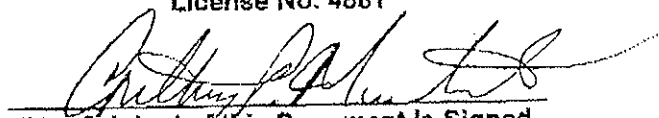


MASTER PLAN AMENDMENTS

**Township of West Amwell
Hunterdon County, New Jersey**

Prepared by

Anthony P. Mercantante, P.P. AICP
Professional Planning Consultant
License No. 4881

A handwritten signature in cursive script, appearing to read 'Anthony P. Mercantante', written over a horizontal line.

The Original of this Document Is Signed
And Sealed In Accordance With Law

November 21, 2006

Amendments to Land Use Element

1. Page 13 of the Land Use Element is hereby amended to add the following language relative to the Sourlands Region

"4. The portion of the Sourlands Region within West Amwell Township is depicted by the attached map, identified as Exhibit A. This map was prepared as part of a study conducted by Frank Banisch and Associates as part of a special study of this area. West Amwell Township recognizes the uniqueness and importance of this region and hereby recommends that the area be classified as a Special Resource Area by the New Jersey State Planning Commission and the County of Hunterdon."

2. Page 15 is hereby amended by deleting #8 in its entirety. Specifically the following language:

"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."

It is not anticipated that that the implementation of a formal Transfer of Development Rights program, as envisioned by statute in New Jersey, will be realistic for West Amwell in the foreseeable future. Should a time come when such a technique is more suitable for the Township, it should be considered in the context of a future Master Plan amendment or update.

3. Pages 15 and 16 are hereby amended to add the following to #1:

"The establishment of Mixed Use Developments within the HC and the LHC districts shall be limited by the particular suitability of each site to handle on site waste disposal and compliance with Nitrate Dilution criteria. Ordinances shall be drafted accordingly."

4. Page 17 is hereby amended by adding the following language to #7:

"Special ordinances designed to protect vital stream corridors and areas of mature woodland should be drafted in order to ensure maximum preservation of these areas, while still enabling

reasonable use and development of land within specified zoning limitations. The use of creative development techniques such as clustering, including noncontiguous clustering, can be used in conjunction with and as an enhancement to these regulations.”

5. Page 17 is hereby amended by adding the following:

“8. In response to the issues raised by the NJDEP relating to the Wastewater Management Plan and the elimination of the Sewer Service Area, Township should consider adopting ordinance amendments that would require that Site Plan and Subdivision applications going to the Planning or Zoning Board to perform a Nitrate Dilution Analysis to determine the particular suitability of each property for the proposed development. Appropriate standards should be developed in conjunction with the Township and Planning Board Engineer.”

Amendments to the Recreation Plan Element

6. The Recreation Plan Element is hereby amended by replacing the Recreation and Open Space Inventory (ROSI) (Exhibit B) with a version updated through October 2006 and an Open Space Map (Exhibit C) dated October 18, 2006.

Amendments to the Utility Plan Element

7. Page 47 of the Utility Plan Element is hereby amended to add the following:

“6. The Township should consider adopting ordinance amendments that would tie development applications going to the Planning and Zoning Board more directly to Nitrate Dilution Analysis. This will ensure that in the long term there will be maximum protection of groundwater, given reasonable levels of development.

8. The following maps are hereby incorporated into the Master Plan as additional Appendices and Reports:
 - a. Environmental Features dated October 17, 2006 – Exhibit D
 - b. Environmental Priorities dated October 17, 2006 – Exhibit E

EXHIBIT A

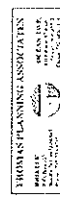
WEST AMWELL TOWNSHIP Hunterdon County

SOURLAND MOUNTAIN REGION

Source: Smart Growth Planning and Management
Project for the Sourland Mountain (Nov. 2005)
mapping - Banitsch Associates, Inc.



Source: Hunterdon County GIS mapping
This map was developed using Hunterdon
County GIS data, and is not a
primary source of information. It is not
guaranteed to be accurate and is not
guaranteed to be current.



Prepared: October 13, 2006

SOURLAND MOUNTAIN REGION

EXHIBIT B

OPEN SPACE INVENTORY TOWNSHIP OF WEST AMWELL

WEST AMWELL TOWNSHIP

Block	Lot	Acres	Owner	Facility / Project Name	Public Access	Property Class (1)
2	1	0.8	West Amwell Township	NONE	Yes	15C
2	3	17.6	West Amwell Township	NONE	Yes	15C
2	4	0.1	West Amwell Township	NONE	Yes	15C
2	5.01	5.1	West Amwell Township	NONE	Yes	15C
3	20.01	97.4	West Amwell Township	NONE	Yes	15C
3.03	2	5.8	West Amwell Township	NONE	Yes	15C
3.05	1	7.2	West Amwell Township	NONE	Yes	15C
4	1.01	21.5	West Amwell Township	TITUS MEADOWS	Yes	15C
11	18	103.0	West Amwell Township	MUNICIPAL PROPERTY	Yes	15C
12	29	2.2	West Amwell Township	NONE	Yes	15C
28	19	14.7	West Amwell Township	HEWITT PARK	Yes	15C
32	7.03	55.0	West Amwell Township	ATCHLEY FARM	No	15C
SUBTOTAL		330.4				

HUNTERDON COUNTY

Block	Lot	Acres	Owner	Facility / Project Name	Public Access	Property Class (1)
13	29	51.0	Hunterdon County	RAMBERG	Yes	15C
14	1.01	28.5	Hunterdon County	RAMBERG	Yes	15C
14	2	9.2	Hunterdon County	DALLAGO	Yes	15C
14	10	163.6	Hunterdon County	DALLAGO	Yes	15C
14	36	0.3	Hunterdon County	DALLAGO	Yes	15C
SUBTOTAL		252.6				

N.J.D.E.P.

Block	Lot	Acres	Owner	Facility / Project Name	Public Access	Property Class (1)
12	13.01	15.0	NJDEP	PECCARELLI	Yes	15C
13	7	52.8	NJDEP	ALEXAUKEN CREEK WMA	Yes	15C
13	25	76.2	NJDEP	ALEXAUKEN CREEK WMA	Yes	15C
13	27	31.7	NJDEP	ALEXAUKEN CREEK WMA	Yes	15C
13	43	69.4	NJDEP	ALEXAUKEN CREEK WMA	Yes	15C
13	54	58.6	NJDEP	ALEXAUKEN CREEK WMA	Yes	15C
13	55	69.0	NJDEP	ALEXAUKEN CREEK WMA	Yes	15C
13	74	38.7	NJDEP	ALEXAUKEN CREEK WMA	Yes	15C
13	75	37.2	NJDEP	ALEXAUKEN CREEK WMA	Yes	15C
16	3	310.0	NJDEP	UNITED WATER	Yes	15C
16	5.01	15.0	NJDEP	BURGARD	Yes	15C
17	13	135.0	NJDEP	UNITED WATER	Yes	15C
17	17.02	49.0	NJDEP	RUTGERS	Yes	15C
17	20.02	14.0	NJDEP	KIM	Yes	15C
17	24	10.0	NJDEP	HUNTER WOODLOT	Yes	15C
17	25	42.6	NJDEP	BURKE	Yes	15C
20	2.03	28.6	NJDEP	HEIFER FARM IV	Yes	15C
21	8	31.5	NJDEP	ALEXAUKEN CREEK WMA	Yes	15C
21	28	69.3	NJDEP	ALEXAUKEN CREEK WMA	Yes	15C
21	51	57.0	NJDEP	ALEXAUKEN CREEK WMA	Yes	15C
24	1.01	4.9	NJDEP	D&R CANAL STATE PARK	Yes	15C
24	3	4.7	NJDEP	D&R CANAL STATE PARK	Yes	15C
26	7	54.0	NJDEP	SUPREME 10	Yes	15C
28	7	5.0	NJDEP	UNITED WATER	Yes	15C
SUBTOTAL		1,279.2				

OPEN SPACE INVENTORY TOWNSHIP OF WEST AMWELL

(1) Property Class 15C = Public Property

PRIVATE / NON-PROFIT

Block	Lot	Acres	Owner	Facility / Project Name	Public Access	Property Class (2)
6	4	101.3	AVC	AMWELL VALLEY CONS.	No	3B
6	5	13.7	AVC	AMWELL VALLEY CONS.	No	3B
7	5	14.6	AVC	AMWELL VALLEY CONS.	No	3A,B
7	6	97.3	AVC	AMWELL VALLEY CONS.	No	3A,B
7	7	311.6	AVC	AMWELL VALLEY CONS.	No	3A,B
7	14.01	10.1	AVC	AMWELL VALLEY CONS.	No	3B
7	17	44.9	AVC	AMWELL VALLEY CONS.	No	3B
7	20	15.5	AVC	AMWELL VALLEY CONS.	No	3B
13	6	41.7	CHAS. RUNKLE	RUNKLE FARM	No	3B
13	6.01	20.5	CHAS. RUNKLE	RUNKLE FARM	Yes	3B
13	31	80.0	RINGUS	DIAMOND CREEK FARM	Yes	3B
13	32	10.0	RINGUS	DIAMOND CREEK FARM	Yes	1
13	45	23.5	FULPER	HOME FARM II	No	3B
13	76	45.0	BROWN	NONE	Yes	3A,B
16	17.01	38.5	ASHTON	NONE	Yes	3A
19	5	93.0	FULPER	STOY FARM I	No	3A,B
19	5.01	34.0	FULPER	STOY FARM II	No	3B
20	2	47.8	FULPER	HEIFER FARM I	No	3A,B
20	2.01	40.8	FULPER	HEIFER FARM II	No	3A,B
20	2.02	28.5	FULPER	FULPER HEIFER III	No	3A,B
20	3	153.0	ADAMSON	FOREVER FARM	Yes	3A,B
20	5	103.8	PERKOWSKI	NONE	Yes	3A,B
20	5.02	42.1	PERKOWSKI	NONE	Yes	3B
21	38	67.0	FULPER	HOME FARM I	No	3A,B
21	39	87.5	BLANCHE	NONE	Yes	3A,B
21	40	50.0	BLANCHE	NONE	Yes	3B
24	1.02	0.6	BLK RIV & WEST	D&R CANAL STATE PARK	Yes	5A
24	2	8.1	UNKNOWN	D&R CANAL STATE PARK	Yes	1
24	4	3.7	UNKNOWN	D&R CANAL STATE PARK	Yes	1
25	1	35.5	DONDERO	NONE	Yes	3A,B
26	26/27/28	8.0	D&R GREENWAY	GULMANTOVICZ	Yes	1
30	3.04	41.5	D&R GREENWAY	WAGNER	Yes	15F
30	12	62.0	HUNTER	HUNTER FARM	Yes	3A,B
30	14	104.0	MAZUR	FIDDLER'S CREEK FARM	Yes	3B
30	15	20.8	DROBNIS	NONE	Yes	3A,B
30	15.01	19.9	DROBNIS	NONE	Yes	3A,B
30	15.02	19.7	DROBNIS	NONE	Yes	3A,B
31	1	57.0	RATTIGAN	NONE	Yes	3A,B
31	1.03	9.5	RATTIGAN	NONE	No	3B
31	7	38.0	HUNTER	NONE	Yes	3B
31	14	105.0	MAZUR	FIDDLER'S CREEK FARM	No	3B
31	15	12.5	HUNTER	NONE	Yes	3B
32	7	10.4	ATCHLEY	NONE	No	3A,B
32	7.04	10.9	ATCHLEY	NONE	No	3B
32	9	23.0	KAMPH	COUNTY CORNERS FARM	No	3B
33	8	82.2	NEWHOUSE	GREENLANDS FARM	No	3A,B
33	9	35.0	KAMPH	COUNTY CORNERS FARM	No	3A,B
SUBTOTAL		2,322.8				

OPEN SPACE INVENTORY TOWNSHIP OF WEST AMWELL

TOTAL 4,184.9

*(2) Property Class - 3A = Farm (House); Class 3B = Farm Qualified; 1 = Vacant; 15F = Other Exempt; 5A = Railroad Class 1
Prepared: 10/17/2006*






PROPERTY CLASS ACREAGE



Property Class	Acres
1	29.8
15C	1,862.1
3A	38.5
3B	780.1
3A,B	1,432.3
5A	0.6
15F	41.5
Total	4,184.9

EXHIBIT C

WEST AMWELL TOWNSHIP Hunterdon County

Park & Open Space

-  Township of West Amwell
 -  County of Hunterdon
 -  State of New Jersey
 -  United Water Company (N.J.D.E.P.)
 -  Private / Non-Profit
- (Includes conservation easement and development right purchases)

-  Lakes, Rivers and Reservoir
-  Streams

Source: Hunterdon County G.I.S. mapping
 "This map was developed using Hunterdon County, NJ, digital data, but this secondary product has not been verified by Hunterdon County and is not County authorized."
 Prepared: October 18, 2006

FIGURE 5
OPEN SPACE

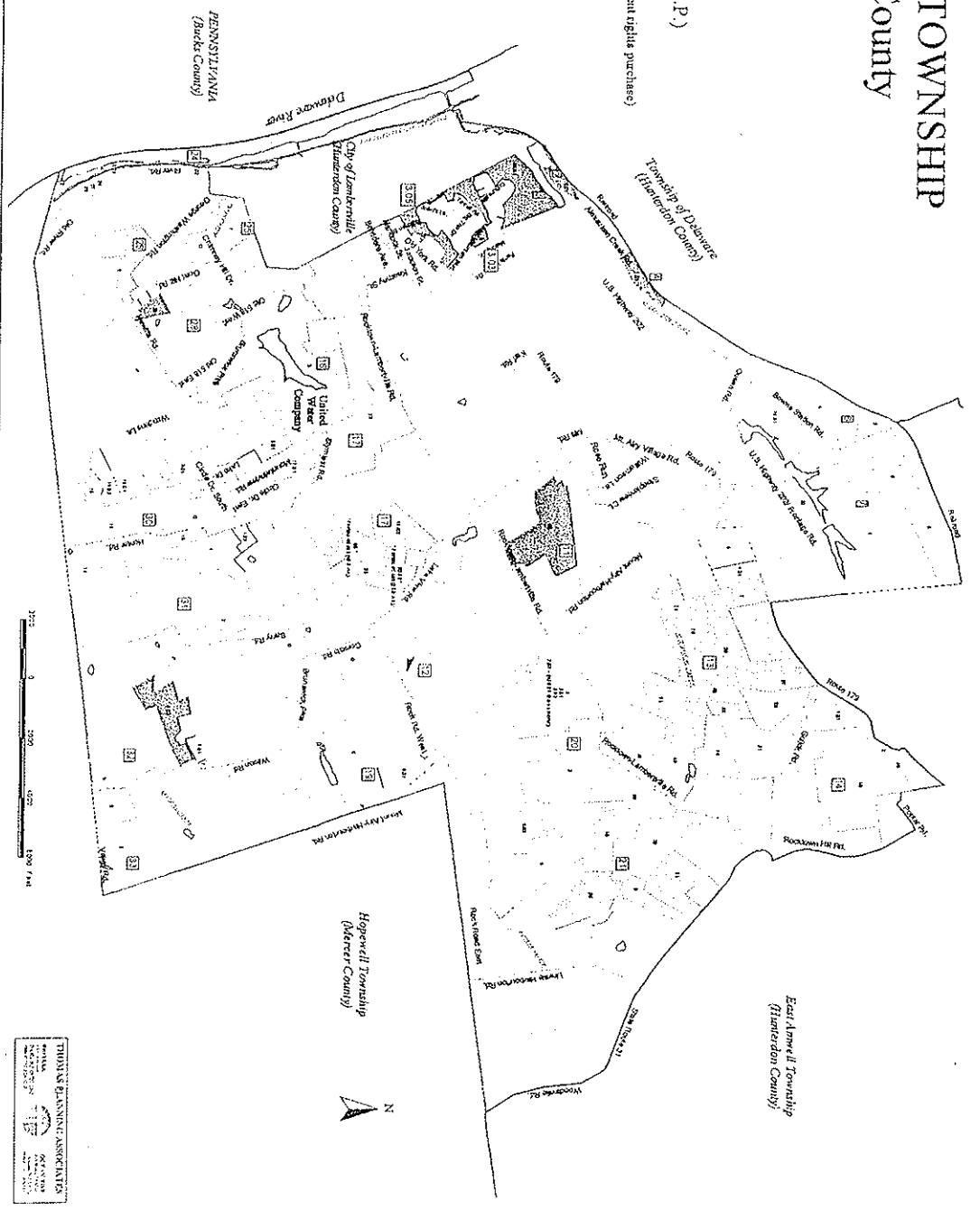


EXHIBIT D

WEST AMWELL TOWNSHIP Hunterdon County

☐ HUC-14 (Hydrologic Unit Code) Watersheds
☐ Watershed Management Area (WMA) Name
☐ HUC 14 Number

Note: HUC 14 numbers in the first 11 numbers of the HUC 14 number

☐ Stream Buffer:
 300 Ft. buffer of Category 1 waters and Reservoir;
 150 Ft. buffer of Category 2 trout maintenance waters;
 75 Ft. buffer of all other waterways

Stream Categories:

Category 1- Fresh Water 2:

Non-Trout

Trout Maintenance

Fresh Water 2:

Non Trout Production

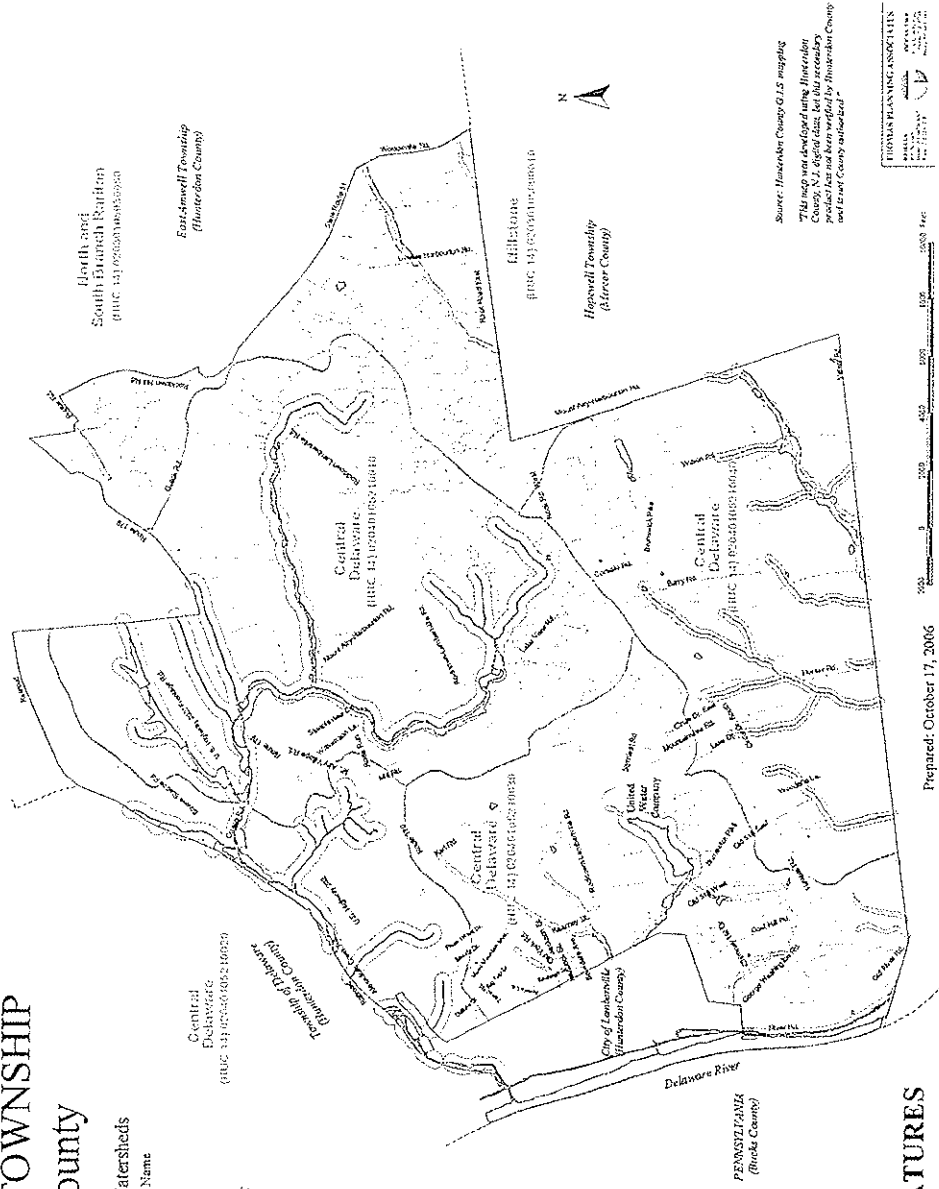
Trout Maintenance

Wild and Scenic Rivers - Delaware River

☐ Lakes, Rivers and Reservoir
☐ Freshwater Wetlands
☐ 100 Year Floodplain *

* Includes A & AE floodplain designation

ENVIRONMENTAL FEATURES



Source: Hunterdon County GIS mapping
 This map was developed using Hunterdon
 County, N.J. digital data, but this secondary
 product has not been verified by Hunterdon County
 and Essex County authorities.

HUNTERDON COUNTY
 PLANNING DEPARTMENT
 100 N. 2ND ST.
 FORT LANTANA, NJ 08834
 TEL: 908.526.2200
 FAX: 908.526.2201

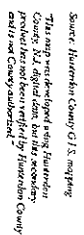
Prepared: October 17, 2006

EXHIBIT E

**ENVIRONMENTAL
PRIORITY SITES**

State Threatened (Category 3)

National Heritage Priority Site
Great Hill - The site contains three (3) state listed endangered plant species.

[illegible]