

VACANT LAND INVENTORY

Borough of Watchung
Somerset County, New Jersey

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Prepared by:



A handwritten signature in black ink, reading 'Marcia R. Shiffman'.

Marcia R. Shiffman, P.P., AICP, LLA
N.J. Professional Planners License # 02428

A handwritten signature in black ink, reading 'Daniel N. Bloch'.

Daniel N. Bloch, P.P., AICP, 
N.J. Professional Planners License #06107

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Introduction

The Borough of Watchung contains 3,867 acres or about 6 square miles located in the northeastern corner of Somerset County, where it adjoins Union County. Within Somerset County, Watchung is bordered by Warren Township to the west, and North Plainfield Borough and Green Brook Borough to the south. Watchung is also bordered by Union County, including Berkeley Heights Township to the north and Scotch Plains Township and the City of Plainfield to the east. The Borough is also bordered to the north and south by the Watchung Mountains. Mountain Boulevard and Valley Rd traverse the entire Borough from southwest to northeast corner. Interstate 78 crosses through the northern corner and U.S. Route 22 through the southeast corner of the Borough.

Watchung is a developed suburban municipality with little vacant land remaining for new development. This is consistent with the 2001 State Development and Redevelopment Plan Policy Map (last updated August 18, 2015) designation of the entire Borough as PA2 Suburban Planning Area. Environmental constraints affect selective areas in the Borough. Areas containing steep slopes of 15 percent or greater are located along the Watchung Mountains at the north and south of the Borough. Wetlands are primarily located in the floodplains along the Stony Brook and Green Brook stream corridors.

Approximately 37.5 percent or 1,451 acres of Watchung are environmentally constrained, including 384 acres of wetlands and associated buffers, 178 acres within the FEMA Special Flood Hazard Area, 360 acres encumbered by riparian buffers, and 872 acres of steep slopes¹. Watchung Borough has 92.38 acres of preserved open space owned by the municipality or County.

This Vacant Land Inventory is prepared in order to document Watchung Borough's lack of available land capacity, pursuant to N.J.A.C. 5:93-4.2, the New Jersey Council on Affordable Housing ("COAH") Substantive Rules ("COAH's Rules"). As required by COAH's Rules, the Inventory includes the block, lot, address, owner's name, total lot acreage and developable uplands acreage for each property. Also included in this Inventory are the following maps:

1. **Environmental Constraints Map** - showing environmentally sensitive lands that shall be excluded from the vacant land inventory, pursuant to N.J.A.C. 5:93-4.2(e)2, including the following:
 - a. Open water bodies as mapped per NJDEP GIS data.

¹ Environmentally constrained areas do not equal total due to overlapping environmental features.

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- b. Freshwater wetlands per NJDEP GIS data. All wetlands were assumed to be of ordinary resource value and were given a 50-foot transition area buffer, with the exception of where a site-specific survey was performed.
 - c. Pursuant to N.J.A.C. 7:13-4.1(c)2, a 150-foot wide riparian buffer was added along any segment of a stream flowing through an area containing Rank 3, 4 & 5 habitat for threatened and endangered species. The NJDEP has verified that the West Branch of the Stony Brook requires a 150 feet riparian zone because of documented habitat for threatened and endangered species. Riparian buffers are shown along the entire length of the West Stony Brook and its tributaries. Also, the portion of the Green Brook to the north of Bonnie Burn Road and along the northerly municipal boundary include a 150-foot riparian buffer; the portion to the south of Bonnie Burn Road has a 50-foot riparian buffer.
 - d. Special Flood Hazard Area (“SFHA”) per FEMA Flood Risk Zone mapping, which includes the AE Zone with 1-percent annual chance of flood.
 - e. Steep slopes of 15 percent or greater as determined by USGS topographic contours or actual topographic data where available.
 - f. It is noted that there are no longer any Category One (C1) streams in Watchung. The Green Brook was reclassified from C1 to FW2-TM.
2. **Existing Land Use Map** - showing the existing land uses of Watchung, displayed by the following classifications: vacant, single-family residential, apartments, commercial, industrial, parkland, other public property, and semi-public properties; also showing environmentally sensitive lands overlay, including wetlands, flood hazard areas, steep slopes, and riparian buffers.
3. **Vacant Lands Map** - showing the vacant lands identified as developable or undevelopable in accordance with COAH’s Second Round Rules.

Properties Excluded From The Vacant Land Inventory

This Vacant Land Inventory is prepared in order to document the lack of available land capacity in Watchung. As required by COAH's Second Round Rules (N.J.A.C. 5:93-4.2), the inventory includes the block, lot, address, owner's name, current zone, total lot acreage, total acreage suitable for development (uplands) and total acreage unsuitable for development (constraints) for each vacant property based on current Borough property tax records (See Vacant Land Inventory in Appendix).

As provided by N.J.A.C. 5:93-4.2.c, lands meeting certain specified criteria may also be excluded from the Inventory. The following criteria were used to further exclude vacant properties from the Inventory:

- Properties owned by a local government entity that are utilized for a public purpose other than housing;
- Vacant contiguous publicly or privately-owned parcels where the merged total could not accommodate at least 5 dwelling units at a minimum density of 6 units per acre (less than 0.83 acres);
- Environmentally sensitive lands, which limits the contiguous developable uplands area to less than 0.83 acres.
- Properties that were included in the Prior Round RDP based on the 1997 Vacant Land Inventory.

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Vacant And Developable Properties

After excluding vacant properties per the exclusion criteria mentioned above, there are 9 properties (considering contiguous vacant parcels as one property) remaining in the Borough of Watchung that have a realistic development potential for inclusionary housing. The total developable uplands area of these properties is 42.45 acres. Based on the minimum presumptive density of 6 units per acres, the properties can be developed with a total of 310 units. Assuming a 20 percent affordable housing set-aside (1 affordable unit for each 5 units), the properties would yield a realistic development potential (RDP) of 53 units.

Block	Lot	Address	Owner	Zoning	Constraint Description	Total Acres	Constrained Acres	Buildable Acres	Notes	Potential Units	RDP
301	22, 23	Mountain Blvd	Twin Brooks Country Club	R-R	Wetlands, SFHA	1.25	0.25	1.00	Potential Development	6	1
301	24, 28.02, 28.03	Mountain Blvd	Twin Brooks Country Club	R-R	Wetlands, SFHA, Steep Slopes	3.76	1.88	1.89	Potential Development	11	2
301	31	708 Mountain Blvd	Watchung Associates, L.L.C.	B-A		3.48	0	3.48	Approved Inclusionary Development ^[2]	25	4
1102	1	285 Anderson Rd	Bilenker, Michael E. & Sharyn S.	R-R	Steep Slopes	1.56	0.66	0.90	Potential Development ^[3]	5	1
1102	8	111 Stanie Brae Dr	Lackland, David J	R-R	Steep Slopes	1.68	0.17	1.51	Potential Development	9	1
5701	6.01	East Drive	Borough of Watchung	H-D	Steep Slopes	6.86	5.61 ^[4]	1.25	Potential Development	7	1
7001	5	67 Price Dr	Fechtner, Dr J L & Sondra	R-R	Steep Slopes	1.50	0.10	1.40	Potential Development	8	1
7009	4.01	205 Parlin Ln	Benigno, Louise A Trust	R-R		1.59	0	1.59	Potential Development	9	1

² Approved by Zoning Board for 25-unit inclusionary housing including 4 affordable units.

³ Property was previously included in the RDP as part of the 2010 vacant land study. It was since been developed with a single-family home but still generates an RDP since it was vacant during the Third Round period.

⁴ Based on topographic maps for the Borough of Watchung, Somerset County, New Jersey, dated April 29, 1972, prepared by Michael S. Kachorsky & Associates, Civil Engineers, Manville, New Jersey.

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Block	Lot	Address	Owner	Zoning	Constraint Description	Total Acres	Constrained Acres	Buildable Acres	Notes	Potential Units	RDP
7402 7403	19.01, 19.02, 5, 10	Bonnie Burn Rd	Karka Investments Inc, Phillips Properties, (BNE Real Estate Group- Contract Purchaser)	R-M- L II	Wetlands	41.03 ^[5]	11.60	29.43	Potential Development	230	41 ^[6]
Total						62.71	20.27	42.45		310	53

Parks & Recreation

According to N.J.A.C. 5:93-4.2(e)(4), Watchung Borough may reserve up to 3 percent of the total developed and developable acreage (acreage of lands not constrained by wetlands, flood hazard areas, or steep slopes) for active municipal recreation and up to 3 percent of the municipality's total land area for conservation, parklands and open space. This provision allows Watchung Borough to reserve vacant and developable properties for active recreation or conservation, thus excluding the site or sites from the Vacant Land Inventory.

Active Municipal Recreation

Based on the Recreation and Open Space Inventory (ROSI)⁷, the Borough of Watchung currently owns 9 properties for active municipal recreation use, with a total unconstrained area of 24.88 acres.

⁵ Based on property survey.

⁶ BNE property is planned as an inclusionary housing development, consisting of 230 apartments of which 46 are affordable units. The Third Round RDP includes 41 units and the remaining 5 affordable units address the Prior Round obligation.

⁷ NJDEP Green Acres Program, Open Space Database, current as of 6/24/14. <http://www.state.nj.us/dep/greenacres/openspace.html>

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Block	Lot	Address	Owner	Facility Name	Total Acres	Constrained Acres	Buildable Acres
301	29	666 Mountain Blvd	Borough of Watchung	Ness	19.46	6.15	13.31
1604	18	973-975 Somerset St	Borough of Watchung	Park/Memorial	0.12	0.06	0.05
2401	1.01	129 Stirling Rd	Borough of Watchung	Watchung Lake	19.62	18.90	0.73
2401	4.01	40 Brookdale Rd	Borough of Watchung	Watchung Lake	3.30	2.32	0.98
2401	4.02		Borough of Watchung	Watchung Lake	0.30	0.30	0.00
4401	8.01	Valley Rd	Borough of Watchung	Best Lake	0.36	0.26	0.10
4401	8.02	Valley Rd	Borough of Watchung	Best Lake	8.36	7.67	0.69
4701	1	770 Somerset St	Borough of Watchung	Veterans Memorial	0.10	0.10	0.00
6908	22	60 Sequoia Dr	Borough of Watchung	Camp Endeavor	9.19	0.18	9.02
Total					60.81	35.94	24.88

There are 2,415.85 acres of developable and developed lands (not constrained by wetlands, flood hazard area, riparian buffers or steep slopes) in Watchung. The current active recreation properties result in 1.03% of the total developed and developable lands. An additional 47.6 acres of land may be reserved for active municipal recreation and excluded from the RDP, provided that any such sites must be designated for recreational purposes in the Borough Master Plan.

Active Recreation Calculations		
Total Developed & Developable Land Area in Watchung Borough	2,415.85	100%
÷ 3 percent		
= Total Potential Park & Recreation Reserve	72.48	3.00%
- Existing Active Park & Recreation Land Area	24.88	1.03%
= Land Available for Additional Reserve	47.60	1.97%

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Conservation, Parkland & Open Space

There are currently 31.56 acres of undeveloped lands held for conservation purposes within the Borough of Watchung.

Block	Lot	Address	Owner	Facility Name	Total Acres	Constrained Acres	Buildable Acres
802	1.01	60 Anderson Rd	Borough of Watchung	Anderson Rd	9.77	6.76	3.01
1604	15.03	997-1001 Somerset St	Borough of Watchung	Village Green	0.17	0.17	0.00
1604	20.02	Somerset St	Borough of Watchung	Stony Brook	3.10	3.07	0.03
1604	20.03	Somerset St	Borough of Watchung	Stony Brook	7.09	7.04	0.05
5201	3.02	Johnston Dr	Borough of Watchung	Johnston Dr	0.13	0.13	0.00
5401	1	Edgemont Rd	Borough of Watchung	Mountain & Edgemont	0.04	0.01	0.03
7007	1	380 Phillip Ln	Borough of Watchung	Phillip Ln	1.62	1.26	0.36
7008	30	2 Drift Rd	Borough of Watchung	Drift Rd	2.22	1.74	0.48
7701	3	New Providence Rd	Union County Park Commission	Watchung Reservation	2.34	1.51	0.83
7801	5	New Providence Rd	Weldon Materials Inc	Watchung Reservation	1.66	0.30	1.36
7801	7	New Providence Rd	Cey Inc Acc Pay Dept 10 16 41	Watchung Reservation	1.83	1.35	0.48
7801	8	New Providence Rd	Cey Inc Acc Pay Dept 10 16 41	Watchung Reservation	0.57	0.36	0.21
7801	9	New Providence Rd	Union County Park Commission	Watchung Reservation	1.02	0.37	0.65
Total					31.56	24.07	7.49

In determining the amount of land which may be designated for conservation, parkland and open space, the amount of existing lands are subtracted from 3 percent of Watchung Borough's total land area. The Borough of Watchung contains approximately 3,867 acres within its borders. The current conservation properties result in 0.82% of the total land area in Watchung. An additional 84 acres of land may be reserved for conservation and excluded from the RDP, provided that any such sites must be designated for recreational purposes in the Borough Master Plan.

Conservation, Parkland & Open Space Calculations			
Total Land Area in Watchung Borough	3,867	100%	
÷ 3 percent			
= Total Potential Conservation, Parkland & Open Space Reserve	116.01	3.00%	
- Existing Conservation, Parkland & Open Space Area	31.58	0.82%	
= Land Available for Additional Reserve	84.43	2.18%	

Conclusion

After excluding properties by the specified criteria provided in COAH's Second Round Rules, there are 9 properties (considering contiguous vacant parcels as one property) remaining in Watchung Borough that are vacant and potentially developable for inclusionary housing or have been approved for inclusionary housing. As stated in N.J.A.C. 5:93-4.2(f), the presumptive density for these vacant and developable lands is assumed at 6 units per acre, and the maximum presumptive set-aside is 20 percent. Accordingly, the properties can be developed with a total of 310 units, resulting in a realistic development potential (RDP) of 53 units.

Watchung Borough's Unmet Affordable Housing Need is the pre-credited affordable housing obligation minus credits of affordable units. Watchung Borough is still required to provide a development strategy that would meet its Unmet Affordable Housing Needs.

Appendix

Vacant Land Inventory List

Block	Lot	Address	Owner	Zoning	Constraint Description	Total Acres	Constrained Acres	Buildable Acres	Notes	Include in RDP
101	1	816 Mountain Blvd	Sipos, Steven A	R-R		0.10	0.00	0.10	Part of Developed Property in Warren Twp	No
101	2		Sipos, Steven A	R-R		0.28	0.00	0.28	Part of Developed Property in Warren Twp	No
101	3	800 Mountain Blvd	JCPL C/O Fe Serv Tax Dept	R-R		0.21	0.00	0.21	Public Utility	No
101	4	1 Helen Street	Lyons, Steven B.	R-R		0.18	0.00	0.18	Part of Developed Property in Warren Twp	No
102	7	5 Mountain Court	Willett, Robert L & Laura Rees	R-R		0.31	0.00	0.31	Part of Developed Property in Warren Twp	No
102	8	6 Mountain Court	Schultz Jr, William & Mercedes	R-R		0.74	0.00	0.74	Part of Developed Property in Warren Twp	No
301	3	225 Sunlit Drive	Cronheim, Marion Z	R-R		0.01	0.00	0.01	Part of Developed Property in Warren Twp	No
301	22, 23	Mountain Blvd	Twin Brooks Country Club L P	R-R	Wetlands, Riparian	1.25	0.25	1.00	Potential Development	Yes
301	24, 28.02, 28.03	Mountain Blvd	Twin Brooks Country Club	R-R	Wetlands, SFHA, Steep Slopes	3.76	1.88	1.89	Potential Development	Yes
301	28.05		Twin Brooks Country Club L P	R-R	Wetlands, SFHA, Riparian	0.65	0.65	0.00	Undevelopable due to environmental constraints	No
301	28.06		Twin Brooks Country Club L P	R-R	Wetlands, SFHA, Riparian	0.60	0.60	0.00	Undevelopable due to environmental constraints	No
301	28.07		Twin Brooks Country Club L P	R-R	Wetlands, SFHA, Riparian	0.61	0.61	0.00	Undevelopable due to environmental constraints	No
301	28.08		Twin Brooks Country Club L P	R-R	Wetlands, SFHA, Riparian	0.62	0.62	0.00	Undevelopable due to environmental constraints	No
301	28.09		Twin Brooks Country Club L P	R-R	Wetlands, SFHA, Riparian	0.58	0.57	0.01	Undevelopable due to environmental constraints	No
301	31	708 Mountain Blvd	Watchung Associates, L.L.C.	B-A		3.48	0.00	3.48	Approved Inclusionary Development	Yes
302	10	24 Sunlit Drive	Schaefer, John F & Teresa	R-R	Wetlands, SFHA, Steep Slopes, Riparian	1.31	1.31	0.00	Undevelopable due to environmental constraints	No
302	24	234 Sunlit Drive	Simon, Jeffrey	R-R	Wetlands, SFHA, Riparian	0.02	0.02	0.00	Part of Developed Property in Warren Twp	No

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Block	Lot	Address	Owner	Zoning	Constraint Description	Total Acres	Constrained Acres	Buildable Acres	Notes	Include in RDP
302	28.01		Twin Brooks Country Club L P	R-R	Wetlands, SFHA, Riparian	0.11	0.11	0.00	Undevelopable due to environmental constraints	No
403	11.05	9 Kappelmann Drive	Kenneth F. Kunzman, Trustee	R-R		0.40	0.00	0.40	Part of Developed Property in Green Brook	No
1102	1	285 Anderson Rd	Bilenker, Michael E. & Sharyn S.	R-R	Steep Slopes	1.56	0.66	0.90	Potential Development	Yes
1102	8	111 Stanie Brae Drive	Lackland, David J. & Jennifer	R-R	Steep Slopes	1.68	0.17	1.51	Potential Development	Yes
1102	10	6 Deer Run	Sisto, John M & Elizabeth	R-R	Steep Slopes	1.24	0.00	1.24	Included in Prior Round RDP	No
1102	13	16 Deer Run	Neaman, Ira & Judith	R-R	Steep Slopes	0.89	0.09	0.80	Part of Developed Property in Green Brook	No
1301	1	28 Deer Run	Neaman, Ira & Judith	R-R		0.30	0	0.30	Part of Developed Property in Green Brook	No
1301	2	36 Deer Run	Taglietti, Marco & Paola	R-R		0.06	0	0.06	Part of Developed Property in Green Brook	No
1301	3	46 Deer Run	Ackerman, Don	R-R		0.07	0	0.07	Part of Developed Property in Green Brook	No
1301	4	58 Deer Run	Ring, George & Dorothy	R-R		0.07	0	0.07	Part of Developed Property in Green Brook	No
1301	5	70 Deer Run	Schroppe, J T & A M Trustees	R-R		0.08	0	0.08	Part of Developed Property in Green Brook	No
1301	6	82 Deer Run	Ferreira, Mario & Maria	R-R		0.08	0	0.08	Part of Developed Property in Green Brook	No
1301	7	94 Deer Run	Clarke, James G	R-R		0.07	0	0.07	Part of Developed Property in Green Brook	No
1301	8	100 Deer Run	Holder, Janus	R-R		0.11	0	0.11	Part of Developed Property in Green Brook	No
1301	9	120 Deer Run	Mc Lenithan, Gordon J & Doris	R-R		0.06	0	0.06	Part of Developed Property in Green Brook	No
1601	11.02	13 Cain Circle	Lanman, Michael P. & Barbara	R-R		0.04	0	0.04	Part of Developed Property in Green Brook	No
1603	16	45 Winter Lane	Rajiyah Family Limited Partnership	R-R		1.40	0	1.40	Potential Infill Development	No
1604	17.01		Borough of Watchung	B-A	Wetlands, Riparian	0.38	0.33	0.05	Undevelopable due to irregular shape and environmental constraints	No
1604	19		Borough of Watchung	B-A	Wetlands, Riparian	0.10	0.10	0.00	Undevelopable due to irregular shape and environmental constraints	No

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Block	Lot	Address	Owner	Zoning	Constraint Description	Total Acres	Constrained Acres	Buildable Acres	Notes	Include in RDP
1801	1.01	Washington Drive	Borough of Watchung	R-B	Wetlands	0.05	0.01	0.04	Undevelopable due to irregular shape and environmental constraints	No
2803	7.04	12 Glen View Drive	Mang, Ella J	R-R	Steep Slopes	0.79	0.79	0.00	Part of Developed Property in Warren Twp	No
2803	7.05	10 Glen View Drive	Fox, Danielle	R-R	Steep Slopes	0.93	0.93	0.00	Part of Developed Property in Warren Twp	No
2804	5	9 Glen View Drive	Luo, Shih John & Hu, Chiachi Angela	R-R		0.08	0	0.08	Part of Developed Property in Warren Twp	No
4001	6.01	17 Falls View	Jelmert, Cynthia Lee & Trevor A.	R-A	Steep Slopes	0.62	0.15	0.47	Potential Infill Development	No
4001	6.04	23 Falls View	Whitting, Philip C & Dorothy F	R-A	Steep Slopes	0.56	0.29	0.27	Potential Infill Development	No
4003	5.01	175 Park Place	Anisko, Joseph & Eugenia	R-R	Steep Slopes	1.41	1.30	0.11	Existing Flag Lot. Potential Infill Development.	No
4101	1	High Oaks Drive	Segerson, James P	R-R		0.21	0	0.21	Part of Developed Property in Warren Twp	No
4102	13	94 Old Smalleytown Road	Masch, Victor & Marina	R-R		0.30	0	0.30	Part of Developed Property in Warren Twp	No
4303	1	115 Crestwood Drive	Sit, Cho-Wei & Helena	R-R	Steep Slopes	0.48	0.18	0.30	Part of Developed Property in Warren Twp	No
4303	12	336 Hillcrest Road	Cahoon, Samuel C & Julia	R-R		0.24	0	0.24	Part of Developed Property in Warren Twp	No
4308	1.01	20 Sunbright Road	Popik, Jean J	R-R	Riparian	1.17	0.07	1.10	Included in Prior Round RDP	No
4309	8	106 Old Somerset Road	Reilly George / Mahlstedt Donna	R-R	Steep Slopes	0.85	0.85	0.00	Undevelopable due to environmental constraints	No
4402	4	65 Gallowae	Badin, Zahia	R-M-L IV	Steep Slopes	0.93	0.87	0.06	Undevelopable due to environmental constraints	No
4601	2	Somerset Street	Colson, Andrew E & Maribel	R-R	Water, SFHA, Steep Slopes, Riparian	1.11	1.11	0.00	Undevelopable due to environmental constraints	No
4801	1	Johnston Drive	Valley Nat Bank Property Mgmt Dept	B-A	SFHA	0.03	0.00	0.03	Part of Development in North Plainfield	No
4901	5	430 Watchung Avenue	Koza, Joseph & Julia	R-B		0.03	0	0.03	Part of Development in North Plainfield	No
4901	6	72 Johnston Drive	Unknown	R-B		0.09	0.00	0.09	Undevelopable due to irregular shape	No
5001	1	92 Johnston Drive	Orrico, Russell A & Anna Marie	R-B		0.05	0.00	0.05	Part of Development in North Plainfield	No
5001	2	105 Johnston Drive Ext	Craig, Alicyn B	R-B		0.05	0.00	0.05	Part of Development in North Plainfield	No

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Block	Lot	Address	Owner	Zoning	Constraint Description	Total Acres	Constrained Acres	Buildable Acres	Notes	Include in RDP
5001	3	109 Johnston Drive Ext	Taliwag Realty, LLC	R-B	Steep Slopes	0.06	0.00	0.06	Part of Development in North Plainfield	No
5001	4	113 Johnston Drive Ext	Arpaia, Giovanni & Philomena	R-B	Steep Slopes	0.08	0.02	0.06	Part of Development in North Plainfield	No
5002	1	140 Johnston Drive Ext	Mossuto Gerrard / Tomcyk Stacie	R-B		0.03	0.00	0.03	Part of Development in North Plainfield	No
5002	2	148 Johnston Drive Ext	Simcik, Stanislav	R-B		0.09	0.00	0.09	Part of Development in North Plainfield	No
5402	1	8 West Drive	Ndungu, James M	R-R		0.44	0.00	0.44	Part of Development in North Plainfield	No
5402	2	20 West Drive	Home Properties No Plainfield LLC	R-R		0.23	0.00	0.23	Part of Development in North Plainfield	No
5402	10	448 Johnston Drive	Long, Henry	R-R	Steep Slopes	1.67	1.67	0.00	Undevelopable due to environmental constraints	No
5601	1	28 East Drive	Regency Village C/O C & R Realty	R-M-L I		0.16	0.00	0.16	Part of Development in North Plainfield	No
5701	6.01	Route 22	Borough of Watchung	H-D	Steep Slopes	6.86	5.61	1.25	East Drive 100% Affordable Site	Yes
5801	3	Route 22	Watchung VF LLC	L-I	Wetlands, Steep Slopes	3.19	2.74	0.45	Undevelopable due to environmental constraints	No
5901	3	Route 22	Watchung VF LLC	L-I	Wetlands, Steep Slopes	11.30	7.82	3.48	Undevelopable due to limited access and environmental constraints	No
6001	3	Route 22	Watchung VF LLC	L-I	Wetlands, Steep Slopes	5.15	3.68	1.47	Undevelopable due to limited access and environmental constraints	No
6401	1.02	908 Johnston Drive	Watchung VF LLC	R-R	Steep Slopes	6.78	6.21	0.57	Undevelopable due to limited access and environmental constraints	No
6402	2.03	Route 22	Watchung VF LLC	L-I	Wetlands, Steep Slopes	1.19	0.85	0.34	Undevelopable due to limited access and environmental constraints	No
6402	2.04	Route 22	Watchung VF LLC	L-I	Wetlands, Steep Slopes	2.60	1.77	0.83	Undevelopable due to limited access and environmental constraints	No
6402	13	1040 Johnston Drive	Long Henry M C/O Audio 22	R-R	Steep Slopes	1.54	1.54	0.00	Undevelopable due to limited access and environmental constraints	No
6404	2.03	Route 22	Levin Properties LP	R-R	Steep Slopes	3.41	2.80	0.61	Buffer to Blue Star shopping center	No

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Block	Lot	Address	Owner	Zoning	Constraint Description	Total Acres	Constrained Acres	Buildable Acres	Notes	Include in RDP
6906	8	845 Johnston Drive	Engelman, Charles H & Lorraine	R-R	Steep Slopes	1.33	1.27	0.06	Undevelopable due to environmental constraints	No
6906	9.01	825 Johnston Drive	Koch, Steven M.	R-R	Steep Slopes	1.47	1.12	0.35	Undevelopable due to environmental constraints	No
6906	13.01	35 Devonshire Lane	Connell, Toni	R-R	Steep Slopes	2.67	0.29	2.38	Included in Prior Round RDP	No
6909	18		De Vito, Vincent P & Valerie	R-R	Steep Slopes, Riparian	2.43	0.98	1.45	Undevelopable due to limited access and environmental constraints	No
7001	2	40 Cardinal Drive	Dughi, Robert C & Maura S	R-R		0.86	0.00	0.86	Tennis court for adjacent residential property	No
7001	5	67 Price Drive	Fechtner, Dr J L & Sondra	R-R	Steep Slopes	1.50	0.10	1.40	Potential Development	Yes
7008	1.03	1041 Plainfield Avenue	Connell Rice & Sugar Co Inc	R-R	SFHA, Riparian	1.19	1.10	0.09	Limited access	No
7008	2	Plainfield Avenue	Lakatos, Peter & Shirley	R-R	SFHA, Riparian	0.59	0.52	0.07	Limited access	No
7008	3	Plainfield Avenue	Aulisio, Constantine T & Concetta	R-R	SFHA, Steep Slopes, Riparian	0.63	0.55	0.08	Limited access	No
7008	4	Plainfield Avenue	Connell Rice & Sugar Co Inc	R-R	SFHA, Steep Slopes, Riparian	0.49	0.48	0.01	Limited access	No
7008	31.03	14 Drift Road	Santiago, Hermes O & Maria I	R-R		0.52	0.00	0.52	Limited access	No
7009	4.01	205 Parlin Lane	Benigno, Louise A Trust	R-R		1.59	0.00	1.59	Potential Development	Yes
7010	1	Drift Road	Albert, Henry F & Maria E	R-R		0.02	0.00	0.02	Inaccessible	No
7010	2	Drift Road	Berlant, Robert D C/O Assoc. Realty	R-R	SFHA, Riparian	2.11	0.68	1.43	Inaccessible	No
7010	3	Drift Road	Berlant, Robert D	R-R		0.59	0.00	0.59	Inaccessible	No
7010	4.01	Drift Road	Beckerman, Jeffrey Scott	R-R	SFHA, Riparian	2.44	2.04	0.40	Inaccessible	No
7010	4.02	Drift Road	Beckerman, Jeffrey Scott	R-R	SFHA, Riparian	2.79	0.53	2.26	Inaccessible	No
7012	2	Plainfield Avenue	Borough of Watchung	R-R	SFHA	1.17	0.41	0.76	Undevelopable due to irregular shape and environmental constraints	No
7402 7403	19.01, 19.02, 5, 10	Bonnie Burn Rd	Karka Investments Inc, Phillips Properties, (BNE Real Estate Group-Contract Purchaser)	R-M-L II	Wetlands	41.03	11.60	29.43	Potential Development	Yes
7403	17	1353 Johnston Drive	Giava, John S	R-R	Steep Slopes	1.35	0.02	1.33	Included in Prior Round RDP	No

Borough of Watchung

Block	Lot	Address	Owner	Zoning	Constraint Description	Total Acres	Constrained Acres	Buildable Acres	Notes	Include in RDP
7403	18	Johnston Drive	Weldon Materials Inc	R-R	Steep Slopes	1.46	0.28	1.18	Included in Prior Round RDP	No
7501	1	Valley Road	Connell Company	R-R	Wetlands, SFHA, Steep Slopes	14.18	14.18	0.00	Undevelopable due to environmental constraints	No
7501	2	1085 Valley Road	The Connell Company	R-R	Wetlands	0.88	0.88	0.00	Undevelopable due to environmental constraints	No
7501	3	1125 Valley Road	Connell Rice & Sugar Co Inc	R-R	Wetlands, SFHA, Steep Slopes	3.05	2.58	0.47	Undevelopable due to environmental constraints	No
7501	4	1201 Valley Road	Connell Corporate Center I LLC	R-R	Wetlands, SFHA, Steep Slopes	1.35	0.96	0.39	Undevelopable due to environmental constraints	No
7501	5	1201 Valley Road	Connell Corporate Center I LLC	R-R	Wetlands, SFHA, Steep Slopes	2.96	1.23	1.73	Undevelopable due to irregular shape and environmental constraints	No
7501	7	Valley Road	50 Connell Corporate Center LLC	R-R	Wetlands, SFHA	2.72	2.61	0.11	Undevelopable due to irregular shape and environmental constraints	No
7502	1	Valley Road	Connell Company	R-R		0.56	0.00	0.56	Potential Infill Development	No
7601	3		Weldon Materials Inc	L-I		1.04	0.00	1.04	Quarry	No
7601	4	New Providence Road	Weldon Materials Inc	L-I	Steep Slopes	24.88	19.03	5.85	Quarry	No
7601	5	New Providence Road	Weldon Materials Inc	L-I	SFHA, Steep Slopes	63.51	20.99	42.52	Quarry	No
7601	6	154 Bonnie Burn Road	Seven Acres Land Corp	R-R	Steep Slopes, Wetlands	6.88	2.19	4.69	Quarry	No
7601	7		Weldon Materials Inc	B-A	Wetlands	0.77	0.76	0.01	Quarry	No
7601	8	264 Bonnie Burn Road	Weldon Materials Inc	B-A	Wetlands Steep Slopes	2.98	0.94	2.04	Quarry	No
7601	9.01	Bonnie Burn Road	Weldon Materials Inc	L-I	Steep Slopes	6.89	0.07	6.82	Quarry	No
7601	10	230 Bonnie Burn Road	Weldon Materials Inc	B-A		2.48	0.00	2.48	Quarry	No
7601	11		Weldon Materials Inc	B-A		1.16	0.00	1.16	Quarry	No
7601	12.01		Weldon Materials Inc	R-R		0.85	0.00	0.85	Quarry	No
7601	12.02	334 Bonnie Burn Road	Weldon Materials Inc	L-I		2.37	0.00	2.37	Quarry	No
7601	14		Weldon Materials Inc	R-R		0.91	0.00	0.91	Quarry	No
7601	15	368 Bonnie Burn Road	Weldon Materials Inc	R-R	Steep Slopes	0.60	0.19	0.41	Quarry	No
7601	17		Weldon Materials Inc	R-R		0.49	0.00	0.49	Quarry	No
7601	18		Weldon Materials Inc	R-R	Steep Slopes	1.37	0.45	0.92	Quarry	No
7601	19	1060 Valley Road	Weldon Materials Inc	L-I	Steep Slopes	1.11	0.29	0.82	Quarry	No
7601	20	Valley Road	Weldon Materials Inc	L-I	Steep Slopes	44.71	15.48	29.23	Quarry	No
7601	21		Weldon Materials Inc	R-R	Steep Slopes	1.65	0.92	0.73	Quarry	No

Borough of Watchung

Block	Lot	Address	Owner	Zoning	Constraint Description	Total Acres	Constrained Acres	Buildable Acres	Notes	Include in RDP
7601	22	1246 Valley Road	Weldon Materials Inc	L-I	Steep Slopes	0.50	0.03	0.47	Quarry	No
7601	23		Weldon Materials Inc	R-R	Steep Slopes	1.26	0.56	0.70	Quarry	No
7601	24.01		Weldon Materials Inc	L-I	Steep Slopes	2.28	0.48	1.80	Quarry	No
7601	24.02		Weldon Materials Inc	L-I		0.59		0.59	Quarry	No
7601	25	Valley Road Ext	Weldon Materials Inc	R-R	Steep Slopes, Riparian	6.65	2.06	4.59	Quarry	No
7601	26	Valley Road Ext	Weldon Materials Inc	L-I	Steep Slopes	4.73	0.84	3.89	Quarry	No
7601	27	1308 Valley Road Ext	Weldon Materials Inc	L-I	Steep Slopes, Riparian	9.25	1.05	8.20	Quarry	No
7601	28	New Providence Road	Weldon Materials Inc	L-I	Water, SFHA, Steep Slopes, Riparian	12.64	9.62	3.02	Quarry	No
7601	29	New Providence Road	Weldon Materials Inc	L-I	Steep Slopes, Riparian	0.52	0.50	0.02	Quarry	No
7801	1	100 Union Avenue	100 Union Avenue Holdings LLC	L-I	Water, Wetlands, SFHA, Riparian as per 2009 Site Plan	2.19	1.79	0.40	Potential Infill Development	No
7801	2	64 New Providence Road	Weldon Materials Inc	L-I	Steep Slopes, Riparian	0.32	0.02	0.30	Quarry	No
7801	3	80 New Providence Road	Weldon Materials, Inc.	L-I	Steep Slopes, Riparian	0.21	0.09	0.12	Quarry	No
7801	4	New Providence Road	Weldon Materials Inc	L-I	Water, SFHA, Riparian	1.71	1.36	0.35	Quarry	No
7801	5	New Providence Road	Weldon Materials Inc	L-I	SFHA, Riparian	1.66	0.63	1.03	Quarry	No
7801	6	New Providence Road	Weldon Materials Inc	L-I	Water, SFHA, Riparian	0.56	0.31	0.25	Quarry	No
7801	7	New Providence Road	Cey Inc Acctpay Dept 10 16 41	L-I	Water, SFHA, Riparian	1.83	1.35	0.48	Undevelopable due to irregular shape and environmental constraints	No
7801	8	New Providence Road	Cey Inc Acc Pay Dept 10 16 41	L-I	Water, SFHA, Steep Slopes, Riparian	0.57	0.36	0.21	Undevelopable due to irregular shape and environmental constraints	No

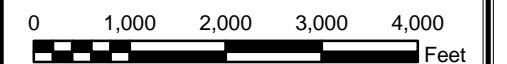
LEGEND

- Water Bodies
- Riparian Zone 150' Buffer
- FEMA Special Flood Hazard Area
- Wetlands w/ 50' Buffer
- Wetlands w/ 150' Buffer
- Steep Slopes (Greater than 15%)

ENVIRONMENTAL CONSTRAINTS

BOROUGH OF WATCHUNG

SOMERSET COUNTY
NEW JERSEY



This map was developed using NJDEP and County GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



April 2018

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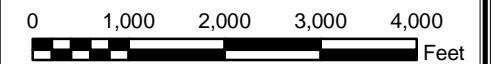
LEGEND

- Environmental Constraints
- Land Use**
 - Residential
 - Apartment
 - Commercial
 - Industrial
 - Farmland
 - Vacant
 - Preserved Open Space
 - Public Land (Vacant)
 - Public Facility
 - School
 - Church
 - Cemetery
 - Quarry
 - Other Exempt
 - Utility Right-of-Way

EXISTING LAND USE

BOROUGH OF WATCHUNG

SOMERSET COUNTY
NEW JERSEY

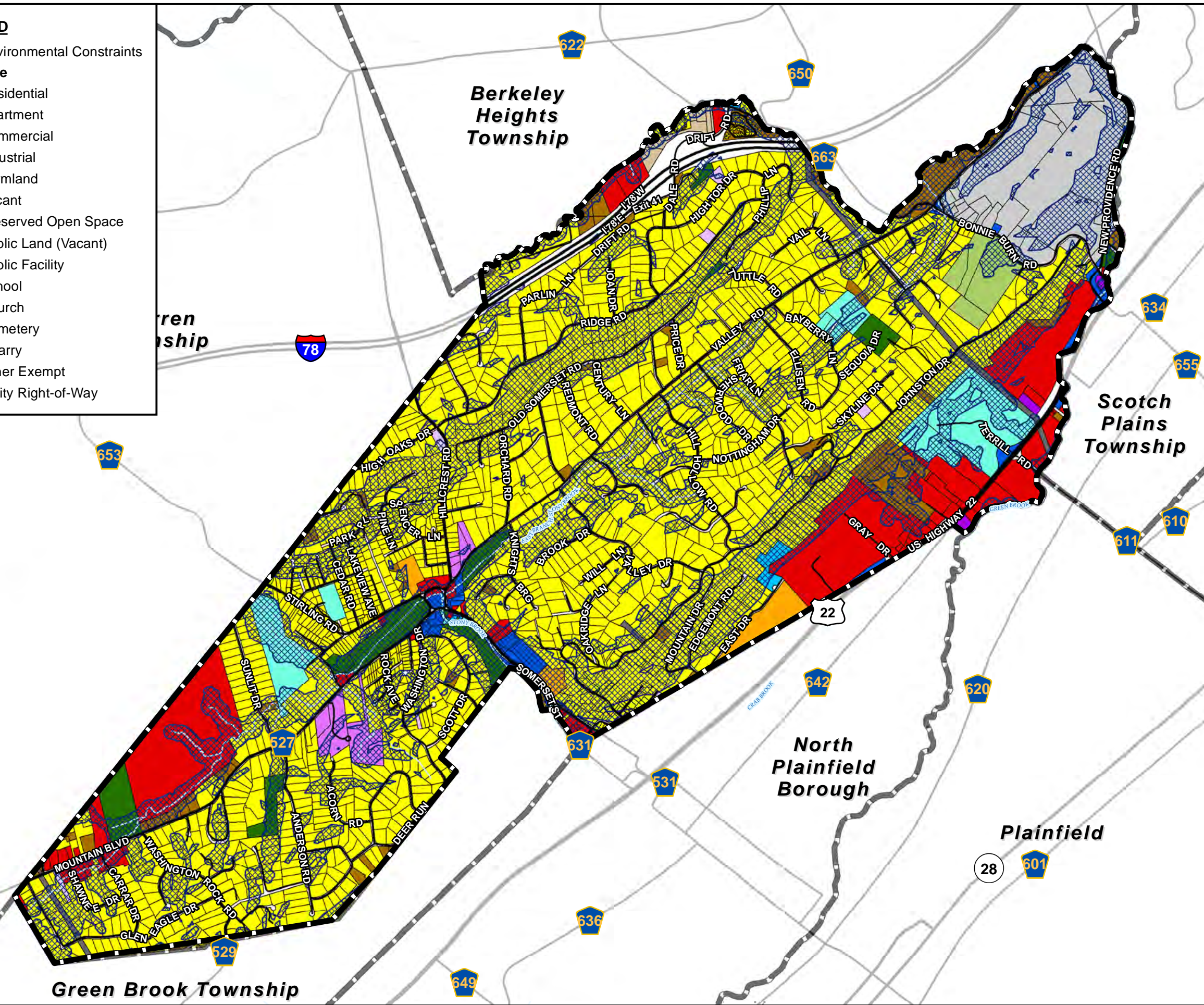


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April 2018

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LEGEND


 Environmental Constraints


Vacant Land Inventory

Developable


 Potential Development included in Third Round RDP


 Potential Development included in Prior Round RDP

 Potential Infill Development

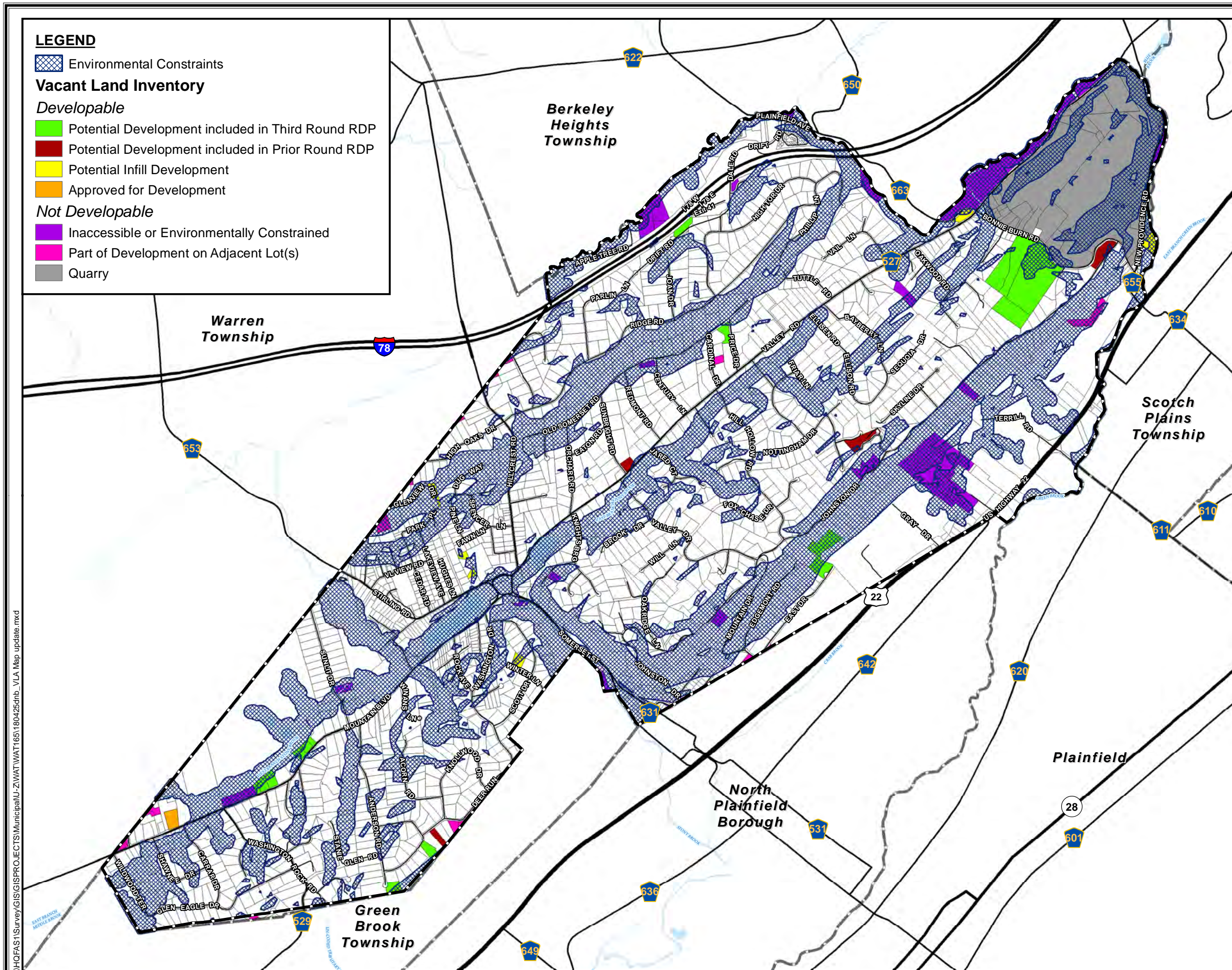
 Approved for Development

Not Developable

 Inaccessible or Environmentally Constrained

 Part of Development on Adjacent Lot(s)

 Quarry



VACANT LANDS

BOROUGH OF WATCHUNG

SOMERSET COUNTY
NEW JERSEY



0 1,000 2,000 3,000 4,000
Feet

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April 2018