep slopes, and areas suitable for public and quasi-public recreational activities.

4. Encouraging a development pattern that will protect and enhance the long-term economic, social and welfare interests of present and future residents of the Township, including the preservation and enhancement of agricultural activities.

5. Recognition of the limitations of soils and geological characteristics within the Township on the use of septic systems and the maintenance of adequate water supply and potability along with a desire to preclude the introduction of a public sewer system to the community due to its potentially negative impact on the community character.

6. Residents of West Amwell enjoy a sense of community that extends from dealings with their neighbors and with Township Government. Local government in West Amwell is accessible to the residents. Local officials are constantly trying to expand its accessibility. Small-scale schools, country roads and villages are

physical elements of the landscape that contribute to the sense of community. Future land use planning should focus on retaining this sense of place, which allows residents to identify their place among their neighbors and amid recognizable surroundings. Historic features should be retained and integrated into new development by requiring compatibility of design with existing architectural features and landmarks.

7. The Township should provide for future growth and development, but not at the expense of its environmental resources. Consideration should be given to the provision of alternative wastewater treatment systems on a limited basis to avoid problems with potential failed septic systems, primarily when planned cluster development promises to maximize the preservation of open space and other environmentally sensitive areas. The quality and quantity of potable groundwater resources should be one the primary determinants of future land use planning.

   Other critical features, such as stream corridors, wetlands, steep slopes, prime agricultural soils and undisturbed woodland habitats should be protected through the adoption of protection policies and land use regulations. The Township should encourage residential development using environmental and site design performance standards that reduce environmental impacts and preserve and enhance elements of West Amwell's rural landscape.

ASSUMPTIONS

The West Amwell Township Master Plan is based upon and supported by the following assumptions:

1. That there will be no catastrophic man-made or natural disasters which will greatly affect the existing natural and/or cultural development of the Township or the Township's ability to implement the Master Plan.

2. That West Amwell Township will be able to guide its growth in accordance with the Municipal Land Use Law and will have substantial input into any proposed county, regional, state, and/or federal development plans which may affect the Township or its immediate environs.

3. That future growth during the next ten years will not exceed the Township's ability to provide essential municipal services and community facilities.

POLICIES

The West Amwell Township Master Plan is based upon policies that have been developed by the Planning Board, the Township Committee and other land development review agencies within the Township.

1. Land use planning will provide for a variety of residential and non-residential uses, which will encourage continuation and enhancement of West Amwell Township as a quality rural and agricultural community, determined to maintain its character.

2. Land development should be designed to protect and enhance the environmental quality of the Township and preserve and protect valuable open spaces and natural resources.

3. The Township will consider and evaluate innovative development proposals that would enhance and protect environmental features, minimize energy usage and encourage development densities compatible with existing patterns of development.

4. The Township will encourage limited office/research and light industrial development in appropriate locations that will provide local employment opportunities and contribute to a balanced and stable economic base.

5. The Township will encourage the use of creative development techniques designed to enable village or hamlet type centers and mixed use development, including housing opportunities for a variety of socio-economic groups.

6. The Township will continue its program of updating and supplementing the Master Plan, Land Use Element and Development Regulations as new data and information become available and as trends and issues change and develop, and as community goals, objectives and priorities change.

STANDARDS

The Master Plan provides general standards for development, including type, density and location and delineation of areas that are generally not developable. The Master Plan also provides recommended standards for roadways and other facilities. The Township's Land Use Ordinance, including zoning, site plan, land subdivision and design regulations, provides specific standards for development sites within the Township.

In addition, Township regulations pertaining to utilities, fire prevention, on-site septic disposal, floodplains, wetlands, soil erosion, street trees, and other development factors have been adopted and are applied by the Planning Board, Zoning Board of Adjustment, Environmental Commission, the Board of Health, the Township Engineer. Hunterdon County, the State of New Jersey and federal planning and regulatory agencies also have detailed standards pertaining to environmental features, roadways, utilities, etc. which are utilized in the overall development process in West Amwell.

LAND USE PLAN ELEMENT

OVERALL POLICY STATEMENT

Of all of the elements of the Master Plan, the Land Use Element is the broadest in scope and the most critical. The Land Use Element represents, in many ways, the backbone of the Plan. It provides the primary basis for the Development Review Ordinance and Zoning Regulations ultimately established to implement the land use policies of West Amwell Township. Maintaining the Township's rural character is a primary goal of the Planning Board and community residents in general. While the Land Use Element establishes overall policy guidelines for the Township's short and long-term development pattern, it can also be used to address issues on a more localized level. Issues and concerns effecting neighborhoods, streets, intersections and even individual properties can be addressed where necessary. This ability, to be as broad or specific as needs dictate, is the cornerstone of the Land Use Plan's significance to overall community development.

INTRODUCTION

West Amwell Township contains a land area of 14,016 acres or 21.9 square miles. The primary land use in West Amwell is agriculture, with single-family residential and vacant land making up the next two largest land use categories. A significant attribute of West Amwell, which impacts its approach to land use planning policy, is a lack of public sewer or water.

PLANNING BASIS

The Municipal Land Use actually requires only two of the many elements of a Master Plan. One of those is the Land Use Plan Element. The Municipal Land Use Law defines the contents of the Land Use Plan Element as follows:

a) Taking into account and stating its relationship to a statement of objectives principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based; taking into account the other Master Plan Elements; and taking into account natural conditions, including but not necessarily limited to, topography, soil conditions, water supply, drainage, floodplain areas, marshes, and woodlands; and

b) Showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential Commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes; and stating the relationship thereof to the existing and any proposed Zone Plan and Zoning Ordinance; and

c) Showing the existing and proposed location of any airports and the boundaries of any airport safety zones delineated pursuant to the "Air Safety and Zoning Act of 1983"; and

d) Including a statement of the standards of population density and development intensity recommended for the municipality.

The Municipal Land Use Law, in section 40:55D-62, goes on to require that any "Municipal Zoning Ordinance or amendment thereto shall either be substantially consistent with the Land Use Plan Element and the Housing Plan Element of the Master Plan or designed to effectuate such plan elements…."

A vital component of the Land Use Plan Element is its relationship to the other elements of the Master Plan. Proposals contained in the Land Use Element such as residential development and commercial growth and development will impact other decisions and policies such as the need for recreational facilities, school needs, roadway improvements, farmland preservation, open space preservation and environmental protection. It should be the goal of any Land Use Plan Element to strike the appropriate balance between these various issues and their relative community impacts.

DEMOGRAPHIC CHARACTERISTICS

West Amwell Township has a population of 2,383 people based upon the 2000 census. This represents 1.9% of the population of the County, while the Township's 21.9 sq mi. represents 5.1 % of the total county land area.

Population	**West Amwell (% of Total)**	**Hunterdon County (% of Total)**
Total Population	2,383	121,989
Male	1,193 (50.1)	60,240 (49.3)
Female	1,190 (49.9)	61,749 (50.7)
Under 5	116 (4.8)	8,082 (6.6)
5 – 14	313 (13.1)	18,511 (15.1)
15 –19	110 (4.6)	6,916 (5.6)
20 –34	322 (13.5)	18,818 (15.4)
35 – 54	868 (36.4)	45,420 (37.2)
55 – 64	324 (13.5)	12,014 (9.8)
65 +	330 (13.8)	12,228 (10)
Median Age	43	39

West Amwell has 984 housing units. This represents 2.2 % of the housing units in the county. The Pace of development in West Amwell has also been slower than the remainder of the county. For example in the period from 1990 – 1998, 4962 residential building permits were issued in Hunterdon County. Of that number, 74 or 1.5% were issued in West Amwell.

MUNICIPALITY	1990 Census Housing Units	Housing Units Added By Year								
		1990	1991	1992	1993	1994	1995	1996	1997	1998
Alexandria	1,275	18	31	40	36	33	36	30	26	27
Bethlehem	1,081	13	19	17	14	40	33	13	34	45
Bloomsbury	348	2	9	7	4	3	4	0	0	0
Califon	416	0	0	1	3	6	8	5	3	0
Clinton Town	829	1	28	16	45	17	0	4	72	118
Clinton Twp.	3,514	36	25	46	109	99	122	86	107	89
Delaware	1,636	11	4	16	44	42	30	25	16	19
East Amwell	1,542	8	6	12	9	8	6	21	22	11
Flemington	1,854	0	0	0	0	0	1	2	6	6
Franklin	1,058	7	6	8	10	12	10	10	19	18
Frenchtown	620	2	2	0	1	0	0	4	3	3
Glen Gardner	783	0	0	1	3	3	10	18	20	16
Hampton	629	2	0	1	5	4	4	3	1	0
High Bridge	1,454	0	0	1	1	3	3	16	14	8
Holland	1,824	12	4	8	15	21	14	22	13	22
Kingwood	1,227	15	10	9	14	21	20	23	18	18
Lambertville	1,818	10	7	12	16	28	22	17	8	4
Lebanon Boro.	489	0	13	1	0	0	0	1	2	1
Lebanon Twp.	2,043	17	23	30	29	26	27	13	28	33
Milford	528	1	0	0	1	3	3	3	4	1
Raritan	5,877	83	100	72	68	137	146	178	210	193

Readington	4,789	25	38	102	116	231	411	101	61	92
Stockton	259	0	0	0	0	0	0	0	1	1
Tewksbury	1,752	9	11	15	24	27	33	49	66	56
Union	1,464	4	19	31	33	35	29	31	20	76
West Amwell	878	5	7	3	10	11	14	8	7	9
Totals	**39,987**	**281**	**362**	**449**	**610**	**810**	**986**	**683**	**781**	**866**

ENVIRONMENTAL CHARACTERISTICS

West Amwell's land use policies are largely driven by two factors. One is its historical characteristic as a rural and heavily agricultural community. The other is its unique environmental features, particularly due to its geologic, hydrologic and soils conditions.

These factors serve primarily as severe constraints on land development. Combined with the Township's lack of public sewer and water service, these environmental characteristics pose a challenge to land use planning, specifically; How best to accommodate reasonable levels of growth while considering landowner rights and responsibilities along with the long term health and welfare of the community overall? For a more thorough and detailed discussion of West Amwell's geologic and hydrologic conditions, see the report prepared by Matthew Mulhall included herein.

Geology – West Amwell Township sits atop three primary geologic formations, the Lockatong Formation, Brunswick Shale and Diabase. The Lockatong formation lies along the southerly portion of the Township. This formation is the oldest in West Amwell. It is composed of dark gray or reddish brown Argillite, along with small amounts of mudstone and either carbonaceous or calcareous shale. The Brunswick Shale Formation occupies two areas of West Amwell. A narrow band runs along the northerly edge of the Lockatong formation from the easterly to the westerly Township boundaries. The second area occupies approximately the northerly third of the Township. Brunswick Shale is typically red argillaceous shale with localized beds of fine-grained red sandstone, siltstone and black, gray or greenish shale. Two Diabase "Dikes" have intruded into the Brunswick Shale Formation, running in narrow northeast to southwest bands.

Groundwater – Groundwater occurs and exists in cracks, faults and other openings in bedrock or between the grains of rock. Rock which has many open spaces between grains is said to have primary porosity. Rock with little or no opening between grains is considered non-porous. Non-porous formations do not allow groundwater to travel through; therefore in order for water to be accessible, it must rely

on fractures. The number, distribution and interconnectivity of fractures control the availability of groundwater for use and consumption. Wells must be able to connect to fractures in order to bear water. All of the geologic formations lying beneath West Amwell consist of non-porous material. The Lockatong Formation has limited fractures, and where they do exist, they tend to be narrow and intermittent. The Brunswick Shale Formation although equally non-porous, is somewhat more heavily fractured. The conditions found in this formation can vary significantly. Some portions, covered by thick sand and gravel deposits, are generally good sources of groundwater. Other areas, although well fractured are overlain by a "Baked" shale, typically located on wither side of the Diabase Formation. These areas provide very poor groundwater access. The Diabase Formation is the poorest source of groundwater. The rock has virtually no degree of permeability. Due to the fact that this formation is relatively young, compared to other formations, it has not been subjected to folding and faulting, where groundwater could move towards the surface. In addition surface water generated by snow and rainfall runs off rapidly with virtually no opportunity for infiltration. Conditions created by the Diabase Formation have also metamorphosed portions of the adjacent geologic formations, resulting is similar conditions in these areas.

Because of these limitations, access to groundwater and septic suitability is severely limited. Land use and growth considerations must look forward to ensure that development does not result in negative impacts on groundwater quality and availability.

Creative land use and growth control techniques dealing with new development must be balanced with proactive municipal efforts to promote open space and farmland preservation.

INVENTORY AND ANALYSIS

Existing zoning and land use categories in West Amwell Township are as follows:

R-3, very low density/conservation zone – Permits single-family residential dwellings on lots of at least three acres. The purpose of this district is to limit single-family dwelling unit density in order to protect and conserve areas of the Township with severe development limitations. In particular, northerly portions of West Amwell, north of Route 202 and the central portion generally south of Rocktown-Lambertville Road and north of Route 518 and Rock Road.

R-2, low density/estate and agriculture residential zone – Permits single-family residential dwellings on lots of at least two acres. The purpose of this district is to permit housing development that can be supported by available groundwater and soil conditions, particularly for effluent disposal. The R-2 zone exists primarily south of Route 518 and between Rocktown-Lambertville Road and Route 179. These areas contain some of the most prime agricultural areas of the Township.

R-9, Village residential zone - permits single-family residential dwellings on lots containing 31,250 square feet. Previously this zone permitted dwellings on lots of 9,375 square feet where public sewer and water was available. However this option is no longer available since the Township has determined that there will not be sewer extension's into any portion of West Amwell. The purpose of this zone is to allow higher density residential development, compatible with the vicinity. The R-9 zone is located on the westerly portion of the Township adjacent to the border with the City of Lambertville.

R-1A, overlay district – permits single-family dwellings on lots containing at least one-acre. This zone was created as a result of the settlement of the Mt. Laurel litigation, and is located in the westerly portion of the

Township adjacent to the City of Lambertville, north of Route 179.

HC, highway commercial zone – permits general commercial uses including, retail and wholesale trade, offices, personal services, restaurants and warehousing on lots containing at least two acres. The maximum permitted floor area ratio is fifteen (15) percent, while the maximum permitted impervious coverage is fifty (50) percent. It is the goal of the HC zone to facilitate the development of attractive commercial development while avoiding the typical strip commercial development typical in the past.

NC, neighborhood commercial zone – permits smaller scale, more neighborhood oriented commercial development, on lots containing at least one acre. Uses in the NC zone are limited to retail businesses and personal service establishments.

LI, light industrial district - permits a variety of office research, warehousing and light manufacturing uses on properties containing at least five acres. The maximum floor area ratio is fifteen percent and the maximum impervious coverage is forty percent. Light Industrially zoned areas are generally located north and south of Route 179. These areas are located in a manner so as to have minimal conflict with residentially zoned areas.

O-1, corporate office zone - permits corporate office uses as well as limited neighborhood retail uses. Minimum lot size in the O-1 zone is 10 acres. The maximum permitted floor area ratio is fifteen percent and the maximum impervious coverage is twenty-five percent. The O-1 zone is located along a portion of Route 202.

EXISTING LAND USE (SEE FIGURE 1)

Residential - A total of 2,133 acres of land comprising 15.2% of the Township used for residential purposes, of which 99% or 2,123 acres is single family residential.

Commercial – A total of 621 acres of land or 4.4% of the Township is in commercial use.

Industrial – A total of 57 acres of land or .4% of the Township is used for industrial purposes.

Public Parks, Lands, and Open Space – A total of 2300 acres of land comprising 16.4% of the Township is devoted to public parks and open space. Of the 2300 acres, 19.8% is state land, 7.5% is county land, 2.6% is devoted to schools and 10.6% is Township owned land. Another 1,368 acres comprising 59% of the Township's open space, is private or nonprofit land, preserved against future development.

Roads, Streets and Railways – Approximately 313 acres, or 2.2 % of the total land area of West Amwell Township is devoted to streets, roads, and railways. This category can be expected to grow as the Township develops.

Quasi Public Land - Quasi Public lands include uses such as cemeteries, churches, utilities, service organizations and emergency service uses. Approximately 26 acres or 2% of West Amwell is devoted to such uses.

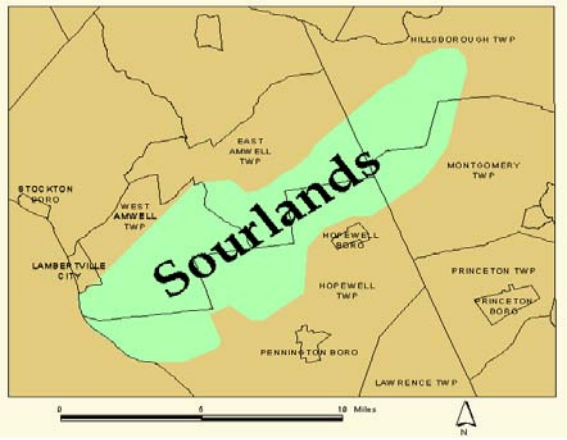
Farmland – The defining land use in West Amwell Township is farmland. Comprising 9,559 acres or 68% of the Township, agriculture is the predominant land use and establishes the community's character.

Vacant Land/Underdeveloped Land – West Amwell contains 954 acres of vacant land, 6.8% of its total land area. In addition a significant portion of the land area, though difficult to calculate, of West Amwell Township is underdeveloped, meaning it contains a land use, but is still not developed nearly to its maximum potential.

SOURLANDS REGION

The Sourland Mountains cover an area of about 60 square miles in central New Jersey. The region is geologically unique in the area and, unlike most of central New Jersey, remain largely undeveloped and remains forested. They now comprise the largest contiguous forest in central New Jersey, and because they have not been cleared, many of the plant and animal species that were present hundreds of years ago still exist. A significant portion of this region lies within West Amwell Township and in fact occupies a swath of land from the Township's easterly border to the Delaware River on the western border. Although the Sourlands rise to a modest maximum elevation of only 568 feet above sea level, they are markedly different than the surroundings. The difference arises from geology; the Sourlands are composed of hard argillite and Diabase rock that was pushed up above the surrounding soils during the Triassic and Jurassic periods.

Unlike much of central New Jersey, the Sourlands have remained largely undeveloped. There are impressive boulder fields in some areas, and plowing for crops has been impractical or impossible in much of the region. Below the surface, the hard rock has few cracks where water can percolate downward, so rainfall tends to form perched wetlands even at the top of the mountains. Wells are difficult to drill and often run dry. As a result of the relative difficulty of developing the mountains, they have remained largely forested, although most have been periodically logged, and they now comprise the largest contiguous forest in central New Jersey. While they may not be a hotbed of biological diversity, the fact that they were never cleared for farming has permitted many of the plant and animal species that were present hundreds of years ago to persist.



In response to increases in development pressure, a coalition of environmental and municipal government organizations formed to preserve the mountain habitat. The coalition includes the Sourlands Regional Citizens Planning Council, the Delaware and Raritan Greenway, Stony Brook Millstone Watershed Association, Friends of Hopewell Valley Open Space, West Amwell Township, East Amwell Township and Hopewell Township.

The project has three primary goals:

1. Characterization of the area as unique; including an evaluation of environmental resources and critical habitats. Existing guidance, ordinance, and regulations will also be reviewed.

2. Evaluation of land use trends, build-out analyses, and evaluation of the likely impact of development on the Sourlands'

water, environmental, and cultural resources.

3. Development of a comprehensive management plan with recommendations to preserve natural and cultural resources and encourage consistent land use strategies in the Sourland Mountains for local, county, and state government.

The uniqueness of this special region and in particular its unique geology, even beyond the specific boundaries of the Sourlands themselves form a significant basis for much of West Amwell's land use decision-making.

IMPLEMENTATION PLAN AND RECOMMENDATIONS

Proposed Land Use Plan (see figure 2)

Since the adoption of the 1986 Master Plan and the enactment of subsequent implementing zoning regulations, a number of local and regional changes have occurred resulting in the need to revisit a number of issues. There are a number of factors that contribute to the need for change. Changes in Township policy, changes in State, County and regional policies and priorities, changes in demographics, new state legislation and the experiences gained through the practical application of past policy.

One example of a significant change since 1986 is the enactment of the State Freshwater Wetlands Protection Act that was enacted in 1988 and 1989. This legislation has had a significant impact on the Township's ability to regulate development and minimize environmental disturbance.

The State of New Jersey's current efforts to promote statewide planning and smart growth initiatives as well as an emphasis on farmland preservation could have a significant impact on the future of West Amwell Township.

Residential Districts

1. The majority of West Amwell Township, 12,035 acres or 85.8% is zoned residential. While most of this area is actively farmed, the Township must anticipate some degree of residential growth and development during the next decade. Based upon current zoning, primarily R-2 and R-3, the remaining vacant land, plus farmland, 8,654 acres could be developed, resulting in a potential for 3,122 new dwelling units. This number is based upon the assumption that 75% of the land is developable. Based upon the growth trends of the past decade, it is reasonable to anticipate that 172 new housing units could be built by 2013. However this estimate is greatly dependent upon national, state and regional economic factors. Growth trends and demographic changes in recent years have resulted in a strong residential real estate market. The continuation of such trends in growth during the next ten years could outpace the past decade.

2. One of the most significant trends in recent years has been a significant escalation of land values and thus the price of housing. These changes have resulted in pressure on landowners to sell for development. It also hinders to some degree the Township's efforts to preserve land through its open space preservation program. It also places even greater pressure on landowners and farmers in particular; who often feel compelled to reap value from their land.

3. Establishment of a Sourlands Regional Planning District (SRPD). This area should encompass the portion of West Amwell Township within the Sourlands area, which extends well beyond West Amwell to the Northeast and Southwest. The Sourlands region represents a unique regional environment that should be

preserved to the extent possible. In West Amwell this area also represents the most environmentally constrained area in the Township. It is recommended that this area be limited to single-family residential development with residential densities limited to one dwelling unit per 8 acres.

4. Establishment of three Rural Residential Districts (RR-4, RR-5 & RR-6). These areas should limited to primarily single-family residential development with dwelling unit densities limited to one dwelling per 4 to 6 acres. The area of the Township generally located to the south of the proposed Sourlands Regional Planning District (SRPD) should be limited to one dwelling unit per six acres. The areas located generally north of the SRPD, but south of Rt.179 one dwelling unit per 5 acres. The area of the Township generally located to the north of Rt. 179 should be limited to one dwelling unit per 4 acres.

   The proposed RR-4 area of the Township contains subsurface and geological features most conducive to groundwater recharge opportunities and thus most suitable for higher density development. These areas are also located generally north of the Highway Commercial area along Rt. 179 and along Rt. 202.

   The proposed RR-5 District lies generally between the Rt. 170 corridor and the northerly boundary of the Sourlands Region. This area also contains the Mt. Airy Historic District, including the village area, which contains a small area of higher density development. The geological formation lying below the Sourlands area has resulted in a metamorphosing or baking of portions of the subsurface bedrock, resulting in severely limited access to groundwater and limited recharge opportunities. It is due to this combination of factors that a lower density designation is proposed.

   The proposed RR-6 District lies south of the Sourlands portion of the Township and continues south and east to the Township's borders with Hopewell Township and East Amwell. Similar geological features also impact this area of the Township as exist in the RR-5 area. However this area contains numerous large tracts of land and active farms and is generally some of the most rural portions of the Township.

5. Consider the establishment of cluster development standards in the SRPD District, the R-R Districts and any other zone of similar or lower density on tracts of at least 30 acres so that the requirement is not onerous or impractical to smaller property owners. Lot sizes in the cluster development should average 1.25 acres with no lots less that 40,000 sq.ft. The goal of such zone districts should be the preservation of open space, the protection of environmentally sensitive areas, the preservation of agricultural activities and the setting aside of public land or open space.

   Cluster Development should be further encouraged by permitting noncontiguous tracts of land, under common ownership or control to be combined so that density and development can be transferred and shared amongst two or more properties. This approach of non-contiguous cluster development can be an effective tool in preserving open space as well agricultural activities in the Township. It is also an approach to land development that can provided opportunities to ensure that groundwater recharge can be maximized by the utilization of appropriate design techniques.

   Performance based standards should also be considered that would result in bonus densities or bonus lots within a development, where certain amenities or features are provided by the developer,

such as extra large buffers from existing roadways so that new developments are not immediately visible, dedication of land to the Township, county or other public or nonprofit agency that will utilize the land in a manner beneficial to the public or where significant areas of farmland will be set aside and where the farming activity will continue.

6. Establishment of ordinances permitting "Mini-Cluster" development in all single-family residential zones. Mini-Cluster development is intended to allow maximum for flexibility for large landowners and in particular farmers. This option allows the creation of a limited number of building lots, that may be less than the minimum lot size for the zone, still limits the property overall to the maximum density permitted in the particular zone.

7. Consideration should be given to establishing areas to be zoned for age restricted (55 and over) single-family housing. Such zones fulfill a significant and still growing need for such housing due to an aging society with generally fewer children per household. In addition such housing generally has a positive fiscal impact on communities since they generate no school children and generally have little impact on municipal services. It is important that such a development avoids resulting in a significant alteration of the generally low-density character of West Amwell. Should such developments be built in West Amwell, they should be limited in overall size. One option to consider is the establishment of a Conditionally Permitted Age-Restricted option within the cluster development standards. Density bonuses could be considered to encourage small-scale developments.

8. Consideration should be given to establishing and implementing a Transfer of Development Rights program. The focus of the program should be to utilize development transfers to further efforts to limit new development in the most sensitive and environmentally constrained areas of the Township, while encouraging new development to occur where it is most appropriate and where it will have the least impact on the environment and community character.

Commercial Districts

1. Consider the establishment of commercial/residential nodes such as villages or hamlets in key areas along route 31 and route 179. Such areas should permit and encourage compact development with a mix of commercial and residential uses even mixed uses within a single structure. These areas may prove most effective in the future for potential residential development that could be utilized to satisfy West Amwell's affordable housing needs.

   In particular consideration should be given to establishing a Limited Highway Commercial Zone (LHC) along Rt. 31, as this area is located within the Diabase Formation area and is characterized by relatively deep lots. Such a district should limit nonresidential development to the front portion of the properties along Rt. 31. The rear portion of the properties should be limited to residential development, with appropriate buffering standards provided in order to properly separate the uses. Block 23, Lot 5 is presently entirely located within the HC Zone. This should continue to be the case should the proposed LHC zone be implemented. Should the present golf course use of the property cease, the Township should consider amending the zoning for this property so that it becomes more consistent with the remainder of the LHC zone, in that only the frontage on Rt.

31 will be utilized for nonresidential development.

2. Enhancements should be made to the Commercial and Industrial zone standards in order to promote the development of such uses in appropriate locations. It is important to do so in order to establish land uses which can have an economically positive impact in order to somewhat off-set the generally negative fiscal impacts of residential development.

GENERAL PROVISIONS

1. Adoption of community design standards for development of various land uses within the Township. The Township should work with the County of Hunterdon in developing such standards and taking into consideration similar standards in other communities in the county. Design guidelines can be applied to the following factors associated with development, both private and public:

    - Streetscape and Road Corridors
    - Architecture and Building Design
    - Open Space and Farmland Vistas
    - Landscaping
    - Designing for People and Pedestrianism

    Community design standards generally fall into two categories; those that can be mandatory and those that are essentially guidelines for applicants. Items such as streetscape design, landscaping standards, and general site circulation standards (for cars and people) can be adopted as Design standards and are placed within the Design Standards section of the ordinance. These are then applied during the application review process. Architectural and building design standards are generally limited to advisory guidelines and are thus not mandatory. Often times however builders and developers are happy to conform to locally established, reasonable standards, in order to work with a community.

2. The Township must consider in the modification of its existing development regulations as well as the establishment of new regulations, strengthening the rights of farmers to pursue their craft. Right-to-Farm regulations should be enforced within West Amwell Township. This is vitally important in achieving the Township's primary goal of maintaining and enhancing its rural agricultural character.

3. Implementation of the Township's Open Space Plan in order to preserve and protect as much of West Amwell's land area as possible. The Open Space program must work hand in hand with efforts to promote the preservation of the Township's agricultural character, limiting development in areas where soils and groundwater limitations are most severe and implementation of Transfer of Development Rights.

4. The Township should consider the enactment of specialized design and development standards for lots proposing development along established scenic corridors. These standards should be designed to minimize tree removal along such roadways in order to maintain to the

extent possible, the existing roadway character.

5. The Township should consider modifying its current Critical Areas regulations to establish maximum densities, percentages of lot coverage and floor area ratios so that they exclude certain critical areas from the gross lot area. A recent New Jersey State Supreme Court decision has given municipalities the latitude to define lot area and other commonly used land use related definitions in a manner that is suitable to the unique qualities and features of each community.

6. The Township should pursue funding for the development of a Natural Resource Inventory. This will serve as an additional tool in the development and refinement of zoning ordinances that will result from the adoption of this plan.

7. The Township should consider refinements and strengthening of its current regulations protecting stream corridors. These are vitally important areas, along with woodlands, in West Amwell, in order to maximize opportunities to protect and enhance groundwater recharge and water quality.

CIRCULATION PLAN ELEMENT

OVERALL POLICY STATEMENT

The Circulation Plan Element of the Master Plan describes and analyzes the movement of goods and people within and throughout. An understanding of circulation patterns and the issues in the Township of West Amwell is a critical component of the development of land use policies and the establishment of the design development standards. Decisions and recommendations regarding circulation issues have direct impact on public safety and overall quality of life for the community.

It is the purpose of this Plan to recognize the evolving nature of the Township and region as rural agricultural areas, with the pressures of suburbanization mounting. Balancing the importance of maintaining community character with the need to provide for safe, well-designed and maintained roadways is an important aspect of the plan.

INTRODUCTION

The Circulation Plan Element is composed of several sub-categories including street classification, traffic accident data, pedestrian issues, mass transit options and recommendations for general and specific measures designed to upgrade roadway and transportation systems.

Circulation and transportation facilities within the Township of West Amwell are a function of the regional circulation and transportation systems.

PLANNING BASIS

The importance of a safe, efficient and comprehensive transportation and circulation system within a municipality cannot be overstated. A primary basis for transportation and circulation policy should be found within the Circulation Plan Element of the Master Plan. It is no longer adequate for the Circulation Plan Element to consist of a mere inventory of street classification and listing of problem roadways and intersections. Sound transportation planning must, by its very nature, be multi-faceted in order to deal with the complex multi-modal transportation and circulation systems in our communities summit is unquestionably a prime example of the need for a multi-faceted approach to a complex set of community-wide transportation issues.

Typically the issue of motor vehicle traffic is the dominant factor when issues of circulation are discussed. Certainly cars are a significant element to our communities and to our lifestyle. However other modes of transportation such as mass transit, bicycling and walking are significant, and are becoming even more so with current emphasis on environmental issues. Today in order to properly plan a community it is vital that a Circulation Plan Element address thoroughly all modes of transportation.

The West Amwell Township road network presently functions efficiently enough to carry the traffic demands imposed by the community's small residential population, agricultural setting, and minimal commercial development. The road network would not be able to accommodate major suburban traffic demands in all parts of the Township.

STREET CLASSIFICATION

Roads and streets in West Amwell Township are classified by the 1981 Master Plan into four categories: Primary Arterial, Secondary Arterial, Collector and Local. Primary arterials are the most heavily used roads, carrying long distance through traffic as well as some local traffic. Secondary arterials provide access to the primary arterials and handle cross-Township traffic. Collector

roads feed traffic from local streets to arterial roads. In rural areas, collector roads may be primarily local in function, serving abutting properties, but they are classified as collectors, being the only roads in certain areas of the Township. Local roads are roads that are and should be used only for access to abutting properties, and need to be designed only for light traffic. The following list identifies road classifications as designated in the 1981 Master Plan.

ROAD CLASSIFICATIONS

Primary Arterial:
- Route 202
- Route 31
- Route 179
- Route 29

Secondary Arterial:
- Route 518
- Mt. Airy-Harbourton Road
- Linvale-Marshall's Corner Road
- Linvale-Harbourton Road
- Queen Road

Collector:
- Gulick Road
- Rock Road (east of Mt. Airy-Harbourton Road)
- Goat Hill Road
- Hunter Road
- Hewitts Road
- Woodens Lane
- Barry Road
- Wilson Road
- Lakeview Road
- Rock Road (west of Mt. Airy-Harbourton Road)
- Poplar Road
- Bowne Station Road

All other roads are classified as local roads.

The West Amwell Township Zoning Ordinance contains the following road classifications which are, for the most part, based upon the 1981 Master Plan: Primary Arterial, Secondary Arterial, Collector Road, Collector Street, Minor Street, and Marginal Access Street.

Primary Arterials – Those streets that are used primarily for fast or heavy regional through traffic.

Secondary Arterial – Those streets that are so designated on the Master Plan of the Township of West Amwell as principal traffic arteries through the Township.

Collector Roads – Those streets that provide or will provide the secondary system of circulation within the Township as designated on the Master Plan as roads that provide the main access to the major street system.

Collector Streets – Those streets which provide or will provide circulation within residential neighborhoods and which provide access to the secondary street system.

Minor Streets – Those streets designed primarily to provide access to abutting properties.

Marginal Access Streets – Those streets that are adjacent and parallel to primary arterials or secondary arterials and are designed to preclude direct access from adjacent properties to the primary arterial or secondary arterial.

ROAD MILEAGE

West Amwell Township has 50.53 miles of roadway within the municipality. This figure includes U.S. Routes, State Routes, County routes and local roads. The following table lists a mileage breakdown into these four categories.

1986 Road Mileage, West Amwell Township

Category	Mileage	Percent of Total
U.S. Routes	3.69	7.3%
State Routes	9.18	18.2%
County Routes	9.57	18.9%
Local Roads	28.09	55.6%
Total	50.53	100%

Source: West Amwell Township Tax Maps, 1986
Compiled by: Carter Van Dyke Associates, 1987

U.S. ROUTES

Route 202 is the only U.S. Route that runs through West Amwell Township. It travels in a northeast to southwest direction across the northern portion of the Township, entering the Township just south of Ringoes and exiting at the Lambertville City line. This four-land highway has two exits in West Amwell. One exit and entrance ramp is located at Queen Road just northwest of Mount Airy. The other interchange is located where Route 179 crosses under Route 202.

STATE ROUTES

There are three State Routes located in or adjacent to West Amwell Township. The first is Route 29, which enters the Township from Hopewell Township along the Delaware River and proceeds north into Lambertville. The second is Route 31 that forms a portion of the boundary between West Amwell and East Amwell between Linvale and Ringoes. The third State Route is Route 179, which enters West Amwell from Lambertville. It forms part of the Township's northern boundary with East Amwell near the Rt. 202 overpass.

COUNTY ROUTES

Five County Routes are located throughout West Amwell Township: Route 518, Route 579, Route 601, Route 603, and Route 605. Route 518 also known as the Brunswick Pike, runs east-west along the southern portion of the Township, from Lambertville to Hopewell Township. A very small section of Route 579, Linvale-Harbourton Road, runs north south through the eastern tip of West Amwell near Linvale. Route 601 is also known as Mount Airy-Harbourton Road. It traverses the Township in a northwest to southeast direction

from Route 515 to Route 179. There is only a very small portion of Route 603 in West Amwell. It is a spur of Old York Road located just north of Route 601. Queens Road forms a section of Route 605. It enters West Amwell from Delaware Township.

The Hunterdon County Board of Freeholders has developed a long-range capital improvement plan. Out of approximately 27 planned projects, two are proposed for West Amwell. In 2005 there is a planned reconstruction of Rt. 579 from State Highway 31 to the Mercer County Line. The project is anticipated to cost $520,000.00. There are also plans for improvements to Rt. 518.

TRAFFIC VOLUMES

Daily traffic volume on a road can often reflect the road's function. However, in a rural, low-density area such as West Amwell Township, road function classifications often have a lower Average Daily Trip (ADT) level than what the traffic volume classifications of these streets are. The Hunterdon County Planning Commission compiled the following traffic counts in the form of Average Annual Daily Traffic (AADT) for the following County Routes.

County Route	Station #	AADT 1980	AADT1985	Change
Route 518	J96	2872	4261	+1389
Route 518	J83	2367	3926	+1559
Route 579	J85	1856	2434	+ 578
Route 601	J1	819	888	+ 69
Route 605	J24	601	702	+ 101

The following traffic count was obtained from the New Jersey Department of Transportation.

U.S. Route	Station #	AADT 1983	AADT 1984	Change
Route 202	5-7-205	7230	6650	- 580

With the exception of the Route 202 traffic count, these traffic counts indicate that there has been a substantial increase in traffic in and through West Amwell Township over the past years.

CIRCULATION CONSTRAINTS

- Inadequate right-of-way width
- Narrow travel lanes
- Narrow, one-lane bridges and underpasses
- Unpaved public and private roads
- Critical locations where intersections and road segments have inadequate sight distance or poor horizontal/vertical alignment due to topography or substandard design
- Potential capacity problems due to peak hour vehicular traffic

Some of these circulation constraints can be remedied through adoption of the Master Plan recommended policies enforced through the zoning, subdivision and official map ordinances and by capital improvement expenditures of the County and West Amwell Township. The municipality may also consider implementing an off-tract improvements program allowing for the construction of needed road improvements in

a manner that distributes the costs equitably among all users.

Some circulation constraints cannot be feasibly improved because of topographic and existing development limitations, administrative or legal difficulties or excessive costs. Faced with unalterable constraints, the most practical solution is to "plan around" the problem area or base new development potential on the restricted capacity of the existing road system.

It should also be recognized that in some cases unimproved, unpaved roads contribute to the rural character of certain areas of the Township. Consideration should be given to allowing certain, low volume roads to remain unpaved in order to retain an areas rural character.

The following circulation problems and poor roadway conditions within West Amwell Township have been gathered from the Township Police Department and observations by Carter Van Dyke Associates.

1. Route 31 and Linvale-Marshall's Corner Road – poor site distance at intersection.

2. Route 31 and Route 579 – congestion point due to traffic signal

3. Route 579 – speed limit is too high for this two lane road with its multiple driveways

4. Route 31 – heavy traffic volumes

5. Route 605 and Route 601 – traffic is heavy due to diversion from congested Route 31

6. Lakeview Road and Rocktown-Lambertville Road – very restricted site distance at intersection

7. Route 179 and the two intersections with Old York Road – the oblique angle of each intersection creates poor site distance

8. Mill Road just south of Route 179 – windy, narrow road; rough pavement surface

9. Lakeview Road South of Rocktown-Lambertville Road – gravel road in poor condition with many potholes

10. Rock Road west of bend which intersects with Route 518 – unimproved gravel, bumpy road (Note: tax map shows this road to travel into Lambertville, however, the entire middle section of this road which runs through the water company's land does not exist)

11. Corsalo Road and Rock Road – restricted site distance at intersection

12. Rocktown-Lambertville Road and Mt. Airy-Harbourton Road – restricted site distance at intersection

13. Woodens Lane just south of Hewitts Road – unimproved dirt and gravel road with potholes

14. Hunter Road – paved road with potholes turns into an unimproved bumpy gravel and dirt road about one-third the way south from Route 518 toward Hopewell Township.

15. Barry Road – turns into an unimproved dirt/gravel road about half way down from Route 518 to Hopewell Township

16. Circle Drive – the Township tax map shows this road but it does not exist from Route 518 to its intersection with Lake Drive

17. Route 518 just east of Lakeview Road – rough pavement surface

18. Wilson Road - middle section between Route 518 and Valley Road (Hopewell Township) turns into a gravel and dirt road

19. Coon Path – road turns into unimproved gravel/dirt with a grass middle around bend from Goat Hill Road and then ends before entering Lambertville (does not exist as shown on the Township tax map)

THOROUGHFARES

1. Major Arterial, a continuous route having trip length and travel density characteristics indicative of substantial statewide or interstate travel;

2. Major Collector, a route which links places of traffic generation with nearby larger towns or with more important inter-county corridors;

3. Minor Collector, a route which is provided at intervals, consistent with population density, to collect traffic from local streets; and

4. Rural Local Road, designed to function as an inter-sector and intra-Township facility, serving as a feeder route to the arterial system and also serving inter-Township travel.

LOCAL ROADS

1. Residential Collector, a street which carries residential neighborhood traffic, but which provides no or limited residential frontage;

2. Residential Sub-collector, a frontage street which provides access to abutting properties and which may also conduct traffic from residential access streets that intersect it;

3. Residential Access, a frontage street which provides access to abutting properties; and

4. Special Purpose Streets:

    a. Alley, a special type of street which provides a secondary means of access to lots; and

    b. Marginal Access Street, a street which is parallel and adjacent to a collector or higher level street which provides access to abutting properties and separation from through traffic.

RECOMMENDED STREET CLASSIFICATION STANDARDS

Street Type	Right-of-way (feet)	Cartway Width (feet)
Arterial	120-300	48-120
Major Collector Road	80	36-46
Minor Collector Road	66	32-40
Rural Local Road	50	28-36
Residential Collector	50	30 (no on-street parking)
Residential Sub-collector	50	20 (lot width > 100`) 36 (lot width < 100`)
Residential Access	50	16 (lots <5 and deed restricted against further development) 18 (lot width> 100`, on-lot parking under 20 lots) 20 (if curb. Req. for storm-water mgmt.) 26 (lot width <100' and on-street pkg.)

FUTURE STREET PLAN

The Circulation Plan map indicates the hierarchy of streets intended to accommodate the anticipated traffic impacts from the proposed long range Land Use Plan. As a supplement to the Circulation Plan, the chart below lists all existing and new streets giving their function and improvement standards.

PROPOSED FUNCTIONAL STREET CLASSIFICATION

Name of Street	Classification	Right-of-way (ft.)	Cartway (ft.)
Route 202	Arterial	120-300	48-120
Route 29	Major Collector	80	36-46
Route 31	Major Collector	80	36-46
Route 179	Major Collector	80	36-46
Brunswick Pike (Rt.518)	Minor Collector	66	32-40
Linvale-Harbourton Rd. (Route 579)	Minor Collector	66	32-40
Linvale-Marshall's Corner Road	Minor Collector	66	32-40
Mt. Airy-Harbourton Rd. (Rt. 601)	Minor Collector	66	32-40
Queen Rd. (Rt. 605)	Minor Collector	66	32-40
Proposed Mt. Airy bypass	Minor collector	66	32-40
Proposed industrial road	Minor Collector	66	32-40
Gulick Road	Rural Local Road	50	28-36
Mill Road	Rural Local Road	50	28-36
Rocktown-Lambertville Rd.	Rural Local Road	50	28-36
Bowne Station Road	Res. Collector	50	30
Proposed Harbourton Mt. Airy – Rt. 31 link	Res. Collector	50	30
Proposed Rocktown bypass	Res. Collector	50	30

Hunter Road	Res. Subcollector	50	20-36
Goat Hill Road	Res. Subcollector	50	20-36
Rock Road	Res. Subcollector	50	20-36
Proposed bypass of Rt.518	Res. Subcollector	50	20-36
Hewitt Road	Res. Access	50	16-26
Proposed Mt. Airy-Harbourton Road, Rocktown-Lambertville Road linkage	Res. Access	50	16-26

All other streets not classified are local roads. See Figure 3.

SCENIC ROADS

The Township should identify certain roads within West Amwell as Scenic Corridors. Special design and development standards should be established to regulate and limit disturbance caused by new development along such roads. The purpose of such standards should be to try to preserve the existing historic character of such roads. The following roads are recommended as scenic roads:

- Barry Road
- Lakeview Road
- Rock Road
- Hunter Road
- Wilson Road
- Stymist Road
- Coon Path

Where scenic roads are unimproved, emphasis should be given to keeping the road unimproved as long as safe and adequate access can be provided to any new development site.

ROADWAY AND INTERSECTION IMPROVEMENTS

The Township Committee and Township Engineer should review the following areas for possible upgrades or reconstruction:

- Rt. 179 and Mt. Airy Road
- Hunter Road and Rock Road
- Rocktown-Lambertville Road and Mt. Airy Road
- Queen Road and Bowne Station Road

OTHER RECOMMENDATIONS

1. The Planning Board and Township Committee should consider utilizing dedication of easements for future road widening as an alternative to outright fee simple dedication, in certain instances where the roadway character is such that future development is unlikely to result in a need for significant roadway widening or alteration.

2. A long-range sidewalk plan should be developed in the future. Although much of the Township is rural and very low density in nature, there may be circumstances where sidewalks are warranted, due to development density, proximity to schools, transit, shopping or parks.

3. Continue support of the completion of the Mt. Airy bypass should its need and benefit to the community be established in the future.

CONSERVATION PLAN ELEMENT

OVERALL POLICY STATEMENT

Proper land use planning and land management requires a balance of interests and issues. Social systems, community needs, economic development factors and natural ecological systems all combine to impact local and regional land use policy issues. The Conservation Plan Element provides an opportunity for a community to express and even address its concerns for preservation and conservation of natural resources. Now more than ever as development growth and the subsequent fiscal impacts resulting from development are realized it is vital to recognize the impact and value that natural areas, natural resources and environmental features have on the overall quality of life in the community.

INTRODUCTION

If West Amwell Township is to achieve the goal of maintaining its rural and agricultural character, creative and thoughtful methods must be employed to balance the many pressures it will face in the coming years. Such measures can be used to protect vitally important natural resources like groundwater, as well as providing a means to establish and stabilize residential neighborhoods while protecting farmland and open spaces from encroaching development.

PLANNING BASIS

The Municipal Land Use Law does not mandate that a Master Plan contain a Conservation Plan Element. It is instead, optional. However the ever-increasing emphasis on the environment and its importance in our lives has resulted in the Conservation Plan Element becoming an extremely important component of a Comprehensive Plan.

Specifically the Municipal Land Use Law states the following regarding the Conservation Plan Element:

> "(8) A conservation Plan Element providing for the preservation, conservation and utilization of natural resources, including to the extent appropriate, energy, open space, water supply, forests, soil, marshes, wetlands, harbors, rivers, and other waters, fisheries, endangered or threatened species wildlife and other resources, and which systematically analyzes the impact of each other component and element of the Master Plan on the present and future preservation, conservation and utilization of those resources."

It is also important to understand the relationship between conservation and environmental measures and the specific purposes of the Municipal Land Use Law. For example some of the stated purposed of the Municipal Land Use Law provide:

a. *To encourage municipal action to guide the appropriate use of or development of all lands in the state, in a manner which will promote the public health, safety, morals and general welfare.*

b. To secure safety from fire, flood, panic, and other natural and man-made disasters.

c. To provide adequate light, air and open space.

d. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the County and the State as a whole.

e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well being of persons, neighborhoods, communities and regions, and the preservation of the environment.

f. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial, and industrial uses, and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens."

INVENTORY AND ANALYSIS

Because West Amwell is still substantially undeveloped, now is the appropriate time for strategies and techniques to be employed to plan ahead for preservation and conservation. However in addition to establishing preservation techniques, it will be equally important to establish a methodology for prioritizing efforts. An important component to the preservation of land in an undeveloped community such as West Amwell is the identification of short and long term recreational need of the community, both for active and passive uses.

Areas such as schools and developed parks provide much needed places within a community for both passive and active recreational opportunities. Although such areas are not typically valued for their natural resources they do provide space for residents to enjoy outdoor recreation.

Regulatory and zoning measures provide the primary means for controlling growth and development. However such regulations have only limited ability to truly control growth and preserve land. In light of this the Township needs to take a proactive role in promoting open space and natural resource preservation.

OPEN SPACE PLAN

The Township has taken a significant step forward in being proactive in land preservation. In November of 1999 the residents of West Amwell Township supported and passed a referendum establishing a two cents per $100 open space tax. An ordinance establishing an Open Space Trust Fund was adopted in February of 2000. Residents in 2001 voted to increase the tax to four cents per $100. The Township subsequently prepared and adopted an Open Space Plan. To date, over 2,300 acres have been preserved.

Pursuant to a poll conducted in the Township, a primary purpose of the Plan was to "…preserve the rural character and the sense of community that define West Amwell Township, while safeguarding environmental and historic resources. The Plan also identifies the following goals:

- To provide an inventory of West Amwell's open spaces.
- To focus on assembling larger open space areas by organizing the acquisition process in regional nodes.
- To tie in with the Open Space Plans of neighboring Townships, conservation agencies, the County and the State.

- To recognize environmental constraints on development.
- To recognize alternative farmland uses that would help keep open spaces economically viable.
- To provide for the recreational needs of the Township.
- To recognize historic sites and protect them from development or neglect.
- To provide for continued open space preservation and education.
- To recognize individuals' rights of land ownership.
- To qualify as the basis for public and private funding applications.
- To provide a basis for Master Plan revisions and to bring more residents into the Open Space program.

The Open Space Program in West Amwell has been and continues to be a very effective and highly proactive effort undertaken by a group of citizen volunteers and various local officials. Significant goals have already been achieved in that several extremely important and valuable properties have already been preserved forever. The Township maintains and regularly updates a Recreation and Open Space Inventory (ROSI), which is located in the Recreation Element of this Plan.

IMPLEMENTATION PLAN AND RECOMMENDATIONS

Acquisition of land through purchase using the Open Space fund is merely one means of open space preservation. In fact, realistically the Township's fund is unlikely to be adequate to purchase all of the land desired. Therefore additional measures must be undertaken. It is important that the Township recognize the wide array of alternative methods that are available. Educating and making the public and property owners aware of these alternative methods will be a critical component to the success of open space preservation efforts.

Some of the methods for open space preservation are as follows:

a. Deed Restriction – Property remains in private hands but limitation imposed within the deed prevent subsequent owners from conducting undesirable activities. This remains in effect in perpetuity. Deed restrictions do not normally provide for public access.

b. Open space easement – The owners would retain ownership but development rights and usage would be restricted from certain portions to allow protection and public access. This technique is appropriate for creating pathways and bikeways.

c. Farmland preservation – Similar to the open space easement purchase (b) except the owners agree to a restrictive covenant requiring annual mowing of the farmland at a minimum and no public access is allowed.

d. Limited use easement – Similar to an open space easement, this technique is applicable to situations where public access would occur only for seasonal activities such as bird watching or fishing, or for special events including annual charity affairs. Limitation on the owner would protect the special character of the land and ensure that access was provided at proper occasions.

e. Fee simple acquisition – Property ownership would be transferred completely.

f. Property exchange – private property in the overlay zone would be exchanged for public property elsewhere. This could apply to easements or fee simple transactions.

g. Donation – Depending on financial circumstances, a gift of property for public purposes can generate federal tax benefits.

h. Sale/Leaseback – Title would transfer to the public with the former owner able to continue usage as a lessee. Rental payments for parts of the property not utilized or necessary for public use can help to pay acquisition costs while giving maximum public control.

i. Limited Development – Similar to sale/leaseback, unneeded portions of the property would be sold to repay acquisition costs.

Establishment of a Greenway System – In concert with the overall goal of conservation and preservation of open space, a multipurpose greenway system should be considered. The goal of such a project should be to provide linkage between existing public lands, natural resources and points of interest. The land that makes up a greenway system can be attained through acquisition, conservation easements, dedication, land exchange or other means.

Establishment of Community Land Trust - In order to achieve the goals contained in this plan, sources of funding for acquisition of land and/or development rights must be found. A significant tool in achieving this can be the establishment of a Community Based Land Trust which will be able to raise funds through various means such as obtaining grants, holding charitable events, etc.

Development of the Network - The open space network should be promoted both by public regulation and acquisition. Implementation will require that the development review process by all municipal agencies be applied to protect the natural resources and special features identified in the Conservation Plan, and in general carry out the goals and recommendations of the Open Space Plan.

WOODLANDS PROTECTION AND MANAGEMENT

West Amwell has large, contiguous tracts of woodlands and forest that are considered essential to the Township's community character. In addition, these woods and forests, especially along the Sourland Ridge and the southern portion of the Township, provide invaluable water recharge in areas where water quality and water supply are hampered by geological and hydrological conditions.

Whenever a landowner cuts down a significant number of trees, the people of West Amwell notice and invariably express regret, even over the loss of an acre of trees amid a much larger wooded area. If West Amwell were to begin losing significant portions of its woodlands, Township residents would sense a much greater loss to the overall character of our community, along with real impacts on water supply, water quality and animal habitats.

The Township acknowledges that its extensive woodlands and forest are among the natural and cultural features that West Amwell

residents wish to preserve. They are valuable components of our community character that help make West Amwell unique.

The Township also acknowledges in this Master Plan that West Amwell's woodlands and forests perform a valuable environmental quality purpose above and beyond that of providing recreation and other enjoyment that contribute to our quality of life.

In addition to their natural beauty, forests help keep our air clean. Trees are essential to the natural processes that restore oxygen in our atmosphere. Woods invariably are cooler in temperature than open, non-forested areas and studies have found that trees that provide shade to homes help reduce energy costs during hot weather. Our woodlands promise passive recreational opportunities that are enjoyed by increasing numbers of Township residents.

West Amwell's forest areas contain headwaters of several streams, most of which serve as drinking water sources for nearby towns and distant areas of the state. These watersheds are also vital to water quality and water supply for West Amwell residents, as well as nearby towns and distant areas of the State. The health of watersheds and forests is interconnected.

The Township's woodlands also comprise many of West Amwell's most environmentally sensitive areas that are home to a diverse animal population, including threatened and endangered species. These at-risk species and other plants and wildlife depend on contiguous forest that includes mature specimen trees, perched wetlands, undisturbed stream corridors and other features commonly found in high-quality environmental areas.

When trees are removed, it invariably leads to rapid degradation of water resources through increased runoff and lost recharge. Reduction in the "tree canopy" also has an immediate effect on other important parts of the forest, including the loss of diverse animal habitat and impacts on under-story plants.

To protect the Township's environmentally sensitive areas that are so important to our overall quality of life, it is a goal of this Master Plan to maintain woodlands and forests in West Amwell in their current non-fragmented state in order to preserve the high quality environmental functions that they currently perform. The Township seeks to accomplish this by:

- Adopting a tree protection ordinance that would limit and regulate tree cutting in major subdivisions.
- Requiring new development to preserve existing woodlands, to carefully demonstrate the reasons why wooded areas are to be cut down, and to use best management practices to replace and restore wooded areas as part of any development plan.
- Adopting ordinances that would protect wooded areas along the Township's scenic roads and byways, by limiting the clearing of natural vegetation and limiting new curb cuts on such roads.
- Increasing stream corridor protection to 100 feet on each side of a waterway, which would protect trees the most vitally important areas of West Amwell.
- Actively preserving wooded and forest areas in their undisturbed state to the greatest extent possible, especially in watershed areas and along stream corridors.
- Requiring the use of creative site design and development techniques that maximize the preservation of existing wooded areas.
- Promoting the use of native species in plantings wherever possible, including municipal facilities and new development.
- Preserving the existing expanse of remaining woodland along the

Delaware River by requiring any future development to keep intact forested areas in an unbroken and unfragmented state.

- Educating and informing residents, property owners and developers of the importance of the forests and woodlands to West Amwell Township.

STREAM CORRIDOR PROTECTION

The protection of stream corridors is a particularly important goal in the Township of West Amwell. Due to the Township's unique geology and character it is critical that such areas are given priority for preservation and protection. The Township has already made great strides in this area. In particular the establishment of the Alexauken Creek Wildlife Management Area was a major accomplishment and results in the protection of a critical waterway. Other stream corridors in the Township should be similarly protected, including Peter's Brook Creek and Moore's Creek. The following approaches to preservation should be explored and employed:

1. Establishment of creative design and development standards for new development that will emphasize preservation of stream corridor areas.

2. Continued efforts to acquire key properties, both by local initiative as well as the pursuit of state and county assistance.

3. Adoption of more stringent zoning regulations designed to protect stream corridors, including larger buffers and building setbacks. Also standards limiting clearing and the stripping of vegetation in stream corridors should be enacted.

RECREATION PLAN ELEMENT

OVERALL POLICY STATEMENT

The Township of West Amwell is committed to providing its current and growing population of residents with quality recreational facilities and programs. Because of its relatively small population and rural character, large multi-purpose recreational complexes are not yet needed in the Township. However the Township must continue to monitor the needs of its residents and plan ahead for future needs of the community. The Township will work closely with other agencies providing land and facilities for recreational use including the County, the State, and the Board of Education. In this way the efficient development of recreational facilities to serve all of the needs of all area residents is more likely to be achieved.

INTRODUCTION

One major park currently serves West Amwell Township at the municipal complex. Recreation facilities are also provided at West Amwell Township School and South Hunterdon Regional High School. A future recreational site has been dedicated to the Township as a result of the Calton Homes development. Specific plans for this location have not yet been developed. Other recreation facilities in the Township also include, the Delaware and Raritan Canal and a boat launch facility on the Delaware River.

PLANNING BASIS

Recreation is a vital element to a community's overall quality of life. As such it is a vital component of the Master Plan. Clearly the use of land for recreation within a municipality is a significant land use issue, also effecting traffic issues and environmental issues. The Municipal Land Use Law authorizes the preparation of "A recreation Element showing a comprehensive system of areas and public sites for recreation." As important as identifying areas appropriate for recreation, is an understanding of how and to what extent various recreational facilities are utilized and how effectively they serve the community. Thus how facilities are programmed and staffed is a critical element in determining present and future needs.

A significant element in the development of a long-range recreation plan for the Township has already been initiated by the adoption and implementation of the West Amwell Open Space Plan, adopted in December 2000. The Township should continue to coordinate its efforts with the Open Space Plan. The goals and objectives of the plan should provide a blueprint for future decision-making.

INVENTORY AND ANALYSIS

Due to the Township's relatively low population, existing land and facilities for major recreational activities are adequate to serve the community. In fact, the land currently available should be adequate to serve local residents for the foreseeable future. Emphasis should be placed on adding smaller more neighborhood oriented recreational opportunities, when possible. Otherwise land acquisition and preservation should primarily emphasize open space, farmland and natural resource protection

IMPLEMENTATION PLAN AND RECOMMENDATIONS

Even though West Amwell is largely rural and undeveloped, the need for recreational facilities still exists and will grow in the future. It is particularly important as vacant and farmlands are converted to residential, commercial, and industrial usage that areas of open space are protected to provide visual relief from development and to protect natural

features. In addition, the provision of recreational facilities such as equestrian trails, ball fields and playgrounds should become a Township responsibility to meet the needs of residents.

PROPOSALS

1. Recreation Sites and Facilities

West Amwell Township should begin acquiring through purchase or donation municipal parkland suitable for outdoor recreation facilities. To minimize capital development and facilitate accessibility, it is suggested in the Long Range Master Plan this be achieved with one community park and five playfields located throughout the Township. In major residential developments of over 40 residential units, the Township should encourage the creation of internal parks and recreational facilities owned and maintained by a homeowners' association.

Future parkland should be selected according to certain standards and criteria, including the following guidelines that have been used to identify the potential park sites listed below.

a. Scenic values such as rugged topography, tree growth and water vistas.

b. Areas capable of providing or contributing to groundwater and aquifer recharge, particularly in the vicinity of lands either developed or to be developed.

c. Significant wooded areas particularly at the boundaries.

d. Water features such as streams or lakes.

e. Sizable level areas capable of development for active recreational uses and automobile parking.

f. Natural boundaries as to be effected by topography or belts of woodland.

g. Preferable, when other qualities are present, relative unsuitability for other economic development. The community would be well advised to acquire for park use those areas determined as having serious development constraints.

h. An area large enough and sufficiently varied in character to facilitate development for a wide range of both active and passive recreation activities, and an area large enough to enable economical administration.

i. A location relatively central and accessible to the people the park is intended to serve. The land across from the current municipal building in Mt. Airy would rank as the highest priority for a municipal park location.

j. Open space linkages through farms, utility line right-of-ways, and clustered open space patterns through agreements to create an equestrian trail system.

Based upon these criteria and the, the following sites have been identified as recommended recreational areas.

- Creation of additional softball fields.
- Plans should be prepared for the development of the recreational tract of land dedicated to the Township as part of the Calton Homes development.
- Consider the development of one or more ponds within the Township. Ponds can serve multiple purposes, including recreational amenities such as fishing and skating, as well as being useful for fire fighting purposes.
- Further development of recreational facilities, including trails at the municipal complex on Rocktown-Lambertville Road. Park Master Plan has been developed and should be implemented.

2. Cooperation with other Municipalities and Hunterdon County

Use of the United Water Company property could be explored for potentially compatible recreation use.

Encourage the Hunterdon County to preserve the area along Alexauken Creek and its upper watershed as a passive park/conservation area. West Amwell and Delaware Township are working together in this area.

West Amwell Recreation and Open Space Inventory*

BLOCK	LOT	ACRES	OWNER	FACILITY NAME
2	1	0.78	W. AMWELL TWP.	NONE
2	3	17.64	W. AMWELL TWP.	NONE
2	4	0.1	W. AMWELL TWP.	NONE
2	5.01	5.1	O'BOYLE	NONE
3	20.01	92.4	W. AMWELL TWP.	NONE
3.03	2	5.8	W. AMWELL TWP.	NONE
3.05	1	7.18	W. AMWELL TWP.	NONE
5	22	6.3	BOARD OF ED.	WEST AMWELL ELEMENTARY
6	4	101.27	AVC	AMWELL VALLEY CONSERVANCY
6	5	13.69	AVC	AMWELL VALLEY CONSERVANCY
7	5	14.62	AVC	AMWELL VALLEY CONSERVANCY
7	6	97.34	AVC	AMWELL VALLEY CONSERVANCY
7	7	311.63	AVC	AMWELL VALLEY CONSERVANCY
7	14.01	10.07	AVC	AMWELL VALLEY CONSERVANCY
7	17	44.93	AVC	AMWELL VALLEY CONSERVANCY
7	20	15.53	AVC	AMWELL VALLEY CONSERVANCY
11	16	53.62	BOARD OF ED.	SOUTH HUNTERDON HS
11	18	104.7	W. AMWELL TWP.	NONE
13	6	62.4	RUNKLE	NONE
13	7	52.77	NJ DEP	ALEXAUKEN CREEK WMA
13	25	76.2	NJ DEP	ALEXAUKEN CREEK WMA
13	27	31.69	NJ DEP	ALEXAUKEN CREEK WMA
13	31	80	RINGUS	DIAMOND CREEK FARM
13	32	10	RINGUS	DIAMOND CREEK FARM
13	43	69.35	NJ DEP	ALEXAUKEN CREEK WMA
13	54	58.6	NJ DEP	ALEXAUKEN CREEK WMA
13	55	69	NJ DEP	ALEXAUKEN CREEK WMA
13	74	38.74	NJ DEP	ALEXAUKEN CREEK WMA
13	75	37.23	NJ DEP	ALEXAUKEN CREEK WMA
13	76	44.97	BROWN	NONE
14	2	9.17	HUNT. CO.	NONE
14	10	163.63	HUNT. CO.	NONE
14	36	0.28	HUNT. CO.	NONE
16	17.01	38.5	ASHTON	NONE
20	3	153	ADAMSON	FOREVER FARM
20	5	103.77	PERKOWSKI	NONE
20	5.02	42.06	PERKOWSKI	NONE
24	1.01	4.9	NJ DEP	D&R CANAL STATE PARK
24	1.02	0.6	BLK RIV & WEST	D&R CANAL STATE PARK
24	2	8.08	UNKNOWN	D&R CANAL STATE PARK
24	3	4.7	NJ DEP	D&R CANAL STATE PARK
24	4	3.67	UNKNOWN	D&R CANAL STATE PARK
25	1	35.54	DONDERO	NONE
28	19	14.68	W. AMWELL	HEWITT PARK
30	15	20.75	DROBNIS	NONE
30	15.01	19.88	DROBNIS	NONE
30	15.02	19.65	DROBNIS	NONE
30	3.04	41.53	D&R GREENWAY	NONE
33	8	82.2	NEWHOUSE	GREENLANDS FARM
Total		**2300.24**		

* This list does not represent the official Township Recreation and Open Space Inventory (ROSI)

HISTORIC PRESERVATION PLAN ELEMENT

OVERALL POLICY STATEMENT

The Township of West Amwell has long recognized its rich history and continues to recognize the importance of maintaining and preserving its historic areas and properties. It is the goal of the Planning Board to further this effort and to pursue additional measures related to the protection of historic structures and sites.

INTRODUCTION

1. That it is in the public interest to identify and conserve sites and districts of historic interest.

2. That the designation of historic sites and districts take into consideration not only the age of a structure, but its historic, archeological or architectural significance from a local, regional, statewide or national perspective.

3. That the inclusion of a site or district in this Historic Preservation Plan Element of the Master Plan be based on the prior identification or formal designation of such site or district by the Historic Preservation Commission and Township Committee.

4. That in the review of all applications for development and minor applications which involve historic sites or districts, and any sites or districts which have been identified in this Plan Element as potential historic sites or districts, every effort be made to preserve the integrity of such sites or districts. The Historic Preservation Commission shall provide advice and guidance to the Planning and Zoning Boards during the review of development applications for properties within the defined historic district or individual historic sites.

5. That the cause of historic preservation be encouraged and through it the protection of the Township's historic, architectural and cultural heritage, with special attention given to preserving the indigenous historical order, the architecturally significant structures reflective of this order, and the culturally significant symbolic qualities of older structures and sites.

6. That the Township expresses an admiration for, and encourages an understanding of the social, economic and physical forces that created the local physical form and the design of its structure, and the uniqueness of its sites.

7. That historic preservation is viewed to embrace the general principles and processes of community planning through which certain social, economic, civic and aesthetic values from historic, architectural and cultural resources are identified within a context of community growth and development.

8. That in recognition of the continued and competing forces of growth and development and the vulnerability of the Township's historic, architectural and cultural heritage to these forces, the Township is desirous of creating a balance in growth that assures the protection of its outstanding historic, architectural and cultural resources.

9. That in acknowledging that certain social, economic, physical and political constraints will prevent efforts to preserve all significant structures, the Township nevertheless seeks to protect resources which have intrinsic merit, aesthetic value or evoke feelings of community loyalty and consciousness of the past through a sense of time, place or identity.

10. That in recognition of the future opportunities for preservation, the Township determines it to be advantageous to foster

and administer a mechanism for the preservation of its historic, architectural and cultural resources, and that in furtherance of this objective, certain enabling provisions and protective measures may be adopted.

11. That in promotion of the values and opportunities of preservation, the Township can facilitate public and municipal participation in the preservation process.

12. That through proper and judicious exercise of such measures and the encouragement of community interest in, and support for local preservation activities, the Township's future development can be guided from a foundation of present realities and achievements of its past.

PLANNING BASIS

The Municipal Land Use Law authorizes preparation of an Historic Preservation Plan Element and provides that "…(a) indicating the location and significance of historic sites and historic districts; (b) identifying the standard uses to assess worthiness for historic site or district identification; and (c) analyzing the impact of each component and element of the Master Plan on the preservation of historic sites and districts." Municipalities are realizing now, more than ever, that the historic elements of a community are a vital component of its fabric, every bit as important as parks, places of employment and natural resources.

INVENTORY AND ANALYSIS

The Natural Resource Inventory and the 1981 Township Master Plan both contain lists of historic structures and sites within the Township. A map indicating the locations of major historic sites has been prepared for inclusion in this Master Plan.

The following list of "Early Structures and Sites of Unique Historical Interest" has been reproduced from the Natural Resource Inventory (Vol. 1, West Amwell Township Environmental Commission).

1. Peter Fisher House – Peter Fisher settled about 1729 and may have built the house as early as 1730. A log cabin formerly stood at a nearby spring. Indian artifacts have been found in the neighborhood.

2. Robert H. Fisher Dwelling – Built by Fisher on property willed to William Rockerfeller in 1763 by his father Johann Peter Rockerfeller.

3. Stone Dwelling – Built in 1739

4. Frame House – Used as a "poor farm" in the 19th century.

5. Hagaman House – Built in 1800.

6. Holcombe House - Attic portion of chimney shows date of 1777.

7. Henry Holcombe Houses – Architectural details show evidence of 19th century or earlier construction.

8. Creek Road Grist Mill – Only grist mill which remains standing.

9. Fackenthal Mill – Foundation and raceway remain. Opened in 1876. Remained intact until 1950.

10. Sorgum Rolling Mill – Foundation stones evident. Civil War Period. Produced sugar cane substitute.

11. Storehouse – Samuel Holcombe built the existing cut stone building, repaired in 1976 in 1743. It was used as a storage building, store and town meeting place. In early years it was used for storage of farm products. Herbs and hides were brought there in the fall and winter to be hauled to the Delaware River in the spring for boating or rafting to markets. The building once contained large vats for the storage of cured meat.

12. Wheelright Shop - Partial outline of a foundation still evident.

13. Mount Airy Tavern - Still in existence as a dwelling (adjacent to storehouse).

14. Mt. Airy Tavern – Probably of the same period as shown above. Both of wood frame construction.

15. Wycoff Tavern – Built in 1772 and mentioned in early records as being a "place where public notices were posted."

16. Second Amwell Presbyterian Church – Mt. Airy – Congregation dates to 1754. An existing parchment record proclaims the renouncing of allegiance by the church trustees to the King of England.

17. Old Rocks Methodist Church – Was constructed in 1843. Includes a carriage shed.

18. Mt. Airy Burying Grounds – Two burying grounds exist. One adjacent to the church includes headstones marked as early as 1760. A second close by and northwest of the first contains less than a dozen stones. It was a Negro burial plot and is annually decorated with a flag on Memorial Day for military service.

19. Old Rocks Burial Ground – Adjacent to the church.

20. Rockerfeller Burial Ground – Located on a small hill west of the R.H. Fisher House. Markers include the names of Runk, Wycoff, and Rockerfeller.

21. Mt. Airy School - A school built in 1876 still stands, having replaced an earlier octagonal school of 1823.

22. Rocktown School – Built in 1854.

23. Mt. Range School – Built in 1858 upon the site of an earlier stone school.

24. High Valley School – This is still in existence but was converted to another use when the consolidated school was built in 1952.

25. Old York Road – The New Jersey section of this road was built in 1764. It follows the present-day Route 179 connecting neighboring points of Lambertville and Ringoes. It follows closely the route of an Indian Trail between more distant points in Pennsylvania and New Jersey. It was the route used by the Swift Sure Stage Line (1765-1854) and although it was originally a toll road it became a "free road" after 1851.

26. Georgetown (Lamabertville) Franklin Turnpike – Now County Route 518. Built in 1816 as a toll road with one of the tollgates near the Harbourton Road intersection.

27. Rocktown Road – Laid out in 1829.

28. Indian Settlements – One in the vicinity of Rocktown. Another was near Mt. Airy Station, a former railroad stop along the Queen Road.

29. Washington Rock Observation Point – During the Revolution an observation point used by Washington's Army for making certain that all boats which had been gathered behind Malta Island in the Delaware River could not be seen by the British if they reconnoitered from the same vantage point.

30. Delaware Raritan Canal – This feeder canal was opened to navigation in 1834 and was used for about 100 years.

31. Belvidere-Delaware Railroad – This railroad line, formerly part of the New Jersey Railroad system, was incorporated into the Pennsylvania Railroad system in 1871. The Branch from Lambertville to Flemington, now the Black River and Western Railroad (23) was completed in 1854 and is still in limited service and today serves as the common boundary between Delaware and West Amwell Townships. The Pennsylvania Railroad was in service until 1976.

The following sites are listed on the Hunterdon County Historic Sites Inventory. The properties listed with numbers in parentheses are identified by Block and Lot number the additional number refers to the Historic Sites Map, provided herein.

32. HOAGLAND FARMSTEAD. A six-bay, stone, deep form unit with a two bay, frame extension on the right gable. The masonry is random ashlars in front and coursed rubble elsewhere, with rough square quoins. There is a frame, bank barn with a stone foundation and a frame, wagon house. Block 3 , Lot 15 (1)

33. FARMSTEAD. A seven bay, narrow form dwelling; a four bay, stone "I" house with a three bay extension and a lean-to on the other gable and to the rear. There are a small stone outbuilding and a two and a half story frame barn.

34. ALEXAUKEN MILL. A stone, one and a half story, three bay, rectangular mill and a two story, four bay, frame "I" house with a chimney in the center of each gable and an English frame barn. Block 4, Lot 2 (2)

35. LARASON FARMSTEAD. A five bay, deep center hall form with a false front lean-to in the gable end. There is a braced frame wagon house, English barn and sheds. Block 5, Lot 15 (3)

36. DWELLING. A frame, three bay, deep side hall structure with a stone, four bay, narrow form extension. Block 6, Lot 2 (4)

37. HIGGINS FARMSTEAD. The dwelling is a frame, four bay "I" with a two bay, flush extension to the right and a clipped cornered lean-to on the left gable. There is a stone smoke house with a hipped roof; the wagon house, woodshed and English barn are all braced frame structures.

38. FRAME DWELLING. This structure is a four bay "I" with a one and a half story, shed roofed addition and a chimney in each gable end of the main unit.

39. BRITTAIN DWELLING. A frame, three bay, structure in the deep side hall form with a lower and narrower wing with a porch to the right.

40. LARASON FARMSTEAD. A frame, ship-lap siding, three bay, three and a half story structure with a lower, flat roof, one bay wing to the east. There is an English stone barn. Block 8, Lot 29 (5)

41. DRAKE FARMSTEAD. The dwelling is a five bay, brick (common bond) in the narrow center hall form with a two story, false front lean-to on the gable end. There is

a brick smoke house and a frame English barn and corncrib. Block 8, Lot 34A (6)

42. DWELLING. Unusual three bay structure, two and a half stories with a kitchen wing to its cast; the chimney has been altered. Block 8, Lot38 (7)

43. DWELLING. A frame, two story, four bay, deep form unit with a two bay, one and a half story wing to the left. There is a small stone springhouse. Block 8, Lot 61 (8)

44. DWELLING/FARM. A frame, three bay, two and half story, deep form structure. The door is on the left and there is a lower, narrower, two bay, frame wing with a lean-to porch. There is a two and a half story, frame barn with an attached shed. Block 11, Lot 1 (9)

45. LANNING DWELLING. A wood frame, two bay, narrow form "I" structure with a one bay, frame extension and a shed roofed porch across the front.

46. PHILLIPS FARMSTEAD. The dwelling is an early stone "I" house, three bay and two stories with a rear ell and a side wing. There are several frame outbuildings. Block 11, Lot 25 (10)

47. HIGGINS FARMSTEAD. The five bay dwelling is two and half stories in the narrow form with a two bay extension on the left and a two bay, two and a half story, shed roof, rear ell. Block 12, Lot 9 (11)

48. DWELLING. This structure is a five bay, two and a half story, stone "I" house with rear additions and internal end chimneys. Block 12, Lot 21 (12)

49. HIGGINS DWELLING. A four bay narrow form, frame "I" house with a two bay, one and a half story, frame wing. There are chimneys in each gable end. 2.) A three bay, narrow form "I" house with a two bay, one story, frame wing. There is a chimney in the gable end of the main block. Block 13, Lot 3 (22)

50. FRAME DWELLING. A four bay, deep form unit with a narrower and lower two bay wing. The smokehouse is rubble stone. Block 13, Lot 31 (23)

51. DECKER DWELLING. A three bay, frame structure; a side hall "I" with a three bay, frame, one and a half story gable wing. Block 13, Lot 37 (24)

52. DWELLING. A two story, five bay, stone, narrow center hall house with a lower rear ell and lean-to. There is a braced frame wagon house and a bank barn with silo, small one story addition and a lower extension on the gable. Block 13, Lot 61C (25)

53. DWELLING. A four bay, frame, narrow form, two story "I" house with a one bay, two story extension. The chimney is in the internal gable of the main block. There is an English barn (frame) with a lean-to and silos and several other small sheds and outbuildings. Block 13, Lot 69 (26)

54. ANDERSON TAVERN. A five bay, two story, stone, narrow center hall structure with an internal chimney in each gable and an enclosed porch across the center three bays. Block 14, Lot 20 (27)

55. WILSON FARMSTEAD. A brick, two story, five bay, deep center hall structure with a two story, rear ell; "L" shaped. The outbuildings include an out kitchen, wagon house, and a stone English barn and frame corncrib. Block 13, Lot 2 (28)

56. ABBOTT FARMSTEAD. A two bay, three and a half story, banked stone dwelling. The house is deeper than it is long, with a one and a half story lean-to wing and a two-story brick addition. There is a frame dairy barn and a wagon shed. Block 20, Lot 2 (29)

57. PHILLIPS FARMSTEAD. A frame, five bay, narrow center hall structure with a lower, two bay, frame wing., c. 1820. Block 20, Lot 3 (30)

58. FRAME DWELLING. This is a frame, six bay, narrow form structure; a four bay "I" with a two bay extension and a lean-to on its gable end. There is an internal chimney in each gable; one with exposed plastered chimney back. Block 20, Lot 5 (31)

59. WYCKOFF TAVERN. A six bay, two story, frame structure in the deep form (two bay units) with two entries and an internal chimney in each outer gable.

60. FURMAN DWELLING. This structure was built in three sections: a two bay, two story, deep form unit and a lower and wider two story, two bay extension with a one and a half story, one bay lean-to. Block 21, Lot 29 (32)

61. ROCKERFELLER FARMSTEAD. A one and a half story, five bay, deep form structure with a two bay, narrow form wing and three gabled roof dormers. Block 21, Lot 38 (33)

62. HIXON DWELLING. A frame, five bay, narrow center hall unit with a two bay rear ell; a chimney in each gable end and in the outer gable of the ell. There is a frame, one and a half story wagon shed with a slightly lower extension. Block 12, Lot 31 (34)

63. CORYELL FARMSTEAD. Unaltered stone farmhouse following traditional patterns of development; mid-eighteenth century, one and a half story wing with a lean-to and early nineteenth century, two and half story manor house. Excellent frame barn. Block 25, Lot 1 (35)

64. STONE SCHOOLHOUSE. A two and a half story, three bay, rectangular structure with the only entry in the gable end. Block 26, Lot 8 (36)

65. ELY-PIDCOCK DWELLING. A group of three, three bay "I" houses with large internal stone end chimneys; a narrower and shorter wing and a rear ell. Block 26, Lot 11 (37)

66. PIDCOCK DWELLING. A three bay, stone "I" house with a center door, two-tier front porch and two massive internal end chimneys. Block 26, Lot 12 (38)

67. DWELLING. A five bay, two room deep, center hall, Italianate dwelling with a brownstone water table and common bond brick wall. There is an "L" plan barn on a high fieldstone foundation and a carriage house and a springhouse. Block 26, Lot 17 (39)

68. FRAME DWELLING. A frame, five bay, narrow center hall unit; a rear ell with a lean-to addition. There is a chimney in the end gables and the outer gable of the ell.

69. STONE DWELLING. A stone, five bay deep center hall form with a two bay, one and a half story wing to the right and a one and a half story, two bay, stone wing to the left. The central entry has a curved fanlight and panel door.

70. KNOWLES-BARTINE DWELLING. A frame, four bay, narrow form "I" unit with a stone, three bay, one and a half story unit to the left; stone portion is the original

dwelling. There are three interior chimneys. Block 29, Lot 16 (40)

71. HUGHES DWELLLING. A stone farmhouse is in three parts: the center portion is a two bay, two story, one room per floor; large kitchen hearth; the right section is a two and a half story, three bay "I" house with a center entrance that has been removed; the third section to the left is a new, one bay frame wing. Block 29, Lot 18B (41)

72. STEVENSON FARMSTEAD. A frame, four bay, two story, narrow form "I" house with a two bay extension and a four bay, shed roofed, two story rear wing; on a bank cellar. There are four chimneys; one in each gable, including the extension and one in the rear wing. There is a frame, bank barn on a stone stable with a full lean-to on the rear and a two bay extension; also a small, square, frame barn. Block 30, Lot 12 (42)

73. PEARSON FARMSTEAD. The house was built in four different stages, the earliest part being the stuccoed, stone block, center right, which appears to have originally been a two and a half story house with a one and a half story lean-to to the right; a large brick wing to the left. The bricks are laid in a common bond and fenestration is irregular. The early twentieth century saw the construction of the two frame wing ends as well as some outbuildings, including a turn-of-the-century lean-to greenhouse and barns and silo. Block 31, Lot 12 (43)

74. PHILLIPS DWELLING. A fine example of a simple farmhouse transformed into a large Colonial Revival dwelling; a four bay, two and a half story, deep center form unit, a two bay, two story wing to the right and one similar wing to the left with a large, five bay, rear ell. There are five chimneys in all, both interior and exterior. Block31, Lot 18 (44)

75. FRAME DWELLING. The dwelling is a five bay, frame, deep center hall form with a rear ell and an internal chimney in each gable end. The frame bank barn is on a stone stable with a smaller extension on one gable and a narrow extension on the other. Block 32, Lot 7 (45)

76. FRAME DWELLING. A frame, four bay, narrow form structure with a rear lean-to. There is a simple entry and one chimney in the left gable with an exposed chimney back.

77. BRICK DWELLING. The brick structure is a five bay, narrow center hall form with a two bay, rear ell and three interior chimneys, c. 1840. The braced frame barn was built in two parts and has a lean-to addition.

78. HIXON FARMSTEAD. The stone dwelling is a three bay, two story, deep side hall form with a three bay wing on the gable end. There is some clapboard over the stone. The frame, bank barn has supported fore bay and a clipped corner arcade. Block 33, Lot 9 (46)

79. A frame, three bay two and a half story, Federal house. Block 35, 1A (47)

STRUCTURES IN THE MOUNT AIRY DISTRICT – Mount Airy contained, around 1800, a church, a school, a blacksmith and a wagon shop, a store (kept by A. Holcombe) and a gristmill owned by James Fackenthal. There were no postal facilities at that time. (Snell, p.349)

80. DWELLING. A five bay, frame "I" house with a center entrance in the Green Revival style, c.1840. Block 10, Lot 1 (16)

81. A five bay, two and a half story, frame "L" plan house. Formal character, restored. Block 10, Lot 2 (17)

82. A three bay, two and a half story, stuccoed cottage with round arch gable windows on the sides, second floor. Porch on the front, garage doors on the first floor, altered.

83. A six bay, two and a half story, frame "I" house with a rear ell and a four bay front porch. Two front doors in central bays, irregular window spacing, ship-lap front clapboard sides; internal brick chimney, boxed cornice flush rake boards, slate roof and louvered shutters. Block 10, Lot 5 (18)

84. A one and a half story, frame barn on a field stone foundation. Gate entrance on the south side. Gable end to the street and clad in shiplap siding. Other sides have original vertical weatherboards. Block 10, Lot 6 (19)

85. A classic five bay, two and a half story, center door, frame "I" house, with moldings surrounds, beaded corner boards and a stone foundation. Slightly altered by the door being replaced by a window. There is also a large rear addition.

86. A six bay, two and a half story, frame, deep form house in two parts. Right hand side: three bays with off-center left entrance with wide sidelights and plastered surrounds. The left hand part is three bays, two and a half stories in the deep form. Center Italianate door and a metal roof and hipped roof front porch. Block 10, Lot 7 (13)

87. A five bay, frame "I" house with a center entrance, cornice window surrounds, hipped slate roof with center dormer. The sides have two rows of windows and the door has a small pediment, clapboard siding.

88. A one and a half story, frame building, simple rectangular plan, gable front, three bay sides. It looks like a small church or perhaps a school. It is presently used as a meeting hall of some kind. Roof is patterned slate; clad in shiplap siding; windows have decorative surrounds and although present windows are rectangular, surrounds have been round-arched. New cinder block chimney in the gable front; small entrance vestibule. Completely blank south gable end. Fieldstone foundation.

89. DWELLING. The dwelling is Italianate with a five bay, one room deep unit with a rear ell and a side enclosed porch; exuberant wooden decoration. There is a frame barn and shed. Block 11, Lot 18 (14)

90. A complex of frame farm buildings; a two and a half story barn; gable front to the street; horizontal weatherboards, fieldstone foundation, wood shingle roof; A one and a half story stable to the east with a lean-to addition on gable end facing the street. Horizontal clapboards, wood shingle roof; wooden silo. Block 13, Lot 1 (15)

91. A one and a half story, four bay, frame house with two dormers and a tall stone basement, off-center door, aluminum siding. Altered old house. Block 13, Lot 1 (15)

92. A five bay, narrow center hall form structure with a rear lean-to.

93. A frame structure on a stuccoed stony ground level, with a narrow, gable roofed, projecting tower with louvers. Block 23, Lot 13 (20)

IMPLEMENTATION PLAN AND RECOMMENDATIONS

The Township has identified locally important historic sites and locations. It is not recommended at this time that West Amwell adopt specific historic preservation regulations and guidelines. The Planning Board should

however be aware of the location of such places and take into consideration possible design options that could encourage the preservation and or restoration of existing historic resources. Consideration could be given to including in the zoning ordinance language that would give the planning and zoning boards flexibility in granting design waivers and variances, where it would facilitate historic resource preservation.

In November 2000 the West Amwell Historic Preservation Committee was awarded two grants to fund a Video Archive Project. A $500.00 grant was received from The Hunterdon Cultural Heritage Commission. A $3,000.00 grant was received from Rutgers University. The Township matched both grants. Resulting in a total of $7000.00. In February of 2001 the project began by holding an "Informational Tea", attended by approximately 18 residents. The purpose of the tea was to determine how much interest there was in the project. It became clear that there was a great deal of community interest in the project. A list of residents interested in participating in the video project was established. In addition anyone that had a story to tell was offered a chance to participate. After numerous video taped interviews, approximately twelve hours of taped was edited into a 90 minute videography, made available publicly in May of 2002. The project was a successful means of preserving the community's past.

The Historic preservation Committee should be encouraged to continue its work in identifying, cataloguing and recording West Amwell's historical heritage.

The Historic Preservation Committee is presently working on two new projects. The first project is a continuation of a windshield survey that was first started over ten years ago. Some of the photographs and information have been misplaced and the committee will be re-shooting pictures of Township homes, structures, points of interest and scenic vistas. The goal is to have this current information put on a computer disk for the benefit of future generations. This is one way to preserve what the Township looks like now.

The second project the committee is working on is to conduct research on the Village of Gone, which was a possible Belgium block mining community in the late 1800s and early 1900s. The village was located in the Sourland Mountain area (also known as High Valley), off of Mt Airy Harbourton Road between Rock Road West and Rocktown Road.

UTILITY PLAN ELEMENT

OVERALL POLICY STATEMENT

Landowners in West Amwell Township are not served by any public water or sewer system. The availability of adequate water supply along with the ability of local soils and geological conditions to facilitate septic suitability are key issues in West Amwell. As long as statewide public policy and regulations link development densities to the existence of public sewer and water, the Township will likely maintain its current policy of primarily utilizing on site waste disposal and individual wells for potable water, in order to preserve and protect the character of the community.

INTRODUCTION

As discussed in other elements of the Master Plan, the natural occurrence of severely limiting geological and hydrological conditions play a key role in the long-term development and evolution of West Amwell Township. The availability of water, both in terms of quantity and quality is a concern locally.

PLANNING BASIS

The Municipal Land Use law indicates that a Master Plan may contain a Utility Plan Element, "…analyzing the need for and showing the future general location of water supply and distribution facilities, drainage and flood control facilities, sewerage and water treatment, solid waste disposal and provision for other related utilities, and including any storm water management plan..."

WATER SUPPLY

Water supply in West Amwell is provided exclusively by groundwater, received via individual on site wells. Groundwater is accessed through cracks, faults and other small-interconnected openings in the subsurface rock. Because of the unique geological formations underlying West Amwell, the availability of adequate supply is less reliable than in most parts of New Jersey. The exclusive utilization of individual on site septic systems also impacts water supply in that adequate separation must be achieved in order to reduce the likelihood of long-term water supply contamination. This issue is addressed in greater detail in the Groundwater Evaluation Report prepared by Matthew J. Mulhall, P.G.

WASTEWATER DISPOSAL

The issues surrounding wastewater disposal in West Amwell are similar to those impacting water supply. Geological conditions place a severe limitation on the establishment of adequate septic disposal systems. Again, refer to the report prepared by Matthew J. Mulhall, P.G., for a greater and more detailed analysis of this issue.

TRASH AND RECYCLING PROGRAM

West Amwell is committed to continuing the successful implementation of its recycling and trash collection programs. Presently West Amwell provides the following programs:

Household Trash Collection - Household trash may be taken to the Municipal Building, 150 Rocktown-Lambertville Road every Saturday between 8 AM and 1 PM. Permits can be obtained from the Township Clerk

Cleanup Days - Cleanup days are generally conducted two times per year at the municipal complex on Rocktown-Lambertville Road. Items that will not be accepted include:

- Propane tanks
- Gasoline
- Chemicals or other explosives

- Concrete, rocks, earth or tree stumps
- Automobiles.
- Car tires are limited to two (2) per family or prior permission of the Waste Security officer.
- The quantity of building materials is restricted and are accepted at the haulers discretion.

Residents MUST have a salmon colored Trash Permit.

Recycling - Recycling is a mandatory program in the State of New Jersey. There will be spot checks of household garbage. Summonses can be issued to anyone placing recyclables in household trash. Collection of Recyclables is generally held two times per month.

The Following items are collected:

- NEWSPAPERS - All bundles must be cross-tied with string or twine only.

- CORRUGATED CARDBOARD AND BROWN PAPER BAGS - Must be flattened and cross-tied with string or twine only.

- OFFICE, BOND, COPIER, COMPUTER, MAGAZINES AND CATALOGS - Bundle together and cross-tie with string or twine only.

The following items can be co-mingled; there is no need to sort by item category.

- CLEAR, BROWN AND GREEN GLASS - Remove rings and caps from food and beverage containers and rinse. No need to separate by color. No cups, drinking glasses, dishes, ovenware, window glass, lead crystal, T.V. tubes, light bulbs or mirrors, please.

- ALUMINUM - Includes all aluminum beverage and food cans. Rinse and/or remove all food residues.

- TIN CANS - Remove ends, if possible, rinse and flatten.

- HDPE, PETE AND #1 AND #2 PLASTICS - All colors accepted. Check for recycling triangle on bottom of container for numbers/letters listed. Remove caps and rings. Drain, rinse and crush.

- Newspapers - All bundles must be cross-tied with string or twine only.

- Corrugated cardboard - Must be flattened and cross-tied with string or twine only.

- Magazines and catalogs - Bundle together and cross-tie with string or twine only.

Christmas Trees - Discarded Christmas trees, stripped of all decoration, may be dropped off any time up to Mid-January at the Township Garage.

Annual Brush Chipping. Begins on in March and continue through early April. Afterwards, brush for chipping can be dropped off at the Municipal complex.

For the brush pick-up program:

1. Brush must be placed along edge of road with cut ends facing the roadway.
2. Brush must be stacked. However, twigs under 3 feet length should be tied or placed in a container.
3. No stumps.
4. No vines (poison ivy, honeysuckle, etc.).
5. No thorny plants (rose bushes, briars, etc.)
6. No limb over 6 inches in diameter.
7. No tree limbs with wire grown in.
8. No brush from clearing an undeveloped lot or residential wooded area.

Hunterdon County Hazardous Waste Cleanup - Hunterdon County holds 3-4 hazardous

waste days each year at the County Garage Complex on Route 12 next to the County Library. The dates are advertised in the local newspapers.

RECOMMENDATIONS

1. While West Amwell should continue to primarily utilize individual on-site septic and water supply, consideration should be given to exploring possible extension of public utilities from Lambertville into the Connaught Hill area. This area of the Township is quite unique in that it is characterized by relatively high-density development and small lot sizes. Geographically it is very close to Lambertville and the land use pattern is also similar.

2. Where larger development is to occur, the Township should explore the possibility of utilizing on-site community wastewater treatment facilities. Such technologies are becoming extremely effective and efficient, as well as affordable. They can also be utilized in a manner that will foster groundwater recharge.

3. The Township should develop more effective design standards for stormwater management facilities, such as detention and retention basins, and subsurface recharge systems. Such facilities are generally necessary to serve new, larger scale land developments. In the case of residential developments, per the Residential Site Improvement Standards, most such facilities will become municipal responsibilities. In order to achieve maximum effectiveness for groundwater recharge the design and in particular the location of stormwater management facilities is critical, relative to areas for development.

4. The Township should continue its efforts at prompting and encouraging public participation in its recycling and trash collection programs.

5. The Township should continue and consider further enhancements to its efforts to educate new residents and homeowners regarding septic system and well care and maintenance. Often new residents are somewhat unfamiliar with such systems and the importance of proper maintenance to the overall community health and welfare. A community newsletter is an effective too for such an educational program.

COMMUNITY FACILITIES PLAN ELEMENT

OVERALL POLICY STATEMENT

The quality and adequacy of community facilities represents a significant factor in making a community a desirable place to live. An analysis of existing community facilities is important in determining current adequacy of facilities as well as future needs.

INTRODUCTION

The Township of West Amwell prides itself on providing its residents with a variety of community services and community facilities. This element addresses the short and long term needs of the Township for educational, municipal, cultural and quasi-public facilities. Recreational and historic preservation needs will be addressed briefly here, but are analyzed in much greater detail in those elements.

PLANNING BASIS

The Municipal Land Use Law indicates that a Master Plan may contain a Community Facilities Plan "showing the existing and proposed location and type of educational or cultural facilities, historic sites, libraries, hospitals, fire houses, police stations and other related facilities, including their relation to the surrounding areas."

FIRE PROTECTION

The West Amwell Fire Company serves the Township from two locations located at essentially opposite ends of the community; in Mt. Airy and on Route 518. The company includes approximately 25 volunteer members including its chief.

The main firehouse is an addition to the former Township municipal. This two-story building has been in operation since about 1951. It is a five bay building and houses five trucks. There is a meeting room on the second floor. This location served as the Township Municipal Offices until 1999.

The second firehouse (substation) was completed in 1970. It lies on a 1.38-acre tract on the north side of Route 518, just west of Hunter Road. This station serves the southern half of the Township. It is a one-story building with two bays and houses two trucks.

POLICE DEPARTMENT

Five sworn officers, including an Officer–in-Charge, with the rank of Lieutenant and four full time Patrolmen, two part-time patrolmen along with two part time civilian personnel staff the Township Police Department. Current staffing is adequate given West Amwell's size and very low density. Future growth particularly new housing, plus regional growth in traffic could at some point result in a need to review the adequacy of police staffing.

The West Amwell Township Police Department currently provides the following Community Services:

1. D.A.R.E. (Drug Abuse Resistance Education). The West Amwell Township Police Department currently has two patrol officers assigned to the D.A.R.E. program. Programs are conducted at the West Amwell Elementary School, South Hunterdon Regional High School and most recently at the Educational Services Commission School.

2. Home Security Survey. Home security surveys are conducted by calling the Police Department. One patrol officer is assigned to survey and make suggestions to the homeowner on how to make the home more secure against burglary and

various other crimes; this is done by appointment only.

3. Vacation and Vacant Property Checks. This is a program designed to deter burglaries while the homeowner is away on vacation or business; recently it has been expanded to homes under construction or vacant homes for sale. The property is checked by patrol officers on each eight-hour shift, 24 hours a day, until the property check is cancelled.

4. Crime Prevention Services. Officers are available to speak to any group or organization within West Amwell Township, on topics of crime prevention.

MUNICIPAL FACILITIES

A new Municipal Complex opened in 1999, located on Rocktown-Lambertville Road. The current facility contains various Township departments, such as the Township Clerk, Tax Collector, Tax Assessor, Finance, Building Department, Planning and Zoning Board Offices and the Municipal Clerk. Long range plans are being developed for the long term utilization of the full 107 acre municipal complex, which includes recreational facilities.

AMBULANCE AND RESCUE SQUAD

In addition to the police and fire departments, the Lambertville Ambulance and Rescue Squad and the Amwell Valley Ambulance Corp also service West Amwell Township.

The Lambertville-New Hope Ambulance and Rescue Squad is located on Alexander Avenue in Lambertville just over the West Amwell Township line. They service Lambertville, New Hope, Solebury, Delaware Township, Upper Makefield Township, and roughly one-half to one-third of the West Amwell Township. The squad consists of strictly volunteer members with the exception of two paid emergency medical technicians. The facility is one large building with eight garage bays, one meeting room, a back-up communications center and a banquet hall with catering facilities that can serve as a shelter. Equipment consists of four ambulances, one crash rescue vehicle, one heavy rescue truck, one diving unit, and boats for rescue from the river.

The Amwell Valley Ambulance Corp. is located on Route 179 near Ringoes. It serves the remaining area of West Amwell Township as well as East Amwell, parts of Delaware and Raritan Townships, and a very small section of Hopewell Township. The Ambulance Corp. consists of about 18 volunteer members. The facility contains a combination kitchen-meeting room and a three bay garage. There is a fourth bay but it is used for storage. A stone parking lot is also located at the site. Equipment consists of two ambulances and one ambulance crash truck. Boats can be obtained from the Lambertville Ambulance Rescue Squad if need be.

SCHOOLS

There are two schools in West Amwell Township: West Amwell Township School and South Hunterdon Regional High School.

Elementary School

The West Amwell Township School is an approximately 23,000 square foot building located on a 6.3 acre tract along Route 179. It

educates grades K-6 and takes students from West Amwell only, as well as a small number of tuition students for special education classes each year. There are thirteen classrooms, two offices, one multi-purpose room, one nurse's office, one Board of Education office and one kitchen.

According to the New Jersey Department of Education, the school has a functional capacity of 298 students. Enrollments at the school have been declining in the past years. In 1970, 313 students were enrolled, in 1980, 214 students were enrolled, by 1986, enrollment declined to 162. By the 1993-94 enrollment had increased to 183 students. School enrollment has been relatively unstable for the past seven years fluctuating significantly from year to year. This is relatively atypical compared to the combined K-6 school population throughout the region that has steadily declined during the same time period. Recent approval of two large single-family residential developments in West Amwell should result in some increases during the next five to seven years. Future growth impacts must be carefully monitored so that proper planning can occur for possible future school facility needs.

Year	K-6 Enrollment	Special Ed.	Total	Regional Total
1993-94	176	7	183	508
1994-95	183	0	183	492
1995-96	193	0	193	482
1996-97	198	0	198	476
1997-98	167	15	182	472
1998-99	182	16	198	490
1999-00	169	19	188	455

High School

South Hunterdon Regional High School is located on a 53.62-acre tract at the northwest corner of Rocktown-Lambertville and Mt. Airy-Harbourton Roads. The high school is for students in grades 7-12 from West Amwell Township, the Borough of Stockton, and the City of Lambertville. The school contains 34 classrooms. Its recreational facilities include two tennis courts, two football fields, two baseball fields, one field hockey field and one gymnasium.

Year	7-12 Enrollment	Special Ed.	Total
1993-94	346	7	353
1994-95	347	18	365
1995-96	348	18	366
1996-97	381	14	395
1997-98	303	80	383
1998-99	301	85	396
1999-00	319	72	391

The school has an enrollment capacity of 650 students. Enrollments at the school have declined in recent years. In 1980, 548 students were enrolled, 208 of who were from West Amwell Township. In 1986, enrollment declined to 416 students, 163 of whom were from West Amwell. School student population continued to decline until a low of 353 students in 1993-94. Since that time enrollment has steadily but slowly increased. School district projections through the year 2010, based on the standard cohort-survival methodology, suggest a small but steady decline in enrollment at South Hunterdon regional High School. However when combined with estimates of impacts from new housing within the region, an increase (29%) is anticipated, to 507 students in 2010.

Clearly the current capacity of public schools serving West Amwell is adequate to serve present enrollments. However growth projection must be looked at carefully. Often such projections, including new housing projections, are based upon past trends. West Amwell has consistently experienced modest growth throughout the past two decades. Should that trend change however; should there be a sudden increase in new development in the area, then school facilities could become strained and could possibly need to be expanded.

RELATIONSHIP OF MASTER PLAN TO OTHER PLANS

STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The West Amwell Master Plan is generally consistent with the plans and policies of the State Development and Redevelopment Plan (SDRP). The State Plan has eight goals:

- Revitalize the state's cities and towns.
- Conserve the state's natural resources and systems.
- Promote beneficial economic growth, development and renewal for all residents of New Jersey.
- Protect the environment; prevent and clean-up pollution.
- Provide adequate public services and facilities at a reasonable cost.
- Preserve and enhance areas with historic, cultural, scenic, open space and recreational value.
- Ensure sound and integrated planning and implementation statewide.

The West Amwell Township Master Plan is consistent with these goals, in that it promotes sound comprehensive and integrated planning. The plan also promotes the preservation of the long established character of the community as a prime area for agricultural activity. The Planning Board has spent significant time studying and analyzing the local environment and natural resources and how those factors will influence growth and development in the short and long term.

The State Development and Redevelopment Plan map divides the State of New Jersey into five "Planning Areas." West Amwell Township is limited to only the Planning Areas designated as Environmentally Sensitive, Rural and Rural Environmentally Sensitive. These designations are appropriate for West Amwell and the Master Plan is consistent with such designations.

The State of New Jersey has recently been developing new statewide growth and development policies To date, each of the drafts have similarly designated West Amwell as an area appropriate for slow growth, with extreme caution to due environmental features, active agriculture and lack of public utility infrastructure.

HUNTERDON COUNTY

The Hunterdon County Planning Board is deeply involved in working with local communities to develop plans that are consistent with countywide goals and policies. This Master Plan and its emphasis on controlled growth, creative development techniques designed to maximize open space and curb traditional sprawl type development, environmental sensitivity and its emphasis on preserving the area's Rural and agricultural character, is clearly consistent with the County.

ADJACENT COMMUNITIES

Four municipalities, Lambertville, Hopewell Township, East Amwell Township and Delaware Township, border West Amwell Township. West Amwell Township is characterized by primarily residential zoning ad the adjacent zoning in each of the four municipalities is also primarily residential. A small portion of Commercial Zoning adjoins West Amwell's border with East Amwell. However in this particular area, West Amwell is also primarily commercial. Dwelling unit densities in Lambertville are generally significantly higher than in West Amwell, as well as most other nearby communities. Lambertville is a very unique municipality in the region, characterized by a more traditional downtown commercial district, surrounded by high-density housing.

FARMLAND PRESERVATION PLAN

OVERALL POLICY STATEMENT

As is clear throughout this document and from the many public hearings and public forums held by the West Amwell Planning Board, the preservation of farmland and the maintenance of the Township's rural agricultural character is priority number one. Recognizing the realities of growth pressures throughout the state and region, this plan seeks to balance those with the need to emphasize and encourage the preservation of farmland.

INTRODUCTION

The character of West Amwell is clearly based in its roots as a rural community. With over 60% of the Township land in active farming there is an overwhelming sense of openness and the importance of maintaining this cannot be overstated. West Amwell has begun an aggressive campaign to preserve open space by various means, including a major emphasis on farmland preservation.

PLANNING BASIS

The Municipal Land Use Law Authorizes the preparation of a Farmland Preservation Element that shall include, " an inventory of farm properties and a map illustrating significant areas of agricultural land; a statement showing that municipal ordinances support and promote agriculture as a business; and a plan for preserving as much farmland as possible in the short term by leveraging monies mad available by P.L. 1999, c. 180 (C.4:1C-43.1) through a variety of mechanisms including, but not limited to, utilizing option agreements, installment purchases, and encouraging donations of permanent development easements."

PRESERVATION PLAN

West Amwell Township has aggressively pursued farmland preservation since 2000 when an open space plan was adopted and a dedicated open space tax put into place. As stated in the Open Space Plan, a primary goal is "to focus on assembling larger open space areas by organizing our acquisition process into regional nodes." Farmland preservation is essential to this approach. In the past three years, the Township has worked with the CADB, SADC, Green Acres Program and area non-profits to preserve almost 3,500 acres of woodland and farmland. The farmland in active pasture and crop production use has dwindled to about 20% of the total land in the Township. A concentrated effort to prevent further erosion of the agricultural community is vital. Farmland preservation is one aspect of this effort. Others include policies and initiatives to encourage and protect farmers and farming practices, development of local markets for farm products and the adoption of ordinances establishing creative design and development techniques, which will result in

the preservation of land. Farmland preservation holds forth the possibility that a new farmer can purchase a farm and "make a go of it." Without the purchase of development rights this is increasingly difficult in New Jersey.

In keeping with the stated goal of both the Master Plan and the Open Space Plan, the Township will use farmland and open space preservation to guarantee the rural character of the Township.

The Township supports CADB (County Agricultural Development Board) and SADC (State Agricultural Development Committee) easement acquisition through the cost-share formulas. Fee simple acquisitions by the State DEP Green Acres Program have also been supported and often initiated by the Township. West Amwell has a Green Acres Planning Incentive Grant in place, which helps fund acquisition of open space. The open space tax revenues are being used to support bond issues, thereby leveraging the maximum open space dollars available. Conservation easements and deed restriction, where land remains in private hands, are the preferred mechanisms of preservation. In addition, the Township accepts donated easements for management. A network of partnerships with non-profits is also in place. The Township functions as a non-profit to accept donations of land and funding for the acquisition of easements and land. Auctions of preserved farms help raise additional funds for preservation efforts. An easement-monitoring program is being developed to further safeguard the preserved land.

The Township Open Space Committee will work with landowners to realize individual preservation programs, combining farm protection with limited building options, agricultural land divisions, purchase of development rights and limited cluster development. The Planning Board, in furtherance of the Master Plan, will in many cases determine the final outcome or approach to specific development and preservation proposals. There is an unusual degree of flexibility and cooperation in West Amwell when the goal is farmland preservation.

The County Agricultural Development Board does suggest that there should be more direct participation by the Township in farmland preservation programs as opposed to Green Acres. Where public access is not appropriate and private ownership keeping the land productive preferable, the farmland preservation programs offered by CADB and SADC are more appropriate and should be pursued as the first option for preservation.

TRENDS IN FARMING

West Amwell is one of the few municipalities in New Jersey that can still be characterized as a rural farming community. With limited commercial and industrial tax base, small population and generally low-density residential development, the Township has one of the lowest population densities in the State. A location nearly equidistant from the New York and Philadelphia metropolitan areas and a geology that severely limits development are important factors, but the major factor in determining the current rural condition of the Township today are the attitudes of past and present landowners and the policies of local officials. Eschewing the popular trend to "sewer" in the post WWII boom has staved off development pressures, and the typical West Amwell farmer's fierce independence has further protected the Township from the pressures of development However, recent macro trends in farming and economic pressures resulting from the latest development booms in New Jersey have eroded the resolve of the farming community and resulted in some tract development. The adverse community reaction to this tract development has contributed to the revised zoning included in this document. Landowner fears of further land use regulations may exacerbate the process of converting productive farmland into housing developments.

Of the remaining large family farms in West Amwell, few are still operated as a primary source of income for the families; more are run by part-time farmers who operate their farms as a second income source, hire farming help or lease out their lands. Because farming is a difficult way to make a living, there are fewer professional farmers in West Amwell; and consequently, fewer farmers available to work for hire or to harvest the crops grown. Those who do continue to farm are skilled, knowledgeable and extremely hard working.

In order to preserve farming in West Amwell, it is important to encourage both the full-time and part-time farmers who are willing to invest in the rural lifestyle. Farm preservation should help to make economic sense of farming. The preservation money available to farmers helps them balance the temptation of selling their land for development against the community benefits of open space. The economic impact of farming in the community is more complex than just allowing the farmer to make a living. Large landholdings benefit the entire Township budgeting process, helping to contain the cost of services to the community. Studies have shown that farming produces a positive cash flow to the municipality, even when the tax advantage of farmland assessment is considered.

Farm-assessed acres in the Township have dropped recently from about 69% in 2000 to about 62% at the end of 2003. Fortunately, many of these acres have been "lost" to state acquisition for open space rather than to development. The USDA Conservation Reserve Program has gained some popularity in the area among large landowners who are at a loss for full-time farmers. Such programs, along with open space preservation recognize the importance of farmland as environmental buffer.

There are few dairy farms left in West Amwell, where locals used to enjoy home milk deliveries in the not too distant past. Orchards have vanished. Most of the remaining farms are raising grain and corn to feed cattle; sheep are pastured. The proposed ethanol production facility in Gloucester County should provide stability and some improvement for corn prices.

Equestrian farming is an encouraging trend. Although traditional farmers view "horse farms" as nonproductive, the practice does keep the land actively used and open, creating scenic vistas and bringing generally well-financed landowners to the municipality and local economy. These farms are also a good source of revenue for those farmers raising hay. Some organic produce farming is evident in the area, and West Amwell is ideally suited as much of the farmland here has been idle for several years and is therefore relatively quick and easy to qualify as free from agrochemicals. More farmland is sought for organic hay and grain. Organic farmers in the region occasionally seek out preserved farmland that they can lease in West Amwell, simply because it is available and permanent. Goat, Llama and Alpaca farms are also on the rise.

Hunting can also be an important source of revenue to the farmer. As the deer population makes farming more problematical, it provides an alternative source of farm income for those who lease hunting rights on their farmland. Organized hunting clubs now lease most private farms. Some of the State preserved (former) farmland is now operated as a public hunting reserve known as the Alexauken Wildlife Management Area, currently encompassing approximately 600 acres. It is important that lands in the Township are hunted in order to control the deer herd, as deer browsing on cropland can and does result in significant reduction of crop yields.

PLANS TO DEVELOP THE AGRICULTURAL INDUSTRY

Developing our agricultural industry requires managing our natural resources to encourage regenerative production of products, processes and services. The following limitations to our local agriculture must be addressed if we are to strengthen the farm base of our community:

- Loss of local and regional supporting businesses and infrastructure.
- Loss of markets and difficulty of competing in global marketplace.
- Loss of land value and development potential due to changes in zoning.
- Lack of labor force.
- Real and perceived fears of restrictive municipal ordinances.

Agriculture is best suited to a diverse economic community. To promote successful farms, the municipal government also needs to encourage and be supportive of a diversity of home-based businesses that can demonstrate a relevance to agriculture. Ordinances and actions that unnecessarily discourage individuals in the community from capitalizing on their skills, interests and resources will in turn limit agriculture. Farmers maintain a delicate balance between their abilities, resources and goals and the changing realities of the marketplace. Ultimately every farm will succeed or fail depending on the willingness of the operators to tailor their production to the existing markets. West Amwell can actively promote agriculture by:

- Encourage (solicit) businesses that utilize, process and/or resell locally produced products.
- Encourage businesses to adopt a policy of giving preference to local products.
- Enact municipal policies to contract for local products and services.
- Provide active support for nonagricultural ventures that coexist with agricultural ventures. Farm families often have to generate extra income and are best able to preserve their farm when able to pursue other ventures on site.

Loss of land value due to zoning changes is a strongly held concern among farmers. At the same time, subdividing threatens the existence of the large land parcels that make farming viable. The Planning Board has identified water resource issues as the basis for an increase in minimum lot size. The Township should recognize the value of farmland based on its protection of these and other resources and be proactive in associating preserves and critical, managed land with controlled development. In addition, farmland should be valued for the budgeting buffer it provides the Township, helping to limit cost of services and schools.

The Master Plan clearly defines the acreage and characteristics of land associated with infiltration and dilution required to accommodate development. Those values can be directly correlated into land to be protected in proximity to development. Growth areas should be identified in order to concretely identify contiguous agricultural land and operations that can balance the negative effects of development. This type of proactive action by the municipality helps balance the

negative impact of large lot zoning by ensuring that the true value of land management is recognized, not as development, but as stewardship of community resources. By identifying appropriate growth centers, the community can control and direct development and help maintain the necessary balance between resources and growth.

Affordable housing is very important to farm viability, providing housing for farmers and laborers. That the affordable housing be in proximity to active farmland is also critical to a sustainable agricultural community. When new development occurs, it should include affordable housing.

West Amwell Township recognizes the value of open negotiation with farmers and other large landowners as well as public hearings on farmland issues in the Township. Public hearings have pinpointed a number of issues that need to be addressed in revising zoning and other land use ordinances; and the Planning Board and Township Committee should continue to respond in earnest to such public comment. In general, restrictive ordinances and limitations on landowner's activities will harm the viability of individual family farms while unfairly favoring corporations or developers. It is important for the Township to continue carefully directing restrictive ordinances to apply to large-scale developments that have no corresponding agricultural, open space or affordable housing benefits.

MUNICIPAL PLANS & ORDINANCES THAT PROMOTE & SUPPORT AGRICULTURE AS A BUSINESS

The West Amwell Township's Right to Farm Ordinance was adopted in1989 and amended in 1999 reads as follows:

"84-1. Right to farm.

A. The right to farm land is hereby recognized to exist in this Township and is hereby declared a permitted use in all zones of this Township notwithstanding specified and prohibited uses set forth elsewhere in this chapter, subject to the standards and regulations for intensive fowl or livestock use and applicable health and sanitary codes. This right to farm includes, but not by way of limitation:

(1) Use of irrigation pumps and equipment, aerial and ground seeding and spraying, tractors and other equipment.

(2) Use of necessary farm laborers.

(3) The application of chemical fertilizers, insecticides and herbicides in accordance with manufacturers' instruction and the application of manure.

(4) The grazing of animals and use of range for fowl, subject to the standards and regulations for intensive fowl and livestock use.

(5) Construction of fences for these animals and livestock.

(6) The traveling and transportation of large, slow-moving equipment over roads within the Township.

(7) The control of vermin and pests provided that such control is practiced under applicable State fish and game laws.

(8) The use of land for recreational use, e.g., snowmobile riding, etc., shall be done only with the permission of the farm owner. Any recreational use of the farmland which changes the underlying agricultural nature of the use shall be subject to the usual site

plan review, variance application and all permits where otherwise required.

B. *The purpose of these rights is to produce agricultural products, e.g., vegetables, grains, hay, fruits, fibers, wood, trees, plants, shrubs, flower and seeds.*

C. *Notice of farm use*

(1) The purchaser of any real estate in West Amwell Township should be notified of the importance of farming to our community and be provided with a copy of this "Right to Farm chapter".

(2) The foregoing language shall be included in the deed of any newly subdivided lot in the Township:

"Grantee is hereby noticed, that there is, or may in the future be, farm use near the premises described in this deed from which may emanate noise, odors, dust and fumes associated with agricultural practices permitted under the 'Right to Farm' Ordinance of West Amwell Township."

(3) The Township will take reasonable steps to make it possible to real estate salespersons to provide notification to prospective purchasers of land in this Township using language similar to the deed notification described just above.

(4) The Township Assessor shall maintain records of all farm properties within the Township that shall list the names of the owners and the location of farms that do and do not receive differential property taxation pursuant to the Farmland Assessment Act of 1964."

Because this is primarily a farming community, there has been little need to pass other supporting legislation. Almost 70% of the municipality is farmland assessed. The farm community has always participated in our local government; there is usually one farmer on the three member Township Committee. The Township Committee normally handles the few resident complaints pertaining to farming operations, and the Right to Farm Ordinance is generally cited as granting farmers the ability to pursue their occupation without hindrance from "annoyance" issues.

West Amwell has a long history of supporting farming and farmers through the actions of the Township Committee, Planning Board and Zoning Board of Adjustment. Every effort is made to be particularly responsive to the farmers' needs. The close ties among community leaders means that the various zoning and planning problems that might involve the farm and farming communities can be resolved by the concerted efforts of the various governing agencies.

Recently the Township Committee, the Planning Board and Open Space Advisory Committee worked together to use a General Development Plan, pursuant to the Municipal Land Use Law, as a tool for community farmland preservation and planning. Instead of approving a 150-lot traditional large lot subdivision, the planning board approved preservation of 500 of the 600 acres involved and recognized the possibility of developing 69 clustered home sites. Further elements of the plan allowed for the Township's purchase or transfer of development rights over time and committed the Open Space Advisory Committee to the preservation aspects of the plan. Only the concerted effort of the Planning Board, the Open Space Advisory Committee, the Township Committee, and the landowners, encouraged by the pro-farming attitude of the Township, could have affected such a farm-friendly compromise. This is the type of innovative approach that West Amwell Township is open too in order to achieve its goals.

Township Farmland

BLOCK	LOT	QUALIFIER
000030000	000110000	00000
000030000	000120000	Q0003
000030000	000130000	Q0001
000030000	000140000	00000
000030000	000150000	00000
000030000	000160000	00000
000040000	000020000	00000
000050000	000050000	Q0005
000050000	000140000	00000
000050000	000150000	00000
000050000	000240000	00000
000050000	000240001	00000
000050001	000030000	00000
000050001	000040000	00000
000050001	000050000	Q0004
000060000	000040000	00000
000060000	000050000	Q0006
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000070000	000060000	00000
000070000	000070000	00000
000070000	000080000	Q0006
000070000	000140001	Q0006
000070000	000140002	00000
000070000	000140003	00000
000070000	000150000	Q0050
000070000	000160001	00000
000070000	000160002	00000
000070000	000170000	Q0006
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000070001	000080001	00000
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000070001	000100000	00000
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000080000	000200000	Q0060
000080000	000240000	Q0058
000080000	000270000	Q0005
000080000	000280003	Q0064
000080000	000290000	00000
000080000	000290001	00000
000080000	000290002	Q0057

BLOCK	LOT	QUALIFIER
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000080000	000320000	Q0211
000080000	000330000	Q0034
000080000	000340000	Q0059
000080000	000360000	00000
000080000	000370000	00000
000080000	000380000	00000
000080000	000420000	Q0056
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000110000	000010000	00000
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000120000	000020001	00000
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000120000	000050000	00000
000120000	000090001	00000
000120000	000090002	Q0073
000120000	000090003	Q0073
000120000	000090004	00000
000120000	000130000	00000
000120000	000190000	Q0202
000120000	000200000	Q0202
000120000	000280000	Q0100
000120000	000280001	Q0100
000120000	000310000	Q0100
000120000	000320000	Q0100
000120000	000350000	00000
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000120000	000490000	Q0100
000120000	000590000	Q0100
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000130000	000290000	Q0076
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BLOCK	LOT	QUALIFIER
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000130000	000480000	Q0038
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000130000	000610018	00000
000130000	000630000	00000
000130000	000640000	Q0037
000130000	000650000	00000
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000130000	000690000	00000
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000160000	000170001	Q0212
000160000	000190000	Q0221
000170000	000040000	Q0091
000170000	000050000	Q0188
000170000	000120000	00000
000170000	000140000	Q0034
000170000	000150000	Q0017
000170000	000170002	Q0095
000170000	000170004	00000
000170000	000170005	Q0095
000170000	000180000	Q0041
000170000	000200002	00000
000170000	000210000	Q0208
000170000	000240000	Q0029
000170000	000250000	00000
000170000	000270000	Q0101
000170000	000310000	Q0205
000170000	000320000	00000
000170000	000330000	Q0205
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000180000	000020001	00000
000180000	000020004	00000
000180000	000020005	Q0103

BLOCK	LOT	QUALIFIER
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000180000	000070000	Q0027
000180000	000130002	00000
000180000	000190000	Q0034
000190000	000010004	Q0019
000190000	000010006	00000
000190000	000010007	Q0019
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000190000	000030001	00000
000190000	000050000	00000
000190000	000090000	00000
000190000	000110000	00000
000190000	000130000	Q0020
000200000	000020000	00000
000200000	000030000	00000
000200000	000050000	00000
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000210000	000330000	00000
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000210000	000390000	00000
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000210000	000460000	00000
000210000	000470000	Q0179
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000210000	000500002	00000
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BLOCK	LOT	QUALIFIER
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000230000	000250000	00000
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000290000	000200000	00000
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000300000	000030002	Q0170
000300000	000030005	00000
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000300000	000120000	00000
000300000	000140000	Q0200
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000300000	000150001	Q0024
000300000	000150002	Q0024
000300000	000160000	00000
000300000	000170001	00000
000300000	000180000	00000
000310000	000010000	00000

BLOCK	LOT	QUALIFIER
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000310000	000050000	Q0026
000310000	000050003	00000
000310000	000070000	Q0029
000310000	000120000	00000
000310000	000130000	00000
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000320000	000070000	00000
000320000	000080000	00000
000320000	000090000	Q0031
000320000	000090001	Q0156
000320000	000120000	00000
000320000	000130000	00000
000320000	000140000	Q0028
000320000	000150000	00000
000320000	000160001	00000
000320000	000160002	Q0161
000320000	000220000	00000
000330000	000010000	00000
000330000	000060006	00000
000330000	000070000	00000
000330000	000080000	00000
000330000	000090000	00000
000330000	000100000	Q0033
000330000	000100001	Q0033

MAPS

FIGURE 1: EXISTING LAND USE

FIGURE 2: PROPOSED LAND USE

FIGURE 3: CIRCULATION

FIGURE 4: NATURAL FEATURES

FIGURE 5: OPEN SPACE

FIGURE 6: HISTORIC SITES

FIGURE 7: STATE PLAN & ADJACENT ZONING

FIGURE 8: LAND COVER

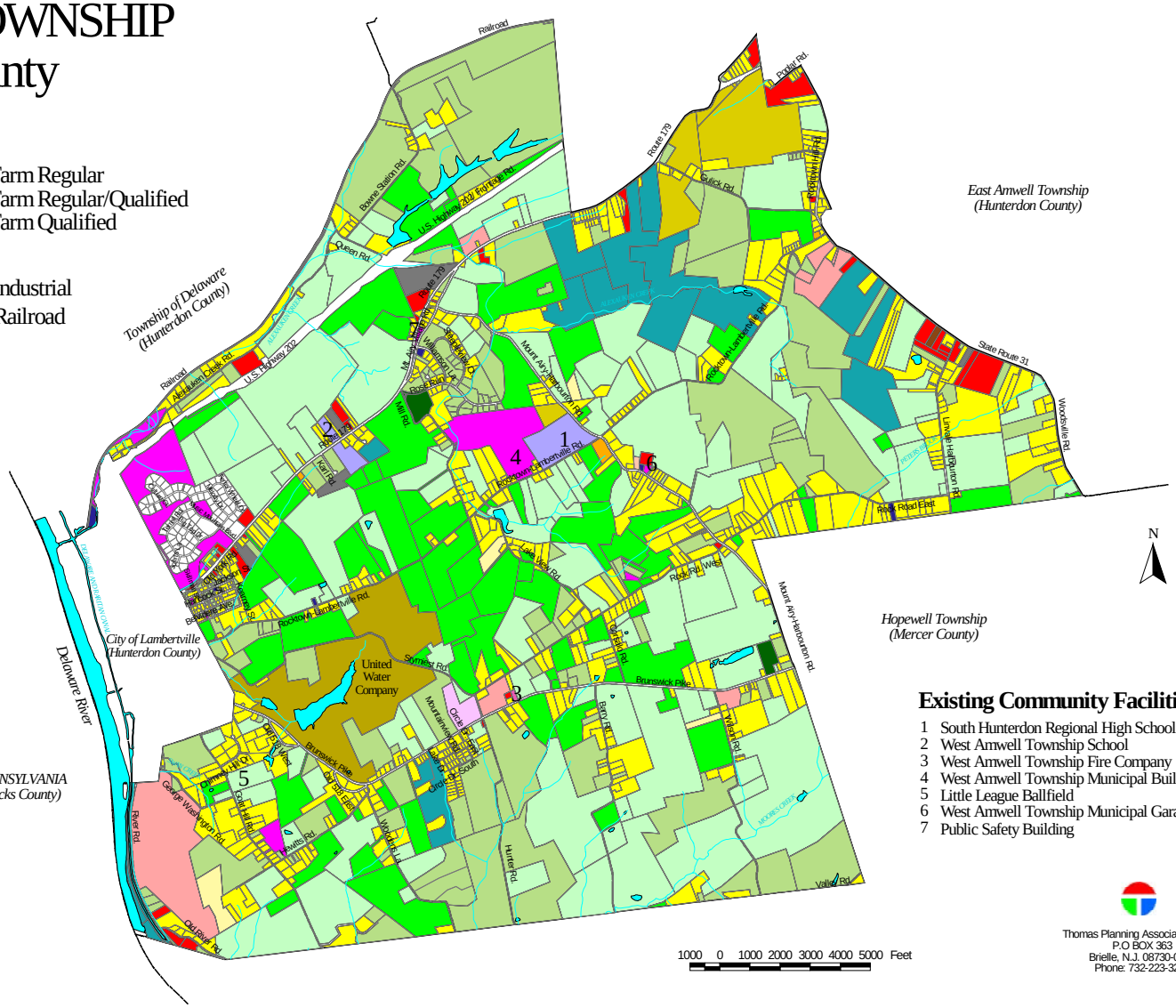
FIGURE 9: FARMLAND SOILS

FIGURE 10: FARMLAND & AGRICULTURAL DEVELOPMENT AREA

WEST AMWELL TOWNSHIP
Hunterdon County

Existing Land Use

- Residential
- Residential/Farm
- Residential/Commercial
- Apartment
- Farm Regular
- Farm Regular/Qualified
- Farm Qualified
- Commercial
- Commercial/Farm Qualified
- Industrial
- Railroad
- Public School
- House of Worship
- Cemeteries
- Other Exempt
- Vacant/House of Worship
- United Water Company
- County
- State
- Township
- Private Vacant



Existing Community Facilities

1. South Hunterdon Regional High School
2. West Amwell Township School
3. West Amwell Township Fire Company
4. West Amwell Township Municipal Building
5. Little League Ballfield
6. West Amwell Township Municipal Garage
7. Public Safety Building

Source: Hunterdon County G.I.S. mapping

"This map was developed using Hunterdon County, N.J. digital data, but this secondary product has not been verified by Hunterdon County and is not County authorized."

Prepared: April 14, 2004

FIGURE 1
EXISTING LAND USE

Thomas Planning Associates, L.L.C.
P.O BOX 363
Brielle, N.J. 08730-0363
Phone: 732-223-3215

WEST AMWELL TOWNSHIP
Hunterdon County

Proposed Land Use

- SRPD Sourland Regional Planning District
- RR-6 Rural Residential South
- RR-5 Rural Residential Central
- RR-4 Rural Residential North
- R-1A Special Residential District
- R-9 High Density Residential
- HC Highway Commercial
- LHC Limited Highway Commercial
- NC Neighborhood Commercial
- LI Light Industrial

Historic District

Source: Hunterdon County G.I.S. mapping

"This map was developed using Hunterdon County, N.J. digital data, but this secondary product has not been verified by Hunterdon County and is not County authorized."

Prepared: February 9, 2004

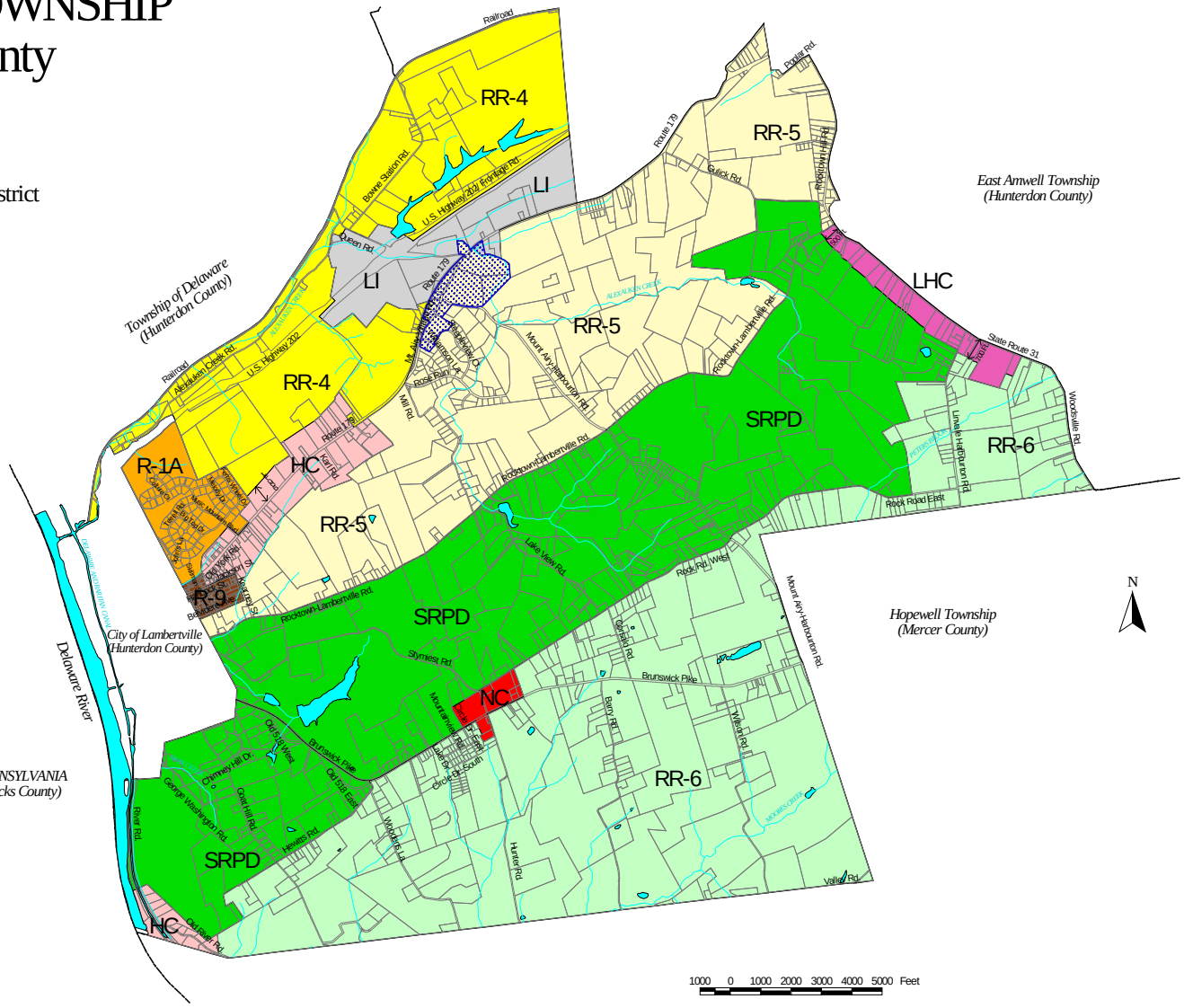


FIGURE 2
PROPOSED LAND USE

WEST AMWELL TOWNSHIP
Hunterdon County

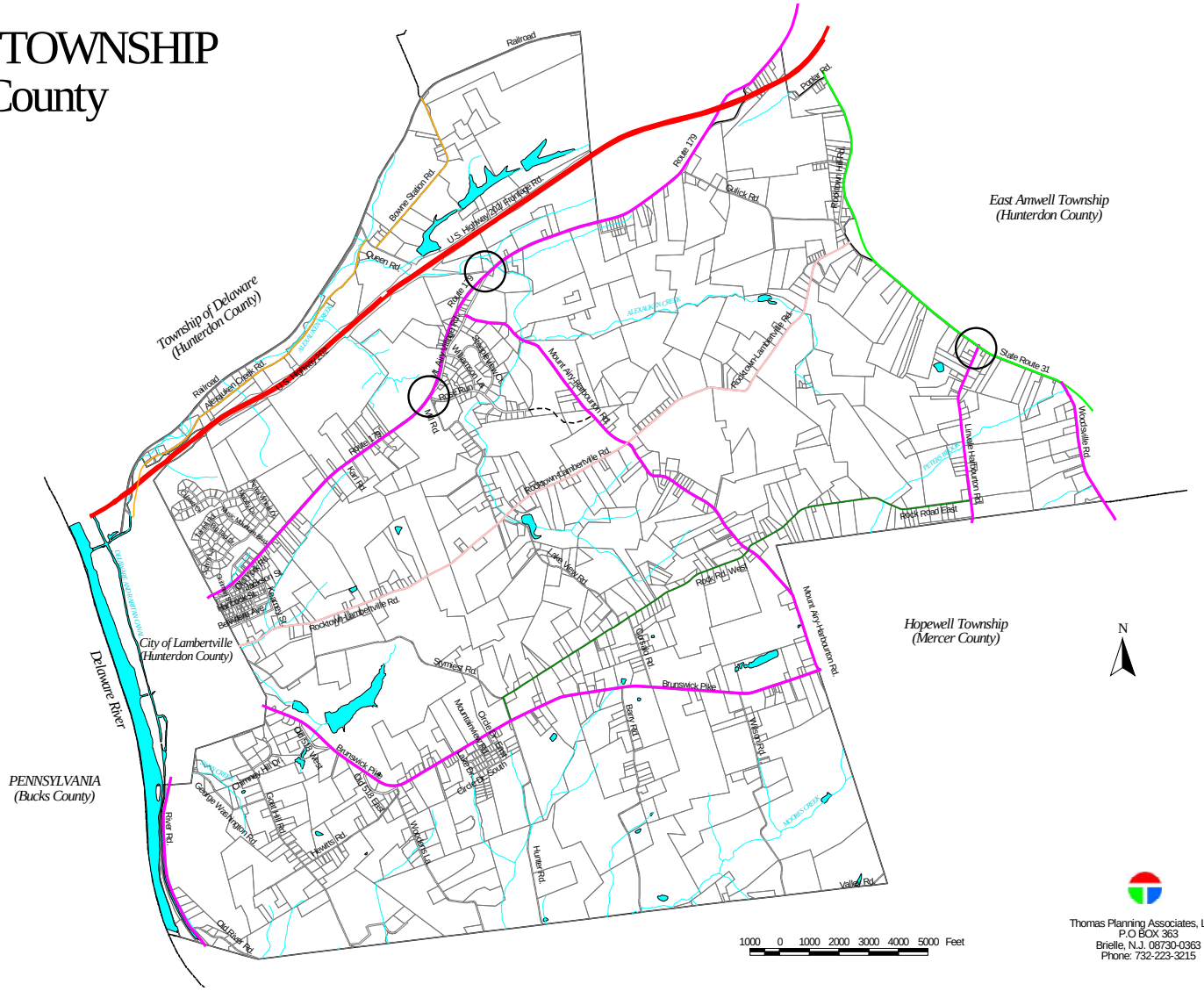
Circulation Plan

- Arterial
- Major Collector
- Minor Collector
- Rural Local
- Residential Collector
- Residential Subcollector
- Residential Access
- Traffic Signal

Source: Hunterdon County G.I.S. mapping

"This map was developed using Hunterdon County, N.J. digital data, but this secondary product has not been verified by Hunterdon County and is not County authorized."

Prepared: September 25, 2003



Thomas Planning Associates, L.L.C.
P.O BOX 363
Brielle, N.J. 08730-0363
Phone: 732-223-3215

FIGURE 3
CIRCULATION PLAN

WEST AMWELL TOWNSHIP
Hunterdon County

Environmental Resources

Contours - 20 ft. Interval With Elevation Noted
Steep Slopes - (Based on soils characteristics of 15% or greater)
Freshwater Wetlands

THREATENED & ENDANGERED SPECIES

Emergent
- Suitable Habitat
- Special Concern
- State Threatened
- State Endangered
- Federal T & E

Grassland
- Suitable Habitat
- Special Concern
- State Threatened
- State Endangered
- Federal T & E

Forest
- Suitable Habitat
- Special Concern
- State Threatened
- State Endangered
- Federal T & E

Wetland Forest
- Suitable Habitat
- Special Concern
- State Threatened
- State Endangered
- Federal T & E

Streams
Lakes

Sources: Hunterdon County G.I.S. mapping
NJDEP G.I.S. Mapping - contours, soils and wetlands
Threatened & Endangered Species - New Jersey Landscape Plan - N.J Division of Fish & Wildlife

"This map was developed using Hunterdon County, N.J. digital data, but this secondary product has not been verified by Hunterdon County and is not County authorized."

Prepared: September 25, 2003

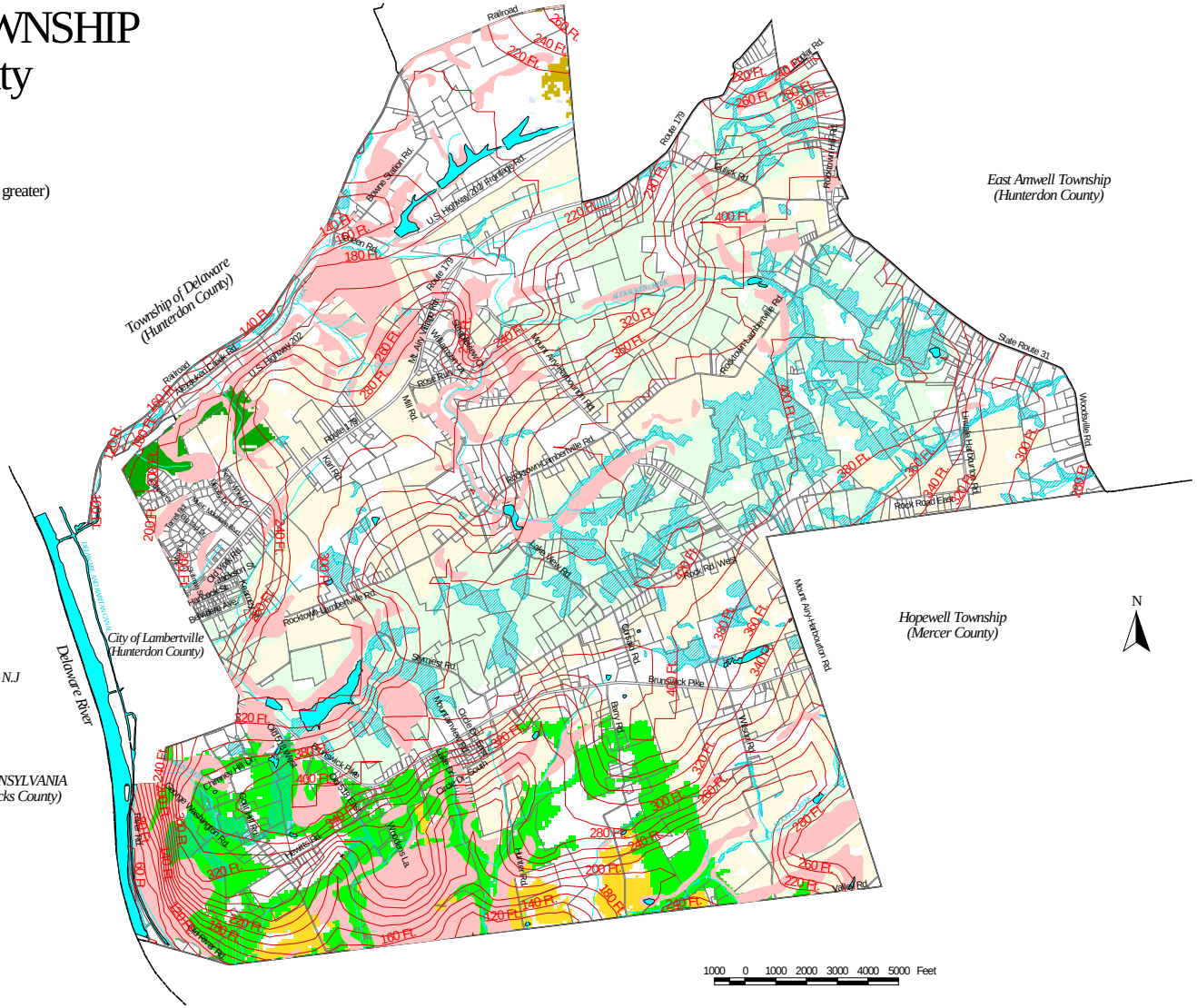


FIGURE 4
NATURAL RESOURCES

WEST AMWELL TOWNSHIP
Hunterdon County

Park & Open Space

- Township of West Amwell
- County of Hunterdon
- State of New Jersey
- Board of Education
- United Water Company

- Private
  (Includes conservation easement and development rights purchase)

- Lakes, Rivers and Reservoir
- Streams

Source: Hunterdon County G.I.S. mapping

"This map was developed using Hunterdon County, N.J. digital data, but this secondary product has not been verified by Hunterdon County and is not County authorized."

Prepared: January 26, 2004

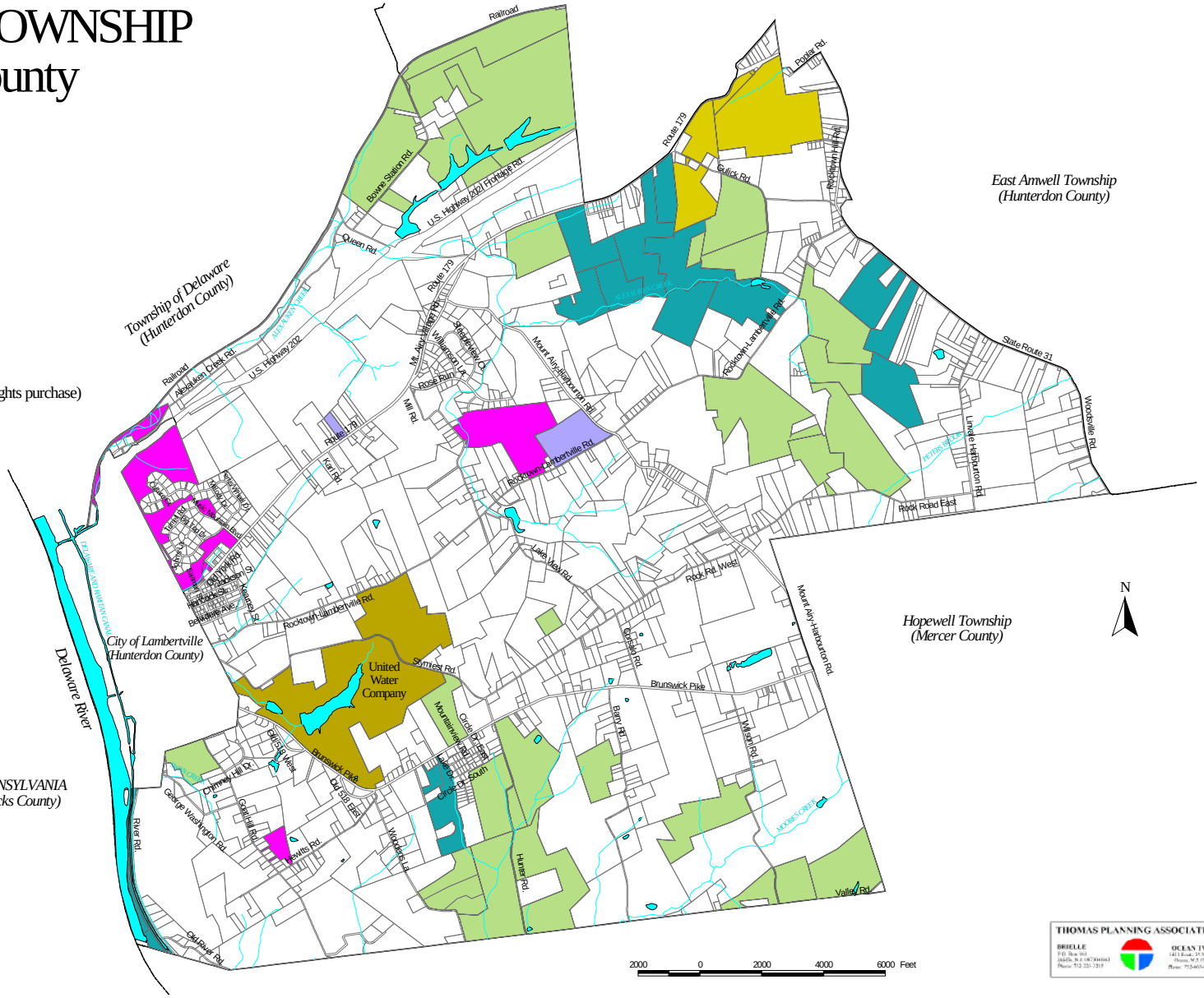


FIGURE 5
OPEN SPACE

THOMAS PLANNING ASSOCIATES
BRIELLE
OCEAN TWP.

WEST AMWELL TOWNSHIP
Hunterdon County

State Plan Designation

- Environmentally Sensitive
- Rural
- Rural Environmentally Sensitive
- State Park
- Critical Environmental & Historic or Cultural Site
- Center

Adjacent Zoning

Hopewell Township

MRC	Residential 1 D.U./14 Ac. - 2 Ac. Cluster Permitted
C-1	Neighborhood Retail Commercial

City of Lambertville

R-1	Single-Family Residential
R-3	Planned Residential Development
FP	Floodplain

Township of Delaware

A-1	Agricultural/Rural Residential

East Amwell Township

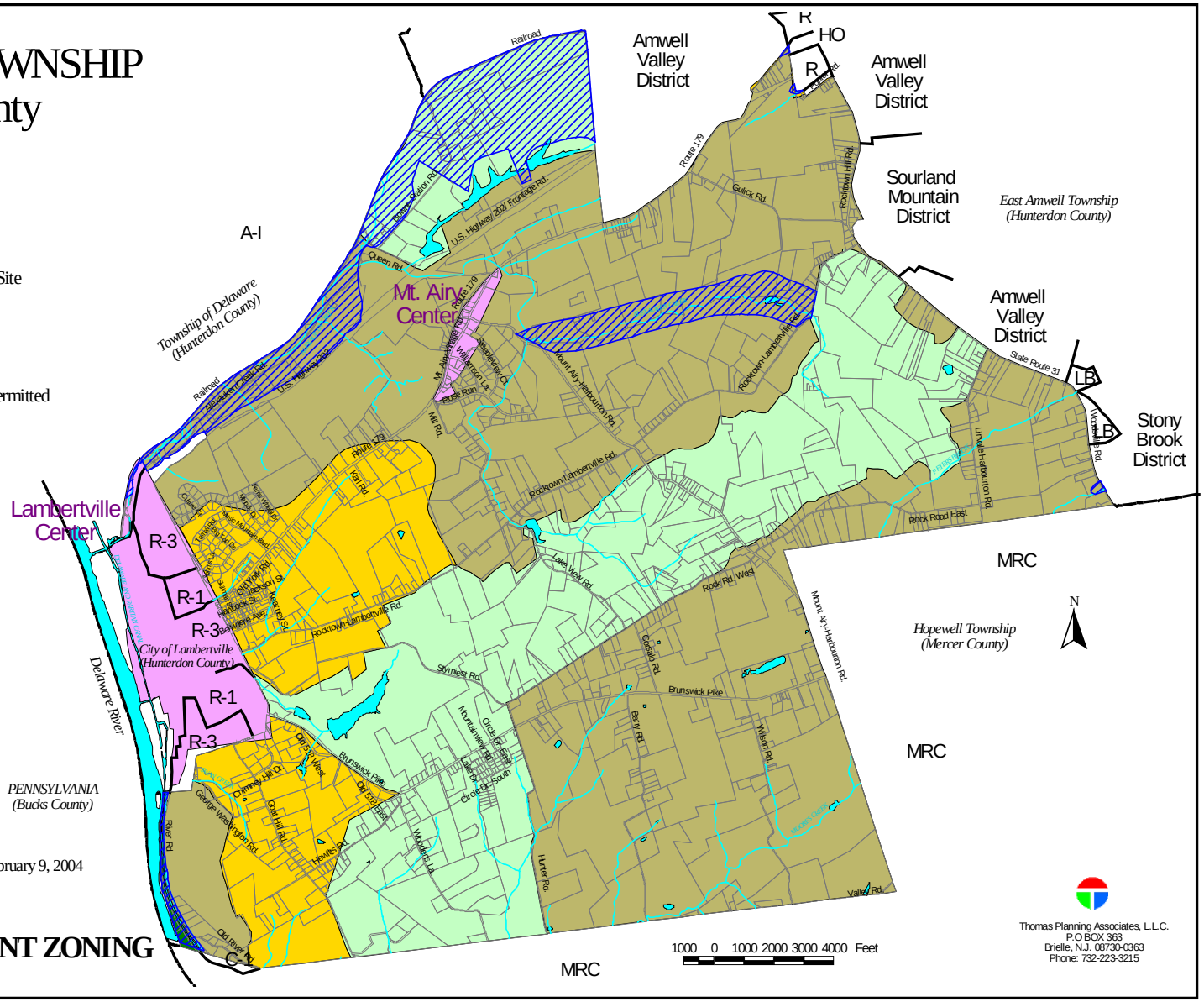
R	Residential District
HO	Highway & Office District
LB	Local Business District

Amwell Valley District
Sourland Mountian District
Stony Brook District

Sources: Hunterdon County G.I.S. mapping
New Jersey State Plan G.I.S. mapping
Zoning Maps - Hopwell Twp., City of Lambertville, Township of Delaware, East Amwell Twp.

"This map was developed using Hunterdon County, N.J. digital data, but this secondary product has not been verified by Hunterdon County and is not County authorized."

Prepared: February 9, 2004



Thomas Planning Associates, L.L.C.
P.O BOX 363
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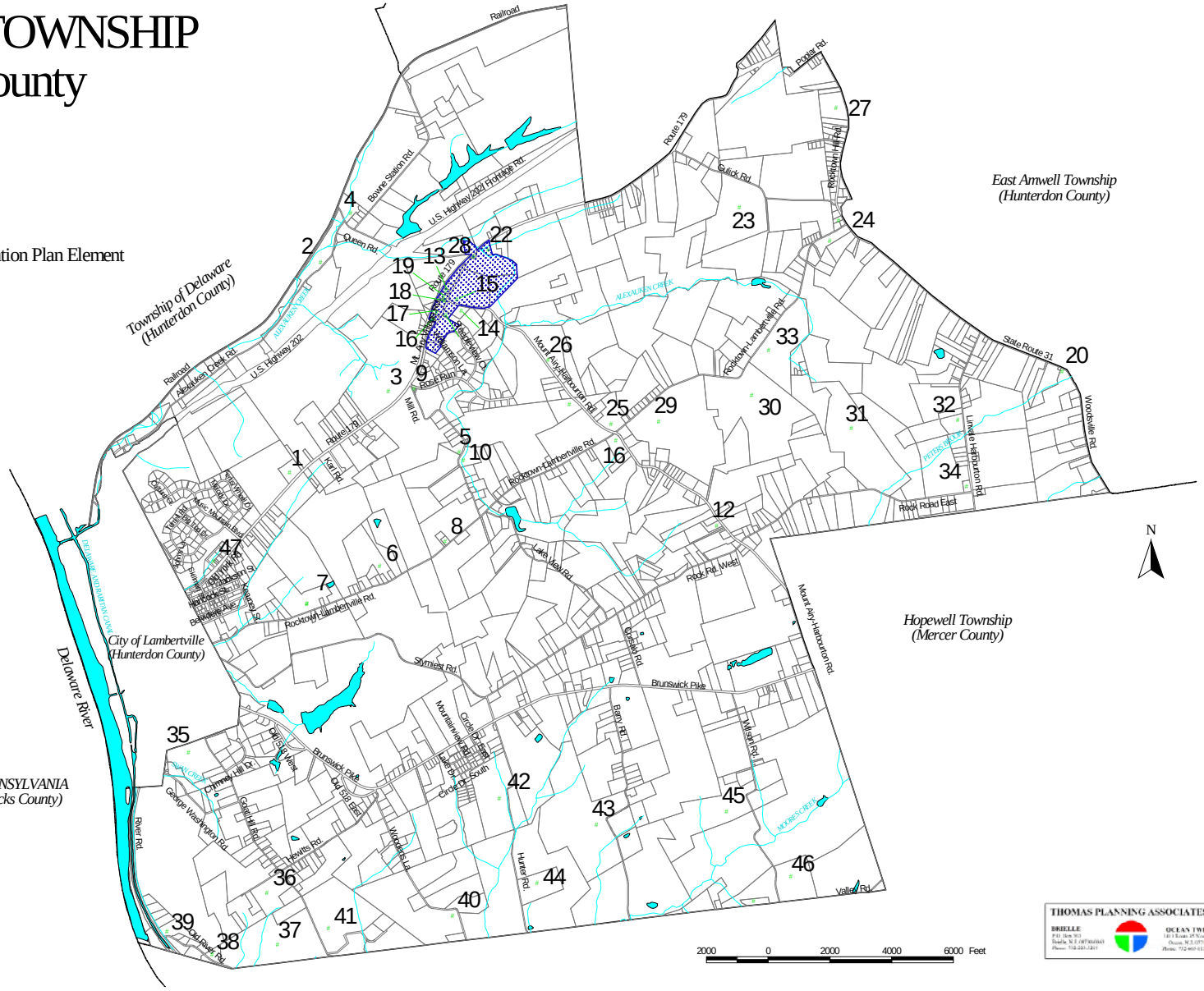
Phone: 732-223-3215

FIGURE 6
STATE PLAN AND ADJACENT ZONING

WEST AMWELL TOWNSHIP
Hunterdon County

1 # **Historic Sites**
Number Corresponds to Historic Preservation Plan Element List in Master Plan (1 through 47)

Historic District



Source: Hunterdon County G.I.S. mapping

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Historic Site List prepared by West Amwell Township

Prepared: October 8, 2003

FIGURE 7
HISTORIC SITES

WEST AMWELL TOWNSHIP
Hunterdon County

LAND COVER

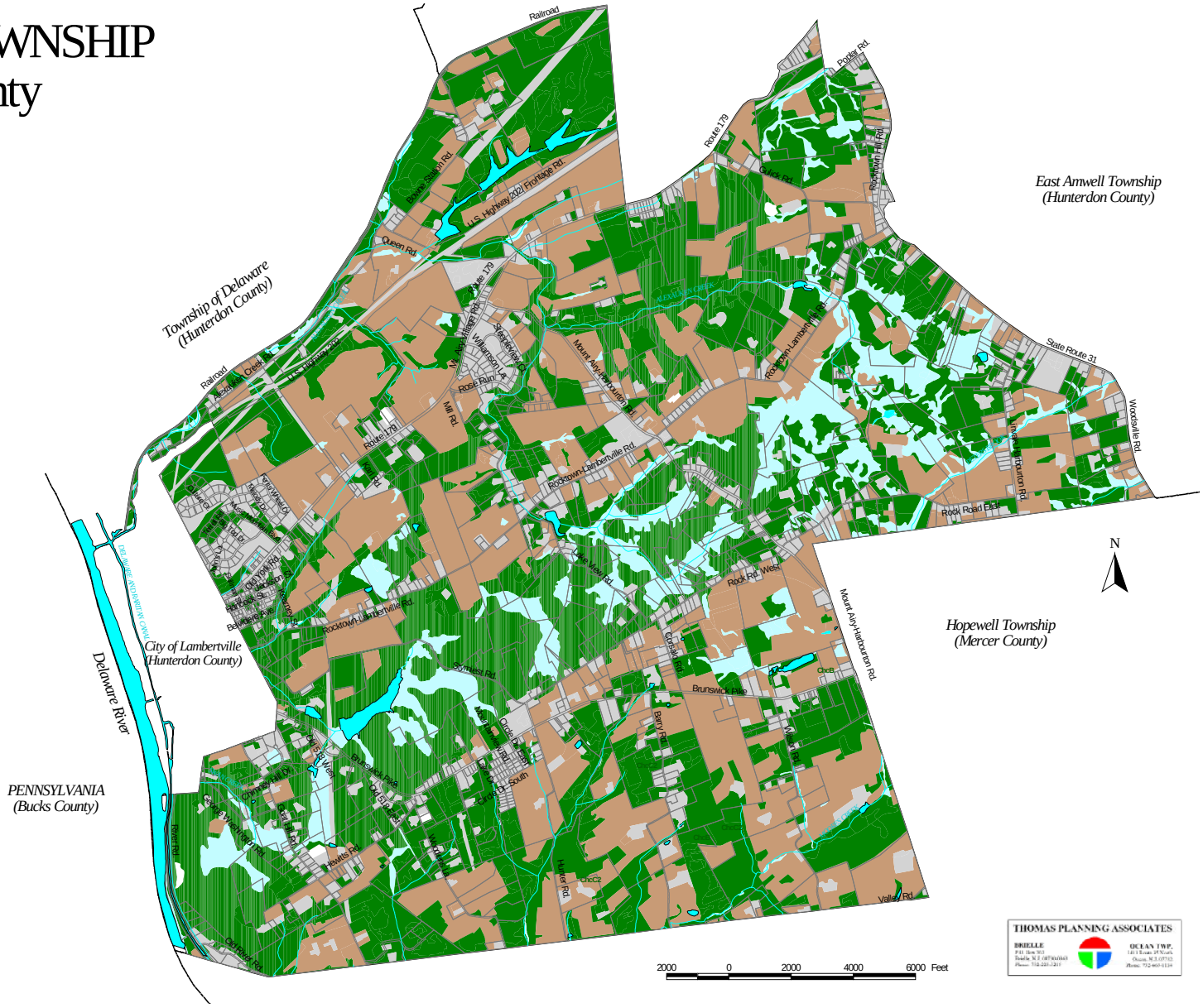
- Agriculture
- Forest
- Urban (Developed Area)

- Water
- Wetlands
- Streams

Sources: Hunterdon County G.I.S. mapping
NJDEP GIS Land Cover Data 95/97

"This map was developed using Hunterdon County, N.J. digital data, but this secondary product has not been verified by Hunterdon County and is not County authorized."

Prepared: January 26, 2004



LAND COVER

WEST AMWELL TOWNSHIP
Hunterdon County

Farmland
(Assessed Properties)

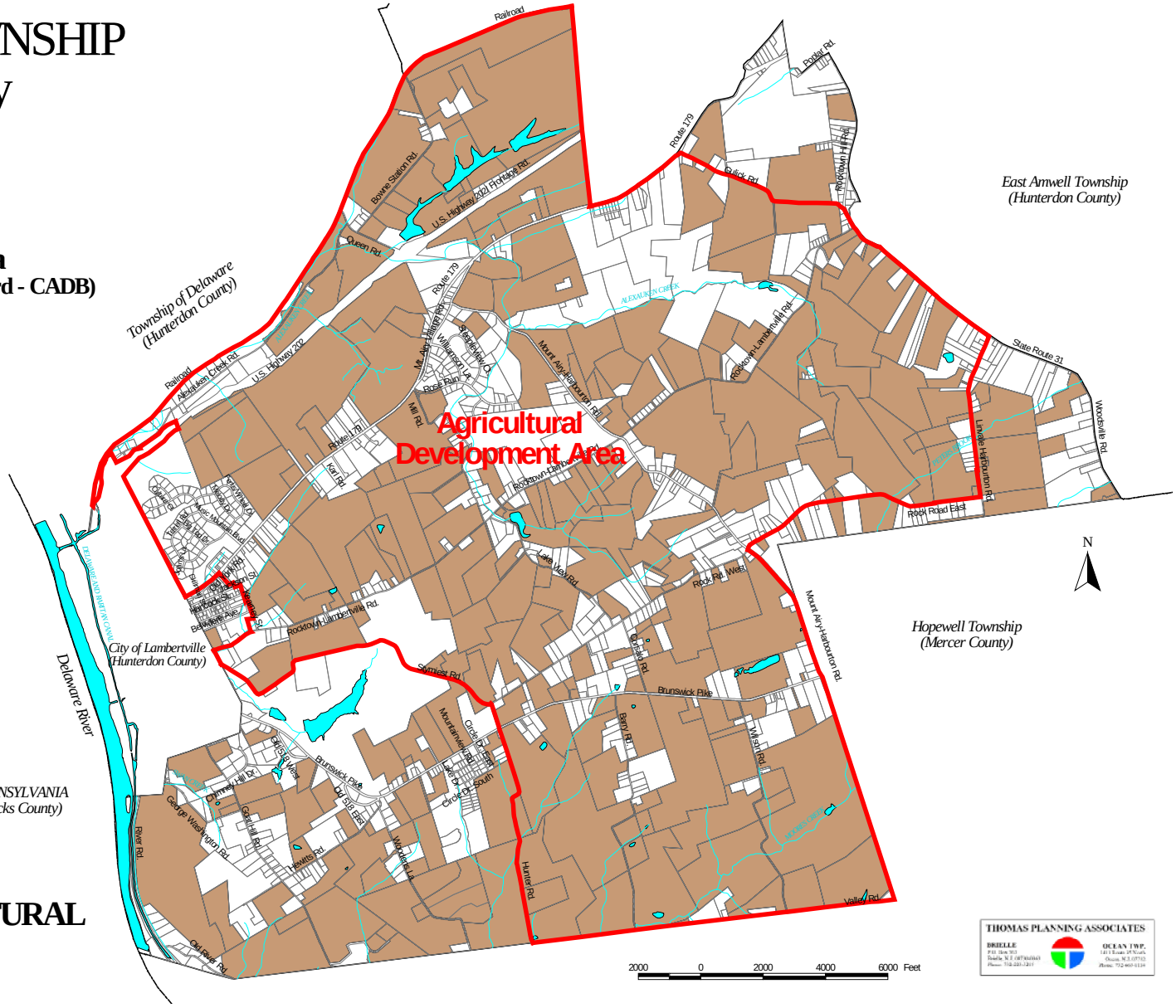
Agriculture Development Area
(County Agricultural Development Board - CADB)

Sources: Hunterdon County G.I.S. mapping
West Amwell Tax Assessment Data

Agricultural Development Area from
County Agricultural Development Board (CADB)
Prepared By: Hunterdon County Division of G.I.S.,
last updated Nov 3, 2003

"This map was developed using Hunterdon County, N.J. digital data, but this secondary product has not been verified by Hunterdon County and is not County authorized."

Prepared: January 26, 2004



FARMLAND AND AGRICULTURAL DEVELOPMENT AREA

THOMAS PLANNING ASSOCIATES
BRIELLE
OCEAN TWP.

WEST AMWELL TOWNSHIP
Hunterdon County

Prime Farmland Soils

Prime Farmland include all those soils in Land Capability Class I and selected soils from Land Capability Class II according to the Hunterdon County Soil Conservation Service.

In West Amwell these soils include:

BucB	Bucks silt loam, 3 to 8 percent slopes
LdmB	Lawrenceville silt loam, 3 to 8 percent slopes
LegB	Legore gravelly loam, 3 to 8 percent slopes
MonB	Mount Lucas silt loam, 3 to 8 percent slopes
NehB	Neshaminy silt loam, 3 to 8 percent slopes
PepB	Penn-Bucks complex, 3 to 8 percent slopes
PomA	Pope fine sandy loam, high bottom, 0 to 3 percent slopes
QukB	Quakertown silt loam, 3 to 8 percent slopes

Farmland Soils of Statewide Importance

Farmland of statewide importance include those soils in land capability Class II and III that do not meet the criteria as Prime Farmland. These soils are nearly Prime Farmland and economically produce high yields of crops when treated and managed according to acceptable farming methods. Some may produce yields as high as Prime Farmland if conditions are favorable.

In West Amwell these soils include:

AbrA	Abbottstown silt loam, 0 to 3 percent slopes
AbrB	Abbottstown silt loam, 3 to 8 percent slopes
Boy	Bowmansville silt loam
BucC2	Bucks silt loam, 8 to 15 percent slopes, eroded
ChcA	Chalfont silt loam, 0 to 3 percent slopes
ChcB	Chalfont silt loam, 3 to 8 percent slopes
ChcC2	Chalfont silt loam, 8 to 15 percent slopes, eroded
ChfB	Chalfont-Quakertown silt loams, 0 to 8 percent slopes
CoxA	Croton silt loam, 0 to 3 percent slopes
CoxB	Croton silt loam, 3 to 8 percent slopes
LdmC2	Lawrenceville silt loam, 8 to 15 percent slopes, eroded
LegC	Legore gravelly loam, 8 to 15 percent slopes
LemB	Lehigh silt loam, 3 to 8 percent slopes
LemC2	Lehigh silt loam, 8 to 15 percent slopes, eroded
NehC2	Neshaminy silt loam, 8 to 15 percent slopes, eroded
PepC2	Penn-Bucks complex, 8 to 15 percent slopes, eroded
QukC2	Quakertown silt loam, 8 to 15 percent, eroded
RedC2	Readington silt loam, 8 to 15 percent slopes, eroded
RehB	Reaville silt loam, 3 to 8 percent slopes
RehC2	Reaville silt loam, 8 to 15 percent slopes, eroded

Sources: Hunterdon County G.I.S. mapping
Hunterdon County Soil Conservation Service
NRCS G.I.S. Soil Survey

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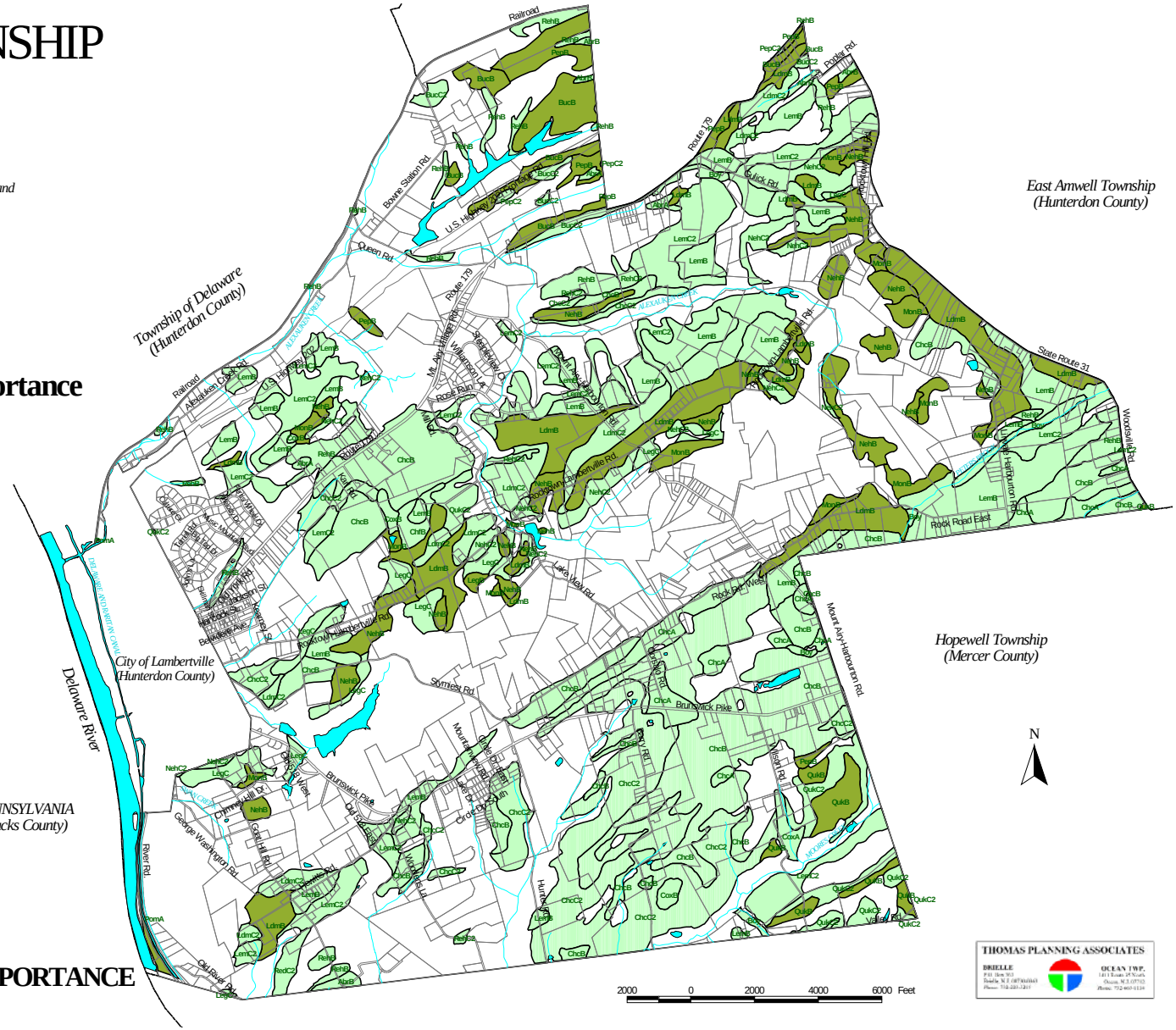
Prepared: January 26, 2004



THOMAS PLANNING ASSOCIATES
BRIELLE
OCEAN TWP.

PRIME FARMLAND SOILS AND FARMLAND SOILS OF STATEWIDE IMPORTANCE