PRIORITY GROWTH INVESTMENT AREA (PGIA) AND LOCAL PRIORITY AREA (LPA) SCREENING CRITERIA RESULTS																						
						ESSENTIAL CRITERIA FOR COUNTY DESIGNATED GROWTH AREAS							SUPPLEMENTAL CRITERIA FOR COUNTY DESIGNATED PRIORITY GROWTH INVESTMENT AREAS (MUST MEET HALF)									
MAP ID.  NO. AREA NAME  1 Bedminster Village Center	MUNICIPALITY Bedminster	GENERAL ADDRESS US 202	SUPPORTED BY MUNICIPALITY (Y/N) YES	PGIA OR LPA (Specify) LPA	MEETS STATE CORE PGIA LOCATIONAL CRITERIA (PLEASE SPECIFY TYPE) YES (Village Center)	COUNTY DESIGNATED AREA (PLEASE SPECIFY TYPE) NO	WITHIN AN UPDATED SEWER SERVICE AREA (Y/N) YES	MINIMAL ENVIRONMENTAL CONSTRAINTS (INCLUDES ADEQUATE UNCONSTRAINED AREAS) (Y/N) YES	*CONTAINS OR IS WITHIN 1/2 MILE OF A HWY &/OR TRANSIT CORRIDOR(Y/N) YES			(CONTAINS OR IS WITHIN 1/2 MILE OF A PASSENGER RAIL STATION (Y/N) YES	WITHIN 1/2 MILE	WITHIN 1/2 MILE OF A STATE	CONTAINS OR IS WITHIN  1/2 MILE OF AN INTERSTATE INTERCHANGE (Y/N)	SERVED BY AND/OR IS WITHIN 1/2 MILE OF A FREIGHT RAIL SYSTEM (Y/N)	CONTAINS MUNICIPALLY DESIGNATED REDEVELOPMENT AND/OR PROPERTY AND/OR REDEVELOPMENT AND/OR REDEVELOPMENT AND/OR REDEVELOPMENT AND/OR REDEVELOPMENT AND/OR	CONTAINS OR IS WITHIN 1/2 MILE OF SUBSTATIONS ASSOCIATED WITH 69 KV ELECTRIC LINES (Y/N) NO	FIBER OPTICS	OR IS WITHIN A 10-MILE	CONTAINS OR IS WITHIN 1/ MILE OF A CONCENTRATIOI OF HOUSING OPPORTUNITIE RETAIL AND CIVIC AMENITIE (Y/N)	
																	YES (DOT Yard Redevelopment					
2 Pluckemin Town Center	Bedminster	US-202/206	YES	LPA	YES (Town Center )	NO	YES	YES	YES	YES	YES	NO	YES (SCOOT)	YES	YES	NO	Site)	NO	YES	YES	YES	
3 AT&T Campus	Bedminster	AT&T off 202/206	YES	PGIA	NO	YES (Employment/Technology Node)	YES	YES	YES	YES	YES	NO	YES (SCOOT)	YES	YES	NO	NO	NO	YES	YES	NO	
4 Basking Ridge Downtown	Bernards	South Finley Ave / Maple Ave	YES	LPA	NO	YES (Existing Village Center)	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	YES	YES	YES	
		N. Maple Ave / Verizon Way -				YES (Employment/Technology															1	
5 Verizon Center / Exit 30 I-287	Bernards	Exit 30 I-287	YES	LPA	NO	Node)	YES	YES	YES	YES	YES	NO	NO	YES	YES	NO	NO	NO	YES	YES	NO	
6 Exit 26 I-287	Bernards	Mt. Airy Rd.	YES	LPA	NO	YES (Employment Node)	YES	YES	YES	YES	YES	NO	NO	NO	YES	NO	NO	NO	YES	YES	NO	
7 Exit 33 I-78	Bernards	Martinsville/Liberty Corner Rd.	YES	LPA	NO	YES (Employment Node)	YES	YES	YES	YES	YES	NO	NO	NO	YES	NO	NO	NO	YES	YES	YES	
8 Exit 33 I-78	Warren	Martinsville/Liberty Corner Rd.	YES	PGIA	NO	YES (Employment Node)	YES	YES	YES	YES	YES	NO	NO	NO	YES	NO	NO	NO	YES	YES	YES	
Bernardsville Center & Train 9 Station	Bernardsville	US 202 & Mt. Airy Rd.	YES	LPA	YES (Town Center)	NO	YES	YES	YES	YES	YES	YES	NO	YES	NO	NO	NO	NO	YES	YES	YES	
The Bound Brooks Joint Town		County Rt. Nos. 527, 610, 623, 533, 621 and State Hwy. Route 28/Raritan Waterfront Greenway	VEC	DGIA	YES (PA1, Joint Town Center & Bound Brook Transit	NO	VEC	VEC	VEC	VEC	VEC	VEC	VEC	VEC	VEC .	VEC	YES (Downtown/West End Avenue & Tea Street Area)	VEC	VEC	VEC	VEC	
10 Center	Boullu Brook	Greenway	1123	FGIA	Village)	MEC (In dividuin)	123	11.5	TES	11.5	ILS	113	1123	163	11.5	TE3	Avenue & Tea Street Area)	TE3	ILS	TES	TES	
11 Inclone Area	Branchburg	Inclone Dr./Old York Rd.	YES	PGIA	NO YES (Higher Education	YES (Industrial Park/Employment Node)	YES	YES	YES	YES	YES	NO	NO	YES	NO	NO	NO	NO	YES	YES	NO	
12 RVCC/Easton Tpk.	Branchburg	Easton Tpk./Campus Dr. Meister Avenue/Industrial	YES	PGIA	Facility)	NO	YES	YES	YES	YES	YES	NO	YES	YES	NO	NO	NO	NO	YES	YES	YES	
Meister Avenue/North Branch	Branchburg	Parkway/Chambers Brook Rd/Station Rd	VES	PGIΔ	NO	YES (Industrial Park/Employment Node)	VFS	YFS	YES	VFS	VFS	VFS	VFS	VFS	NO	VFS	NO	NO	VFS	VES	NO	
14 Route 202/NJ Transit Rail Spur		Route 202	1123	PGIA	YES (PA1)	NO	VES	YES	YES	VES	VFS	NO.	NO.	VFS	NO.	VFS	NO.	NO	VFS	VES	VES	
Route 206 Corporate Node 15 (Sanofi-Aventis)	Bridgewater	Route 206/Brown Rd	VEC	PGIA	NO.	YES (Office Node)	VEC	VEC	VEC	VEC	VEC	NO.	YES (SCOOT)	VEC	NO.	NO.	NO.	NO	VEC	VEC	VEC	
Chimney Rock Interchange	Bridgewater	Route 22/Chimney Rock Rd.	VEC	PGIA	NO	YES (Employment Node)	YEE	NEC .	VEC.	VEC	VEC.	NO.	VES (SCOOT)	VEC	NO.		YES (Chimney Rock Corridor Study, 2000)	WEG	VEC.	VEC.	VEC	
Somerset County Regional	Bridgewater, Raritan and Somerville	All of Raritan and Somerville, portion of Bridgewater	YES	PGIA	YES (Regional Center & Transit Village)	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES		YES (Somerville - Landmark Shopping Center, Somerville Landfill, East Central Business District and Kirby Avenue; Bridgewater - Sixth Avenue)	YES	YES	YES	YES	
18 Far Hills Village	Far Hills	US 202	YES	LPA	YES (Village Center)	NO	YES	YES	YES	YES	YES	YES	YES (SCOOT)	YES	NO	NO	NO	NO	YES	YES	YES	
19 East Millstone Village 20 Kingston Village	Franklin Franklin	Route 514 and Canal Rd. Routes 27 & 603	YES	LPA LPA	YES (Village Center) YES (Village Center)	YES NO	YES YES	NO YES	NO YES	YES YES	YES YES	NO NO	NO YES	NO YES	NO NO	NO NO	YES (Historic Rehab) NO	NO NO	NO YES	YES YES	YES YES	
Hamilton Ave/Renaissance Re- 21 devel.	Franklin	Routes 27 & 514	YES	PGIA	YES (PA1 & Redevelopment Areas)	NO	YES	YES	YES	YES	YES	NO	YES	YES	NO	NO	YES (Renaissance Redevel. Area)	NO	YES	YES	YES	
22 Easton Ave. Corridor 23 Veronica Ave.	Franklin Franklin	Easton Ave. Veronica Ave.	YES	PGIA PGIA	YES (PA1) YES (PA1)	NO NO		YES YES	YES YES	YES YES	YES YES	NO NO	YES	YES YES	YES NO	NO NO	NO NO	NO NO	YES NO		YES YES	
24 Route 287 Ind. Complex	Franklin	Route 287/Davidson Ave. vicinity	VEC	PGIA	NO	YES (Major Industrial/Commerce	VEC	VEC	VEC	VEC	VEC	NO	VES	NO	VEC	NO	NO	VEC	VEC	VES	VEC	
Green Brook - Route 22 25 Corridor	Green Brook	Route 22		PGIA	YES (PA1)	NO	VEC	VES	VEC	VEC	VEC	NO.	VEC	VEC	NO.	NO.	NO.	VEC (Bartial)	VEC	VEC	VEC	
Green Brook Neighborhood		Green Brook Road and	VEC	PGIA	YES (PA1)	NO.	VEC	YES	VEC	VEC	VEC	NO.	VEC	VEC	NO.	NO.	NO.	YES (Partial)	VEC	VEC	VEC	
26 Center Hillsborough Town Center, 27 Gateways and TOD	Green Brook Hillsborough	Washington Avenue Amwell Rd/ Route 206	VEC	PGIA	YES (PAI) YES (Town Center (transit-	NO.	VEC	VEC	VEC	VEC	VEC	YES (future)	NO.	VEC	NO.	VEC	NO.	VEC	NO.	VEC	VEC	
Homestead Rd./206 By-pass		Homestead Rd/Rt. 206 Terminus	VEC	PGIA	neady)	YES (Industrial/Commerce	VEC	VEC	VEC	VEC	VEC	YES (future) YES (future)	NO	VEC	NO.	VEC	NO	NO.	NO.	VEC	VEC	
28 Area 29 VA Depot Area	Hillsborough Hillsborough	Roycefield & Brown Rds.		PGIA	YES (Closed Military Facility)	NO.	VEC	VEC	VEC	VEC	VEC	NO	NO	VEC	NO.		NO (Proposed in 2007 County Freight Study)	NO	VEC	VEC	NO.	
	misporodgn	noyceneiu & Brown Kds.	1123	I GIA			11.3	I EJ	11.3	11.3	163	110	140	163		163	rreight study)	110	163	11.3		
Glen Gery Quarry/North 30 Hillsborough Industrial Area	Hillsborough	Sunnymead & Hamilton Rds.	YES	LPA	NO	YES (Emerging Industrial/Commerce Area)	YES	NO	YES	YES	YES	NO	NO	YES	NO	YES	YES (Sunnymead Land Fill)	NO	NO	YES	NO	
31 Manville Town Center	Manville	Main St., J.F.K. Blvd, Camplain Rd.	YES	PGIA	YES (PA1 & Town Center)	NO	YES	YES	YES	YES	YES	NO	YES (SCOOT)	YES	NO	YES	YES (Rustic Mall)	NO	YES	YES	YES	
32 Millstone Village	Millstone	Rts. 514 & 533	YES	LPA	YES (Village Center)	NO	YES	YES	NO	YES	YES	NO	NO	NO	NO	NO	YES (Main St. Redevel. Area)	NO	NO	YES	YES	
33 North Plainfield Town Center	North Plainfield	Somerset St., Rt. 22	YES	PGIA	YES	NO	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	YES	YES	YES	
34 Rocky Hill Village	Rocky Hill	Routes 518 & 605 Washington Valley / Mtn. Blvd.	YES	LPA	YES (Village Center)	NO	YES	YES	YES	YES	YES	NO	YES	YES	NO	NO	NO	NO	yes	YES	YES	
35 Warren Town Center	Warren	Corridor - continues into Watchung	YES	LPA	YES (Town Center)	NO	YES	YES	NO	YES	YES	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	
Consti						YES (Employment																
36 Mt. Bethel Employment Area	Warren	Mt. Bethel Rd. & King George Rd. to I-78 / Dubois Rd.	YES	PGIA	NO	Node/Commercial Corridor and Redevelopment Site)	YES	YES	YES	YES	YES	NO	NO	NO	YES	NO	YES (Knitting Mill)	NO	YES	YES	NO	
37 Watchung Village Center	Watchung	Mountain Blvd.	YES	LPA	YES (Town Center)	NO	YES	YES	NO	YES	YES	NO	NO	NO	NO		NO NO	NO	YES	YES	YES	
Weldon Quarry 38 Redevelopment Area Watchung Highway Retail	Watchung	Valley Rd. / Bonnie Burn Rd.	YES	PGIA	YES (Redevelopment Area)	NO	YES	YES	YES	YES	YES	NO	YES	YES	YES	NO	YES	NO	YES	YES	YES	
39 Corridor	Watchung	Rt. 22	YES	PGIA	YES (PA1)	NO	YES	YES	YES	YES	YES	NO	YES	YES	NO	NO	NO	NO	YES	YES	YES	

Notes: The draft boundaries delineating these areas are shown on the County's draft "Priority Investment Area Framework Map" and are subject to further refinement based on municipal review and recommendations.

Initial identification of PGIAs and LPAs was performed by County Planning Staff using the GIS datasets corresponding to each screening criteria. The results were then reviewed and refined by municipal planning officials.

LPAs include existing villages that may or may-not meet the eligibility requirements for PGIA designation, and where PGIA designation is not supported.

The GIS datasets used to perform this pre-screening analysis are available at the Somerset County Planning Board.

\*In order to meet this "Essential" Criteria, one of the first 5 transportation-related "Supplemental" Criteria must be met.

The State-Identified Priority industry Clusters may be added as a Screening Criteria once their geography has been defined. Planning Area 1 as defined in the 2001 State Plan Policy Map was utilized. "Scale" thresholds may also be defined in the future and become part of the Screening Criteria. Changes in the criteria resulting from the State rulemaking process may alter the PGIA/LPA results. Somerset County's Core PGIA Criteria include: 1) Former State Plan Policy Map-Planning Area 1, 2) Previously and/or currently Designated and Existing Centers, 3) Higher Education facilities, 4) Municipally-Designated Areas in Need of Redevelopment, 5) NIDOT Certified Transit Village, and 6) Lands within Closed Military Facilities.

Source: Somerset County Planning Board Date: Revised 10/2012