

Taking the Next Step:

Hightstown Borough
Municipal Assessment

June 2010



The Stony Brook-Millstone Watershed Association

The Stony Brook-Millstone Watershed Association is central New Jersey's first environmental group. Since 1949, we've been making the "CASE" for protecting clean water and the environment through Conservation, Advocacy, Science and Education. *We are your water, your environment, your voice.*

We provide more than 400 environmental education programs each year, conduct stream monitoring at close to 40 locations in central New Jersey, advocate for state and local policies to protect the environment, and manage the 860-acre Watershed Reserve, which hosts more than 10 miles of hiking trails and the largest community supported organic farm in the country. Our watershed, the 265-square-mile region drained by the Stony Brook and Millstone River, includes all or part of five counties and 26 towns and supplies drinking water to thousands.

Many activities within our watershed affect the quality of streams, air, wetlands, groundwater, meadows and forests. By changing how we carry out these activities, we can improve our environment and our quality of life. Whether at home, work or play, we can all make a difference.

If you have questions about this report or want to learn more about membership support, volunteer opportunities, or educational programs, please contact us at: 609-737-3735



31 Titus Mill Road
Pennington, NJ 08534

www.thewatershed.org

Table of Contents

Executive Summary ii
Recommendations iii
Acknowledgements vi
How To Use This Report vii
Highlights of Your Town viii

Next Steps 1
Introduction 2
 Preservation of riparian corridors, existing greenway,
 and wildlife habitat 3

 Preservation of Hightstown Borough’s history, historic
 structures, and historic character 5

 Reduction of stormwater runoff and flooding 7

 Use of small-scale mixed use development 9

 Visual enhancement of commercial development
 and redevelopment 11

 Promotion of “green building” standards and other
 sustainable practices 13

 Reduction of traffic congestion and Improvement in
 air quality 15

Executive Summary

Historical Background

The overarching characteristics of Hightstown have been its small-town, walkable, historic, and social aspects. Long before its incorporation in 1853, Hightstown played an important part in United States History. The 1998 historical memoir, "Reflections from the Shrine," recounts numerous instances where Hightstown endured despite severe adversity. There were numerous fires leveling historic structures several times throughout its history. Mills were constructed, and lost along the Rocky Brook and Hightstown Lake (now Peddie Lake). Hightstown has also had to deal with train wrecks, an earthquake, explosions and severe flooding during the last 250 years. The name Hightstown is derived from the "Haight" family although its name was confused as "Hidestown," "Icetown," and "Nighttown."

Hightstown has been a crossroads for travel and traffic since the time before the Revolutionary War, and has always been an active area for commerce. During the Revolutionary War, it became a crossroads for movement of troops. Its central location in New Jersey has continued the traffic along historic routes, through the Borough center. Traffic congestion has increased tremendously.

The waterways through Hightstown have played a vital part in its history and its continued economic and social success. Water was critical for commerce, for sustaining its mills, extinguishing many fires, for recreational purposes, and as a necessity for the health of the residents. The importance of maintaining clean water in Rocky Brook (a tributary of the Millstone River) and Peddie Lake have been recognized in Hightstown's master planning process for decades.

The Borough upgraded its sewage plant to ensure better water quality and has only had episodes of moderate impairment of water quality issues occasionally since 1990. Some waivers were granted by NJDEP for water quality requirements. Hightstown violates state standards for orthophosphates and aquatic life. But, Borough officials recognize the value of their water resources and are committed to making improvements.

Many beautiful, restored structures exist and have been rehabilitated. The charm of these structures provides an attractive background to recent economic development and commitment by volunteers to improve their community. Because of its rich history, Hightstown can be a focal point for Central New Jersey tourism and recreation.



Recommendations

Members of the Hightstown Borough Council, Planning Board, and Environmental Commission articulated their goals and vision for the Township by answering our Survey Questions. After evaluating these responses we reviewed Hightstown Borough's land use ordinances, policies, best management practices, and Master Plan Elements. We also interviewed Mayor Patten and attended public meetings and community activities to complete the assessment.

The results of the assessment were compared to the goals and vision of the Township, as articulated by its officials. Although there are few "gaps" between their vision and their policies in local land use and natural resource ordinances, a need for improvements or continued vigilance was identified in the following areas:

1. Preservation of riparian corridors, existing greenway, and wildlife habitats

We recommend that Hightstown place permanent conservation easements on its public open spaces, such as the Roger C. Cook Greenway to ensure that it is protected as natural open space forever. The boundaries of easements should be clearly marked to avoid unwanted intrusions. In addition, efforts to partner with The Peddie School and East Windsor Township to have permanent conservation easements and/ or public open space would greatly enhance the quality of life in the Borough.

2. Preservation of Hightstown's history, historic structures, and historic character

Adopting ordinances for Borough-wide design standards, particularly for the Historic District will enhance interest in and knowledge of the history and significance of Hightstown. This process has started. Non-financial incentives, such as increased building height with a requirement for historic facades and features, floor area ratio increases, and other zoning dispensations in an ordinance will improve the public's willingness to comply with improvements that demonstrate historical detail. Without such incentives, property owners will probably not invest in historically-appropriate improvements.

3. Reduction of stormwater runoff and flooding

Specific goals for stormwater management and reduction of non-point source pollution should be added to the Master Plan and the next Reexamination Report to ensure implementation of strict stormwater ordinances and educational requirements. The Stormwater Ordinance should be amended to allow for more stringent review of development projects. The state trigger for review, i.e. one acre of disturbance or 1/4 acre of new impervious cover, is not sufficient to lessen the effects of non-point source pollution in a small area like Hightstown.

4. Use of small-scale mixed use development

Preparing a "build-out analysis" of the effects of current zoning will provide an understanding of what Hightstown would look like if current zoning were applied to all parcels. For example, using minimum lot sizes in the downtown area would have the effect of more compatibly-sized structures, but using a minimum lot size on the Minute Maid lot could result in a huge structure being built. Adopting mixed-use ordinances for development and redevelopment, as was done on the Rug Mill site, could promote this objective Borough-wide.

5. Visual enhancement of commercial development and redevelopment

Although Hightstown is built up along most of Peddie Lake and Rocky Brook, a stream corridor ordinance should be considered for any remaining lands. An educational program to maintain a natural buffer around Peddie Lake, particularly at the Peddie School property would enhance the natural view and improve water quality downstream. With a stream buffer and continued planting of street trees, a larger bird population could be enticed. Continued planting of shade trees will improve the look of all neighborhoods, particularly the downtown area, which is not as shaded as the residential neighborhoods. Adopting ordinances that require improvements to all building facades, not just those in the historic district, will create an ambience that will draw people into Hightstown for shopping and recreational activities. Aesthetic considerations will provide a framework for having the Minute Maid site re-developed to provide a visual enhancement. Having a clean, un-polluted area will improve the aesthetics and quality of life for all citizens.

6. Promotion of “green building” standards and other sustainable practices

The Borough is making tremendous strides in many areas of sustainability — recycling, litter clean ups, pet waste, to name a few. However, major projects such as water conservation and pay for “usage” of water would greatly improve water conservation. This would make residents aware of the actual cost to use natural resources. A Sustainability Element of the Master Plan should be written to address the Borough’s needs for a sustainable future. This should address water conservation, wildlife enhancement, tree planting to improve air quality, and green building techniques. Municipal assets which are being replaced or upgraded should use green building design, such as alternative energy sources for buildings and vehicles. Standard lightbulbs should be replaced with greener alternatives.

7. Reduction of traffic congestion and Improvement in Air Quality

Mercer County ranks as one of 130 counties in the country as having some of the most polluted air. <http://www.epa.gov/pmdesignations/2006standards/documents/2009-10-08/finaltable.htm> Clearly, Hightstown cannot achieve an improvement in air quality without a regional effort. Absent an existing framework for a regional movement to improve air quality, contact with the New Jersey Department of Transportation and the Delaware Valley Regional Planning Commission should be more fruitful to address air quality concerns. With major state and county roads next to Hightstown, these agencies have a vested interest in avoiding air pollution and traffic congestion. Planting trees in greater numbers improves air quality and provides reduces temperatures, thus reducing fuel needs. Using trained volunteers to monitor air quality in the Borough can establish a base-line for verification of the need for regional action.

Minor Miscellaneous Corrections

In comparing the Master Plan Elements, 2005 Re-examination Report and Zoning Ordinances, several minor discrepancies appeared. These include the following:

- The Zoning Map shown on the Hightstown Borough web site is dated January 2009; whereas, the Zoning Map referred to in the text of the Zoning Ordinance (Section 28-3-2) names the official Map as one dated September 2008.
- Zoning Ordinance Section 28-1-1 (b) refers to the goals of the Hightstown Master Plan dated 1993, when there have been two (2) updates to the Master Plan— in 1998 and the Re-examination Report in 2005
- The web site does not include a copy of or any reference to a Stormwater Master Plan although this must have been adopted as part of the requirements for the Borough's NJPDES permit.
- A Natural Resources Inventory does exist, according to the Hightstown Environmental Commission, but It could not be located. This is an important document for review of natural and historical resources. We recommend that it be updated and posted on the Borough's web site. Grants from the Association of Environmental Commissions (ANJEC) are available for preparation and revision of a NRI, and should be pursued.

Hightstown Borough must continue to develop strategies to plan for current and future generations. Hightstown is presently preparing to re-examine its Master Plan as required by the Municipal Land Use Law. In addition, the Historic Commission has been working diligently to develop historic guidelines to implement for use in its Historic District. By following the recommendations in this report, the Stony Brook-Millstone Watershed Association and Hightstown are working to preserve and enhance our watershed and the communities within it. We hope that this report is the next step in realizing that vision.

Acknowledgements

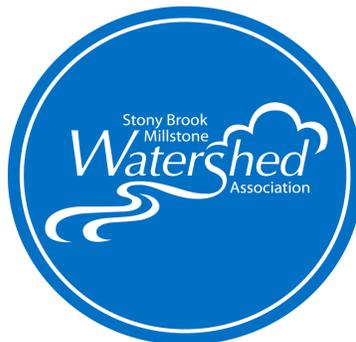
Acknowledgements

We thank Hightstown Borough's leaders and professionals for their participation in the Program for Municipal Excellence and for supporting the Stony Brook-Millstone Association's efforts to evaluate current municipal practices. The Borough, the region surrounding it, and the Millstone River Watershed will benefit from this assessment of the accomplishments made to protect the Borough's environmental resources. It is difficult because of time constraints and institutional memory to evaluate current resource and land use practices, determine where and how to improve and develop new strategies that may be needed. Our Watershed Association seeks to identify what has been accomplished in Hightstown and what can be done to make even greater improvements in the quality of life for Borough residents.

Although the focus of this report is a "point in time" reflecting the accomplishments and needs of Hightstown Borough, many initiatives are ongoing and must be applauded. We hope that Hightstown will learn from our suggestions, keeping in mind our recognition that diversity, zoning, land use policy, historic preservation, traffic and other governmental policies should not be reviewed in a microcosm, but with a view towards regional improvements. We also look forward to partnering with the Borough to develop opportunities that protect and enhance the historic character, wonderful diversity, and natural environment that make Hightstown a special place to live.

We thank the Geraldine R. Dodge Foundation for their generosity in funding this project. It would have been impossible to prepare this document without the thoughtful responses to our survey from the Hightstown Borough Council, Planning Board, Environmental Commission, Parks and Recreation Commission and assistance from the Borough staff. We also want to acknowledge the exceptional individual assistance of Mayor Robert Patten, Isabel McGinty, Barbara Jones, David Zaiser and Gary Grubb for their invaluable dedication to this project.

Stony Brook– Millstone
Watershed Association
31 Titus Mill Road
Pennington, NJ 08534
609-737-3735
www.thewatershed.org



How To Use This Report

The objective of this Municipal Assessment is to review the Borough's Goals as stated in planning documents, to incorporate the vision of community officials through the survey responses, to analyze the implementation of the goals and vision of the Borough through the existing ordinances and to recognize the strength and weaknesses in the Borough's implementation. Each "step" in this assessment report lists Hightstown's *Goal* for a specific subject.

The focus of each Step is on the *Options* for new opportunities to achieve goals. This report outlines nine (9) areas that can be improved to further Hightstown Borough's goal to achieve its vision for future and the current zoning, ordinances and policies that govern land use and the environment in the Borough. Each suggestion was determined by comparing the goals that were identified by Borough officials, those specified in the Master Plan, and the current policies. Both the goal and current protection are outlined. Specific options are designed to provide guidance to the Borough and identify steps that can be taken to reach the Borough's goals. Additional Resources are listed which identify other references and organizations that can provide support in implementing options.

The Stony Brook-Millstone Watershed Association is always available to assist with planning and projects that the Borough needs to protect and restore its natural resources. We want to provide an opportunity for municipalities within our watershed to support other community, local and regional governmental and not-for-profit organizations in order to foster positive change.

Next Steps

Once this Municipal Assessment report has been presented and accepted by the Borough, the Borough Council should decide on a list of its most pressing priorities. Our Association will work with Hightstown officials to implement its priorities and recommendations using well-tested models and guides. This partnership will enable us to support Hightstown's efforts in providing its citizens with a greater sense of community, a healthy environment, an improved economy and a high quality of life. We recognize our own mission to protect and preserve the health of the watershed; we understand the important part your Borough and neighboring municipalities play in our joint success.

Once the Assessment report is presented and a short list of priorities is decided, the Association will work with Borough officials to implement the recommendations using models and guides. This partnership will enable the Association to support Hightstown's efforts to continue to provide its citizens with a sense of community, a healthy environment, and recognition of its rich history.

Highlights of Your Town

Borough officials have worked with us in an open, honest, and delightful manner. Surveys have been submitted which add to the extensive information contained in the Borough's Master Plan Elements, its 2005 Reexamination Report, its historic documents and its informative web site. Hightstown has been proactive in motivating its volunteers, promoting diversity, coming together as a community, obtaining many grants to assist its programs, and recognizing the factors that make Hightstown a wonderful place to live and visit. Hightstown is still a strategic location for New Jersey commerce after hundreds of years.

The Borough has an active historical society which conducts annual house tours and other events. The Historic Preservation Commission has received national, state and local historic designation for an area of the Borough known as the Stockton Street Historic District, including areas in residential and commercial districts which are walkable. There is a close relationship between the Borough and its largest landowner, The Peddie School, which has been located in Hightstown since 1851. Their partnership allowed repairs, instead of replacement, of the old Ward Street Bridge. The Borough conducts an annual triathlon and has obtained pedal boats for use in Peddie Lake, which travels through the center of the municipality. The Roger G. Cook Greenway is a showcase urban greenway. The Borough actively participates in the Sustainable Jersey program.

The 1992 Master Plan listed goals which continue, to: 1) preserve and enhance the existing and residential character of the Borough primarily by preventing intrusion of non-residential uses in residential areas and promoting historically compatible infill and low- and moderate-income housing; 2) maintain a strong commercial economic base by upgrading parking facilities, promoting residential uses on the upper floors of non-residential uses, concentrating commercial uses in the downtown area, avoiding strip malls, and improving traffic flow; 3) permit research/office use as an option for the former Hightstown Rug Mill site (Phillips Electric), restricting industrial sites to those that are viable assets to the community, ensuring compatibility of all such uses with the surrounding historic, residential character of the Borough; 4) provide adequate space public services, including parking, fire, police and first-aid services, expansion of Borough Hall and public works; 5) protect environmentally sensitive land from development, developing and connecting a greenway throughout the Borough, including Peddie Woods, and establishing buffer areas.

The Borough has worked hard to achieve these goals and has been successful in many areas. The 1998 Master Plan provides several goals, new and continuing, for the Borough to realize. These include: 1) protecting the historic town center image for the Borough;



Restored Historic Ward St Bridge

Highlights of Your Town (cont'd)

2) revitalizing the central downtown business district and improving economic viability; 3) preserving and enhancing the existing residential character of the Borough; 4) improving municipal services and infrastructure; and 5) protecting the natural resources and improving recreational opportunities.

The 2005 Reexamination Report recognized the importance of redevelopment, designation of the Borough as a Town Center, continuation of its historic image and its open-space corridors. The Report reaffirmed the objectives stated in the 1998 Master Plan, and recommended additional commercial businesses and in-fill residential development in an effort to improve its tax base. Subdivision and density increase appears inconsistent with other goals, such as reducing impervious cover, improving water quality, and maintaining historic character. These issues will be discussed later in this report. Accomplishments include downtown revitalization projects, substantial investments in historic residential properties, redevelopment ordinances for the "Rug Mill" location, and an economic partnership with The Peddie School. Unfortunately, the owners of the "Rug Mill" tract have filed suit against the Borough opposing redevelopment, as have the owners of the abandoned "Minute Maid" property near Route 33.

Major complex issues are the desire/necessity for increasing development density by subdividing lots, converting single-family housing into multi-family housing, increasing height limits and promoting new commercial growth. The 2005 Reexamination Report recommends increased growth of residential and commercial properties through subdivision of properties and by other means. However, the Project report dated February 26, 2009 for Water Main Replacement says that the project will service existing residential users. "No new development will be generated or served by the project." Repair and replacement of water supply lines will be expensive, and probably cannot be financed by all developers.

There is contention about the possibility of consolidation with East Windsor Township; this issue has been discussed since 1969 and is still being considered through a Feasibility Study dated January 2009. There are strong opinions on both sides of this issue. East Windsor allows Hightstown to use its community center, and the communities have been awarded a grant to study traffic alternatives.

The results of surveys completed by municipal officials, echo most of the themes recognized by Borough officials for the last several decades. All participants strongly seek to preserve the historic character of the Borough, promote economic vitality, improve long-term finances, maintain and improve the greenway through the Borough, reduce traffic congestion, and improve the water quality in the Rocky Brook and Peddie Lake.

The 2005 Reexamination Report listed several courses of action which have been accomplished. Coordination of the Borough's downtown economic development efforts has resulted from a partnership of citizens, business owners and landowners. The Redevelopment Plan and ordinances for Bank, Academy, Mercer



Next Steps

Introduction

The protection and health of a watershed depends largely upon land use laws and policies. Through our Program for Municipal Excellence, the Stony Brook-Millstone Watershed Association seeks to provide an objective evaluation of current municipal practices. We support planning that protects the natural environment and ensures that the Borough's vision becomes focused and sustainable.

With financial challenges, Hightstown's officials face a daunting task. They must balance natural and historic resource protection with economic prosperity. This includes encouraging businesses in the downtown area, providing residential services and determining how to best protect and enhance the historic, small-town ambience in the Borough. Although it is almost entirely "built-out," the pitfalls of creating many new residential dwellings will make life in the Borough increasingly expensive if increased development leads to a need for ever-increasing services, such as utility upgrades, (including water supply) school expansion, police, etc. To carry out these important tasks, officials must rely on their Master Planning documents to provide a vision for the future and to use zoning, land use policies, ordinances, grant funds and volunteers to carry out its mission.

The Master Plan guides both growth and conservation, clearly states goals and objectives and highlights an attainable vision for the future,. Municipal leaders are working to ensure that the Borough controls its traffic and retains its extraordinary historic character, environmental health, and viable economy.

Hightstown has very little room for further development or for additional open space areas. Research on increasing residential density has shown that increasing development will not protect or enhance natural resources or improve municipal finances. The key to its quality of life appears to be the redevelopment of existing sites and careful planning for the few available empty sites on the outskirts of town, not subdivision of existing sites. In order to have a positive effect on the watershed, the Borough must focus on a) redeveloping empty factories and stores, b) tightening restrictions on future infill development, c) reducing the negative effects of existing development adjacent to Peddie Lake and Rocky Brook, and d) fostering regional cooperation, not necessarily consolidation, to leverage Hightstown's influence. Hightstown's strategic location for traffic circulation in central Jersey has provided many environmentally negative consequences, while denying it the economic benefits that usually come with traffic.

Our Watershed Association is pleased to partner with Hightstown Borough on this project to identify and implement its goals. The vision to preserve this historic center requires dedication and tenacity in the face of relentless traffic and development pressures on all sides of the Borough. Hightstown's success in achieving its vision will require creative planning and a strong commitment to continue the course they have pursued for hundreds of years as a historic cross-road, but also a quaint place to reside.

STEP

1

Preservation of Riparian Corridors, Existing Greenway and Wildlife Habitat

GOALS: The Master Plan (1998), as reaffirmed in the 2005 Rex-examination Report, Goal #5 states: “Protect the natural resources and improve recreational opportunities within the Borough.” The objectives include: maintaining Peddie Lake and Rocky Brook Corridors, redeveloping the abandoned railroad right-of-way, balancing the public’s opportunities to enjoy the resources with necessity of protecting resources, expanding public recreation, and protecting historic resources. All of these objectives emphasize pedestrian access to recreational assets.

CURRENT PRACTICES: The Borough has limited open space. The picturesque Rocky Brook corridor begins at Peddie Lake, flows through the downtown area over a waterfall and meanders through the Roger G. Cook Greenway. The Greenway is owned by the Borough and has trails, a volunteer garden, benches and well-maintained trees. However, the nutrients in the Rocky Brook have

made parts of the waterway choked with algae and unsightly, as well as a detriment to wildlife. The State Landscape Project identifies a habitat for the endangered bog turtle in a Borough park. As such, it deserves better protection and stewardship. The Borough has no easement protecting the publicly-owned portion of the Greenway from future development if the political will changes



Entrance to Roger G. Cook Greenway

OPTION: ADOPT PLANS AND POLICIES TO PROTECT THE GREENWAY AND PROMOTE REGIONAL CONNECTIONS.

The Borough should consider:

- ⊗ Continuing to use volunteers to maintain the Park and using Integrated Pest Management principles to reduce use of pesticides and herbicides.
- ⊗ Continuing to work with East Windsor Township and The Peddie School on a regional plan that connects the Greenway with other greenbelts and local historic locations
- ⊗ Ensuring the permanent protection of municipally- owned open space as a greenbelt with third-party conservation easements. Otherwise, a future Borough Council could develop all or part of the Greenway for unintended uses, such as active recreation or housing.
- ⊗ Establishing management objectives for the Public Works Dept, outlining procedures, and defining responsibilities for maintaining designated conservation areas when volunteers are not available.

Issues to Consider

The ecological, commercial, recreational and spiritual benefits of open space do not end at political boundaries. Connecting open space into neighboring municipal greenways multiplies the benefits and enables municipalities to combine their resources. Inter-municipal greenway plans enable municipalities to identify strategies to preserve, protect and enhance these greenways. These will provide habitat for wildlife, promote tourism and protect water quality. East Windsor Township has permanently preserved land abutting Hightstown’s southern border along Route 539. This resource should be incorporated into Hightstown’s planning.

Greenways are simply connected pieces of open space. Greenways extend and enhance wildlife habitat both by providing suitable habitat and by providing a protected corridor for moving between habitat locations. In Hightstown, the productive working relationship with The Peddie School should include protection for Peddie Lake and public access to the greenbelt within the school grounds.

In addition to ecological benefits, greenways have economic benefits, which are obvious in downtown Hightstown. Property values increase in the vicinity of greenways. Where greenways have recreational uses, they generate revenue. Open space also improves stormwater management and improves water quality.

Water quality can be greatly improved by adopting Integrated Pest Management practices for all public land. As a large landowner, the Peddie School should be encouraged to adopt IPM. Holding regular educational programs to promote private use of IPM will assist the Borough’s efforts. Reducing unneeded herbicides and pesticides by residents will greatly benefit the Borough and improve water quality.

Additional Resources

Inter-Municipal Greenway Planning and Open Space Inventory, Delaware Valley Regional Planning Commission. Information on benefits of greenways, funding sources, and guidance on the planning process. www.dvrpc.org/Environment/OpenSpace/ and www.dvrpc.org/Environment/Greenways/

Garden State Greenways. Provides interactive mapping tools for planning greenways and maps of NJ preserved land and other open spaces. www.gardenstategreenways.org.

American Trails: Greenways & community trails. Resources on greenway trail projects including case studies on planning and implementation. www.americantrails.org/resources/greenways/index.html



US Environmental Protection Agency: Extensive information on Integrated Pest Management. <http://www.epa.gov/pesticides/factsheets/ipm.htm> **Flower garden at Cook Greenway**

Rutgers University: <http://www.pestmanagement.rutgers.edu/IPM/>

STEP

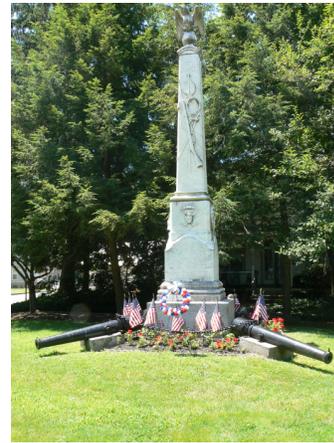
2

Historic Structures and Character

GOALS: The 1998 Master Plan has goals to: “Protect and perfect an historic town center image for the Borough,” and to “Preserve and enhance the existing residential character of the Borough.” It also has an Historic Element listing historic sites and planning suggestions. The Historic Commission is very active and has received funding for its Stockton Street Historic District Preservation Project. This project will provide streets and public space infrastructure restoration and rehabilitation, pedestrian accessibility to promote heritage tourism and economic renewal. Survey respondents said that one of Hightstown’s strengths is its small-town character, historic structures, and charming, attractive streetscapes. Keeping Hightstown a small, community-oriented town surrounded by a rural area will improve the quality of life. This history, character, and the diversity that drew many types of people to the Borough is a defining characteristic of the Borough

which will assist economic revitalization.

CURRENT PRACTICES: The Stockton Street Historic District is listed on the national, state and local Historic Registers. However, the Borough’s Historic Preservation Commission is working on design standards. These standards should be adopted before housing construction begins a boom period. Borough residents are also committed to providing affordable housing to all residents and have thus far resisted the state-wide trends to tear-down existing housing stock and rebuild “McMansions.”



Civil War Monument

OPTION: UPDATE MASTER PLAN AND ADOPT BOROUGH-WIDE CONTEXTUAL DESIGN STANDARDS.

The Borough should consider:

- ⊗ Reviewing and expanding the existing Historic Plan Element (1998). Adopting an ordinance(s) to provide design criteria and guidelines within the Stockton Historic District, and requiring review of all construction permits and development applications within the Historic District would ensure improvement in historic character throughout the entire Borough.
- ⊗ Adopting non-residential design standards for the entire Borough, to ensure that non-residential buildings enhance, rather than detract from, the primarily residential character of the Borough. This will be necessary when redevelopment of the Rug Mill and Minute Maid sites are begun.
- ⊗ Continuing to preserve the greenbelt around the Borough to emphasize its unique character, historic features, and preserve its context (see Step 1).
- ⊗ Consulting with East Windsor Township and the joint Historical Society to devise approaches for regional historic preservation planning.
- ⊗ Adopting non-financial incentives, such as increased building height, FAR (floor area ratio), and other zoning dispensations for rehabilitation of non-residential properties within the historic district to provide incentives for historic redevelopment.

Issues to Consider

For communities trying to preserve their historic character, local ordinances can provide protection that national and state historic preservation designations do not. Municipal historic preservation ordinances typically limit changes to the exterior of an historic structure, in addition to restricting demolition. Ordinances may set out design standards for new construction or rehabilitation in designated districts, in order to promote and enhance the visual character of a neighborhood.

In contrast, the National Register of Historic Places and the New Jersey Register of Historic Places only regulate damage or destruction of registered sites in projects involving federal, state or local funding or where permits are required. However, registration of a site or district under these programs does provide access to tax benefits and funding sources for restoration and amenities.

Municipal ordinances also enable a community to identify important structures or areas that may not be of national or state significance but may still be of great value to the community in defining its character. With Hightstown's mix of historic structures and modern commercial buildings, such design ordinances would greatly assist a return to more complete visually-historic character.

"Tear downs" are often a significant historic preservation issue. The rising tide of affluence enables people to spend more and expect bigger homes, while vacant land available for development dwindles. Older homes become valuable more for the land they sit on than the structures themselves. Preservation New Jersey named "tear downs" one of the ten Most Endangered Historic Sites in 2007. Teardowns not only remove affordable housing from a community, they also disrupt the scale and detail of the streetscape. Similarly, "in-fill" subdivisions suggested in the 2005 Reexamination Report will clash with historic character.

Additional Resources

All aspects of historic preservation, design guidelines and other information concerning historic issues in New Jersey from the State Historic Preservation Office (SHPO). www.state.nj.us/dep/hpo/

New Jersey Historic Trust Revolving Loan Fund. Financing for historic projects by the NJ Department of Community Affairs. www.state.nj.us/dca/njht/programs/r/f/

Preservation New Jersey. www.preservationnj.org

Green Acres, Water Supply and Floodplain Protection, and Farmland and Historic Preservation Bond Act of 2009. Specific applications and agencies providing funding are not yet available.

National Register of Historic Places. Resources for registered historic places. www.nps.gov/history/nr/index.htm

National Trust for Historic Preservation. A non-profit group with information on heritage tourism. www.preservationnation.org/issues/heritage-tourism.

STEP

3

Stormwater Run-off and Flooding

GOALS:

Neither the 1998 Master Plan, nor the 2005 Reexamination Report recognize stormwater management as a specific Goal or Objective. However, a separate Stormwater Master Plan Element was adopted in 2005 to comply with state regulations. Clearly, education and enforcement of state stormwater regulations is critical for the reduction of flooding episodes. More attention must be devoted to non-structural stormwater measures, requiring Best Management Practices, and overall education of residents on stormwater issues.

CURRENT PRACTICES:

The Borough's Stormwater Control Ordinance, § 25-1 et seq., adopted in 2005 establishes requirements for stormwater management in all "new major developments," defined as developments that disturb one or more acres. Construction of 1/4 acre of impervious cover is not included in this definition, although this is recommended by the State Model Ordinance.

Furthermore, State rules allow municipalities to have more stringent rules than the State Model. The scope of activities covered by Hightstown's Ordinance is in some respects broader than the minimum state requirements. Stormwater Best Management Practices are not required; they are only listed as "guidelines." The Hightstown Ordinance is laudable in not exempting the division of one or 2 lots for development, as some small towns have done. The Borough has also adopted an ordinance in 2009 requiring the retrofitting of existing storm outlets. The Borough has well-attended stream clean-ups and promotes school and business recycling.

These measures assist keeping solid waste out of waterways. But nutrients and pesticides are not regulated.



Algae in Rocky Brook

OPTIONS: STRENGTHEN STORMWATER CONTROL ORDINANCE AND ENFORCEMENT

The Borough should consider:

- ⌘ Revising the Stormwater Ordinance to include review of all development projects that add impervious cover and not just those that disturb an acre of land. A standard of impervious cover less than 1/4 acre would be appropriate in a small town, such as soil disturbance of more than 1,000 square feet.
- ⌘ Adopting goal(s) in the Master Plan which specifically address stormwater control and promote non-structural stormwater control measures.
- ⌘ Publicizing stormwater control educational materials on the Borough website and getting local organizations, such as Scout Troops, businesses, and civic groups involved in educational efforts.
- ⌘ Adopting additional Pesticide-Free Zones or IPM requirements throughout the Borough, particularly the Peddie School.

Issues to Consider

Stormwater control and management is a State requirement, because stormwater has a direct negative effect on water quality. Stormwater carries unwanted nutrients, herbicides and pesticides into waterways. Because Hightstown is densely populated, there is a very high impervious surface cover. Impervious cover includes buildings, paved areas, compacted gravel and even dense lawn areas. Hightstown impervious cover exceeds 35%. An impervious cover ratio of greater than 15% is a threshold level for indicating when negative impact to water quality occurs. Excessive nutrients during the summer months in certain locations of the Rocky Brook produce a slimy green surface reducing oxygen for fish, detracting from the beauty of the waterways, decreasing the benefit of using the Brook for recreation, such as the Triathlon, and negatively affecting businesses.

Future development is likely to be predominantly infill and redevelopment. Even so, such development should be incorporated into a stormwater review process in order to lessen the negative effects of impervious cover. Gutters should be removed from renovated or reconstructed buildings and onsite nonstructural measures should be used to absorb rainwater. These measures could include recycled water, more native plant vegetation, rain gardens, dry wells, and other non-structural measures.

The Watershed Association's River-Friendly Resident and River-Friendly Business programs could provide instruction and assistance in practices to reduce stormwater run-off and water pollution. Adopting these practices on municipal properties would set a great example to the rest of the community. Strategies such as Pesticide-Free Zones, Integrated Pest Management, pervious pavement, water conservation ordinances, and others will greatly assist the Borough's stormwater management and lessen the negative effects of run-off on water quality.

Additional Resources

New Jersey Department of Environmental Protection web site devoted entirely to stormwater issues, including rules, updates, Best Management Practices, sample ordinances and facts. www.njstormwater.org Also www.nj.gov/dep/watershedmg/stormwaterfaqs2.htm.

StonyBrook-Millstone Watershed Association River Friendly program. www.thewatershed.org/river_friendly_program.php

Local Stormwater Ordinances in NJ: Bernards Township- http://www.bernards.org/Departments_Services/Engineering/eng_stormwater_mo.aspx Chatham Twp— http://www.chathamtownship.org/ORDINANCE_2006-001.pdf. Lacey Twp — http://www.laceytownship.org/filestorage/83/1754/Ord_2006-023.pdf Montgomery Twp (Somerset County) Section 6-5.2 of their Municipal Zoning Code.

Urban Stormwater Retrofit Practices (2007), Center for Watershed Protection. Manual for conducting retrofit inventory, assessing retrofit projects, design, construction and maintenance. www.cwp.org/PublicationStore/USRM.htm#usrm3

Public outreach guide. [www.http://www.epa.gov/nps/toolbox/detailspopup.htm](http://www.epa.gov/nps/toolbox/detailspopup.htm)

STEP

4

Small-Scale Mixed Development

GOALS: The 1998 Master Plan sought to: “minimize conflicts between incompatible uses and segregate non-residential uses from residential housing.” The 2005 Reexamination Report changed this focus by recommending mixed use development of new retail, office space and housing at the Rug Mill and Minute Maid sites. The Reexamination Report also recognizes that “Additionally, future development is more likely to include mixed uses, and the regulations should accommodate them.” (p. 13)

CURRENT PRACTICES:

The Borough has a huge investment in time, money and volunteers to provide a pedestrian-friendly environment. This effort has been successful to some extent and will be improved with recent grant funding. There are some mixed use commercial-residential structures in

the downtown area. However, at present the traffic makes it difficult for those in residential neighborhoods to access the downtown area. There are currently not enough mixed-use buildings to support an economically and socially vibrant downtown.



Main Street Hightstown

OPTION: REVAMP ZONING ORDINANCES FOR MIXED-USE DEVELOPMENT IN THE DOWNTOWN AREA.

The Borough should consider:

- ⌘ Developing and adopting mixed-use ordinances for redevelopment, alterations, and additions to the downtown area, which also enhance the historic character of the entire Borough.
- ⌘ Ensuring that the downtown becomes pedestrian friendly through implementation of Master Plan objectives with grant funding and continued participation of the downtown business owners.
- ⌘ Doing a build-out analysis of current zoning on the effects of increased mixed-use development on the downtown area as well as the Minute Maid and Rug Mill sites. The Minute Maid site provides tremendous opportunity. The existing structures will be torn down. The site will be cleaned and the Borough’s vision can be realized.
- ⌘ Ensuring that historic and pedestrian design elements are included in the redevelopment plans for the Rug Mill and Minute Maid sites.
- ⌘ Working with East Windsor Township to preserve lands surrounding the Borough to avoid more big box stores which will compete with small commercial enterprises in the Borough. The benefits from small businesses in the Borough will be more evident through an incremental process by pedestrians and tourists.

Issues to Consider

Although the Borough has a disadvantage with continuing litigation regarding the Minute Maid and Rug Mill sites, planning for design standards should continue. Redevelopment in a compact center like Hightstown Borough is in keeping with the objectives of the State Development and Redevelopment Plan for walkable communities, integration of different types of housing for different income levels, inclusion of affordable housing, reduction in traffic and energy conservation.

When “redevelopment” of any existing commercial structures in the downtown area occurs, through change of ownership, upgrades in outdated construction systems, or change in commercial use, business owners should have the option of creating mixed-uses to increase financial opportunities. Different types of uses will draw more people to the downtown area and will keep those residents who live in the downtown area from using cars for every shopping opportunity. Giving people choices for business opportunities with mixed uses will increase property owners’ ability and desire to promote, improve and retain the historic character of the Borough, and the neighborhood feelings that Hightstown has successfully promoted.

Segregating residential and non-residential uses in all areas of Hightstown will not provide any reason for people to enjoy the downtown locations after dark. Sparsely populated areas become self-fulfilling prophecies of desertion and economic and social decline. Keeping residents in the downtown center will provide reasons for all residents to congregate near Peddie Lake, local restaurants and evening businesses. The gem which is the center of Hightstown should be maintained and improved with increased use of natural, social and cultural amenities.

Hightstown has so much to offer with improving business opportunities. Changes in zoning ordinances to provide more mixed-use choices in the downtown center will allow sufficient reason to keep residential districts the beautiful and historic places that they are. Zoning incentives for mixed-use development should be considered.

Additional Resources

Project for Public Spaces, providing information on creating cities of the future, building communities through transportation and the architectures of space, with examples, articles, and other services. http://www.pps.org/mixed_use/

“Defining Mixed Use Development” by the Design Center for American Urban Landscape.” http://www.designforhealth.net/pdfs/From_MDCWEB/DPmixed_use.pdf

Mixed use Development techniques. http://www.housinginitiative.org/15/index.php?option=com_content&view=article&id=74&Itemid=87

The Urban Land Institute, a non-profit organization dedicated to providing information about urbanized communities, sustainable living, and social community living. <http://www.uli.org/CommunityBuilding.aspx>

STEP

5

Visual Enhancement of Development

GOALS: Several goals in the 1998 Master Plan and reaffirmed in the 2005 Reexamination Report are: (Goal 1, Objective 7) “Develop a unifying visual theme in the borough, centered and most evident in the central downtown business district;” (Goal 2, Obj. 2) “Improve the streetscape to make the central downtown business district inviting, appealing and pedestrian friendly;” (Goal 2, Obj 4) “Encourage the protection and maintenance of an enhanced aesthetic quality of the buildings and the streetscape in the business district;” (Goal 5) “Protect the natural resources and improve recreational opportunities within the Borough.” Visual enhancement clearly includes man-made and natural resource maintenance.

CURRENT PRACTICES: Most of the lands along the Rocky Brook are developed. The Borough does not have a

stream corridor ordinance which would provide a buffer along the Brook and Peddie Lake to improve water quality and provide visual interest. There are unsightly areas in the Borough which are the subject of redevelopment ordinances and potential improvement. The historic district is largely a beautiful, well-maintained asset to the community, but some non-conforming uses and structures remain. The active Shade Tree Official and Environmental Commission have done wonders maintaining and replacing street trees throughout the Borough with native trees. The Memorial Park



Rug Mill Redevelopment Site

OPTION: ADOPT BETTER PROTECTIONS FOR NATURAL AND MAN-MADE RESOURCES

The Borough should consider:

- ⌘ Adopting a stream corridor ordinance using the 2007 Stony Brook-Millstone Watershed Association Model. A stream buffer will improve water quality and enhance the aesthetic beauty of waterways in the Borough. www.thewatershed.org
- ⌘ Encouraging The Peddie School to buffer its access to Peddie Lake in order to improve water quality, provide aesthetic interest, and allow shade for the Lake.
- ⌘ Using municipal riparian sites such as the Roger C. Cook Greenway as continuing models for new practices in having native plants, new trees and vegetative buffers. This will encourage public use of the downtown area.
- ⌘ Enacting ordinances to require additional trees or payment into a tree “trust fund” when new development and/or redevelopment occurs. http://www.princetontwp.org/ordinance_2009-25_Tree_Ordinance.pdf ; <http://www.ecode360.com/?custId=PE1744> (Pennington Boro, sections 215-10,13-11 and 153-6); http://www.rockyhill-nj.gov/filestorage/5639/6443/7024/DRO_6_15_2009_FINAL.pdf (Rocky Hill Boro, sections 631, 622, 612, 606(c))
- ⌘ Adopting ordinances to require historic and aesthetically-interesting structures when uses change in the downtown area. www.franklintownship.com/resolutionsandordinances/ordinances07/0-03-07%20Amending%20Land%20Use-Franklinville%20Village.doc

Issues to Consider

Although aesthetics are difficult to identify in many cases and more difficult to enforce, it is clear that the unique beauty and charming character of Hightstown are visible to those who see it. Different structures are pleasing in their compatibility with historic elements and in the context of the natural features in the center of the Borough.

Visual enhancement of both existing development, redevelopment of existing eyesores, development of new structures, and protection of natural resources are all necessary to make Hightstown an even more appealing location. Such a transformation will only occur over time, as properties are transferred and uses change. But, long-term thinking is necessary to improve visual impacts. Requiring improved commercial building facades will improve Hightstown's historic feel.

Providing new and replacement shade trees will reduce the temperature of the air and water and improve the environment for residents. Trees will absorb carbon dioxide from automobiles, as well as create a soothing and beautiful atmosphere.

Hightstown will lose its visual appeal if its waterways become polluted. People do not seek dirty water as a source of recreation and relaxation. Providing visual enhancement will also generate a better chance of wildlife existing in and around the waters of Rocky Brook and Peddie Lake.



Refurbished Historic Home



Downtown View of Peddie Lake looking across from the-
Commercial District and Main Street onto private homes

Additional Resources

Stony Brook-Millstone Watershed Association. The Association has a model stream Corridor Ordinance and Implementation Package for use to tailor to their own needs. www.thewatershed.org/info/2007_Model_SCO_2007-1dot0.rtf. The Association also has on file stream corridor ordinances from other New Jersey communities.

Hunterdon County Model "Environmental Toolbox" which includes protection of scenic resources. http://www.co.hunterdon.nj.us/planning/ordinances/toolbox/Environmental_Toolbox-Resource_Protection.pdf The model lighting ordinance is located at: http://www.co.hunterdon.nj.us/planning/ordinances/toolbox/Environmental_Toolbox-Lighting_Fixtures.pdf

Sample ordinances from around the country on natural resource protection and visual enhancement issues. www.scenic.org

STEP

6 Sustainable and “Green Building Design”

GOALS: Hightstown currently has no specific stated goals in its Master Plan to promote “sustainability,” including water conservation, energy conservation, solar power or use of other alternate fuels, or other measures to promote sustainable preservation of natural resources. The 1998 Master Plan does include a Recycling Element, but this was not mentioned in the 2005 Reexamination Report.

CURRENT PRACTICES: The Borough is committed to its recycling efforts and recently updated its Recycling Ordinance (Chapter 18-1 et seq.) in order to emphasize its compliance with State law mandating separation of recyclables from general trash. This Ordinance also contains specifics about refuse containers which improve the aesthetics of Hightstown by reducing the time that trash receptacles are in public view. The Borough Environmental Commission is committed to promoting a sustainability

effort by registering with Sustainable Jersey and forming a Green Team. Hightstown has adopted a Sustainable Resolution and taken many other measures to obtain certification as a sustainable community. They intend to continue these efforts through the State program and obtain as many “points” as possible by cooperation with municipal, business and school officials as a joint effort. The businesses and schools are eager to participate.



Public recycling location

OPTION: ADOPT SUSTAINABLE PRACTICES

Specifically, the Borough should consider:

- ⌘ Promoting water conservation and adopting a Water Conservation Ordinance which will charge residents for “usage” of water rather than a flat rate.
- ⌘ Encouraging practices, standards, incentives and ordinances that require Green Building design, such as solar panels, green roofs, rain gardens, rain barrels, wind energy, and other alternative energy conservation measures.
- ⌘ Adopting energy conservation measures for public buildings, reducing fossil fuel energy usage for public vehicles, and alternative energy supplies and equipment, thus allowing the municipality to become a demonstration of sustainable construction.
- ⌘ Preparing a Sustainability Element for the Borough Master Plan and updating the Recycling Element, as allowed under the Municipal Land Use Law.

Issues to Consider

Because much of Hightstown is densely constructed, the impervious surface coverage is relatively high. Hightstown has an impervious surface coverage of over 50%. Impervious cover includes buildings and paved areas as well as compacted gravel and some dense lawns. An impervious cover ratio of greater than 10-15% is a threshold level for indicating when negative impacts to water quality occur. This has a severe detrimental effect on maintaining sustainable natural resources. Because the 2005 Reexamination Report encourages infill and additional subdivision, impervious cover would increase under this scenario, and would not benefit the natural environment. As previously stated, it will increase non-point source pollution and add costs to services such as schools, police, trash pick-up and others.

Existing water usage by a flat rate instead of metered usage does not promote water conservation; residents think that they are entitled to use all water available because the cost is the same no matter how much water they use. Water conservation measures are imperative, particularly given the need for additional water supplies in the Borough. Using low-flow fixtures in all public buildings and promoting such use by residents should be a necessary step for sustainability.

Two aspects of sustainability that relate to energy use goals are: 1) reducing emissions of greenhouse gases in order to mitigate and prevent catastrophic climate change, and 2) decreasing use of nonrenewable (fossil) fuels such as oil, gas, coal, in order to not deplete resources for future need and environmental conservation. Reducing energy consumption and greenhouse gas emissions from buildings is the primary objection of a “green building code.” One standard that addresses these objections is the LEED (Leadership in energy and environmental Design) standard of the United States Green Building council. Another effort is the Green Building Toolkit, a joint initiative of the American Institute of Architects and the US council of Mayors.

Additional Resources

New Jersey Certification program for increasing the use of sustainable practices and public education and outreach, which includes aspects of Rutgers University practices and NJ Clean Energy programs listed below. www.SustainableJersey.com

Rutgers University Sustainable State Institute, giving advice on all aspects of sustainable practices for individuals, residential owners, non-residential, municipal. www.njssi.org

New Jersey Clean Energy, programs run by the State Board of Public Utilities, including cash incentives, audits, Cool Cities Program, Community Partner Initiative and others. www.njcleanenergy.com Also State of New Jersey Energy Master Plan, http://www.state.nj.us/emp/docs/pdf/081022_emp.pdf

EPA sustainability self-assessment — United States Environmental Protection Agency self-assessment and links to other programs. www.nesc.wvu.edu/training.cfm,

Sustainable Communities Network providing information on natural resources, smart growth, livable communities, public event ideas, and all aspects of sustainable living. [Www.sustainable.org](http://www.sustainable.org)

Information about LEED certification from National Resources Defense Council. <http://www.nrdc.org/buildinggreen/leed.asp>

Cranford, NJ Ordinance on LEED and sustainable construction in their municipality. <http://www.usgbc.org/Docs/News/News1952.pdf>

STEP

7

Traffic Congestion and Air Quality

GOALS: The Master Plan and Reexamination Report have many objectives to reduce traffic congestion within the Borough: (Goal 1, Objective 8) “Promote the priority of pedestrian movement throughout the Borough and create pedestrian links between the residential neighborhoods and the central downtown business district.” (Goal 2, Objective 9): “Promote the redesign of the Route 33 corridor to maximize the pedestrian usability and minimize vehicular intrusion in the central downtown business district.” (Goal 2, Objective 10) “Promote the redesign of vehicular circulation patterns where ever necessary to enhance the environment of the central downtown business district and maximize the pedestrian experience.”

CURRENT PRACTICES:

Improving traffic patterns and alleviating congestion is one of the most challenging issues facing Hightstown. The downtown area of Hightstown is almost entirely paved. There is a major thoroughfare to the NJ Turnpike, which brings too many large trucks through the

center of the Borough. As development in nearby communities increases, this will worsen.

Given the classification of roads through and nearby Hightstown as county and state roads, it is almost impossible for Hightstown to solve its traffic problems single-handedly. Borough officials have repeatedly worked with other governmental bodies to improve a difficult, long-standing congestion problem. The Borough has recently enacted a unified “anti-idling” campaign with full support of Borough officials. Despite Hightstown’s continuing efforts, alternatives routes to the Turnpike have not been successful.



Downtown Commercial District

OPTION: PURSUING A REGIONAL APPROACH TO TRAFFIC MANAGEMENT AND AIR QUALITY.

The Borough should consider:

- ∅ Strengthening Ordinances to protect the tree canopy, requiring additional trees to be planted downtown, and adopting ordinances to monitor air quality
- ∅ Enforcing the anti-idling campaign message with assistance of NJ Department of Environmental Protection’s anti-idling rules.
- ∅ Actively participating in existing regional planning transportation initiatives such as the Central Jersey Transportation Form, the Delaware Valley Regional Planning Commission’s Congestion Management Process, and NJDOT, in order to pressure these regional groups for alternate transportation routes to the NJ Turnpike.
- ∅ Continuing promoting of biking and walking through downtown improvements
- ∅ Institute a local air quality monitoring program to establish a base-line of data as proof of the need for traffic improvements as necessary to maintain the health of residents.
- ∅ Modeling behavior by promoting use of municipal low-emission vehicles.

Issues to Consider

Traffic volume, composition (truck/ car) and character (stop-and-go travel) is a source of nonpoint source pollution, a significant factor in air pollution and a main source of greenhouse gases that are leading to climate change and degradation of natural resources. Mercer County ranks among the worst counties in the U.S. for air quality, particularly carbon monoxide, nitrogen oxides, volatile organics and sulfur dioxide and hazardous air pollutants.

Planning at the local level is relatively ineffective to address these larger issues. Municipalities cannot directly restrict traffic on state and county roads. In central New Jersey, corridors such as Route 571 often coincide with roads used for local trips. Regional planning is necessary to reduce traffic volume and improve air quality. NJDOT and DVRPC action will be necessary rather than trying to convince nearby municipalities.

Sustainable initiatives also address transportation issues. By seeking to reduce greenhouse gas emission, improve energy efficiency, support local food networks and conserve nonrenewable resources, communities can reduce traffic and improve air and water quality. Projects such as tree planting can slow stormwater runoff, remove air pollution and sequester carbon. These benefits can be quantified, because they reduce the need for building “grey infrastructure.”

The conventional wisdom is that development brings economic value to undeveloped land, and that natural resources have only commodity value. But innovative approaches to valuation can establish an economic value for the services provided by natural resources, such as cleaning and storing fresh water, recycling nutrients through the soil, and regulating air temperature. The loss of these “free” services through development is felt in the cost of replacement services. A statewide study of New Jersey’s “natural capital” estimated that natural resources have at least as great an economic value as development. benefits.

Having a united force of local groups, including the Borough Council, Environmental Commission, business associations and community service groups, approach NJDOT and DVRPC will have a greater effect en masse than individual contacts.

Additional Resources

Mobile Sources of Air Pollution, U.S. Environmental Protection Agency. www.epa.gov/otaq/inventory/overview/index.htm.

Engine Idling. www.epa.gov/smartway/idle-fund.htm.

NJ Depart of Environmental Protection air quality information. www.stopthesoot.org/

Delaware Valley Regional Planning Commission, Transportation Division, which funds transportation projects throughout the central NJ area and actively seeks to improve air quality, to promote & fund pedestrian and bicycle paths. www.dvrpc.org

Information about community air quality by zip code <http://scorecard.org/>

