



News from the Somerset County Board of Chosen Freeholders

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Somerset County to Present 25th Annual Land Development Awards

SOMERVILLE - Four local projects will be honored at the 25th Annual Land Development and Planning Awards to be presented by the Somerset County Planning Board on **Tuesday, Jan. 15**, in the **Jury Assembly Room** (Historic Dutch Reformed Church) at the corner of Main and North Bridge streets.

The Planning Board's annual reorganization meeting will immediately precede the awards presentation, starting at **5 p.m.** in the same location. Guest speaker Lance Miller, chief of staff at the New Jersey Board of Public Utilities, will talk about "New Jersey's Energy Future."

The public is invited to attend. Light refreshments will be served. To register, contact the Planning Board office at (908) 231-7021 or planningbd@co.somerset.nj.us.

"Our 2007 Land Development and Planning Award winners represent outstanding examples of addressing affordable housing, green design and sustainable planning at the local level," said Freeholder Director Peter S. Palmer. "We are particularly pleased that Lance Miller will be joining us a guest speaker, since we will be launching the new Somerset County Energy Council in 2008."

The 2007 award winners are **Bernardsville Habitat for Humanity Homes**, in the residential category; **1924 Washington Valley Road in Bridgewater**, in the commercial/green building design category; **Canal Crossing in South Bound Brook**, in the mixed-use category; and the **Hillsborough Town Center/Sustainable Hillsborough Project**, which will receive an Excellence in Planning Award.

Project descriptions follow:

Peter S. Palmer, Freeholder Director * Rick Fontana, Freeholder Deputy Director
Robert Zaborowski, Freeholder * Jack M. Ciattarelli, Freeholder * Patricia L. Walsh, Freeholder
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2007 LAND DEVELOPMENT AWARD RECIPIENTS

RESIDENTIAL

Project: **Bernardsville Habitat for Humanity Homes**

Location: 143-149 Mine Brook Road, Bernardsville, NJ

Intensity: Four dwellings (1,178 square feet each)

Area: .76 acres

Developer: Raritan Valley Habitat for Humanity, Bridgewater, NJ

Architect: Beer and Coleman Architects and Associates (Mark Andrews), Warren, NJ

Landscape: Murphy and Hollows Associates, Stirling, NJ

Planning Criteria:

- Provides four much needed affordable homes in a mixed residential/commercial neighborhood in Bernardsville
- Common driveway and shared parking area creates a neighborhood appearance
- Decorative retaining wall creates terraces providing useable side and back yard space (makes efficient use of steeply sloped lot)
- Attractive garden landscape along the frontage established by the homeowners in partnership with the Master Gardeners of Somerset and Hunterdon counties
- Project was supported by many individual, corporate and community volunteers

COMMERCIAL/GREEN BUILDING DESIGN

Project: **1924 Washington Valley Road**

Location: 1924 Washington Valley Road, Bridgewater, NJ

Intensity: 3,577 square foot bank, 5,100 square foot office/day spa (two buildings)

Area: 1.7 acres

Developer: DBL, LLC (Robert Berlant, Mitchell Berlant), Watchung, NJ

Architect: Beer and Coleman Architects and Associates, Warren, NJ

Engineer: Fisk Associates, Middlesex, NJ

Planning Criteria:

- Attractive architecture with a stone veneer.
- Well planned landscaping
- Carefully designed traffic pattern with access easement to adjacent properties
- Sidewalks and bus stop installed along Washington Valley Road and Quarry Lane for increased pedestrian safety.
- Radon piping installed (not required)
- Green building design (would meet silver LEEDS criteria)
- Has functioning windows on all sides
- Used recycled materials including sheet rock, ceiling tiles, cabinetry, moldings
- In addition, day spa has recycled counter tops (compressed grocery bags), flooring and walls
- Energy efficient lighting, heating and air conditioning

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Land Development Awards – continued

MIXED USE

Project: **Canal Crossing**

Location: Main & Washington Streets, South Bound Brook

Intensity: 152 Townhouses, 23,000 square feet with 18 second story apartments above

Area: 13.54 acres

Developer: Matzel and Mumford Organization, Hazlet, NJ

Architect: Martin Architectural Group, Philadelphia, PA

Engineer: LGA Engineering, Lakewood, NJ 08701

Planning Criteria:

- Redeveloped a heavily contaminated abandoned, blighted factory site (GAF)
- Developers cleaned the site to NJDEP Standards
- Developers removed 1,600 tons of asbestos, 55,000 tons of tarry petroleum waste, 2,683 tons of PCB waste as well as small amounts of tar, cinders and sediments from the D & R Canal
- Created new well designed urban streetscape along Main Street and Washington Avenue
- The design, including the facade, sidewalk and lighting adheres to the Borough's design guidelines.
- Residential development located near Bound Brook Train Station and along Somerset County Davidson Avenue Shuttle bus line
- Development provides facilities for pedestrians and bicycles
- Development provides a variety of housing opportunities in South Bound Brook
- Provides addition commercial opportunities for the new residents as well as existing residents
- Development will restore the banks of the historic D & R Canal State Park converting the brownfields site into an attractive, vital and accessible linear public park for both pedestrians and bikers.
- Developed a public walkway along the Canal which provides access to 1,600 lineal feet of the Canal
- Dedicated .3 acres to the Borough as a new waterfront "Main Street Plaza"
- Also dedicated .6 acres to the Borough as a passive municipal park
- The developers, the Borough and Elizabethtown Water Company agreed to rehabilitate the historic swing bridge that spans the Canal for pedestrian use.

EXCELLENCE IN PLANNING

Project: **Hillsborough Town Center/Sustainable Hillsborough Project**

Planning Criteria:

- Master Plan amendment creating the Town Center, Transit Village, Gateways and transitional areas with recommendations for land uses, building requirements, right-of-way set backs lighting and street furniture and a town center conceptual design plan.
- A Community based project to create a *Sustainable Community Plan* for the township in cooperation with the Stony Brook-Millstone Watershed Association, the New Jersey State Sustainability Institute and the Municipal Land Use Center at the College of New Jersey is underway.
- Includes a partnered between Hillsborough Township, New Jersey Sustainable State Institute, Stonybrook-Millstone Watershed Association and the Municipal Land Use Center at the College of New Jersey

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Land Development Awards – continued

- Sustainability Project is funded by a \$40,000 Building Livable Community Grant from the Municipal Land Use Center at the College of New Jersey
- A definitive public procedure which includes three public meetings (the first two have been held) which solicited input for the identification of indicators and targets for sustainable development which will lead to policies and objectives for the Sustainability Plan.
- The new Town Center District Ordinance includes green building requirements (buildings must meet minimum LEEDS standards) and requires the integration of green technologies into the design of stormwater management
- The Town Center District Ordinance encourages more density through the transfer of development rights
- A Small Wind Energy System ordinance was adopted which permits wind energy systems as a conditional use and encourages solar energy systems
- Adopted solar energy ordinance which permits the use of solar panels on buildings within the Township.