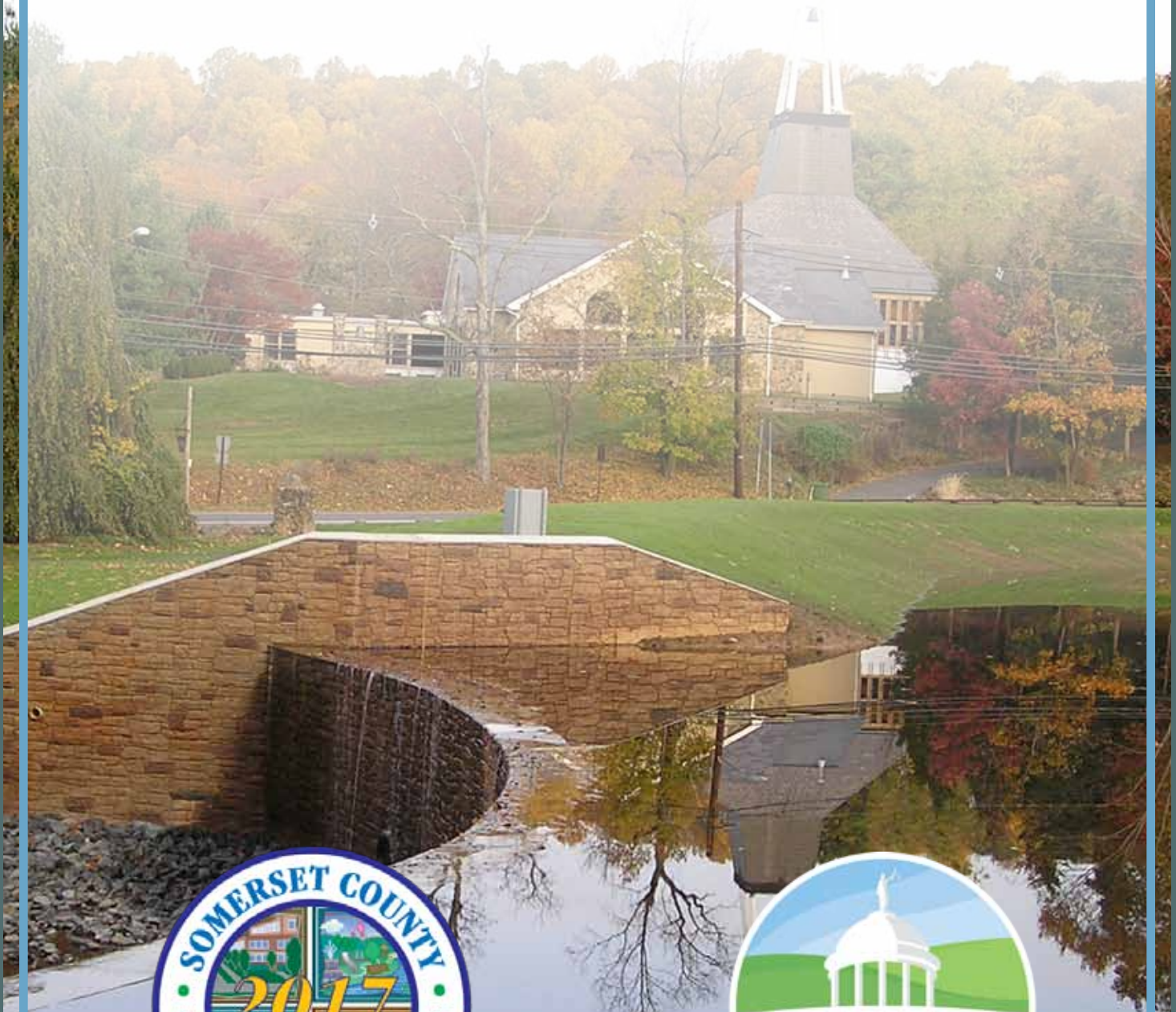


LAND DEVELOPMENT & PLANNING AWARDS



SOMERSET COUNTY PLANNING BOARD

SOMERSET COUNTY

2017 ANNUAL LAND DEVELOPMENT and PLANNING AWARDS

35TH ANNIVERSARY

The Somerset County Planning Board is pleased to announce the recipients of the 35th Annual Land Development and Planning Awards. Each year, awards are presented for land development and planning that exemplify superior site design, address contemporary planning issues, or exert a positive influence on the character of the County. The County Planning Board believes that exceptionally well-designed and planned projects should be publicly commended in order to promote better planning and development throughout the County.

In addition to the standard award categories, the County Planning Board, in conjunction with the Somerset County Energy Council, has established an *Energy Conservation/Sustainability* category to honor outstanding projects which feature innovative, cost-effective energy conservation and renewable energy technologies that enhance community sustainability, improves resiliency and reduces greenhouse gas emissions.

Since the inception of the Awards Program in 1983 the County has recognized 180 outstanding Land Developments and Planning initiatives. These projects are all examples of outstanding and innovative developments and planning efforts. We hope that these projects will inspire citizens, developers, government leaders and planners to promote sound land development and planning for years to come.

The 2017 award recipients in the following categories are:

OFFICE

MALLINCKRODT PHARMACEUTICALS SPECIALTY BRANDS OFFICE, Bedminster

INSTITUTIONAL

RARITAN VALLEY COMMUNITY COLLEGE WORKFORCE TRAINING CENTER, Branchburg

WARREN TOWN HALL, Warren

RESIDENTIAL

THE COBALT APARTMENTS, Somerville

MIXED USE

495 WATCHUNG AVENUE, Watchung

EXCELLENCE IN PLANNING

MONTGOMERY TOWNSHIP PLANNED MIXED USE DEVELOPMENT OVERLAY ZONE



OFFICE

MALLINCKRODT PHARMACEUTICALS SPECIALTY BRANDS OFFICE, Bedminster

The Mallinckrodt Pharmaceuticals project addresses a very important issue facing Somerset County and New Jersey which is the re-use of older office buildings built during the building boom of the 1970s, 1980s and 1990's. Totalling 230,000 square feet, this project upgrades two office buildings which had been vacant for many years to class A office space. Mallinckrodt Pharmaceuticals consolidated their Specialty Brands and supporting functions in Bedminster in 2017 which is their 150th anniversary. The buildings now include a fitness center with locker rooms, a full service cafeteria and a data center. Seventy percent of the office space is now an open floor plan which facilitates a collaborative work environment. The buildings were upgraded with all energy efficient LED lighting. A new daylight harvesting system was installed which senses daylight to control overall light fixture lumen output relative to the natural ambient light thus reducing the number of fixtures on at any given point in the day. In addition, this system is tied into a master lighting control panel with relays and programmable timeclock on each floor which turns all lighting on and off at scheduled times according to the tenant's normal business hours. Much of the site has been allowed to grow unmaintained and seventy-five dead or damaged trees were removed and replaced with 115 indigenous tree species.

The developer was Mallinckrodt Pharmaceuticals. The architect was Remiger Design and the engineers were The Rock Brook Consulting Group.



INSTITUTIONAL

RARITAN VALLEY COMMUNITY COLLEGE WORKFORCE TRAINING CENTER, Branchburg

The RVCC Workforce Training Center is a 47,000 square foot Training Center that addresses the need for an education and training model which creates more effective career pathways into high demand and high-wage positions. The program focuses on technical job training and service learning experiences helping certificate program students and RVCC graduates with job placement and advancement while also benefitting local business by acquiring a highly skilled workforce. It provides specialized training labs with real life equipment as well as multi-purpose class rooms. The building, which is consistent with the RVCC Facilities Master Plan, has facilities for cosmetology, advanced manufacturing, environmental controls, welding, automotive and general academic classrooms. It is also home to the Small Business Development Center.

The structure maximizes the use of natural daylight to reduce dependence on artificial lighting and has operating windows for natural ventilation. Also, solar screens and sun-shading devices are used to help control glare and avoid heat buildup. By carefully situating the building to share the existing parking lot and to connect to existing infrastructure fewer materials, site disturbance and impervious coverage were needed. Sustainable landscaping and the removal of unsuitable soils were used to direct construction on areas that were already disturbed and to leave virgin soils undisturbed.

The developer of the project was the Raritan Valley Community College. The architect was SSP Architects and the engineers were Van Cleef Engineering Associates.



INSTITUTIONAL

WARREN TOWN HALL, Warren

Constructed ahead of schedule and under budget the new 26,538 square foot building replaces the previous town hall which was first used in 1956. The building is located in the municipal complex located within the Warren Town Center. The innovative design allows visitors to seamlessly find their way into the building and then to the various departments within the building. The offices are a combination of open space and closed spaces as required to serve the need of each department. The corridors are lined with tall pilasters that clearly define each space. Signage, in the form of applied letters, is also placed on each pilaster so that visitors can easily find their destination. The four meeting rooms are named after neighborhoods in the Township.

Skylights allow natural light onto the second floor and skylights located in the hallways of the second floor allows light on the first floor. The building was constructed with thermally efficient windows led lighting and the use of NRG block walls with integral insulation which provides an efficient thermal envelope.

The developer of the project was the Township of Warren. The architect was Salustro Partnership Architects, and the engineers were Murphy and Hollows Associates.



RESIDENTIAL

THE COBALT APARTMENTS, Somerville

The Cobalt Apartments is a four-story 117-unit residential structure which is located on a former seven lot parcel that was previously used as a junk yard and metal fabrication facility that was vacant for over twenty years. The site was severely contaminated and required significant cleanup and remediation before construction could commence. The site is located in Somerville's transit village area and is located in close proximity to the Somerville Train Station and within walking distance of shopping, dining, public amenities and the Peters Brook Greenway. Project amenities include club-quality fitness gym, outdoor courtyard, club room with recreation dining and entertainment facilities, free Wi-Fi, smartphone intercom system, and an attached parking deck. Large energy efficient windows provide light to each apartment.

An emergency management plan was developed for the building, in cooperation with Borough officials, including a generator to heat the building and power an elevator. Electricity is provided to designated locations to provide light, food preparation and computer/smartphone charging stations. A short-term safe haven for residents has been designated in the event of a major weather event. This project demonstrates how a vacant and contaminated property can be transformed into a productive use through sound site planning, engineering and cooperation between a developer and a municipality.

The developer was Cobalt Urban Renewal, LLC. The architect was Minno & Wasko Architects and Planners and the engineer was Van Cleef Engineering Associates.



MIXED USE

495 WATCHUNG AVENUE, Watchung

495 Watchung Avenue is a mixed-use building consisting of 2,000 square feet of commercial space and three one-bedroom apartments. The project involved the redevelopment of the old Mansueto's Fish Market. The site plan for the project took into consideration the unique location of the property and improved the circulation which now allows for proper ingress and egress from the site. Sidewalks were added along the frontage improving pedestrian circulation. The building utilizes a traditional architectural design with hip and gable roofs and was also raised out of the flood zone. All four sides of the building have operating windows for natural ventilation. Radon piping was installed beneath the foundation as a preventative measure incorporated for better health for the occupants of the building. The building is energy efficient, built with green products that are low maintenance and sustainable. High speed internet access and with the latest in wiring for communications is readily available.

The developer was Monogram Building & Design, Corp. The architect was Salustro Partnership Architects and the engineer was Page Engineering Consultants, PC.



EXCELLENCE IN PLANNING

MONTGOMERY TOWNSHIP PLANNED MIXED USE DEVELOPMENT OVERLAY ZONE, Montgomery

The Montgomery Township Master Plan Committee undertook an extensive collaborative process with land owners, developers, consultants and staff to create a comprehensive overlay zoning district that will revitalize and redevelop an area of the Township that is currently underutilized. The 50 acre site is located at the north-west corner U.S. Route 206 and Georgetown-Franklin Turnpike. The overlay zone, adopted in October 2017, employed a unique approach to suburban compact design that will allow for an exciting and vibrant mixed-use development with public gathering spaces and community green spaces where residents can live, work and play in an pedestrian-friendly environment. The zone permits 150,000 square feet of non-residential uses and up to 300 residential units which would include housing options for millennials and seniors looking for smaller housing options within walking distance of shopping, jobs and public transportation. The developers cost-share includes the construction of two loop roads which will implement the Townships 2003 traffic circulation plan. The overlay zone provides pedestrian and bicycle access to multiple destinations and establishes important missing links from the surrounding neighborhood to existing retail and the New Jersey Transit bus line.

The ordinance was prepared by the Montgomery Township Master Plan Committee.

PAST RECIPIENTS

1982
AWARD RECIPIENTS



Beneficial Management Headquarters

Residential: **The Meadows**
Location: Hillsborough Township
Developer: City Federal Savings & Loan Association

Commercial/Industrial:
Beneficial Management Headquarters, Inc.
Location: Peapack-Gladstone
Developer: Beneficial Management Corp

Commercial/Industrial:
Roche-Clinical Laboratories
Location: Borough of Raritan
Developer: Roche-Clinical Laboratories

Adaptive Reuse: **Mill Restoration, Offices of Haines, Lundberg and Waehler**
Location: Bernards Township
Developer: Haines, Lundberg and Waehler

Public: **Somerset County Bridgewater Library**
Location: Bridgewater Township
Developer: Somerset County and Bridgewater Township

Institutional: **Medical Arts Building, Carrier Foundation**
Location: Montgomery Township
Developer: Carrier Foundation

1983

AWARD RECIPIENTS



The Farmhouse Management Offices for Mt. Airy Corners

Residential: Ridge Oak Housing for the Elderly

Location: Bernards Township

Developer: Ridge Oak, Inc.

Commercial/Industrial:

Corporate Headquarters, The Chubb Corporation

Location: Warren Township

Developer: The Chubb Corporation

Adaptive Reuse: The Farmhouse Management Offices for Mt. Airy Corners

Location: Bernards Township

Developer: Mt. Airy Association

Adaptive Reuse: Bridgewater Medical Park Plan & Doswald, Errico and Heyman Medical Buildings

Location: Bridgewater Township

Developer: Doctors Doswald and Errico, et al and Doctors Norman and Edith Heyman

Public/Institutional:

Peapack-Gladstone Municipal Complex

Location: Borough of Peapack-Gladstone

Developer: Borough of Peapack-Gladstone

1984

AWARD RECIPIENTS



The Atrium at Somerset County

Commercial/Industrial:

Montgomery Knoll Office Condominiums

Location: Montgomery Township

Developer: Sandra Persichetti

Commercial/Industrial:

Ivanhoe Estates

Location: Somerville Borough

Developer: Prescott Construction Company

Public/Institutional:

The Pingry School

Location: Bernards Township

Developer: Pingry Corporation

Adaptive Reuse: Knauer Realtycorp Headquarters

Location: Somerville Borough

Developer: Knauer Realtycorp

Adaptive Reuse: The Atrium at Somerset County

Location: Franklin Township

Developer: Stein/Achenbaum Associates

Adaptive Reuse: Countryside Manor

Location: Bernards Township

Developer: Country Place Associates-A Lanidex Company and Queen City Corporation

1985

AWARD RECIPIENTS



The Warehouse

Residential: **Farmsedge**
Location: Branchburg Township
Developer: Stanley and Nancy Baron

Residential: **Chatham Rowe**
Location: North Plainfield
Developer: Friends of the Carpenters

Commercial/Industrial:
Architectural and Planning Offices of Barrett A. Ginsberg
Location: Bedminster Township
Developer: Barrett Allen Ginsberg, A.I.A.

Adaptive Use: **The Warehouse**
Location: Somerville Borough
Developer: Sidney Granetz

Institutional: **United States Golf Association's Administration Building & Testing Facility**
Location: Bernards Township
Developer: United State Golf Association

Public: **Somerset County College Theater & Library Complex**
Location: Branchburg Township
Developer: The Hillier Group

1986

AWARD RECIPIENTS



Corporation Headquarters of the American List Council

Commercial/Industrial:

Bridgewater Hills

Location: Bridgewater Township

Developer: Radice Corporation

Residential: Montgomery Woods

Location: Montgomery Township

Developer: Montgomery Woods Associates, a joint venture of Calton Homes Inc and First Atlantic Services Corp

Adaptive Use: Corporate Headquarters of the American List Council, Inc

Location: Montgomery Township

Developer: Donald and Liza Rappaport

Public/Institutional:

Pleasant Valley Park

Location: Bernards Township

Developer: Bernards Township

1987

AWARD RECIPIENTS



Gladstone House

Residential: **Running Brook at Bridgewater**

Location: Bridgewater Township
Developer: Barry Rosengarten

Commercial: **The Perkins Building**

Location: Borough of Bound Brook
Developer: Neil Perkins

Commercial: **Somerset Hills Corporate Center**

Location: Warren Township
Developer: Bellemead Development Corporation

Adaptive Use: **Gladstone House**

Location: Borough of Peapack-Gladstone
Developer: Sciaretta Enterprises, An Affiliate of Claremont Painting & Decorating, Inc

Institutional: **St. Luke's Elderly Housing Plan**

Location: Borough of Peapack-Gladstone
Developer: St. Luke's Housing Committee

1988

AWARD RECIPIENTS



Anthony's House

Residential: **Vanderhaven Farms**
Location: Bridgewater Township
Developer: K. Hovnanian Companies

Commercial: **Post Office Plaza**
Location: Borough of Somerville
Developer: Richard Ripps

Adaptive Use: **Clerico's Carriage Farm**
Location: Hillsborough Township
Developer: Edward A. Clerico, P.E.

Institutional: **Old Stirling Group Home**
Location: Warren Township
Developer: Somerset County Unit, NJ Association of Retarded Citizens

Historic Preservation:
Lamington General Store/Anthony's House
Location: Bedminster Township
Developer: Anne & Peter Brookes

1989

AWARD RECIPIENTS



Bridgewater Commons Mall

Commercial: **Bridgewater Commons Mall**

Location: Bridgewater Township

Developer: Bridgewater Associates, a joint venture partnership of the Hahn Company and the Prudential

Adaptive Use: **Somerville Railroad Station**

Location: Somerville Borough

Developer: Edward Wasser

Adaptive Use: **Patricia Ryan Rehabilitation**

Location: Bedminster Township

Developer: Patricia Ryan & Associates Inc

Public/Private Partnership:

The Bernardsville Depot/Railroad Station

Location: Borough of Bernardsville

Developer: Bernardsville Group and leased from the Borough and New Jersey Transit

Excellence in Planning:

Washington Valley Open Space Park Plan

Location: Bridgewater Township

Developer: Bridgewater Township Council, Planning Board, Park & Recreation Department and Environmental Commission

1990

AWARD RECIPIENTS



Romo Books

Residential: Six Mile Run at Franklin Agricultural Cluster Subdivision

Location: Franklin Township
Developer: John H. Van Cleef, Sr. and John H. Van Cleef, Jr.

Commercial: Courtview Plaza

Location: Somerville Borough
Developer: S & S Equities Inc

Adaptive Use: 117 West End Avenue

Location: Somerville Borough
Developer: RAAD Associates

Adaptive Use: Romo Books

Location: Borough of Far Hills
Developer: Romo Books

Public/Private Partnership:

Meadows Foundation, Inc

Location: Franklin Township
Developer: Meadows Foundation, State of New Jersey, Franklin Township

Excellence in Planning:

The Sourland Legacy

Location: Three counties and four municipalities in Central Jersey
Developer: The Sourland Regional Citizens Planning Council

1991

AWARD RECIPIENTS



Somerville Elks

Residential: **Pleasant View Farms**
Location: Hillsborough Township
Developer: Larken Associates

Commercial: **Crossroads Business Center**
Location: Bedminster Township
Developer: Lincoln Property Co and Foster Wheeler Real Estate Development Corp

Adaptive Reuse: **Earth House**
Location: Franklin Township
Developer: Franklin Township

Public: **Bernards Township Police Building**
Location: Bernards Township
Developer: Bernards Township

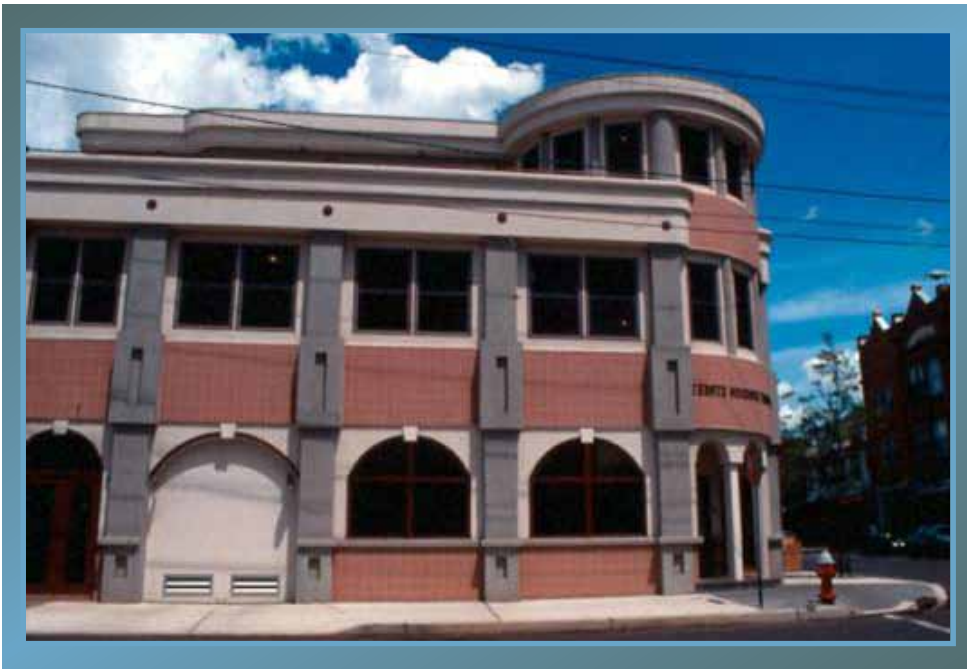
Public: **Hillsborough Township Municipal Building**
Location: Hillsborough Township
Developer: Hillsborough Township

Institutional: **Somerville Elks**
Location: Bridgewater Township
Developer: Bridgewater Associates

Excellence in Planning:
Town Center Urban Design Plan
Location: Warren Township
Developer: Warren Township

1992

AWARD RECIPIENTS



Moorehouse Realty Corporation Building

Commercial: **The Courtyard**

Location: Bedminster Township
Developer: Pluckemin Realty Associates

Commercial: **Moorehouse Realty Corporation Building**

Location: Somerville Borough
Developer: Moorehouse Realty Corporation

Adaptive Use: **Montgomery/Rocky Hill Senior Citizens Center**

Location: Montgomery Township
Developer: Montgomery Township

Institutional: **Johnson & Johnson Child Development Center**

Location: Raritan Borough
Developer: Johnson & Johnson Somerset County Family of Companies

Public: **Franklin Township Public Safety Building**

Location: Franklin Township
Developer: Franklin Township

Excellence in Planning:

Giardina Walkway

Location: Somerville Borough
Developer: Somerville District Management Corporation

1993

AWARD RECIPIENTS



The Palmer Building

Commercial: **The Palmer Building**

Location: Bernardsville Borough
Developer: Peter and David Palmer

Adaptive Reuse: **Franklin Inn Used Book Store**

Location: Franklin Township
Developer: Blackwells Mills Canal House Association

Adaptive Reuse: **166 West Main Street**

Location: Somerville Borough
Developer: Triangle Associates

Public Institutional:

Bridge Knoll

Location: Bridgewater Township
Developer: Cooperative Housing Corporation

1994

AWARD RECIPIENTS



Liberty Corner Presbyterian Church Christian Education Building

Residential: **Centerbridge II The Jack Stine Residence**

Location: Bridgewater Township

Developer: Bridgewater Township

Institutional: **Liberty Corner Presbyterian Church Christian Education Building**

Location: Bernards Township

Developer: Liberty Corner Presbyterian Church

Institutional: **Raritan Valley Community College Child Care Center**

Location: Branchburg Township

Developer: Raritan Valley Community College

Public: **Ann Van Middlesworth Park**

Location: Hillsborough Township

Developer: Hillsborough Township

1995

AWARD RECIPIENTS



AT&T Learning Center

Residential: **Far Hills Polo Club**
Location: Far Hills Borough
Developer: Bocina Development

Commercial: **AT & T Learning Center**
Location: Bernards Township
Developer: AT & T

Commercial: **Petalpeddlers**
Location: Bound Brook Borough
Developer: Calvin Boehme

Industrial: **Livingston Building Supply & Millwork**
Location: Franklin Township
Developer: Peter and John Paftinos

Excellence in Planning:

Raritan Valley Community College Facilities Master Plan II
Location: Branchburg Township
Developer: Raritan Valley Community College

Adaptive Reuse: **Martinsville School**
Location: Bridgewater Township
Developer: Martinsville Partners

Institutional: **Addition to Indoor Ring, Lord Stirling Stables**
Location: Bernards Township
Developer: The Somerset County Park Commission

Institutional: **Basking Ridge Village Beautification Project**
Location: Bernards Township
Developer: Bernards Township

1996

AWARD RECIPIENTS



Pluckemin Park

Residential: **Pluckemin Park**
Location: Bedminster Township
Developer: Gessler Kaplan Development Corporation

Adaptive Reuse: **Adesa Newark Reconditioning Building**
Location: Manville Borough
Developer: Adesa Auctions Corporation

Commercial: **Hillsborough Center**
Location: Hillsborough Township
Developer: Bruce Bocina

Adaptive Reuse: **Apple Seeds**
Location: Warren Township
Developer: R.E.T.S. Partners

Adaptive Reuse: **1860 House**
Location: Montgomery Township
Developer: Township of Montgomery

Public/Institutional:
Stonehouse Road Park and Ride Lot
Location: Bernards Township
Developer: Township of Bernards

Adaptive Reuse: **Manville Municipal Complex**
Location: Manville Borough
Developer: Borough of Manville

Excellence in Planning:
Somerset County Regional Center
Location: Somerville Borough, Raritan Borough and Bridgewater Township
Developer: The Regional Center Advisory Committee: Somerville Borough, Raritan Borough, Bridgewater Township, Somerset County, Somerset Alliance for the Future and the Somerset County Chamber of Commerce

Excellence in Planning:
Renaissance 2000
Location: Franklin Township
Developer: Franklin Township, the City of New Brunswick, First Baptist Community Corporation and New Brunswick Tomorrow by Molinaro Associates, Inc

1997

AWARD RECIPIENTS



Basking Ridge Old Fire House

Residential:

Arbor Glen

Location: Bridgewater Township
Developer: Coventry Development, L.P.

Mixed Use:

Ferruggia/Vicendese Senior Citizens Project

Location: Warren Township
Developer: Ferruggia Associates and Chuck Vicendese

Mixed Use:

Ludlow Square

Location: Far Hills Borough
Developer: Claremont Realty

Adaptive Reuse: Basking Ridge Old Firehouse

Location: Bernards Township
Developer: David Tullo

Adaptive Reuse: Liberty Corner Old Firehouse

Location: Bernards Township
Developer: Pamalla Schemmer

Public/ Institutional:

Hillsborough Park and Ride Lot

Location: Hillsborough Township
Developer: Township of Hillsborough

Excellence in Planning:

Bernardsville Downtown Vision Plan

Location: Bernardsville Borough
Developer: Bernardsville Business District Corporation, Somerset Alliance for the Future, Borough of Bernardsville

1998

AWARD RECIPIENTS



School House Village

Commercial: Burger King

Location: Bedminster Township

Developer: Ron DeNone

Commercial: Gateway Building/Polhemous House

Location: Hillsborough Township

Developer: Larken Associates

Commercial/Adaptive Reuse:

School House Village

Location: Bedminster Township

Developer: Jessica Associates

Public/Private Partnership:

North Branch Greenway Park

Location: Bridgewater Township

Developer: K. Hovnanian Companies

Excellence in Planning:

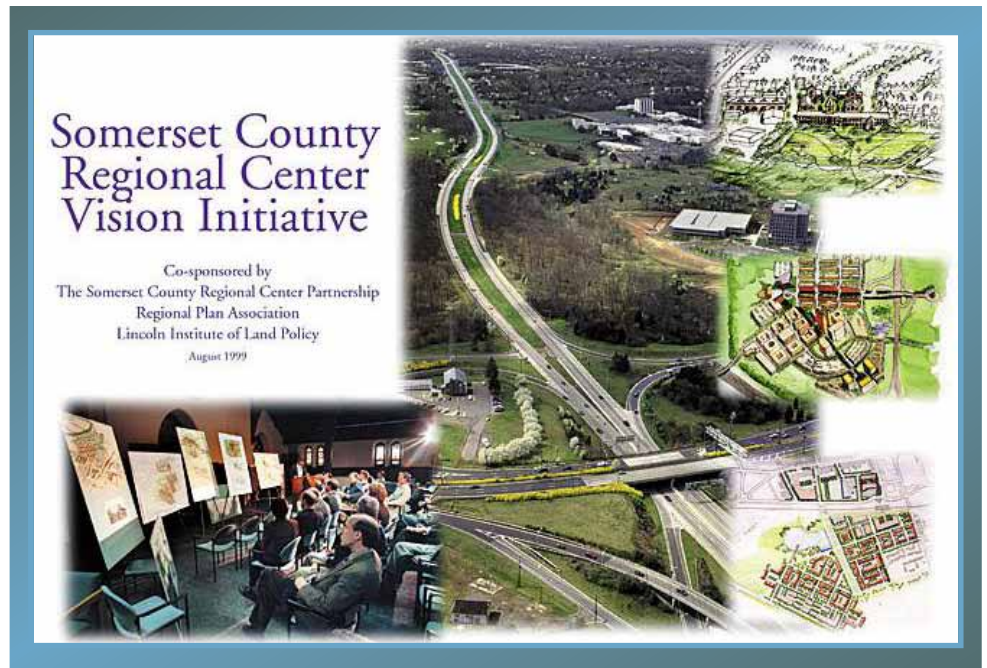
Dewy Meadow Farm Retail Study

Location: Bernards Township

Developer: Bernards Township

1999

AWARD RECIPIENTS



Regional Center Vision Initiative

Adaptive Reuse: Apple, Books, Bugs and Stick II

Location: Branchburg Township
Developer: Labye Corporation

**Public/Private Partnership:
Somerset Ball Park**

Location: Bridgewater Township
Developer: Somerset County

**Excellence in Planning:
Hillsborough Community Vision Survey**

Location: Hillsborough Township
Developer: Hillsborough Township

**Excellence in Planning:
The Regional Center Vision Initiative**

Location: Somerville Borough, Raritan Borough and Bridgewater Township
Developer: Somerville Borough, Raritan Borough, Bridgewater Township, Regional Center Partnership, Regional Plan Association, Somerset Alliance for the Future, Somerset County Chamber of Commerce and Somerset County

2000

AWARD RECIPIENTS



Warren Plaza

Office: **Warren Plaza**
Location: Warren Township
Developer: RETS Partners

Office: **Hamon Building**
Location: Somerville Borough
Developer: DeSapio Properties

Institutional: **Watchung Police and Court Facilities**
Location: Watchung Borough
Developer: Watchung Borough

Excellence in Planning:
Downtown Bound Brook, Urban Land Institute Advisory
Service Panel Report
Location: Borough of Bound Brook
Developer: The Urban Land Institute's Advisory Services Program

Excellence in Planning:
Today's Vision...Tomorrow's Future, South Bound Brook
Location: South Bound Brook Borough
Developer: South Bound Brook 2000 Committee

2001

AWARD RECIPIENTS



Knickerbocker Barn

Office: **Advance at Bedminster III**
Location: Bedminster Township
Developer: Advance Realty Group

Office: **Knickerbocker Barn**
Location: Peapack-Gladstone Borough
Developer: Knickerbocker, LLC

Adaptive Use: **Old Bernardsville Library**
Location: Bernardsville Borough
Developer: Hampshire Management Company

Excellence in Planning:

Welcome to Manville Main Street, Revitalization Plan for Manville

Location: Manville Borough
Developer: Somerset Coalition for Smart Growth, the Somerset Alliance for the Future, Somerset County and Manville Officials

2002

AWARD RECIPIENTS



Raritan Valley Community College Science Complex

Office/Retail: Dewy Meadows Village Center

Location: Bernards Township
Developer: Bernards Plaza Associates

Office/Retail: USA Architects Office Addition

Location: Somerville Borough
Developer: USA Architects Planners and Interior Design

Institutional: Raritan Valley Community College Science Complex

Location: Branchburg Township
Developer: Raritan Valley Community College

Open Space: Middle Brook Trail

Location: Bridgewater Township
Developer: Washington Valley Trail Association, the Boy Scouts, the Girl Scouts and Bridgewater Township

Excellence in Planning:

Borough Center Design Guidelines

Location: South Bound Brook
Developer: Borough of South Bound Brook with funding from the Somerset County Economic Development Incentive Program

Excellence in Planning Education:

The View From Schley Mountain, A case Study in How We Use Our Land

Location: The Somerset Hills
Developer: The Star Ledger

2003

AWARD RECIPIENTS



Riverwalk Village Center

Office: **Pluckemin Farms at Pluckemin Village**

Location: Bedminster Township

Developer: Jessica Associates

Office/Retail: **Riverwalk Village Center**

Location: Bernards Township

Developer: Bocina Development

Mixed Use: **Basking Ridge 2001**

Location: Bernards Township

Developer: Hampshire Management Company

Adaptive Use: **Lyric Hall**

Location: Rocky Hill Borough

Developer: Outerbridge/Morgan Properties

Public/Institutional:

Willow School

Location: Bedminster Township

Developer: Bedminster Township

Public/Institutional:

South Maple Avenue Parking Lot

Location: Bernards Township

Developer: Bernards Township

Excellence in Planning:

**Crossroads of the American Revolution,
National Heritage Area Feasibility Study**

Location: Central and Northern New Jersey

Developer: National Park Service under the direction of the Superintendent of the Morristown National Historical Park

2005

AWARD RECIPIENTS



Otto Kaufman Community Center

Office/Retail/Green Building Design:

Warren Square

Location: Warren Township
Developer: Somerset Equity Investors

Commercial: Pluckemin Inn

Location: Bedminster Township
Developer: Cold Springs Realty Corporation

Adaptive Reuse: Otto Kaufman Community Center

Location: Montgomery Township
Developer: Montgomery Township

Excellence in Planning:

Redevelopment Planning Framework and Guidelines for the Core Portion of the North Princeton Developmental Center Property

Location: Montgomery Township
Developer: Montgomery Township, Coppola & Coppola Associates and HACBM

2006

AWARD RECIPIENTS



Cornerstone Professional Building at Bedminster

Office/Green Building Design:

Carriage Farm

Location: Hillsborough Township

Developer: Carriage Farm LLC

Office: Cornerstone Professional Building at Bedminster

Location: Bedminster Township

Developer: Jessica Associates

Commercial: Lifestyles Center at the Bridgewater Commons

Location: Bridgewater Township

Developer: General Growth Properties

Excellence in Planning:

Somerville Station & Landfill Vision Plan

Location: Somerville Borough

Developer: Somerville Borough

2007

AWARD RECIPIENTS



Bernardsville Habitat for Humanity Homes

Residential: **Bernardsville Habitat for Humanity Homes**

Location: Bernardsville

Developer: Raritan Valley Habitat for Humanity

Office/Green Building Design:
1924 Washington Valley Road

Location: Bridgewater

Developer: DPB, LLC

Mixed Use: **Canal Crossing**

Location: South Bound Brook

Developer: The Manzel and Mumford Organization

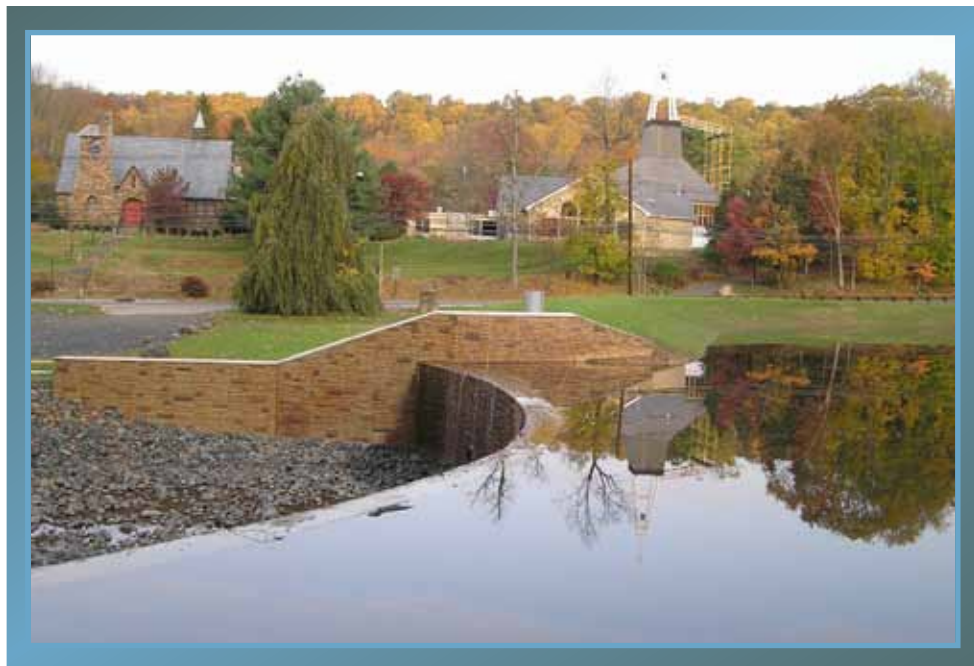
Excellence in Planning:
Hillsborough Town Center and Sustainable Hillsborough Project

Location: Hillsborough

Developer: Hillsborough Township

2008

AWARD RECIPIENTS



Best Lake Dam and Spillway Rehabilitation Project

Public: Best Lake Dam and Spillway Rehabilitation Project

Location: Watchung

Developer: Watchung Borough

Public: Van Horne Park

Location: Montgomery

Developer: Montgomery Township and Rocky Hill Borough

Public: Somerville Wayfinding Signage Program

Location: Somerville

Developer: Somerville Borough

Excellence in Planning:

Your “Green” House Tips on How You and Somerset County Can Grow “Green” Together

Developer: Leadership Somerset Class of 2008

2009

AWARD RECIPIENTS



23 Mountain Boulevard

Commercial: **23 Mountain Boulevard**
Location: Warren
Developer: Be-Ki Associates (Robert and Mitchell Berlant)

Industrial: **Somerset Tire Service**
Location: Bridgewater
Developer: Somerset Tire Service, Inc.

Residential/Green Building Design:
Berry Street Commons
Location: Franklin
Developer: RPM Development Group, Montclair, NJ

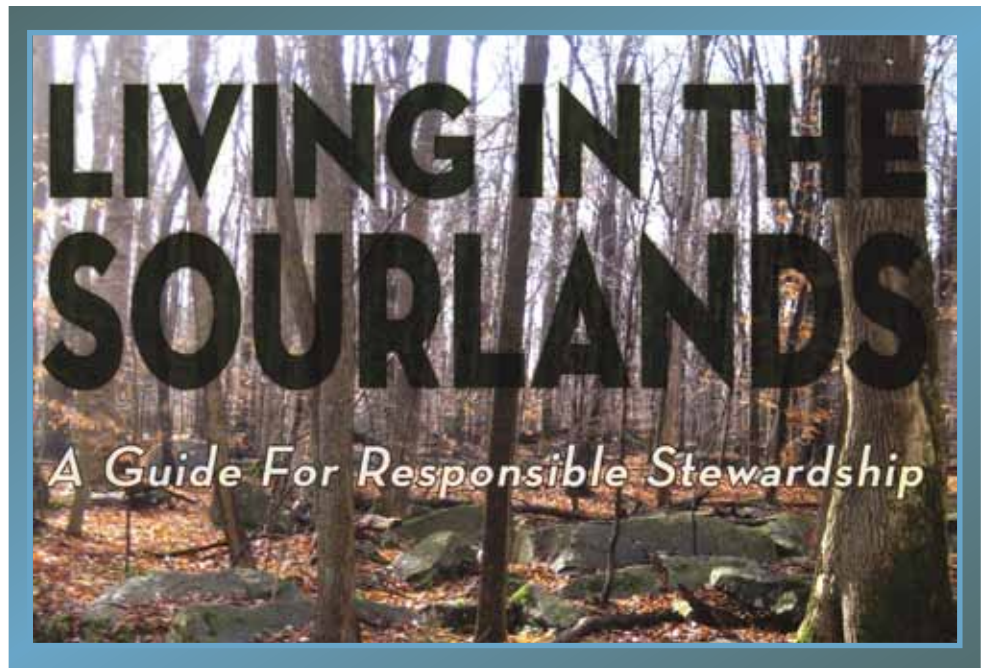
Institutional: **Christian Community Chapel**
Location: Hillsborough
Developer: Christian Community Chapel

Public Institutional:
Raritan Valley Community College West Building
Location: Branchburg
Developer: Raritan Valley Community College

Excellence in Planning:
Hillsborough Economic Action Plan
Location: Hillsborough
Developers: Mayor Frank DelCore, Hillsborough Township Committee,
Hillsborough Planning Board, Regulatory Oversight Working Group-2009

2010

AWARD RECIPIENTS



Living in the Sourlands

Mixed Use Green Building Design:

Franklin Boulevard Commons

Location: Franklin Township

Developer: RPM Marketing Group

Excellence in Planning:

Bound Brook Downtown Urban Design Plan

Location: Bound Brook

Developer: Regional Plan Association

Excellence in Planning:

Sustainable Raritan River Initiative:

Developers: National Center for Neighborhood & Brownfield Redevelopment, E. J. Bloustein School of Planning and Public Policy the Rutgers School of Environmental and Biological Sciences and the Raritan River Collaborative (includes over 80 organizations, government agencies, business and academic partners)

Excellence in Planning Education:

Living in the Sourlands

Developer: The Sourland Planning Council

2011

AWARD RECIPIENTS



USGA Golf Museum and Arnold Palmer Center for Golf History

Office: **The Barns at Gladstone**

Location: Peapack and Gladstone

Developer: Jessica Associates, Ltd.

Commercial: **Saker ShopRite Supermarket Rehabilitation Project**

Location: Somerville

Developer: Saker ShopRites, Freehold, NJ

Institutional: **Trump National Golf Course**

Location: Bedminster

Developer: Donald J. Trump

Institutional: **USGA Golf Museum and Arnold Palmer Center for Golf History**

Location: Bernards

Developer: USGA Museum

Institutional: **Bridgewater Turf Project**

Location: Bridgewater

Developers: Bridgewater Lacrosse, Inc., and Bridgewater Soccer Association

Mixed Use: **23 Orchard Road**

Location: Montgomery

Developer: James Herring, Herring Properties

2012

AWARD RECIPIENTS



SHI International Corporation World Headquarters

Office/Green Building Design: SHI International Corporation World Headquarters

Location: Franklin Township

Developer: SHI International Corporation

Institutional: Division Street

Location: Somerville Borough

Developer: Somerville Borough

2013

AWARD RECIPIENTS



Stone Bridge at Raritan

Residential: Stone Bridge at Raritan

Location: Raritan Borough

Developer: Premier Development

Office/Adaptive Use: The Barns at Gladstone-Barn C

Location: Peapack and Gladstone Borough

Developer: Jessica Associates

Excellence In Planning: Regional Center Plan Endorsement

Location: Somerville Borough, Raritan Borough and Bridgewater Township

Author: Regional Center Partnership

Excellence In Planning: Somerset County Comprehensive Economic Development Strategy

Location: Somerset County

Author: The CEDS Project Team and Delta Development Group

2014

AWARD RECIPIENTS



Parkside Village

Mixed Use: Somerville Town Center Phase II

Location: Somerville Borough

Developer: Somerville Town Center Urban Renewal, LLC

Residential/Green Building Design: Parkside Village

Location: Franklin Township

Developer: RPM Development Group

2015

AWARD RECIPIENTS



Carrier Clinic-Blake Addition

Institutional: Carrier Clinic Revitalization Project

Location: Montgomery Township

Developer: Carrier Clinic, Inc.

Excellence In Planning: One Seat Ride into New York City

Location: Raritan Valley Line

Sponsor: Raritan Valley Rail Coalition

2016

AWARD RECIPIENTS



Barn at Vernon Manor.

Adaptive Use: The Barns at Vernon Manor

Location: Peapack & Gladstone Borough

Developer: Jessica Associates

Residential: Meridia Main Street Station

Location: Bound Brook Borough

Developer: Capodagli Property Company

Renewable Energy/Sustainability: Addition of Agricultural Businesses to the New Jersey Sustainability Business Registry

Location: Montgomery Township and Bridgewater Township

Participants: Dutch Hollow Farm, Bridgewater; Great Road Farm, Montgomery and Johnson Farm, Montgomery

Renewable Energy/Sustainability: Borough of Somerville Severe Weather Policy Statement & Sustainability Initiatives

Location: Somerville Borough

**2017 SOMERSET COUNTY
BOARD OF CHOSEN FREEHOLDERS**

Peter S. Palmer, Freeholder Director
Patrick Scaglione, Freeholder Deputy Director
Patricia L. Walsh, Freeholder
Mark Caliguire, Freeholder
Brian Levine, Freeholder

Planning Board Members

Bernard V. Navatto, Jr., Chairman*
Christopher Kelly, Vice Chairman
Marian Fenwick
Albert Ellis*
John Schneider
John Lindner
Peter S. Palmer, Freeholder Director
Patrick Scaglione, Freeholder Liaison
Matthew D. Loper, County Engineer/Board Secretary*
William Ziegler, 2nd Alternate*
Mark Caliguire, Freeholder Alternate
Adam Slutsky, Alternate to County Engineer*

John M. Lore, Esq., Deputy County Counsel for Planning

**Land Development Awards Committee*

Planning Division Staff

Walter Lane, AICP/PP, Director of Planning
Anthony McCracken, Sr., AICP/PP, Assistant Director of Planning
Laurette Kratina, AICP/PP, Chief Strategic Planner
Thomas R. D'Amico, AICP/PP, Supervising Planner#
Kenneth Wedeen, AICP/PP, Principal Planner
James Ruggieri, AICP/PP, Principal Community Planner#
Tara Kenyon, AICP/PP, Principal Planner
Andras Holzmann, AICP/PP Senior Planner#
Tanya Rohrbach, Senior Planner - GIS Specialist
Nora Fekete, Planner#
John DelTufo, Planner - GIS Specialist
Andrew Phillips, Draftsperson
Patricia McGarry, Manager, Cultural & Heritage Commission
Kaitlin Bundy, Program Coordinator
Melissa Harvey, Office of Solid Waste Management
Cynthia Mellusi, Office Manager
Patrice Thomas, Administrative Assistant
Catherine Bunting, Administrative Assistant

#Land Development Section

SOMERSET COUNTY PLANNING BOARD
20 GROVE STREET, P.O. BOX 3000
SOMERVILLE, NJ 08876
(908) 231-7021 Fax (908) 707-1749
E-mail: Planning Board@co.somerset.nj.us

Somerset County is an Equal Opportunity Employer



