

Vision21 Bus Tour

WHAT HUNTERDON
COUNTY RESIDENTS
HAD TO SAY ABOUT
NEW DEVELOPMENT



Hosted by the
Hunterdon County Planning Board
May 17, 2003

About Vision21

Vision21 refers to a series of public outreach efforts in the development of Hunterdon County's new Growth Management Plan. Vision21 uses several different venues to engage residents in learning about planning and design issues and sharing their opinions about how future growth should occur in the County. It includes a mailed public opinion survey, a newspaper series on growth management issues in Hunterdon County, a web-based photographic survey, and a field trip to three innovative development projects in New Jersey and Pennsylvania. The input gathered through Vision21, coupled with the work of various Smart Growth Committees and meetings with local officials will prove invaluable to the Hunterdon County Planning Board in its effort to prepare a plan that reflects the interests and concerns of County residents. More information on Vision21 is available at www.co.hunterdon.nj.us/smartgrowth.htm.

About the bus tour

As part of Vision21, the Hunterdon County Planning Board invited the public to attend a bus tour of various development projects. The purpose of the tour was to afford Hunterdon County residents an opportunity to visit three very different places, learn about the history of each project, and share their experiences with the Planning Board. In particular, participants responded to the following three questions:

1. What did you like most about each site?
2. What did you like least about each site?
3. Do you think this type of development is appropriate in Hunterdon County? If yes, why? If not, why not?

The survey was not designed to be scientifically valid. Instead, this was a more informal opportunity to hear from residents. A total of 26 people attended the bus tour.

About the development sites visited

The Planning Board selected three sites that reflected very different characteristics, and were generally atypical of new development in Hunterdon County.



Scotch Hollow, designed by Andropogon Associates.



View from Michael Way of Scotch Hollow.



View from Michael Way of development adjacent to Scotch Hollow.



Scotch Hollow, located in Hopewell Township, NJ, is a residential development of approximately a dozen homes built in the late 1980s. The home sites are roughly two to three acres in size. Scotch Hollow was built on an open farm field. However, easements were placed on more than half of the land to protect a wide riparian corridor that would allow for the expansion of the young woodlands along the stream. Easements prohibit removal of any vegetation except for exotic species. During the construction process, grading was severely restricted and no disturbance of the developing meadows was permitted except within a limited construction envelope. As a result, forest has succeeded on most of the unbuilt areas of each lot. Lawns are small and jewel-like.



By retaining the uplands in meadow and old field and facilitating forest growth, the site used natural means to manage stormwater runoff, recharge ground water, and avoid the need for a detention basin. No grading was permitted during construction to further minimize site disturbance. This development sits in stark contrast to an adjoining subdivision, built on a farm field as well. Scotch Hollow homes command \$200,000 — \$300,000 more than those in the adjacent development.



Images of Washington Town Center, Washington Township, Mercer County, NJ. Township Planner: Bob Melvin.

Town Center, located in Robbinsville, NJ reflects a visioning process begun in 1982 by municipal leaders in Washington Township, Mercer County. After many years of public input, planning and design work, Town Center began construction in 2001. It is designed to resemble a traditional town environment. When completed on the 450 acre site, it will contain approximately 1,300 homes, all owned in fee-simple, an assisted care facility, and 450,000 square feet of retail and office space. In addition, a 500-acre green belt will surround Town Center and 300 acres of farmland will be preserved through an innovative planning tool called noncontiguous clustering. In total, the Township has protected 3,500 acres, 2,500 acres shy of its township-wide land preservation goal.

Town Center contains a network of interconnecting public streets. Parking is permitted on the streets and in detached parking garages accessed from alleys. Homes vary in size and style and include single family and attached units as well as an apartment building and small suites over garages. All are designed to