

**REPORT OF THE RURAL POLICY  
TECHNICAL ADVISORY COMMITTEE**

**SUBMITTED TO THE OFFICE OF STATE PLANNING**

**JULY 1988**

**Committee Members**

David Moore  
NJ Conservation Foundation

Frank Banisch  
Banisch Associates

Hermia Lechner  
Mayor/City of Clinton

Budd Chavooshian  
Cook College

Gary Mount  
Terhune Orchards

Robert Tuschak  
Colfax Companies

**Staff Facilitator**

Hilda J. Blanco

The Rural Policy Technical Advisory Committee met five times on April 6, April 13, April 22, May 6, May 16, and June 28, 1988. The following report presents a summary of the committee's discussions.

The Committee endorses the centers strategy contained in the Draft Preliminary State Plan. This strategy, calling for concentrated development into mixed use centers of different scales and character, is an exciting concept for New Jersey. We believe it has great potential for accommodating a major portion of the population projected for the State for the next twenty-five years with minimum conversion of rural lands and minimum degradation of natural resources. The Committee's concern with the strategy's successful implementation was the focus of its deliberations. This report outlines the major concerns of the Committee and presents recommendations for revisions of the Draft Preliminary State Plan. The report is organized into 5 parts which correspond to the major concerns identified by the Committee. These are:

- \* The need for more detailed development of the centers strategy;

- \* Issues the Plan must address to achieve the centers strategy;

- \* The need for densities in the rural areas to be established through multiple criteria based on resource protection;

- \* The need for Tier 5 to be revised to support the centers strategy;

- \* The need to address the infrastructure needs of new centers.

#### A. THE NEED FOR MORE DETAILED DEVELOPMENT OF THE CENTERS STRATEGY

The Committee strongly supports the centers strategy in the Draft Preliminary State Plan. The Committee believes that this strategy is a most appealing concept in the State Plan. This strategy has a number of features that need to be better articulated in the Plan, among them:

Its Potential for Accommodating Growth. These centers, to include corridor centers, towns, villages/ and hamlets, could accommodate a large portion of the total population projected for the State for the year 2010. A preliminary calculation prepared by one of the members of the Committee indicates that nearly 900,000 people could be accommodated through the development of a number of Corridor Centers and villages, and through additions to existing towns. (See attachment A for details of the calculation.) Thus the centers strategy in the rural or limited growth areas could ensure these areas a share of the projected growth in the State. At the same time, this strategy can also facilitate the protection of agricultural areas, and of natural resources\*

Its Potential for Providing a Sense of Community. Traditional rural villages and towns possess a community character that is attractive to large segments of the population. They represent settlement patterns that best combine the vitality of urban life and the amenities of rural living. In order to fully convey the attractiveness of these centers, the State Plan needs to identify examples or models for the different scale centers, and specify the range of sizes, the population to be accommodated, densities, intensities of commercial development, and the ideal number and spacing of these centers.

Design as a Crucial element in Creating a Sense of Community. The mix of uses, human scale, pleasant and well-designed public environments, and the provision of community services are features that would facilitate community life in these centers. They are the features that differentiate a village or hamlet from a standard P.U.D. or subdivision. Thus design becomes a crucial component in the development of these new centers into livable communities. A discussion of design elements or of a design process to create these centers should be part of the Plan for these centers. (See attachment B for an example of principles developed for the design of a new village.)

#### B. ISSUES THE PLAN MUST ADDRESS TO ACHIEVE THE CENTERS STRATEGY

In order for this strategy to be implemented, the State Plan must address a number of issues.

The Need to Provide and Coordinate State Incentives and Programs. The State must take a firm and positive position on the critical importance of these centers in providing a diversity of options in community living, as well as in limiting development in rural and environmentally sensitive areas. To implement this strategy, all State incentives, permits, and programs should be coordinated and those municipalities that identify centers should be given high priority for new capital facilities. State programs should include water and sewer grants and programs, highway improvement grants, open space, farmland retention, economic development, and other grants and programs.

The Need for Special Incentives to Counteract Municipal Reluctance. Municipalities are expected to show reluctance to identify new centers. They are likely to use a limited growth designation as an excuse for no growth. Anticipating this response, the State Plan should include, and the State should be prepared to provide a set of incentives for municipalities to overcome their reluctance. These incentives should include top priority for grants, planning grants, technical assistance. State approval of municipal Wastewater Management Plans. In addition, to demonstrate to municipalities the viability and benefits of these centers, models need to be created or identified. In this respect, we believe that the village that Bob Tuschak is developing for Montgomery Township is a model worth study and emulation. (See attachment C for a description of the project and the process used to design it, as well as illustrations.) These models need to be aggressively promoted.

The Need to Provide Technical Assistance and Incentives for the Development Community. Creating new communities or substantially adding to existing ones is a new enterprise. Very few in the development community are interested in building or know how to build new villages, towns, or corridor centers. The State Plan should address this issue. The State needs to institute measures to enable developers to build these new centers, such as technical assistance, training programs, joint ventures, planning grants, and construction loans.

Another concern with respect to the development community that the State Plan should address is the effect that the Plan may have on its size. The policy of concentrating development into centers may result in fewer, though larger projects. It is likely that under this strategy, larger developers would thrive and smaller developers could be put out of business. The concern that the centers strategy could result in a shrinking of the development community could be addressed to a large extent by the inclusion of smaller-scale centers within the strategy, which the Committee identifies as hamlets. Hamlets are conceived as small, primarily residential developments of up to 100 dwelling units. In the case of Corridor Centers, the Plan could respond to this issue by requiring or otherwise assuring that the master developer of a corridor center make lots or parts of the development available to other developers.

The Need to Devise Programs and Incentives for the Farming Community. The farming community must be made part of a cooperative planning process. Mechanisms must be provided in the Plan to provide mitigation for decreases in land values resulting from a limited growth designation. Although some in the committee question the need for wholesale mitigation measures, since there are cases in New Jersey that indicate there is a market for large lots (see attachment D for the description of such a case), the Committee strongly supports Transfer of

Development Rights (TDR) programs at a municipal or county scale. To ensure the success of TDR programs/ the Committee believes that only municipalities that agree to designate a new center(s) or the expansion of existing centers should be allowed to create a TDR system. The Committee has developed three program strategies that respond to concerns in the farming community, and which could be incorporated in the State Plan:

1. Rural Development Cooperatives. The State could establish guidelines and incentives for cooperative enterprises between farmers and developers, with municipal participation, to plan, design, and develop new villages or hamlets in rural areas. Under such arrangements, the issue of equity among land owners would be resolved internally, as in the clustering strategy. The State could provide planning and construction loans and grants to promote such cooperatives.

2. Rural Development Corporations. The State Plan could provide guidelines and incentives for municipalities or counties to form rural development corporations, which can be conceived as a combination of an Urban Development Corporation and of innovative land trusts, such as Martha's Vineyard Land Trust. Under such an arrangement, the political entity, municipality or county would be in charge, since zoning or subdivision authority as well as bonding authority are involved. The Corporation would issue bonds, buy farmland (which would be facilitated by having the right of first refusal), designate areas for centers, resell the rest of the land with deed restrictions, develop concept plans for the centers, sell the center lands to developers with concept plans, thus capturing the added value, which could then be used to repay the bonds. To ensure that developer and other interests are represented during the planning process, the charter for such corporations should include specifications for a community planning and design process that would include representatives from the State, local planning, the developers, an advocate for local residents, and future users of the new center. Documentation to fulfill the requirements for needed permits could be incorporated into this process to enable the fast-tracking of the permitting process for these centers.

3. Rural Enterprise Zones. Modeled on Urban Enterprise Zones, these zones could address the trend in New Jersey towards "boutique" farming (the raising of high value crops, e.g., strawberries, shitake mushrooms, asparagus, figs, or products that do not require extensive acreage to produce) and provide opportunities for farm ownership and operations. The State could purchase such zones, subdivide them for sale or lease, prepare them for agricultural production, and provide assistance in the marketing and distribution of their products. If the markets are assured, these rural enterprise zones could compete with overseas markets in specialty crops. The Committee recommends that such a program be combined with the development and promotion of a network of rural markets throughout the State that would handle both retail and wholesale.

The Need to Resolve the Potential Conflict with the Fair Housing Act. The potential conflict of centers in the limited growth areas with the objectives of the Fair Housing Act needs to be addressed. The Committee recommends that new Corridor Centers, villages and hamlets in the limited growth areas should incorporate innovative methods for meeting housing needs.

C. THE NEED FOR DENSITIES IN THE RURAL AREAS TO BE ESTABLISHED THROUGH MULTIPLE CRITERIA BASED ON RESOURCE PROTECTION

The Committee strongly believes that the density set for a region should relate to the resources in the region, in particular, to the water resources. Since the committee finds no documentation in the Plan that links the 1:20 densities proposed for the limited growth areas to the protection of natural resources, it urges the Commission to develop density recommendations based on a broader set of criteria clearly linked to resource protection.

Among the factors that ought to be included in the set of criteria for the limited growth areas, the Committee suggests that the following be considered:

- a. protection of the origins of the water supply;
- b. the need to replenish the air, through open space and forest lands;
- c. biodiversity, for both ecological and economic reasons;
- d. vistas, to maintain the rural quality of these areas;
- e. the need to clean up after ourselves, i.e., managing wastes;
- f. dual purpose open space/recreation;
- g. the need for service infrastructure (water, sewer, streets) and the impacts of these on the stimulation of unwanted growth;
- h. non-point pollution as a limitation to growth.

In addition, the Committee recommends that the Plan should direct municipalities to prepare their plans and land development regulations based on watershed characteristics. (See attachment E for additional water resources related guidelines.)

D. THE NEED FOR TIER 5 TO BE REVISED TO SUPPORT THE CENTERS STRATEGY

The Committee believes that as presently conceived Tier 5 may be counterproductive to the centers strategy. As currently presented, Tier 5 gives the impression that in the future it is slated to become a Tier 4, a Suburbanizing Area. If the Plan is serious about the desirability of well-defined compact centers, and the preservation of open space around them, it should

consider rethinking Tier 5 in a way that would support this concentration. The Committee suggests that Tier 5 could be reconceptualized as a ring or a polygon around hamlets, villages, towns, or corridor centers, designating these areas for the possible future expansion of these centers. Note that under this scheme, the entire ring or polygon need not be designated as an area for future expansion of the centers. It may be that during cross-acceptance only one fraction of the ring would be designated for future expansion, and the rest would remain in Tier 6 or 7.

#### B. THE NEED TO ADDRESS THE INFRASTRUCTURE NEEDS OF NEW CENTERS

The Committee feels that the Plan should address excessive building and infrastructure requirements, such as road widths to accommodate fire truck turnings, and impervious surface coverings. It was felt that many of these requirements add to the cost of development unnecessarily, and hamper design. It is suggested that after due review, the objectives behind these requirements should be set out clearly and a number of ways of accomplishing these objectives should be identified to provide flexibility in design and avoid unnecessary costs.

The issue of financing the infrastructure for these new centers must also be fully addressed by the Plan. The committee believes that not many developers or municipalities could finance the infrastructure for a center under the present tax system. A major source of funds for financing infrastructure for these centers is needed.

The Committee also focused on the need for septic system management programs to enable rural development to be concentrated. Municipal waste water management should address viable alternative systems, such as treatment plus, lagoons, marsh, irrigation, greywater systems. In addition, the Committee believes that community septic systems have advantages over individual systems, and perhaps should be strongly encouraged for all subdivisions of 25 units or more, or whatever current technology recommends. Although the Committee recognizes that few firms install or manage these systems in New Jersey, these systems are very promising and the State should take steps to further their development and wider use. Among one of their advantages, community systems use the best land within a development parcel for waste disposal, and allow the siting of development on soils with poorer percolation. This increases the ability to develop on marginal soils, leaving the option of preserving the best soils for farmland.

**ATTACHMENTS FOR THE RURAL POLICY**

**TECHNICAL ADVISORY REPORT**

**JULY 1988**



ATTACHMENT A  
Budd Chavooshian's Estimates

Future Possible Population Estimates in Rural Development Areas<sup>2</sup>  
(Villages, Towns, Corridor Centers)

	①	②	③	④	⑤	⑥	⑦	⑧	⑨
Rural Development Areas (RDA)	Est. New Population	Est. Persns./Family	Dwelling Units	Est. D.U.s per acre	Acreage per RDA	Total number of RDA	Total Population (est)	Total DUs (est)	Total Acreage (est)
Villages	25,000 <sup>±</sup>	3	835 <sup>±</sup>	3	280 <sup>±</sup>	200	500,000	167,000	52,000
Towns	an added 4,000 <sup>±</sup>	3	1333 <sup>±</sup>	5	270 <sup>±</sup>	35	140,000	46,500	9,500
Corridor Centers	10,000 <sup>±</sup>	3	3,333 <sup>±</sup>	4	835 <sup>±</sup>	25	250,000	83,300	21,000
							<u>890,000</u>	<u>296,800</u>	<u>82,000</u>

## TEN PRINCIPLES OF VILLAGE GROWTH

### INTRODUCTION

These ten principles of village development are intended to be the guidelines and criteria for the planning and development of "Montgomery Village". The mostly vacant farmland is in the process of becoming a real village, an exciting place for people to live, shop, work, and to enjoy leisure and recreational activities. The village is the "central place" offering a variety of enterprises, opportunities, and activities. The planning of the village starts with certain commitments; first with a vision, then using the "ten principles", the farm as an integral part of village life, followed by the concepts of the "marketplace", and the "garden suburbs". The master plan, which embodies the highest standards of planning, civic design and architecture, should not limit or prescribe the evolution of village life. It should deliberately encourage a variety of "stakeholders" to further define and implement ideals and ideas about village life and activities. The planning and building of the village is based on a process, which involves using the "ten principles" to evaluate every project, or increment of growth.

Where we refer to a "project", we mean any single increment (or organized group of increments) of development, large or small, whether it be a building, a fence or a graphics system.

The village, once begun, should have a life and "will" of its own. It should embody the most positive aspects of small town life; a secure, comfortable environment, where a lot of different people have the opportunity to interact and develop meaningful relationships, friendships; where shopkeepers are known by their first names. In this sense, we want the village to be an "authentic place", not a contrived theatrical re-creation of a past ideal. The concept of "authenticity" is also expressed as "wholeness", which is an essential aspect of all viable institutions in our society. The village should have a true civic quality, in the sense of the Greek "polis" or the renaissance European villages, or the colonial villages of early America. The village should evoke and promote the essential institutions of village life; family and communal activities, recreation and leisure, the marketplace, the shopping street, the small farm, the "fair" and business enterprises.

TEN PRINCIPLES OF VILLAGE GROWTH - criteria applicable to each project in Montgomery Village, and as well to the overall plan.

1. Visionary Quality

Each project should begin with a visionary concept; it must have a creative, noble, sometimes inspirational, innovative quality. This does not exclude the ordinary, but does give new significance to essential commonplace elements. Projects should avoid a purely conventional approach in terms of function, physical organization, relationships, architecture and activity spaces. This visionary aspect must be validated or affirmed by a variety of interest groups or participants in the planning process, in order to be accepted as part of the plan.

2. Incremental Growth

Each project or "segment" should be a part of an incremental growth process, meaning that each entity is a whole with an identity and significance of its own. It is also a "piece", an integral part, of a larger development entity and concept. Each separate project begins to suggest and is linked to the next project. This "organic" approach to growth provides the much needed diversity of village character. There should be an intricate interconnection interweaving and overlapping these pieces, linking the various parts of the whole.

3. Unity - The Order of the Whole

Each project must be related to the whole - the overall vision and concept of the entire village. Each must contribute to its "synergy" and character. Therefore, the village is composed of interrelated and interacting parts which contribute to and enhance the order and richness of the entire village, and compatibility with the natural environment and the countryside.

#### 4. The Making of Positive Urban Spaces

All projects should create and define, or contribute to, positive, coherent, well-shaped, meaningful, visually pleasing, usable urban spaces. In most cases, there are public outdoor places and gardens.

#### 5. Buildings Related to the Plan of the Whole Context

Individual buildings, and their internal layout, must relate directly and integrally to the overall plan, in terms of function, circulation, entry, light, and public spaces, including interrelation of building elements. The style, architectural theme, materials, details, scale of elements, should relate to their immediate context. The elements of the buildings should contribute to a diverse, but specific, thematic character, with a special, architectural theme.

#### 6. Creation of Corridors and Central Places

Central places, at various scales, are essential to an organic sense of wholeness in the community. Central places (or activity centers) are special, essential elements of the village. Corridors are linear circulation spaces which arrive at central places. Corridors and places are the basis for a sense of organization, orientation and hierarchy.

#### 7. Flexibility - Changes Occurring Over Time

Certain buildings, different architectural styles and uses should be perceived as if they occurred over time. There should be built-in flexibility which permits a variety of logical changes over time. There should also be a sense of continuity, which is achieved by each preceding project suggesting and giving reason to succeeding projects.

## 8. Essential Elements

The character of the village is a combination of essential physical and social elements - edges, walls, gateways and entrances, the farm, arcades, plazas and squares, pedestrian streets and pathways, and parks and gardens; public places and the like. The purpose of the essential elements is to reinforce the quality of village life and to contribute to the sense of wholeness of the village. These essential elements or institutions contribute to the sense of both physical and social wholeness. They are essential, because without them, the village would not attain an "authentic" mature, viable character - wholeness.

## 9. A Sense of History

Our roots, history and older institutions should be reflected in the village, especially of the local area and of the traditional agrarian village. This is also expressed in the architecture of the village, influenced by different periods of the past.

## 10. Economic Feasibility

All projects must be economically sound, within the context of the whole. Certain supporting civic projects may be subsidized. Others may be non-revenue producing, or with only an indirect economic benefit, but included because they add to economy and prosperity of the surrounding community, and contribute to the success and activity of the whole village.

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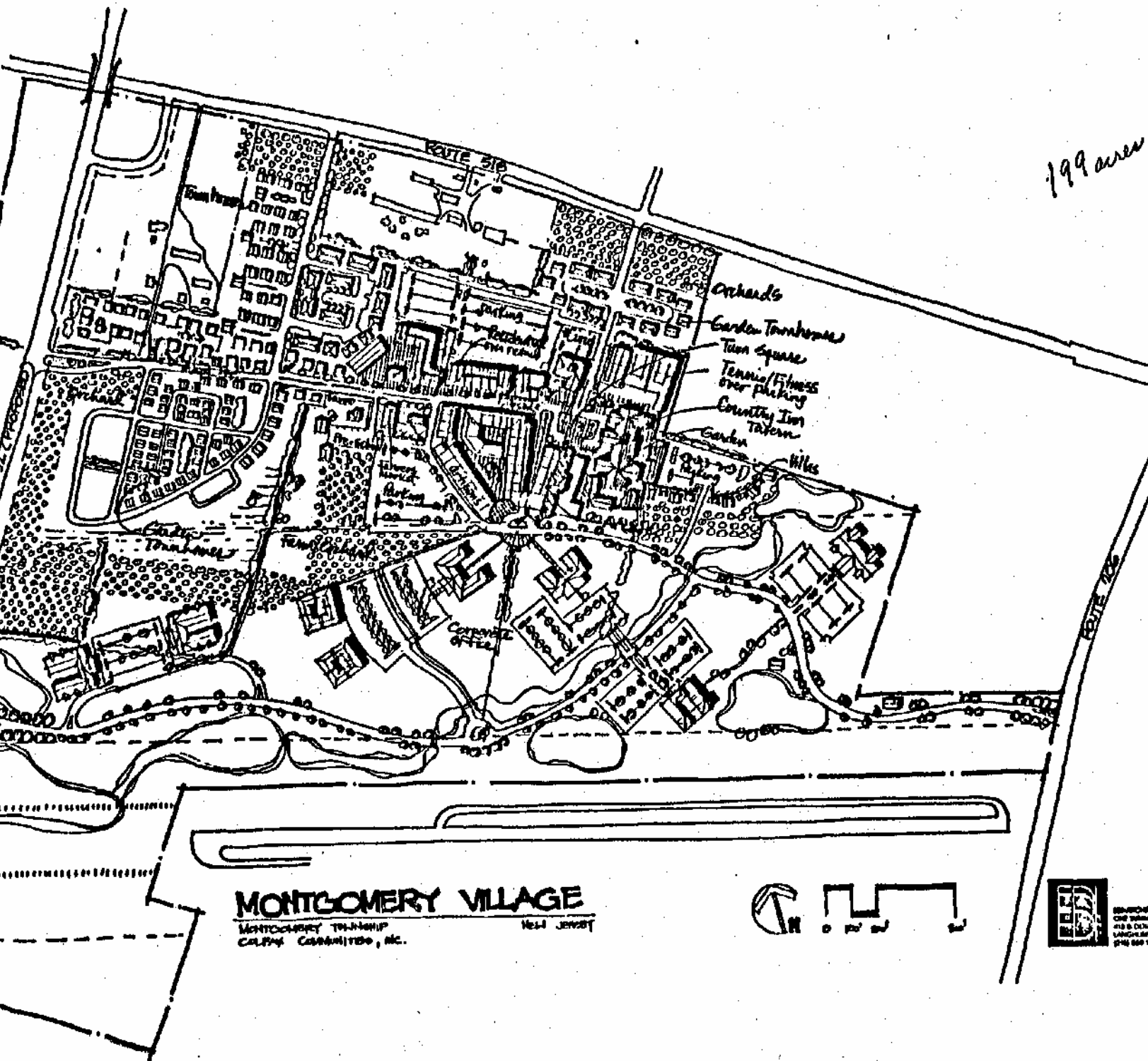
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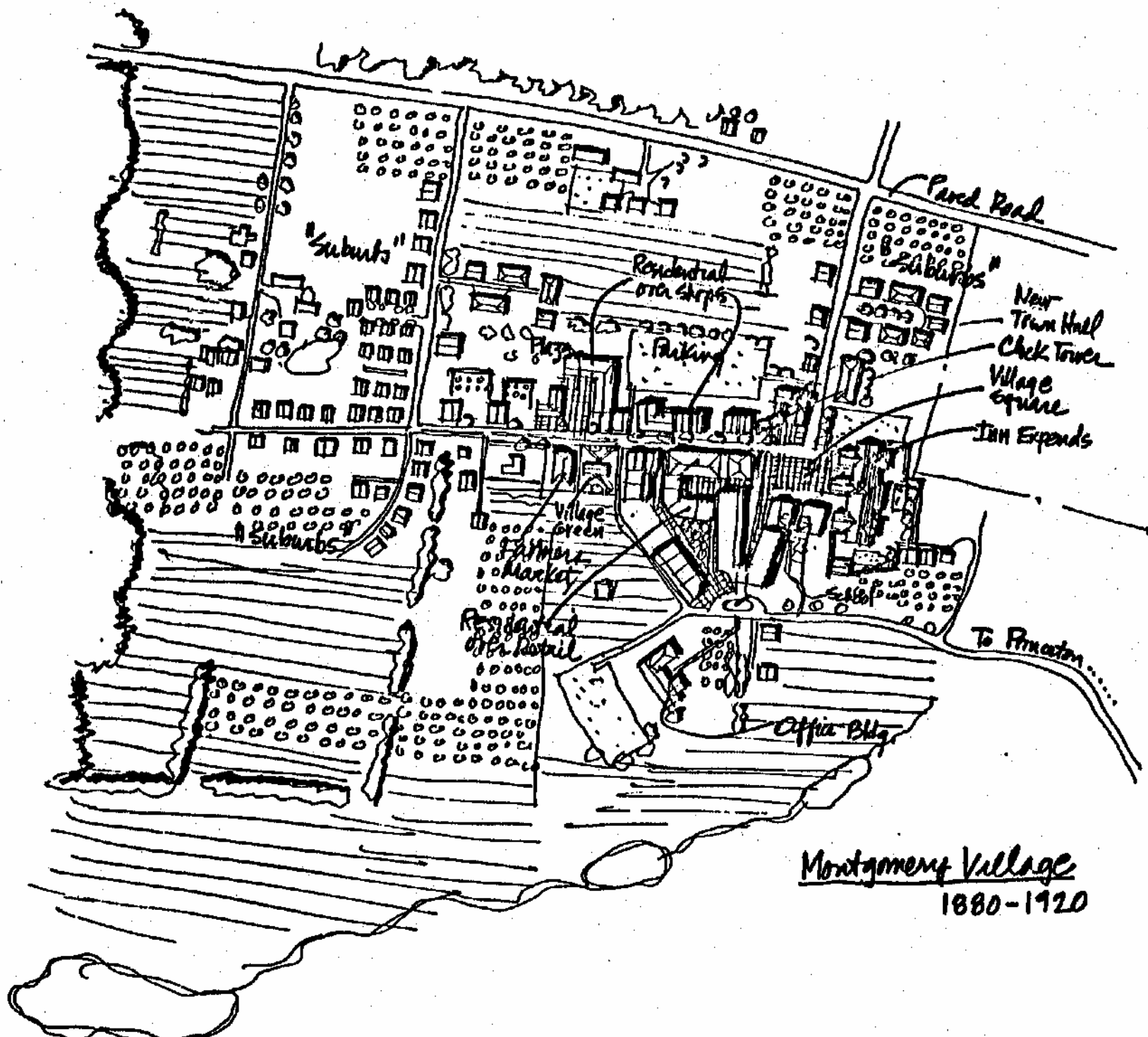
199 acres



**MONTGOMERY VILLAGE**  
 MONTGOMERY TOWNSHIP  
 COLONY COMMITTEE, INC.      NEW JERSEY

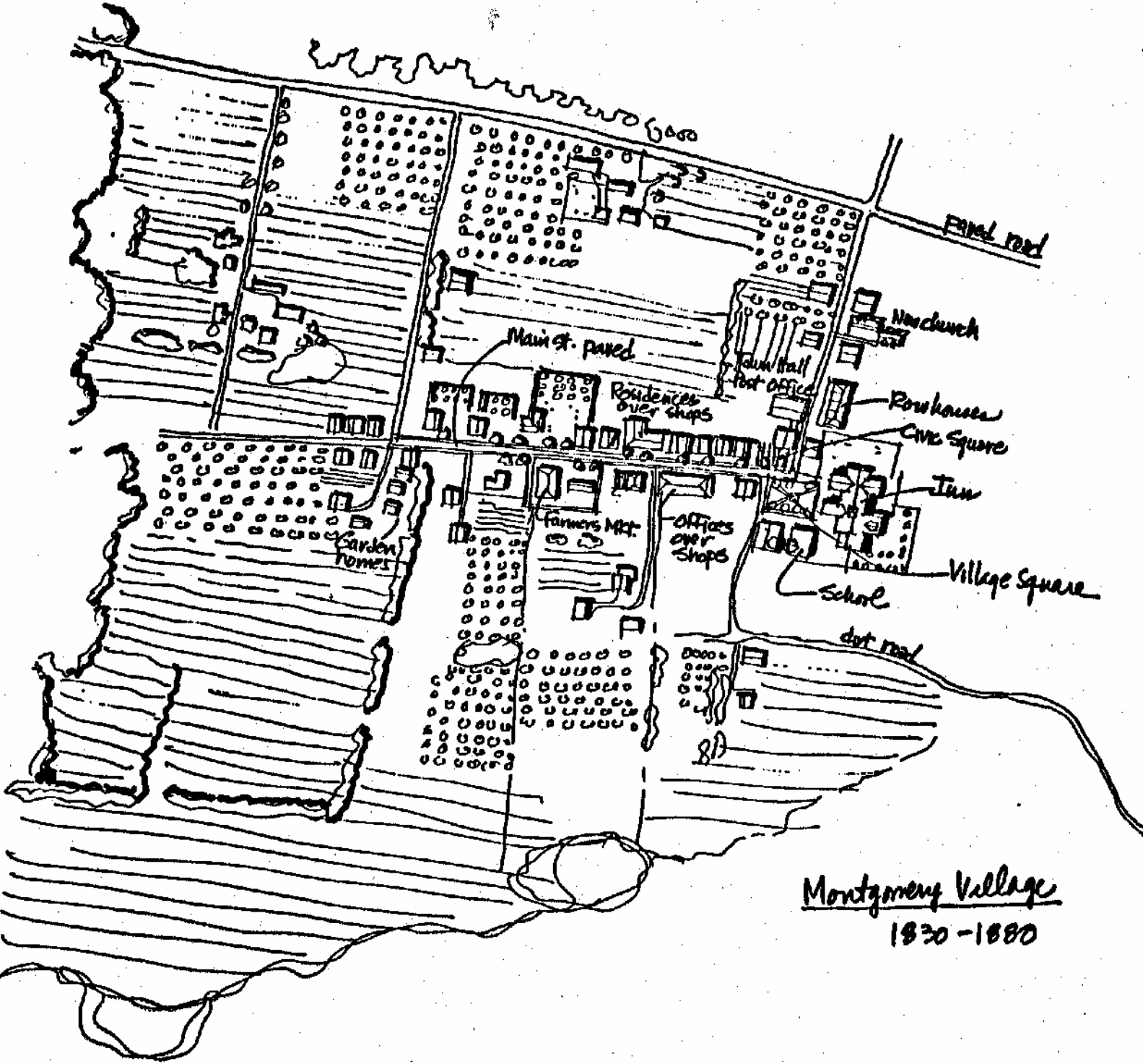


REGISTERED  
 CIVIL ENGINEER  
 412 S. DUNN  
 LANCASTER,  
 PA 17601

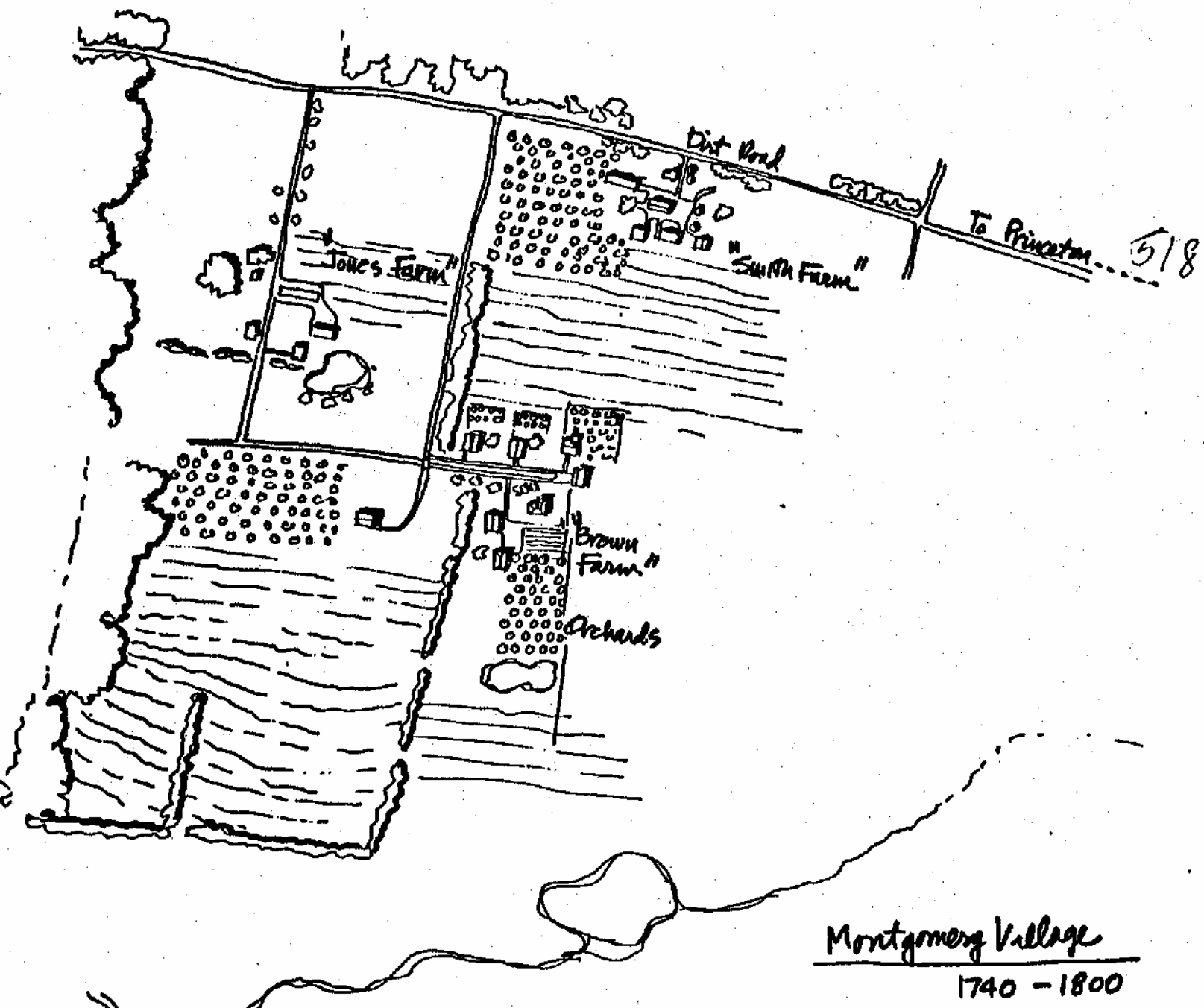


Montgomery Village  
1880-1920



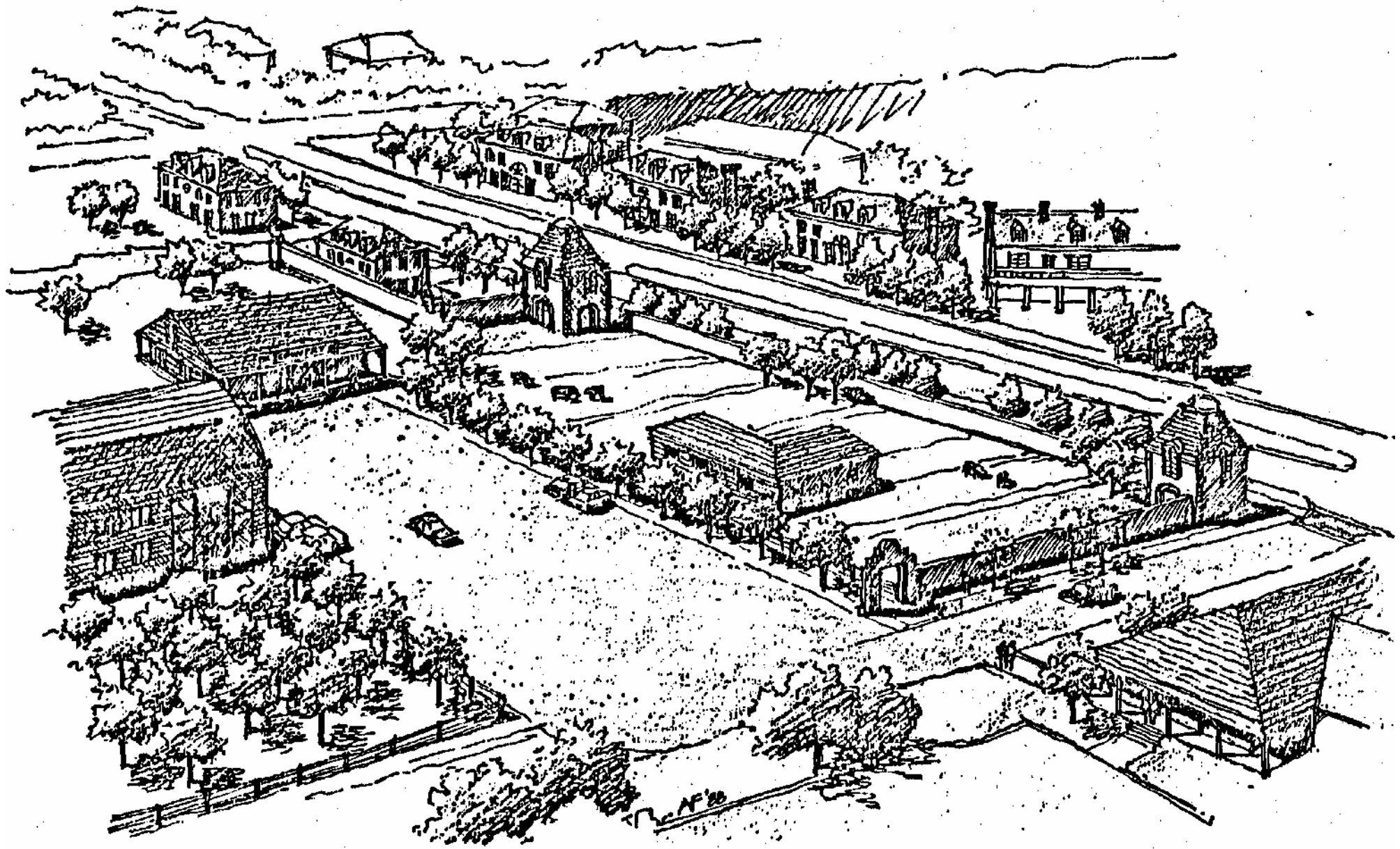


Montgomery Village  
1830-1880

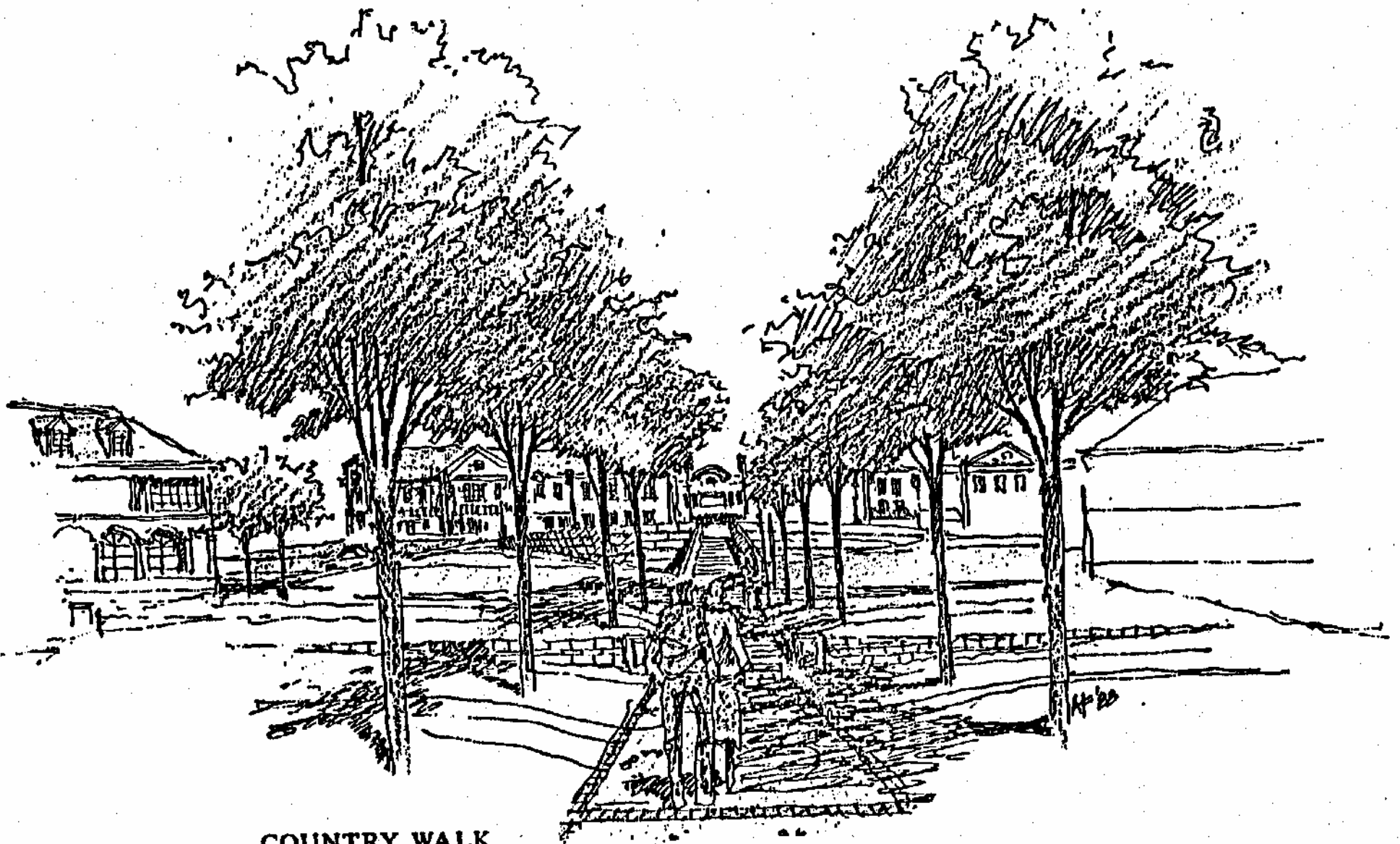


Montgomery Village  
1740 - 1800

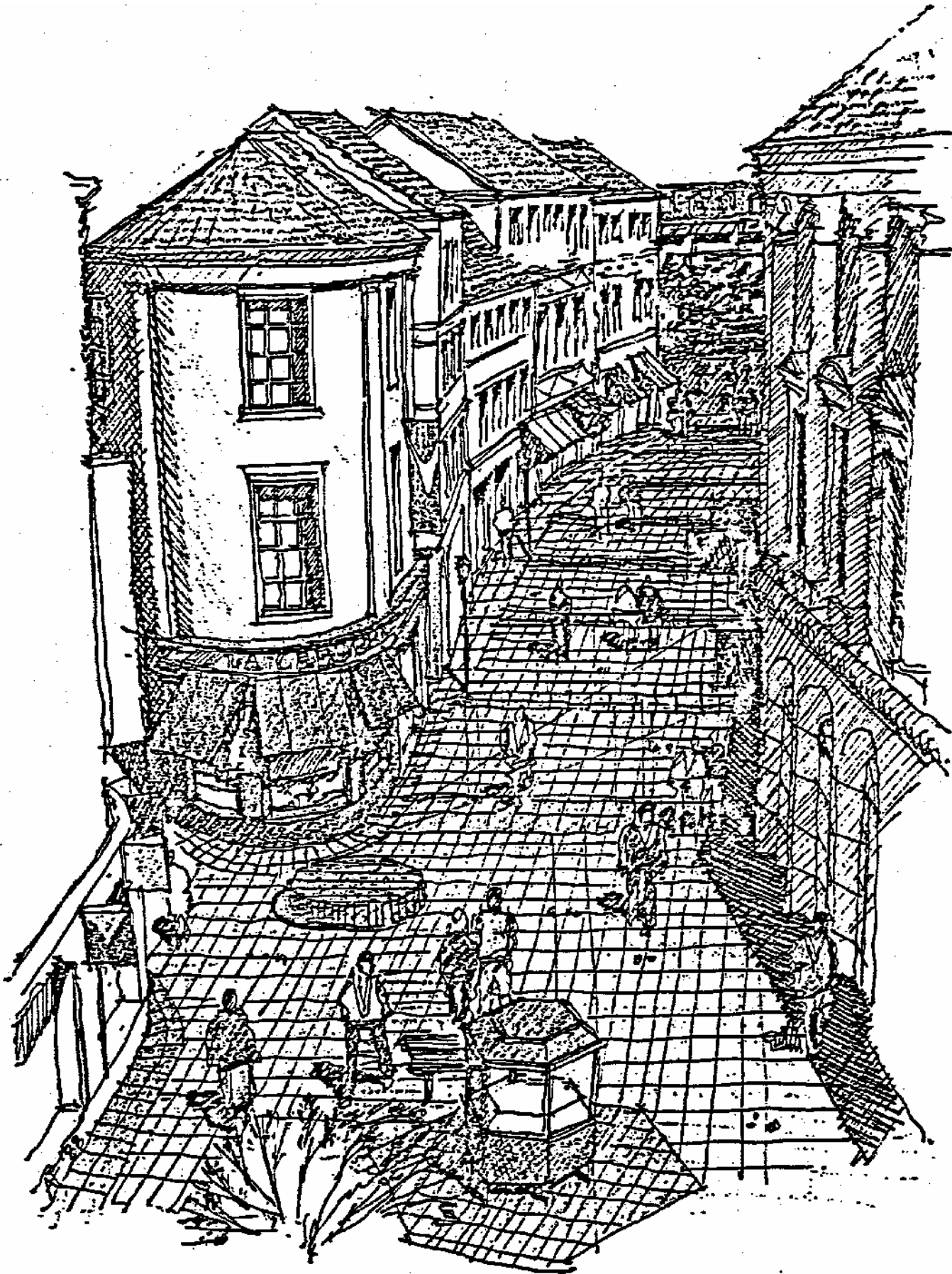
Princeton Airport



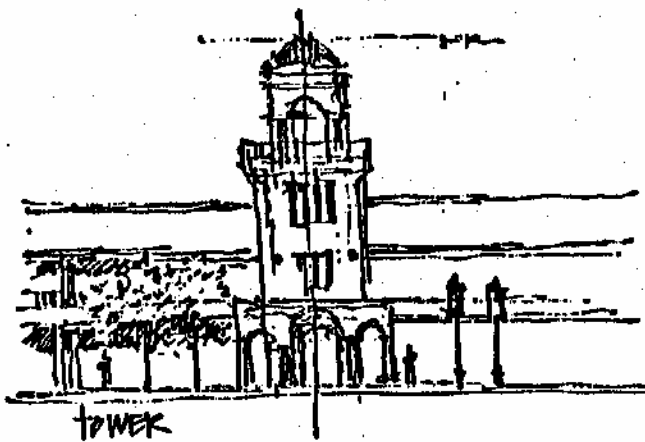
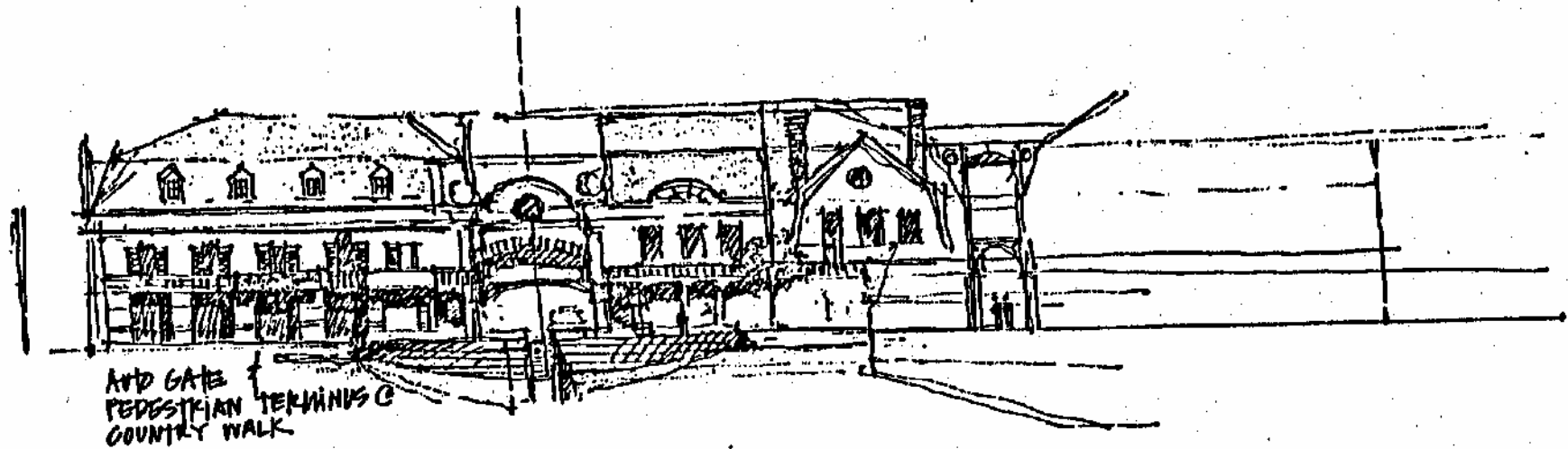
**COUNTRY STORES AND ORCHARDS**



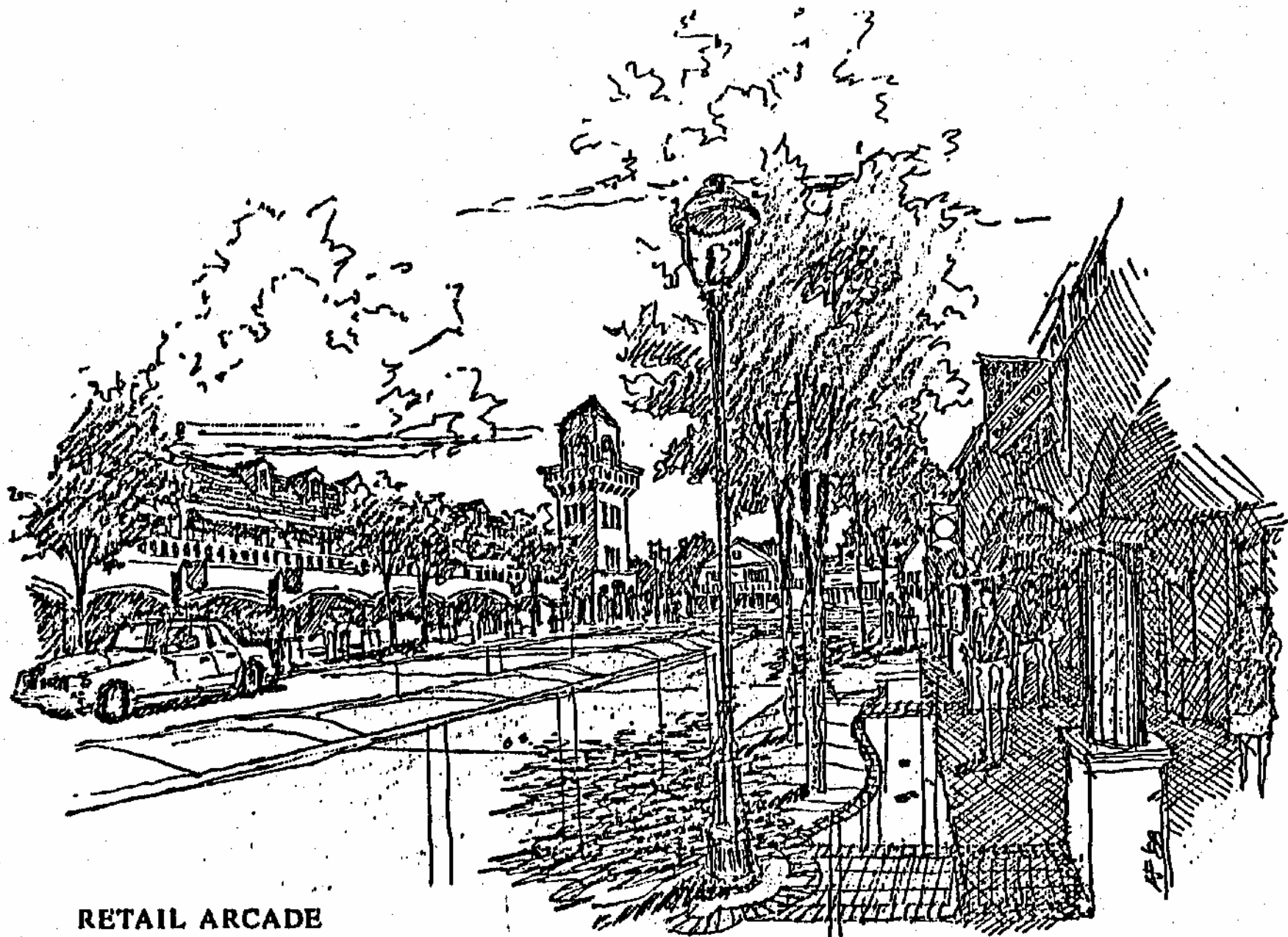
COUNTRY WALK



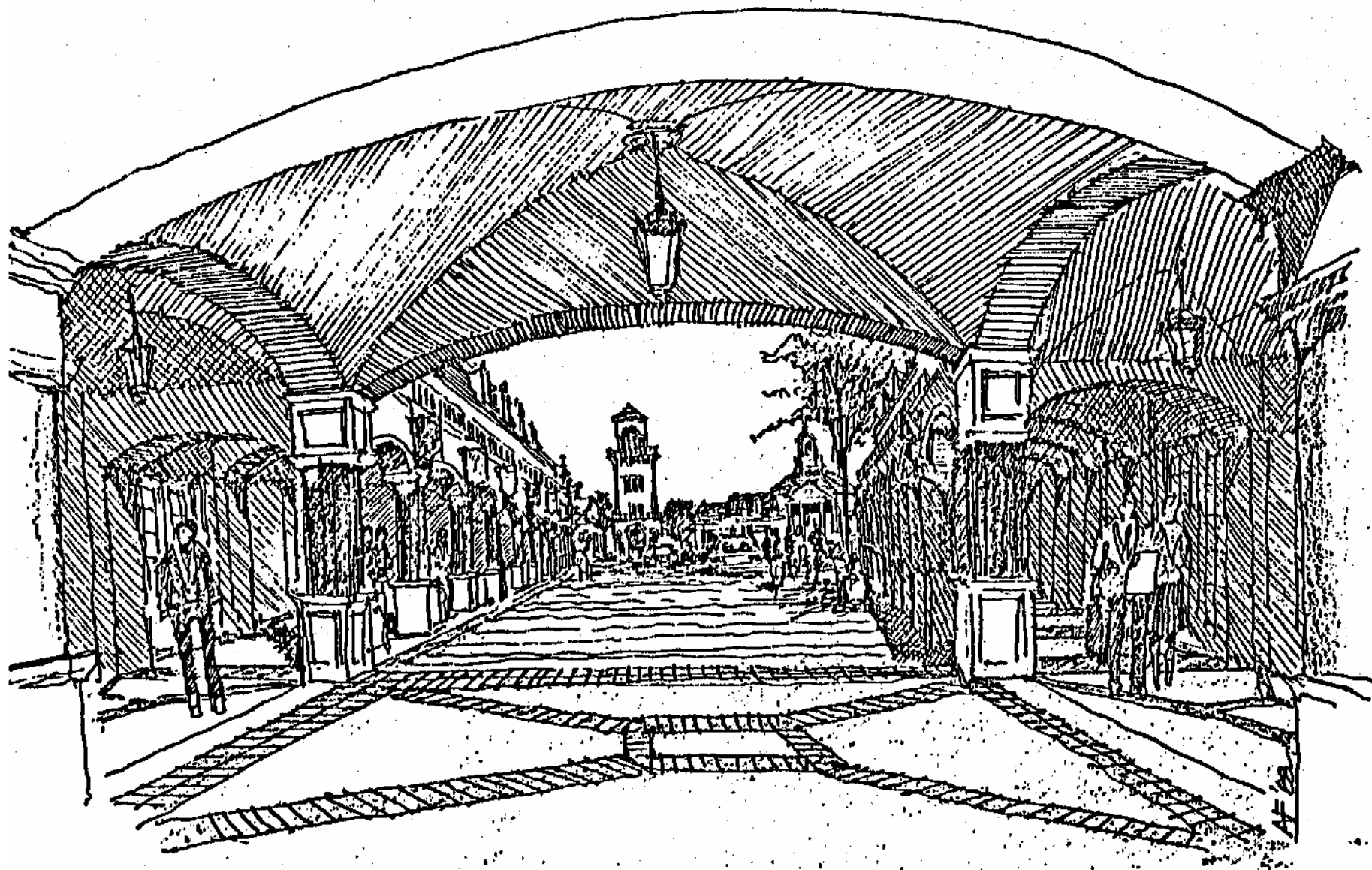
PEDESTRIAN STREET



ARCHITECTURAL CHARACTER STUDIES

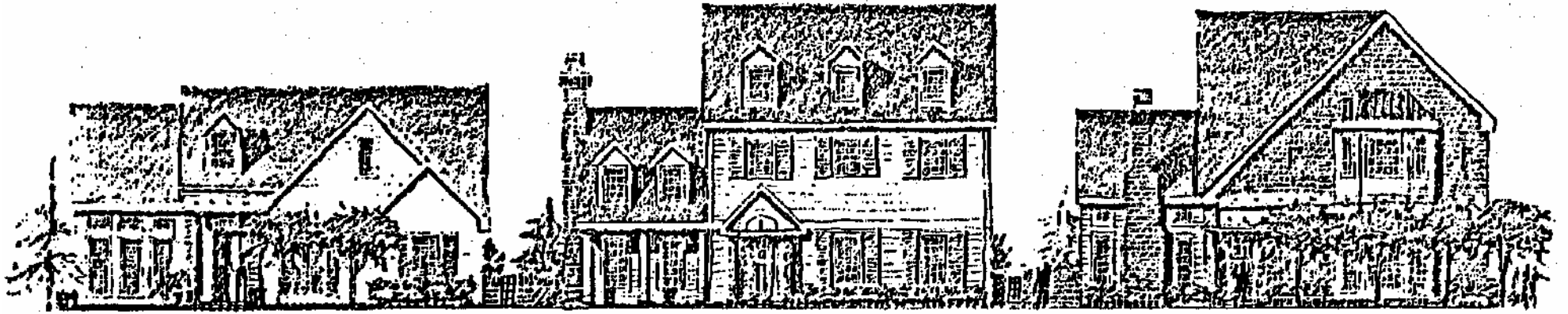


**RETAIL ARCADE  
INN AT DRIVE TERMINUS**

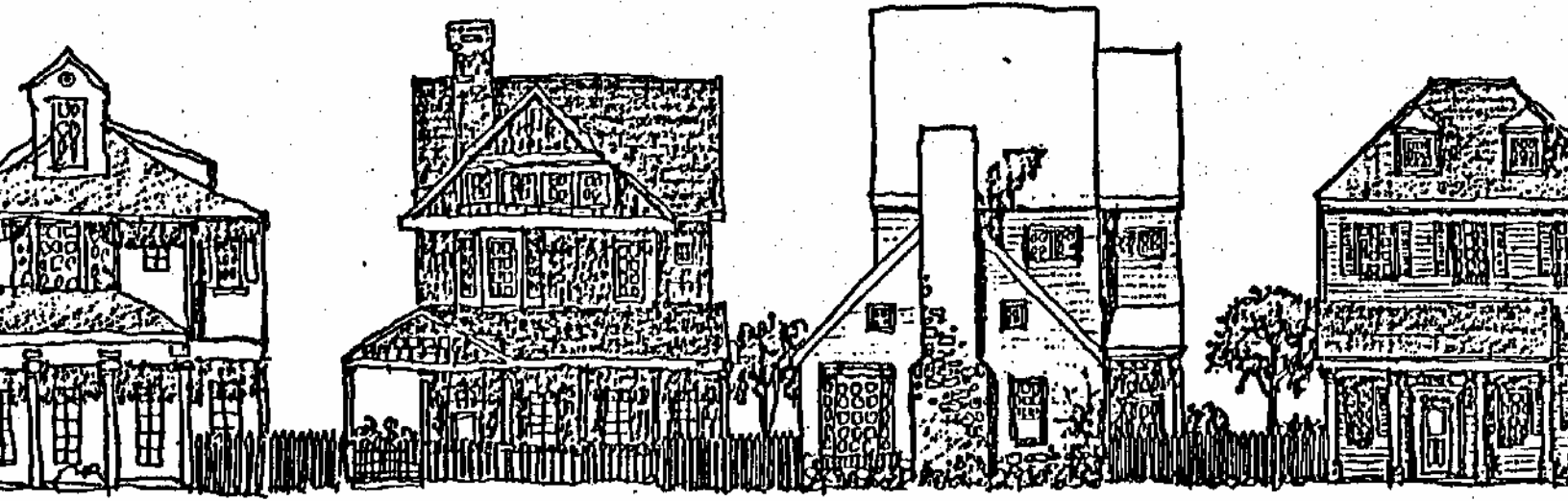


**AUTO GATE AND RETAIL ARCADE**





LARGE PATIO HOMES

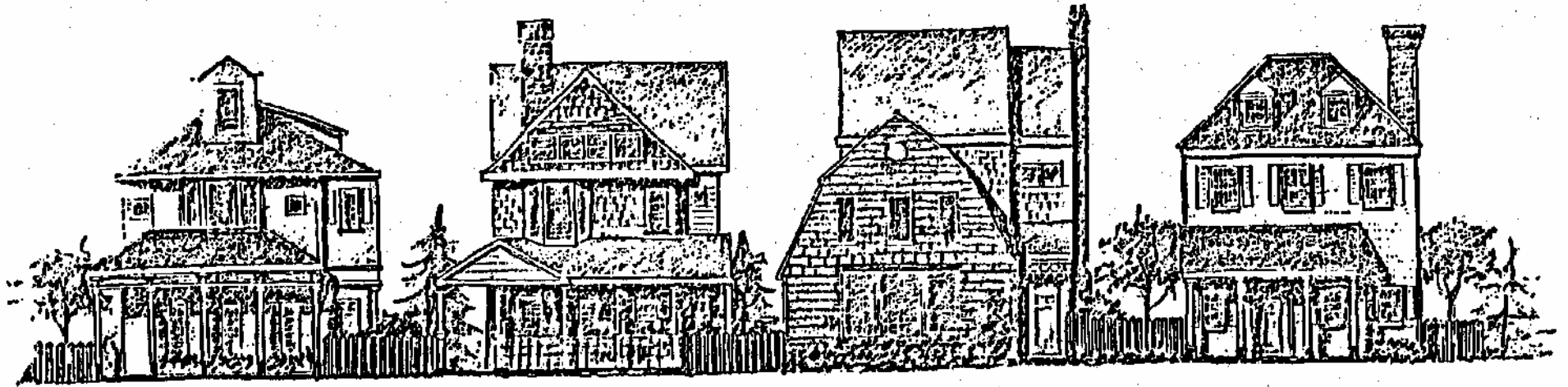




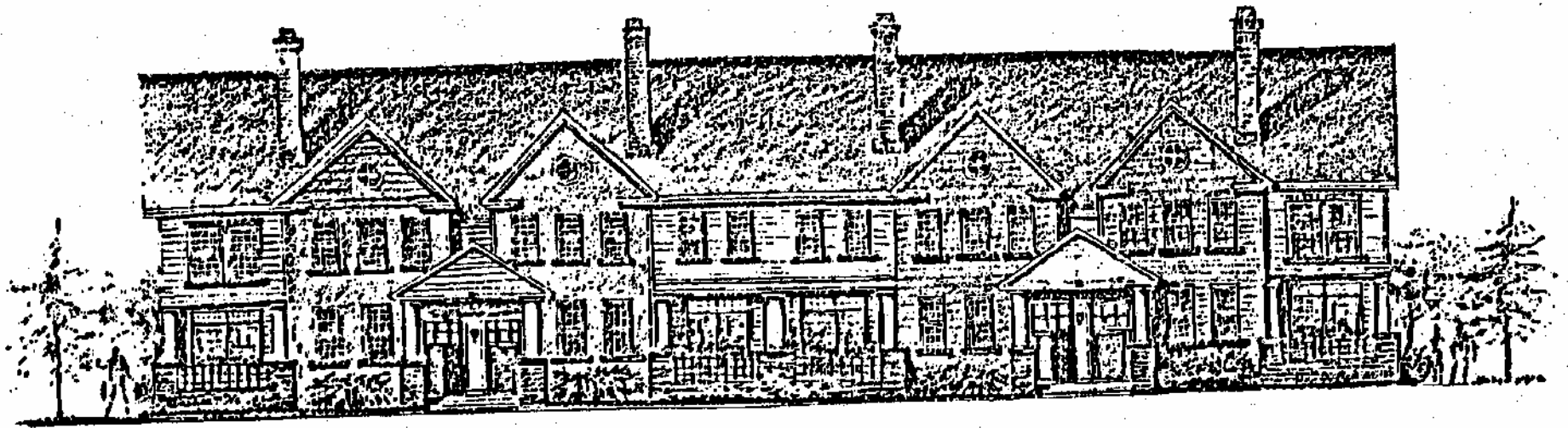
RETAIL WITH HOUSING ABOVE



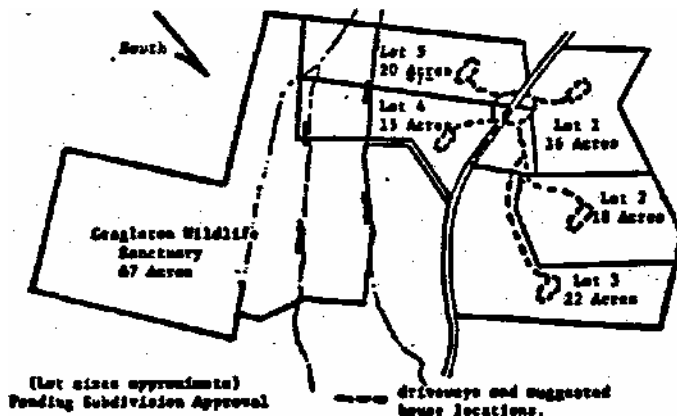
TOWNHOMES



SMALL PATIO HOMES



GARDEN TOWNHOMES



# Schlott Realtors Property Fact Sheet

**High Fields at Hardyston**  
Magnificent Estate Neighborhood  
**Five Lots: 15,16,18,20,22 acres**

## The Story of High Fields at Hardyston

On the edge of Hardyston Township lies 160 acres of peaceful meadows, gently rolling hills, wooded slopes, open land and working fields; punctuated by the flow of clear streams, and ridged off by centuries-old stone walls.

This land has been lived on and worked by the same family for more than nine generations. Faced with the need to give up the ownership of their property, the family was determined to do so in a way which would protect the natural beauty, shelter and existing wildlife, and preserve forever the historic character of the land.

To achieve these goals, the family enlisted the services of Karl Kehde, an award-winning land development designer, and asked him to design a subdivision plan which would strike the delicate balance between the commitment to develop and the desire to preserve,

What resulted is truly unique: a completely nature sensitive design which incorporates the development of a Wildlife Sanctuary, the deeding of buffer lands in perpetuity to a Conservation Trust, and the creation of five extraordinary building lots which are sited in accordance with the historic sectioning of the land.

The building lots range from 15 to 22 acres. Their boundaries are marked by The original stone walls of the property. A four acre building envelope is set into each lot The Conservation easement buffers each lot against further development and covers the land between the "envelopes." House plans are subject to approval of the developer, must include a minimum of 2000 square feet of living space, with earth tone exterior colors to blend into the natural environment

This magnificent homebuilding opportunity is now known as High Fields at Hardyston, and may be seen exclusively through Schlott Realtors, Priced from \$199,500.

## High Reids at Hardyston \*..

... is located on Beaver Run Road (Route 661) in close proximity to the local high school and Hamburg Center. Within seven miles are both the Town of Sparta and die Venton Valley/Great Gorge Ski areas. Routes 94 and 23 intersect nearby and provide easy access to Routes 15 and 80.

## Directions

From Route 15 in Lafayette: Go north on Route 94 approximately 7 miles to left at light onto Beaver Run Road (Route 661). Proceed 1.2 miles to signs.

From Route 23 ID Hamburg: Go one mile south on Route 94 to right at light onto Beaver Run Road (Route 661). proceed 1.2 miles to signs.

**Judy Kefade**  
Newton North Office  
Corner of Route 206 and Price Road, PO Box 157, Augusta, NJ 07822  
(201)579-1569 Eves: (201)875-3114



Offices in New Jersey, New York, Connecticut, Pennsylvania and Florida.



ATTACHMENT E

Hermia Lechner's

SUGGESTED \_

WATERSHED DEVELOPMENT WATER RESOURCES RELATED GUIDELINES

- 1.- Avoid zoning for uses that involve excessive impervious cover.
- 2.- Refine stormwater management planning to -
  - A. disperse runoff through vegetation
  - B. avoid permitting driveways to be interceptors of overland flow.
  - C. implement State standards on detention of "first flush runoff" to detention basins.
  - D. get as much recharge as possible
- 3.- Nonpoint pollution: Require reasonable sweeping programs for all impervious parking and storage areas to minimize non-point sources.
- 4.- Adopt stream corridor protection (greenways) ordinances to include easements along small tributaries, headwater springs and seeps, wetlands. These vegetative buffers are one of the best defenses against non-point pollution.
- 5.- Wastewater disposal to ground. The most suitable area (and its capabilities) should be identified and precede conceptual design of the project since wastewater disposal is a basic consideration and a somewhat limiting factor. Buildings can often be more easily adapted to the less suitable land.
- 6.- If the water supply is groundwater, estimate the gross safe yield water budget for the municipality or subwatershed on the basis of the geology. This should be one factor in setting overall land use and densities. Not precise but indicative.
- 7.- Provide for cluster with some density bonus for land that could be built upon but should not be disturbed for environmental reasons, (example: small area of buildable land with only connection to tract through a ravine.)
- 8.- Effective Land Area. Have in place a practical formula to be applied to all zones in determining net density or to apply the FAR. (exception might be 3 acre and 5 acre zones)
- 9.- Roads and highways. Management of drainage is historically poor\* Detention needs to be addressed as related to non-point pollution. This is a very weak link in water quality control.

H. Lechner 5/22/88