

S. Yarnowski

MASTER PLAN

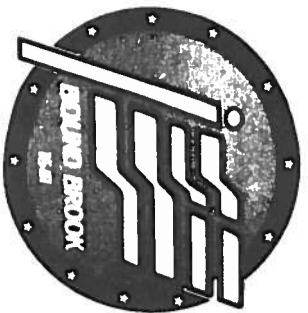
BOROUGH OF BOUND BROOK

SOMERSET COUNTY, NEW JERSEY

ADOPTED BY: THE PLANNING BOARD OF THE BOROUGH
OF BOUND BROOK

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\$25.00



BOROUGH OF BOUND BROOK

230 Hamilton St. • Bound Brook NJ 08805 • (201) 356-0833

PLANNING BOARD

Ronald J Fasanello
Mayor

November 1988

TO THE MEMBERS OF THE BOUND BROOK COMMUNITY :

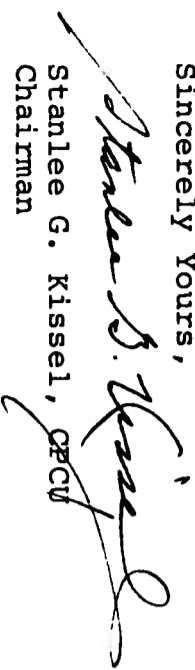
Since 1954 the Borough of Bound Brook has developed with the aid of a Master Plan. What was originally thought of by some as unobtainable, has in a number of cases become a reality; in other cases we are still hopeful that the ideas can be brought to a successful conclusion.

Our town has grown from a few courageous settlers over 300 years ago to a densely populated 1.6 square mile, in one of the best areas to live in the U.S.A. This has placed a lot of pressure upon our resources but, as a close knit family, we all have pulled our share of the load.

This, the third edition of our Master Plan, represents the dreams and hopes for the 21st century. It has taken over 6 years to prepare, and is the result of the combined bipartisan efforts of many people. This is a plan for the future, a goal to strive for. Our Bound Brook can, and will, remain the fine community it is, not just following the parade of life, but leading it.

I want to thank all who contributed to this work: The Mayors, Council Members, Consultants, Boro Employees, and especially the Members of the Planning Board. It is this cooperation that will keep Bound Brook growing and prospering with your help and input.

Sincerely Yours,


Stanley G. Kissel, PCF
Chairman

**EXECUTIVE OFFICERS
OF**

**BOROUGH OF BOUND BROOK
230 HAMILTON STREET
BOUND BROOK, NEW JERSEY 08805
201-356-0833**

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INTRODUCTION

In compliance with the requirements of the Municipal Land Use Law, the Bound Brook Borough Planning Board has completed a Re-examination of its Master Plan and has revised its Master Plan. The Board's finding is contained herein as adopted after a public hearing conducted on December 8, 1988:



OCTOBER 1988

BOROUGH OF
BOUND BROOK
 SOMERSET COUNTY, NEW JERSEY

PREPARED BY
 JOHN CLO JR. ASSOCIATES INC. SOMERVILLE, NEW JERSEY

SCARLETT DOYLE, P.P. 2364

In accordance with N.J.S.A. 40:55-D-89 of the Municipal Land Use Law, the Master Plan periodic Re-examination Report presented in this document shall address the following four (4) items:

1. The major problems and objectives related to land development in the municipality at the time when the last Master Plan or Master Plan revision was adopted.

2. The extent to which such problems and objectives have been reduced or increased subsequent to that date.

3. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the Master Plan as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, traffic circulation, conservation of natural resources, energy conservation, and any changes in the policies and objectives promulgated by the State, County or Municipality.

4. Any changes recommended to be made to the Master Plan, including the underlying objectives, policies and standards for such changes or, in the alternative, whether an entirely new plan and/or implementing ordinance regulations should be prepared.

Major Problems and Objectives Relative to Development When Previous Master Plan or Master Plan Revision was Adopted -

Major problems and objectives confronting the Borough have been discussed in documents entitled, "Master Plan of Bound Brook," dated 1963, as well as the "Land Use Element of the Master Plan of the Borough of Bound Brook," dated 1978, and the most recent "Master Plan Re-Examination for the Borough of Bound Brook Summary Report," dated May, 1983. The following were the major problems and objectives relating to development as identified in the "Master Plan Re-Examination of the Borough of Bound Brook Summary Report," dated May, 1983:

1. The prominent problem confronting the Borough of Bound Brook is to provide for vitality in areas subject to frequent flooding along the Middle Brook, Green Brook and Raritan Rivers. These areas are identified as having floodways and floodplains. These waterways, as well as associated wetland areas, are frequently inundated to varying degrees depending upon precipitation in the watersheds.

2. Bound Brook has historically had a single-family profile. Within the development of the Borough of Bound Brook, conversions of single-family homes into multiple-family dwellings and offices have continued at an unabated pace. With aging and at times deteriorating larger single-family homes, the potential for conversions was viewed in the 1983 Re-Examination Master Plan to be inevitable. With the conversions to multiple-family uses, the demand for municipal services becomes increasingly difficult.

3. The 1983 Master Plan Re-Examination observed that due to the potential for deteriorating housing stock, a Property Maintenance Code was enacted in 1967. The report identifies that this measure was not totally effective in that the inspection and enforcement program did not result in appreciable improvement in overall housing conditions.

4. It is important to assure that residents can support needed services and provide necessary maintenance to property. The socio-economic conditions of the Borough indicate that relatively low income levels create unfavorable economic conditions.

5. Adverse traffic conditions are as follows:
a. Arterial traffic is not confined to principal streets.

Most prominently affected in this regard are Maple Avenue and High Street.

- b. Expeditious movement of traffic is retarded by insufficient pavement widths of arterial streets.
- c. Traffic congestion in the business district persists.
- d. The adequate storm drainage system of certain streets remains unimproved.

6. Creeping signs of deterioration of individual structures were reported to be manifestly evident throughout the commercial core. The business district has not undergone renewal and evidence

of meaningful improvement in the general business climate of the business district was lacking.

7. Collection and disposition of trash and garbage was an issue, whereby a private scavenger was being considered by the Governing Body.

8. The Police Department required adequate quarters. (A bond issue for the remodeling and renovation of the former railroad station was being considered.)

9. A relatively high portion of renter-occupied housing was considered to be an unfavorable existing condition within the Borough.

I - GOALS AND OBJECTIVES

The planning goals and objectives of this Master Plan are intended to achieve a desirable residential, non-residential, economic and social balance in the community. These goals and objectives are provided in the form of the Statement of Objectives, Principles, Assumptions, Policies and Standards upon which the constituent proposals for the physical, economic and social development of the municipality is based.

--Municipal Land Use Law

1. To encourage appropriate use or development of lands within the Borough in a manner which will promote the public health, safety, morals and general welfare. This should be accomplished by providing an opportunity for diversity in the type and character of development.
2. To secure safety from fire, flood, panic and other natural and manmade disasters.
3. To attract non-residential development to improve the balance between non-residential and residential development within the Borough. Any non-residential development should be provided so as not to adversely affect existing residential areas.
4. To encourage the appropriate development of flood-prone lands under certain conditions. Such lands are suitable for both private and public uses. They represent an important resource when properly rendered safe.
 5. To provide adequate light, air, and open space.
 6. To insure that development does not conflict with the general welfare of neighboring municipalities, the County, and the State.

7. To provide an opportunity for future growth and development of the community with respect to sanitary sewage disposal, storm water and drainage facilities and potable water supply.

8. To promote appropriate population densities.

9. To encourage preservation of sensitive environmental areas and historic places of interest.

10. To encourage the location and design of transportation routes which will promote free flow of traffic while discouraging location of facilities and routes which will increase or create conjection or blight.

11. To promote a desirable visual environment through creative development techniques and good service design arrangement.

12. To encourage the construction of senior citizen housing.

13. To promote utilization of renewable energy resources.

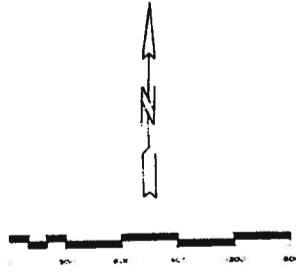
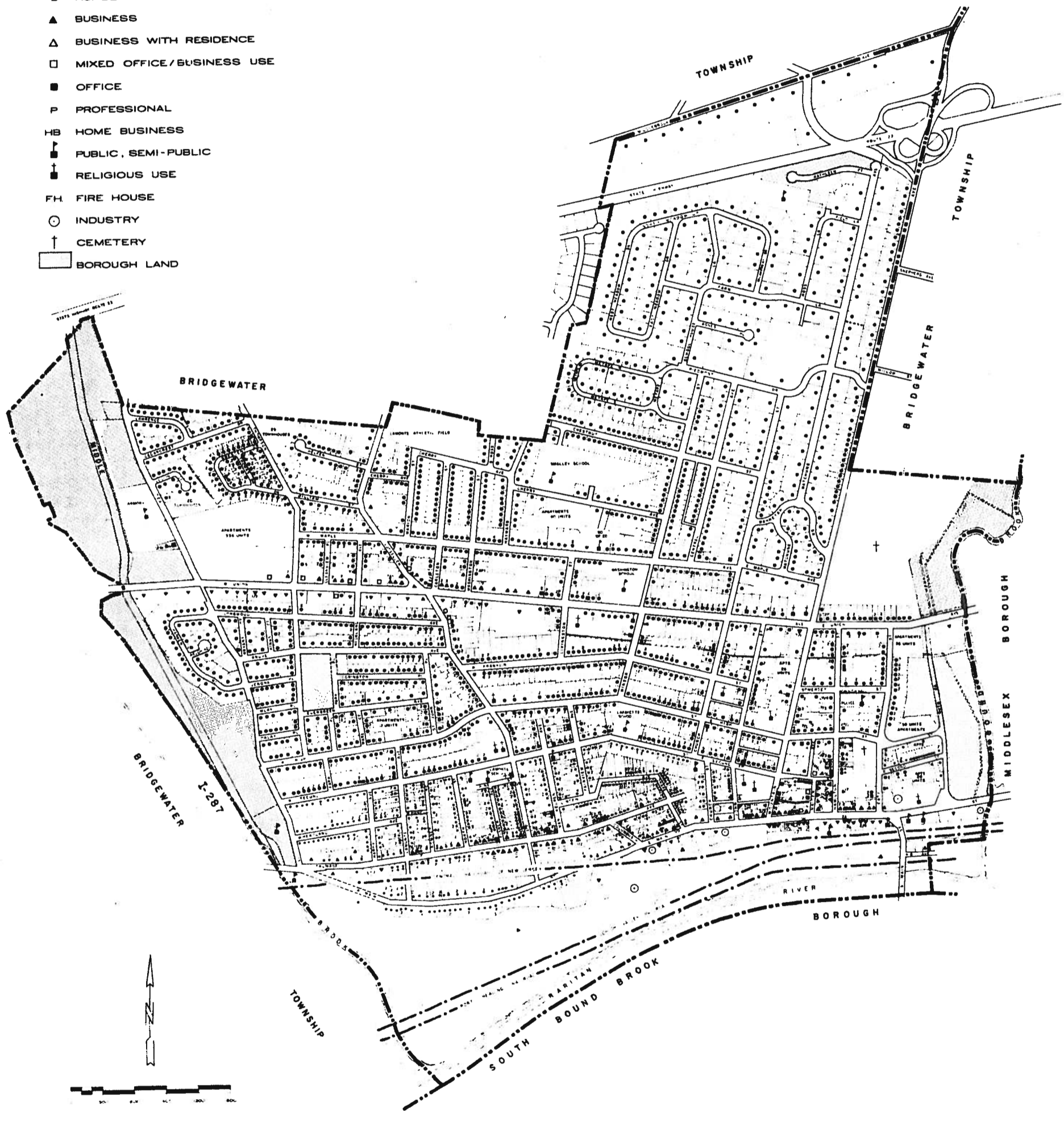
The above-cited rules and objectives provide a sound conceptual basis for decision making on matters relating to development of lands within the borders of the Borough of Bound Brook.

II - LAND USE PLAN

The Borough of Bound Brook, containing approximately 1.6 sq. miles, is one of the smallest Somerset County communities. Bound Brook contains State and County corridors, wetlands and floodplains which characteristically modify and constrain the design flexibility of development within its borders. Paramount in the discussion of land use are these constraints which affect the development of this community.

EXISTING DEVELOPMENT

- SINGLE FAMILY RESIDENCE
- 2 NUMBER OF USES
- ▲ BUSINESS
- △ BUSINESS WITH RESIDENCE
- MIXED OFFICE/BUSINESS USE
- OFFICE
- P PROFESSIONAL
- HB HOME BUSINESS
- ⌚ PUBLIC, SEMI-PUBLIC
- ⌚ RELIGIOUS USE
- FH FIRE HOUSE
- INDUSTRY
- † CEMETERY
- ▭ BOROUGH LAND



OCTOBER 1988

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BOUND BROOK
 SOMERSET COUNTY, NEW JERSEY

PREPARED BY
 JOHN CLO JR. ASSOCIATES INC. SOMERVILLE, NEW JERSEY
 SCARLET DOYLE, P.P. 2384

EXISTING LAND USE -

During 1987, a lot-by-lot land use survey was conducted throughout the Borough. The Planning Board of Bound Brook has reviewed this data and has identified areas within the Borough where Master Plan revisions are considered appropriate. Embodied within this Master Plan is a discussion of those areas which warrant particular attention due to this specific lot survey as well as the annual report submitted to the Planning Board by the Borough of Bound Brook Board of Adjustment. The data shows that land use relationships and the extent of land development provides a basis to assure against unanticipated shifts of land use patterns.

The Borough of Bound Brook is substantially a residential community. While there are apartments within its borders, the community primarily is of a single-family profile, with a significant number of two-family units. With this residential profile, the high proportion of renter-occupied housing is steadily increasing despite the relatively constant number of structures available for residential uses.

The area along West Union Avenue and East Union Avenue continues to be principally non-residential use in an office and business setting. The uses along Talmadge Avenue from Columbus Place to the Bridgewater border are exhibiting greater tendencies towards residential use. Uses along Main Street from Columbus Place East to the common border with Middlesex Borough are currently exhibiting a business use.

Environmentally Sensitive Land. There are numerous areas in which floodway, floodplain and wetlands affect the nature of development. The basic approach in addressing these environmentally sensitive sites is to encourage uses particularly appropriate. Emphasis on soil erosion, sedimentation and control techniques are particularly important in these environmentally sensitive parcels.

While it is recognized that environmentally-sensitive land has great value for preservation, it is specifically noted that a balance of environmentally sensitive and land with social utility can be secured.

Environmentally sensitive land may be used to satisfy requirements of open space and landscaped areas. In addition, some flood-prone land may be used to satisfy parking requirements in the support of residential or non-residential development.

Structures may also be placed within flood-prone areas when architecturally designed to meet Municipal and State standards. The practical limitation which may be encountered is principally based on the flood elevation on the property in question.

This Master Plan endorses the uses of environmentally-sensitive sites for a variety of uses. These uses however must be those which offer minimum impacts to the sensitive land and minimum effects on adjacent lands. In all cases, development must conform to all State and local regulations.

Proposed Modification to the Land Use Plan**Current C Zoning District Modifications**

1. The area lying on either side of East Main Street, bounded by Columbus Place on the west to John Street on the east exhibits consistency in the business use, with little demarcation from the B-2 zoning district found to the east. This is also a condition noted along Church Street within the current commercial (C zoning district). Patterns in this vicinity do not warrant the current commercial designation, and it is the intention to fortify the business activity by modifying this zone area to the B-2 zoning requirement. Emphasized within this Master Plan modification is the need for assurance that adequate parking will be afforded the patrons. This should include utilization of public alleyways wherever possible to increase parking potential.

2. The area lying along either side of Talmadge Avenue, from the Bridgewater Township-Bound Brook Borough Municipal Boundary on the west to Columbus Place on the east, exhibits an overwhelming tendency towards residential uses rather than towards commercial uses. The current commercial zoning designation (C zone) currently permits residential uses of R-4 and R-5 within its limits. In addition, B-2 and some I-P uses are permitted. In order to achieve more uniformity within this area, there is a desire to provide reinforcement of the neighborhood environment. This area is to be redesignated as R-5 which will be constructed so as to permit up to four dwelling units. The boarding house option is specifically rejected. It is emphasized that adequate parking of two spaces per dwelling unit must be provided for on-site parking.

Current R-4 Zoning District Modifications

In the area bounded by the rear of properties fronting on East High Street on the south, the rear lots of properties fronting on Somerset Street to the north, Mountain Avenue to the west, and East Street to the east, is found trends in use which significantly depart from the current R-4 zoning district. This trend is within the above-noted confined area which is in the immediate vicinity of the recently constructed municipal complex located at the southeast intersection of Somerset Street and Hamilton Street. It has been determined that this area would best serve an expansion of support services and employment opportunities which are compatible with the adjacent residential uses. The Master Plan zone re-designation has been provided to incorporate compatible office uses with the adjacent residential uses of the surrounding neighborhood. The Office Business (O-B) zone which abuts this parcel to the north would permit needed offices for small administrative and professional purposes and is suitably extended into this section of the Borough. The O-B zone would continue to permit uses which are customarily associated with the R-4 zoning district, principally the 1 and 2-family residential uses.

Current Industrial Parkland (I-P) District Modifications -

The land within the current I-P zone is bounded by the Lehigh Valley Railroad to the south and the rear of the lots having their frontage on West and East Main Streets to the north. This is an area which is highly subject to flooding and is land in which portions exhibit wetland characteristics as determined by the U.S. Department of Interior Fish and Wildlife Service. These conditions require particular attention and planning considerations due to inherent constraints of these factors. It is the intention of this Master Plan to emphasize that the uses permitted within this district will not adversely affect the environment during development and during periods of a flooding condition. The permitted uses are to be those which will not create a damming condition due to flotation of materials in the flood prone areas. The permitted uses are to also be restricted to avoid storage of toxic and hazardous materials or those requiring any form of radiation, fencing or outside storage of materials.

Therefore, the I-P Zone shall therefore be modified to recommend permitted uses which are compatible with environmentally-sensitive areas. Uses which are more appropriate for this location are uses such as warehousing, fabricating of materials which involves no use of toxic or hazardous materials, printing, publishing uses, truck terminals and parkland uses. Scientific and research laboratories are recommended to be eliminated as a permitted use within this zoning district.

Current R-6 Zoning District Modifications -

The R-6 zoning district contains lands which are flood-prone and which contain a location of previous landfill activity. Appropriate uses for this tract have been reviewed by the Planning Board on numerous occasions and have included consideration of a residential use as noted in the previous Master Plan. The Planning Board endorses modification of this zone district to a new designation, O-B, Office Building District, based upon existing and proposed traffic modifications and in reaction to the flood-prone quality of the site. It is believed that this zone will provide reasonable opportunity for development of businesses, executive or administrative offices as well as professional offices. There is further recommendation that if the Office Building District is not implemented within a reasonable timeframe, the Planning Board recommends that the Governing Body consider municipal uses which will enhance the community environment of the Borough of Bound Brook. It is specifically recommended that recreational facilities be implemented, particularly for ballfield uses and other uses which are reasonably compatible with the flood prone nature of the land.

Recommendation is also made to provide ample parking for the ballfield. This will also service commuters since the existing parking facilities in this area are somewhat strained. (See Recreation Element.)

This site is also the location of the historic battle of Bound Brook which occurred on April 13, 1777. It is near this location that a half moon battery stood. This encampment has been documented in a publication compiled, researched, and written by Ernest Richard Bower

of the Somerset County Historical Society, dated May, 1988. It is hoped that this tract will be further recognized by historical markings and financial endowments and perhaps development funds which will preserve the historic value of this encampment location. The Master Plan also endorses this use of the Gateway property.

Current R-3 Zoning District Modifications -

Review of the R-3 Zoning District at the northwest quadrant of West Union Avenue and Tea Street has been conducted with emphasis on locational advantage and topographic utility of the tract. This site is currently utilized as the Little League ballfield and has received heavy usage for this activity. This tract is also well suited for other development potential, including regional business uses as found to the west of the Middle Brook. After careful consideration and analysis of the flood prone characteristics of this area, the Master Plan is modified to include this small tract within the regional business setting. While the regional business use is appropriate for this location, development for this site must be significantly scaled down in terms of building mass and building height due to the smaller size of the available acreage along Tea Street and West Union Avenue. For this reason, the Planning Board has made the recommendation that a maximum of four stories in height be maintained for a new use and zone designation Regional Business - RB-1. In addition, setback requirements for these uses have been reviewed and have been established as a minimum of 100' from a public right of way. When abutting a residential use, any structure must be 75' from a property line. In the event that a tract within this zone designation abuts a studied stream by the Department of Environmental Protection, such as the Middle Brook, these building setbacks must be a minimum of 50' from the property line. Appropriate buffers must be provided when a proposed building within the RB-1 zone area abuts a residential development.

Current R-5 Zoning District Modifications -

After further consideration of the Tea Street ballfield and immediate environs, the Master Plan also endorses redesignation of the apartment complex along Tea Street and West Union Avenue. It is recommended that this intersection also be designated for regional business use in the RB-1 zone setting. The emphasis in planning is to offer increased versatility for land use within an area immediately adjacent to the full interchange of Interstate and County routes. This uniqueness of location as well as the zoning along West Union Street and further west into Bridgewater Township lends a condition which warrants the opportunity to respond to increasing needs for highway interchange development. With appropriate development controls, including setbacks, buffer from residential uses, visual screening and similar planning approaches, it is believed that this modification of zone is a positive response towards everchanging shifts of emphasis which is necessary within an established community such as the Borough of Bound Brook.

The other location with an R-5 designation lies in the easterly portion of the Borough adjacent to the Gateway property. This R-5 designation will remain in use, however be redesignated to R-6. The rationale for this redesignation is that the Planning Board intends to offer a planning option of residential uses up to four families in one structure. Since this is not currently available in the Ordinance, it is necessary to provide a zoning designation for this use. It has therefore been concluded that the R-5 designation will be assigned to uses up to four residences in one structure.

Current R-3 Zoning District Modifications -

Within the existing R-3 Residential Zoning District of the community, in an area located to the west of Mountain Avenue and to the north and south of East Maple Avenue, is a small area which exhibits a preponderance of R-2 zoning characteristics. While this is not universally the case, the overwhelming majority of parcels within this area conform to the minimum area requirements for the R-2 zoning district. Therefore, the Planning Board endorses modification of this portion of the R-3 zone and redesignation of same to the R-2 zone.

Other Land Use Considerations -

Bound Brook offers its residents a wide variety of housing, office and commercial options. These uses have been reviewed by the Planning Board and, for the most part are considered to be sufficient for the needs of the residents and the business community. It is believed that introduction of a full service food store would be of great assistance. While there are convenience stores within the jurisdiction of Bound Brook, the Borough is lacking a full service grocery store which would be helpful for the weekly shopping trips of its residents. It is believed that this service use will provide an anchor for a sound community base.

The Planning Board has recognized the position of numerous residents and organizations within the Borough which are unalterably opposed to the development of existing vacant Borough land without fully appraising the recreational needs of the Borough. Due to the competing interests which have been shown for the Gateway property on the easterly border of the Borough, the need for Borough recreational

master planning becomes increasingly important. It is recommended that a special study be commissioned to address this sole issue with particular emphasis on the siting of new facilities and specific layout of such facilities to be assured that all planned recreational elements are workable within a particular site. The Planning Board endorses this position and further emphasizes that any flood plain area which is available for acquisition should be considered for potential active recreational use.

Conformance in Zoning to Surrounding Communities

The Borough of Bound Brook is surrounded by three communities, Bridgewater Township, the Borough of South Bound Brook, and the Borough of Middlesex. Review of the adjacent zoning districts indicates that the Bound Brook Master Plan generally conforms with the current land use patterns of these communities.

Bridgewater Township -

Bridgewater Township holds the bulk of perimeter land surrounding the Borough of Bound Brook, having approximately 3/4 of Bound Brook's boundary in common with this municipality. Along the northeast boundary, residential lands in Bound Brook are coincidental with residential lands of Bridgewater Township, except in the extreme northeasterly quadrant north of New Jersey State Highway 22 where the residential zoning of Bound Brook abuts commercial zoning of Bridgewater Township. This zoning is yet viewed as compatible in that a major transportation loop infrastructure provides a planning barrier from the commercial district of Bridgewater Township.

Along the northerly boundary of Bound Brook Borough lies a single-family residential zoning district which is compatible with the single-family residential zoning of Bridgewater Township. In the area of Lawrence Avenue and Tea Street adjacent to the Bridgewater line, is single-family zoning district which abuts a newly created multi-dwelling residential project of Bridgewater Township. This multiple dwelling zone in Bridgewater Township has been relatively recently created in order to conform to the demands of Mt. Laurel housing. The community in the Lawrence Avenue - Tea Street area has been well established through time and buffering along the common line

has been provided in order to afford Bound Brook residents a transition area.

Within the northwesterly boundary of Bound Brook, lying north of West Union Avenue, is Bound Brook's regional business zone which has been successfully established adjacent to Bridgewater's manufacturing zone.

In the Master Plan amendment adopted for this area in 1985, a discrepancy in the Bridgewater Township Zoning Map was noted. The Bridgewater Zoning Map indicated that the tract designated as Regional Business was within Bridgewater Township. (An agreement to annex these lands into Bound Brook was actually reached by the respective governing bodies and formal annexation occurred in 1966.) This discrepancy which is shown to exist on tax sheet #8 of Bridgewater Township Tax Map, has been raised to officials of Bridgewater Township. As of the most recent revision dated March, 1988, this discrepancy has not been resolved.

Along the southwesterly border of Bound Brook, is found the right-of-way of Interstate Route 287, which is located in Bridgewater Township. To the west of this Interstate lies the manufacturing zone of Bridgewater. This adjoins residential and industrial zoning of Bound Brook. The Interstate barrier as well as topographic variation provide an effective buffer between the manufacturing zone and the residential zone. Middle Brook Park also lies along a major portion of this common southwesterly boundary lying north of Talmadge Avenue.

The industrial zone found in the extreme southwest corner of the Borough of Bound Brook is fully compatible with the manufacturing use. It is again emphasized that the Interstate Route 287 remains an

effective planning barrier as does the Middle Brook itself.

South Bound Brook Borough

Along the industrial zone of the Borough of Bound Brook lies the Raritan River, with its formidable floodway and floodplain area. This is considered to be a particularly effective planning barrier which separates the uses of South Bound Brook from the Borough of Bound Brook. The southerly portion of Bound Brook abuts a single-family detached zone of South Bound Brook. In an easterly direction, South Bound Brook provides for office and residential uses. In the southeasterly corner of Bound Brook, commercial business uses are permitted in South Bound Brook.

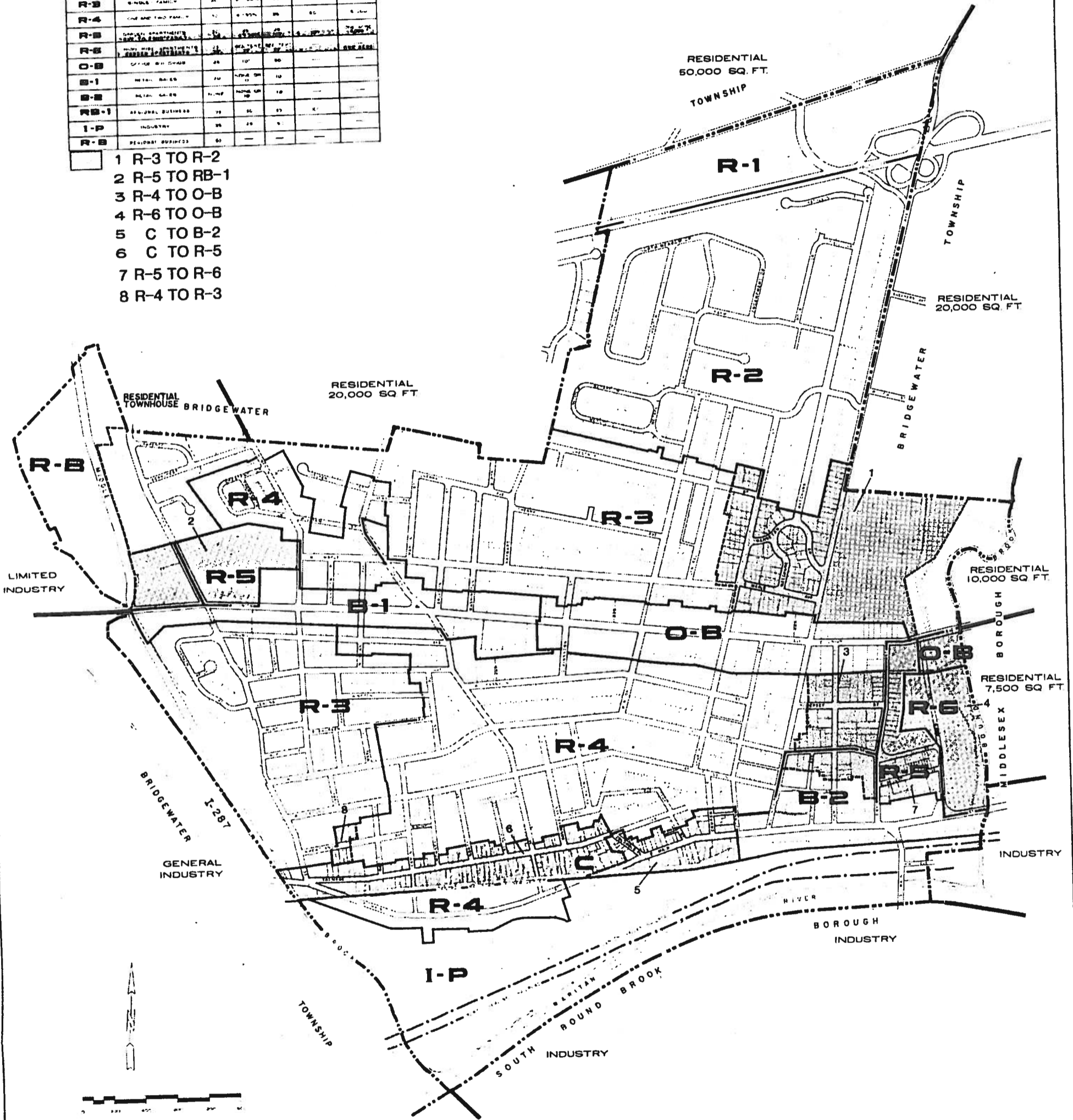
Middlesex Borough

Within Middlesex Borough there are four uses permitted which abut lands of Bound Brook. Industrial use zones which abut the industrial zone of Bound Brook. To the north of East Main Street along the Bound Brook, residential uses are permitted. These residential uses abut non-residential uses proposed for the Borough of Bound Brook and also abut the Eisenhower Park. The Brook, including floodplain area, provide a significant development barrier and buffer. Therefore, the proposed uses endorsed in the Bound Brook Master Plan are compatible with those uses of adjoining municipalities.

SURROUNDING ZONING AND ZONE CHANGES

ZONE DISTRICT	PRIMARY USE	MIN. LOT AREA	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MIN. HEIGHT	MINIMUM LOT AREA
R-1	SINGLE FAMILY	60	15	50%	15	11.5	25,000
R-2	SINGLE FAMILY	40	10	50%	10	11.5	15,000
R-3	SINGLE FAMILY	30	10	50%	10	11.5	8,000
R-4	ONE AND TWO FAMILY	20	10	50%	10	11.5	5,000
R-5	LOW RISE APARTMENTS	20	10	50%	10	11.5	5,000
R-6	HIGH RISE APARTMENTS	20	10	50%	10	11.5	5,000
O-B	OFFICE BLDG	20	10	50%	10	11.5	5,000
B-1	RETAIL SALES	20	10	50%	10	11.5	5,000
B-2	RETAIL SALES	20	10	50%	10	11.5	5,000
RB-1	RESIDENTIAL BUSINESS	20	10	50%	10	11.5	5,000
I-P	INDUSTRY	20	10	50%	10	11.5	5,000
R-B	RESIDENTIAL BUSINESS	20	10	50%	10	11.5	5,000

- 1 R-3 TO R-2
- 2 R-5 TO RB-1
- 3 R-4 TO O-B
- 4 R-6 TO O-B
- 5 C TO B-2
- 6 C TO R-5
- 7 R-5 TO R-6
- 8 R-4 TO R-3



OCTOBER 1988

BOROUGH OF
BOUND BROOK
 SOMERSET COUNTY, NEW JERSEY

PREPARED BY
 JOHN CILO JR. ASSOCIATES INC. SOMERVILLE, NEW JERSEY

III. HOUSING ELEMENT -

The Bound Brook Housing Element offers the following for the purpose of assisting the community in the future and for compliance with the requirements of the Housing Element as established in the Fair Housing Act of 1985.

1. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated.
2. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next six years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands.
3. An analysis of the municipality's demographic characteristics, including but not limited to, household size, income level and age.
4. An analysis of the existing and probable future employment characteristics of the municipality.
5. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing.
6. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.
7. The location and capacities of existing and proposed water and sewer lines and facilities relevant to the designated sites.

INTRODUCTION

The mandate of the Fair Housing Act of 1985 requires that municipalities prepare and adopt a housing element of the Master Plan which is to be "designed to achieve the goal of access of affordable housing to meet the present and prospective housing needs, with particular attention to low and moderate income housing. Under this Council of Affordable Housing's (COAH) guidelines, affordable housing is housing at a sale price or rent level within the means of a low or moderate income household as defined in the agency's substantive rules.

These rules define low income housing and moderate income housing as follows:

"Low income housing" means housing affordable according to Department of Housing and Urban Development or other recognized standards for home ownership and rental costs, and occupied or reserved for occupancy by households with a gross household income equal to 50 percent or less of the median gross household income for households of the same size within the housing region in which the housing is located, and is subject to affordability controls.

"Moderate income housing" means housing affordable according to federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs, and occupied or reserved for occupancy by households with a gross household income equal to or more than 50 percent but less than 80 percent of the median gross household income for households of the same size within the housing region in which the housing is located, and is subject to affordability controls.

The Housing element is designed to assist in the following manner:

- (1) Rehabilitation programs.
- (2) Basis for securing housing grants.
- (3) Bases for gauging characteristics of new housing projects.
- (4) Bases for projecting cash flow for housing trust funds/Regional Contribution Agreement monies.
- (5) Prepares municipality to meet new master plan requirements.

REGIONAL SETTING

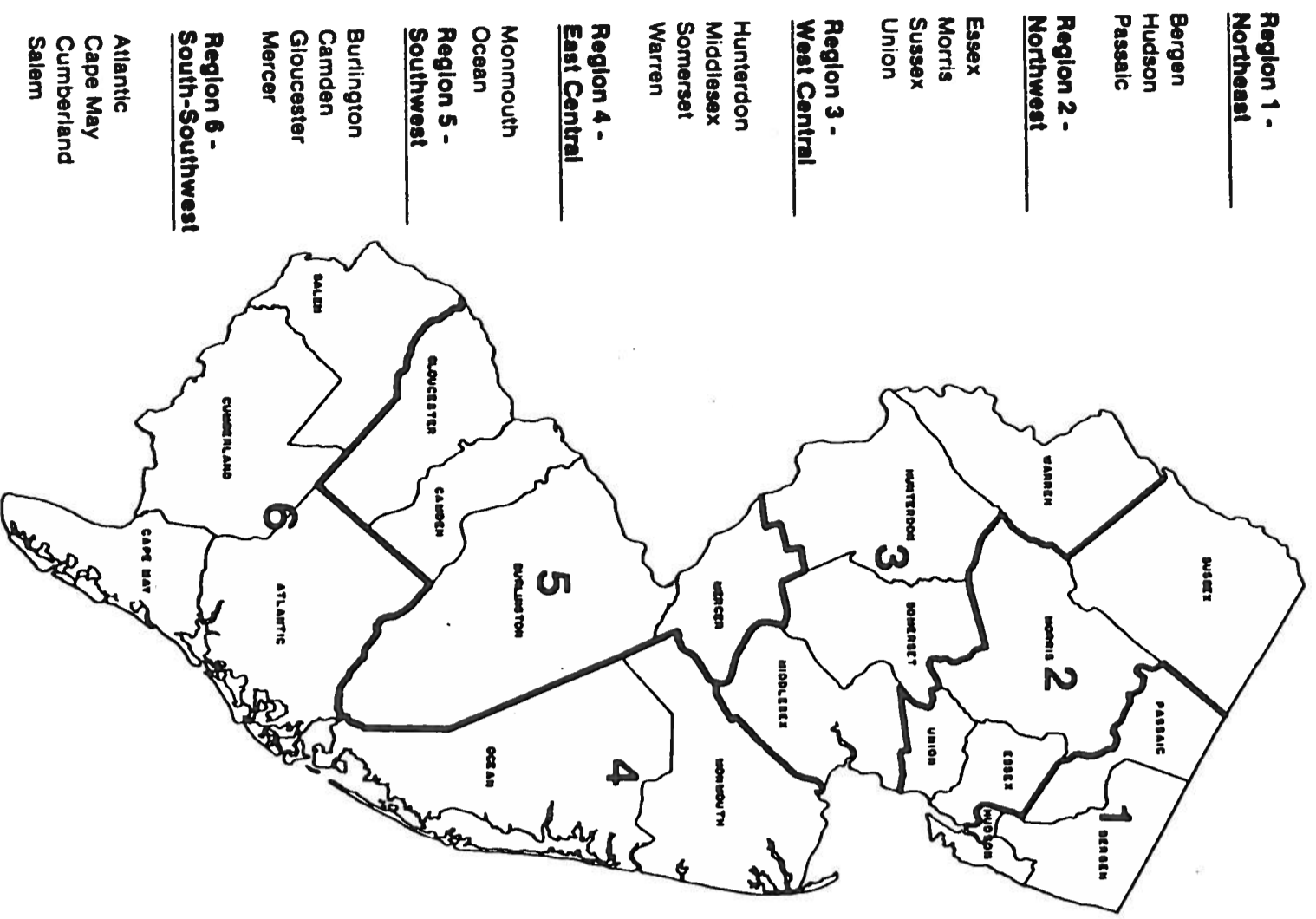
As of 1986 * the Borough of Bound Brook had 9,310 residents within its jurisdictional borders and lies within the West-Central Housing Region (Region 3), as provided in Subchapter 2 of the Fair Share Housing Criteria and Guidelines as provided by the Department of Community Affairs:

This region consists of the following counties:

Hunterdon
Middlesex
Somerset
Warren

*Projection: Somerset County Planning Board Census Data
for 1980 provided population of 9,710 persons.

THE MOUNT LAUREL HOUSING REGION COUNTY GROUPS



Source: RUTGERS UNIVERSITY Center for Urban Policy Research, Winter, 1983

1. HOUSING STOCK

A significant component of the Master Plan is an inventory of existing housing conditions. This inventory serves as an evaluation of the physical conditions of housing units and also provides a basis for the establishment of guidelines to promote trends in establishing desired neighborhood characteristics. The most significant land use within the Borough of Bound Brook is clearly the single-family and two-family residential use. This overwhelming majority of land use makes the Housing Element an important feature in the charted course which the community wishes to take.

The Housing Element of the Master Plan of the Borough of Bound Brook is based on a compilation of data from the 1980 U.S. Census (State 34, SMSA 5640, County 035, MCD 020) and information received from the Somerset County Planning Board. The Housing Element will include owner vs. renter trends, residential use, structure condition and utility service. Since deteriorating housing stock directly affects adjoining structures and the neighborhood quality, review of data and response by Ordinance may be warranted in some cases.

The concept of deteriorated housing conditions has been statistically recognized by the U.S. Census Bureau. The current purpose is to use housing quality surrogates to flag potentially deficient units. This does not assure that a particular housing unit is deficient but does indicate that if a unit has certain characteristics which are consistently associated with poor housing conditions, there is some probability that deficient housing would be found in a field survey.

The housing surrogates provided by the Census, and also used by

the Council of Affordable Housing (COAH) in its determinations of housing deficiency, are as follows:

- Persons per Room. 1.01 or more persons per room is an index of overcrowding.
- Access to Unit. A unit is unacceptable if one must pass through another dwelling to enter it.
- Plumbing Facilities. A household must have exclusive use of complete plumbing facilities.
- Kitchen Facilities. Adequate kitchen facilities include a sink with piped water, a stove and a refrigerator.
- Heating Facilities. The existence of central heat is used as a measure of adequacy.
- Elevator. Buildings of four stories or more are considered inadequate if they do not have an elevator.

1. INVENTORY OF HOUSING STOCK *

Year Round Housing Units by Occupancy Status

Total units	3707
Occupied units	3564
Vacant units	143

A. Vacant Housing by Vacancy Status

Vacant - For sale only	22
Vacant - For rent	62
Vacant - Held for occasional use	0
Other vacants	58

B. Occupied Units by Tenure **

Total units	7
Renter occupied units	4

Persons in Occupied Units by Tenure

Total persons in occupied units	3564
Renter occupied	1629

* U.S. Census of Population and Housing, 1980
 ** Tenure is defined as "Renter or Owner Occupied"

Mean Number of Rooms in Year Round Housing Units 5.2

Housing Units by Tenure and Occupancy Status by Units in Structure

TOTAL:	
1 Total detached	1617
1 Total attached	172
2 Units in structure	898
3 and 4 units in structure	575
5 or more units in structure	445
Mobile home or trailer	0

TOTAL OCCUPIED:

1 Total occupied detached	1550
1 Total occupied attached	162
2 Units in structure	857
3 and 4 units in structure	555
5 or more units in structure	440
Mobile home or trailer	0

RENTER OCCUPIED:

Total renter occupied detached	81
Total renter occupied attached	50
2 units in structure	553
3 and 4 units in structure	505
5 or more units in structure	440
Mobile home or trailer	0

Persons in Occupied Housing Units by Tenure
By Units in Structure

	Total	Renter
1 detached	4774	182
1 attached	503	149
2 units in structure	2267	1368
3 or 4 units in structure	1208	1070
5 or more units in structure	865	865
Mobile home or trailer	0	0

Occupied Housing Units by Tenure by Year
Householder Moved into Unit

	Total Units	Renter Units
1979 to March 1980	637	548
1975 to 1978	955	603
1970 to 1974	502	205
1960 to 1969	600	168
1950 to 1959	483	31
1949 or earlier	387	74

Year Round Housing Units by Tenure and
Occupancy Status by Number of Bedrooms

	Total Units	Renter Units	Occupied Units
0 bedrooms	22		22
1 bedroom	877		721
2 bedrooms	1171		652
3 bedrooms	1182		216
4 bedrooms	386		18
5 or more bedrooms	69		0

CONDITION OF HOUSING STOCK:

Year Round Housing Units by Tenure and
Occupancy Status by Number of Bathrooms

	Total	Renter Occupied
No bathroom or only a half bath	75	44
1 complete bathroom	2467	1504
1 complete bathroom plus half bath(s)	708	70
2 or more complete bathrooms	457	11

Year Round Housing Units by Kitchen Facilities

	Total
Complete kitchen facilities	3645
No complete kitchen facilities	62

Year Round Housing Units by Heating Equipment

	Total
Steam or hot water	2162
Central warm air	1255
Electric heat pump	11
Other built-in electric	28
Floor, wall, pipeless furnace	48
Room heaters with flue	21
Room heaters no flue	26
Fireplaces, stove or portable room heaters	23
None	7

Occupied Housing Units by House Heating Fuel

	Total
Utility gas	2057
Bottled, tank, LP gas	9
Electricity	100
Fuel oil, kerosene, etc.	1380
Coal or coke	5
Wood	6
Other fuel	7
No fuel used	0

Occupied Housing Units by Cooking Fuel

	Total
Utility gas	3041
Bottled, tank, LP gas	44
Electricity	471
Other	0
No fuel used	5

Occupied Housing Units by Water Heating Fuel

	Total
Utility gas	2615
Bottled, tank, LP gas	53
Electricity	138
Fuel oil, Kerosene, etc.	736
Other	6
No fuel	16

Occupied Housing Units by Tenure by Telephone in Housing Unit

	Total
With telephone	3391
No telephone	173

Occupied Housing Units with Householders of Selected Age Groups by Age of Householder by Telephone in Housing Unit

	60 to 64 Years	65 Years and Over
With telephone	400	669
No telephone	7	30

Year Round Housing Units by Air Conditioning

	Total
None	1549
Central system	394
1 individual room unit	905
2 or more individual room units	259

Year Round Housing Units by Sewage Disposal

	Total
Public sewer	3667
Septic tank or cesspool	20
Other means	20

Year Round Housing Units by Source of Water

	Total
Public system or private company	3449
Individual well: drilled	225
Individual well: dug	33
Other source	0

Source: U.S. Census of Population and Housing, 1980

SUMMARY OF SUBSTANDARD FACILITIES

The six housing surrogates noted previously are used to estimate indigenous need for the 52 subregions of New Jersey. To distribute these subregional figures to the municipal level, it is appropriate to rely on housing quality variables provided below:

Lack of Complete Plumbing Facilities	67 Units
Lack of Complete Kitchen Facilities	62 Units
Lack of Central Heating Facilities	163 Units
Lack of Sewer or Septic Disposal	0 Units
Buildings of 4 or more stories lacking elevator	0
Overcrowded units	134

The data furnished above is helpful in identifying the degree to which a community has substandard housing stock which is potentially capable of rehabilitation. Although there may be some overlap in housing deficiencies, the value of the information is intact. Field survey verification of substandard units would be required, and the Council on Affordable Housing has developed stringent requirements in the verification process. The Council on Affordable Housing has reviewed data and has assigned a total of 85 units which are potentially capable of qualifying for rehabilitation under the guidelines as deteriorating housing stock.

PURCHASE AND RENTAL VALUE

Rental housing values for rentals assist in evaluating availability of affordable housing in Bound Brook

**SPECIFIED RENTER-OCCUPIED HOUSING
UNITS BY GROSS RENT (1979)**

	Units	Percent of Total
Less than \$60	0	0%
\$60 to \$79	0	0%
\$80 to \$99	7	0.4%
\$100 to \$119	7	0.4%
\$120 to \$149	7	0.4%
\$150 to \$169	0	0%
\$170 to \$199	35	2.2%
\$200 to \$249	280	17.8%
\$250 to \$299	541	34.4%
\$300 to \$349	223	14.2%
\$350 to \$399	191	12.1%
\$400 to \$499	220	14.0%
\$500 or more	59	3.7%

MEDIAN \$291
MEAN \$316

Mean Contract Rent \$263.
Mean Rent Asked \$214.

Of the 1570 renter occupied units, the above mean rents asked and paid are shown. There were sixty-two (62) units vacant which indicates a rate of vacancy of 3.9% which is considered to be low, thereby indicating a high demand for rental space within the Borough.

**SPECIFIED RENTER-OCCUPIED HOUSING UNITS BY HOUSEHOLD INCOME IN
1979 BY GROSS RENT AS PERCENTAGE OF INCOME**

	Less than \$5000	\$5000 to \$9999	\$10000 to \$14999	\$15000 to \$19999	\$20000 or more
Less than 20%	0	0	18	129	418
20 to 24%	0	0	114	69	61
25 to 34%	0	61	117	93	16
35% or more	149	237	40	16	7
Not computed	43	10	0	9	17

Source: U.S. Census of Population and Housing, 1980.

OWNER OCCUPIED

The 1980 housing values for owner occupied structures indicate that the mean value of specified owner-occupied, non-condominium housing stock units is \$66,717.00. The following carrying costs for the family structure is shown below:

SPECIFIED OWNER-OCCUPIED NON-CONDOMINIUM HOUSING UNITS BY MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS

With a Mortgage:		
Less than \$100	0	
\$100 to \$149	0	
\$159 to \$199	0	
\$200 to \$249	0	
\$250 to \$299	78	
\$300 to \$349	159	
\$359 to \$399	93	
\$400 to \$449	93	
\$450 to \$499	146	
\$500 to \$599	149	
\$600 to \$749	120	
\$750 or More	54	
Median	\$458	

SPECIFIED OWNER-OCCUPIED NON-CONDOMINIUM HOUSING UNITS BY HOUSEHOLD INCOME IN 1979 BY SELECTED MONTHLY OWNER COSTS AS PERCENTAGE OF INCOME

	Less than \$5000	\$5000 to \$9999	\$10000 to \$14999	\$15000 to \$19999	\$20000 or more
Less than 20%	6	7	19	93	874
20 to 24%	0	13	40	40	135
25 to 34%	0	20	26	46	111
35% or more	41	46	13	14	7
Not computed	0	0	0	0	0

UNITS AFFORDABLE TO LOW AND MODERATE INCOME HOUSEHOLDS

Evaluation and analysis of the opportunity for low and moderate income families to enter into the Borough of Bound Brook has been conducted. For the purpose of evaluating the capability of the moderate income family, the accepted definition is a family having a gross income level equal to or greater than 50 percent but less than 80 percent of the median gross household income for the region. Low income households may earn up to 50 percent of the median income. The reason that the above-referenced medians is not based upon Borough incomes is that it may be possible that a municipality has been blatantly exclusionary in its zoning to preclude lower income families from locating within its borders. The following outlines the income levels for the West Central Region as furnished by the Council on Affordable Housing for Somerset County:

Household Size	Moderate Income	Low Income
	(50% to 80% In Dollars	(to 50%) In Dollars
1 person	21,620	13,510
2 person	24,700	15,440
3 person	27,790	17,370
4 person	30,880	19,300
5 person	32,810	20,505
6 person	34,740	21,713
7 person	36,672	22,920
8 person	38,600	24,125

OWNER-OCCUPIED HOUSING

The Council on Affordable Housing has established 28% of gross monthly income as the appropriate and affordable housing allowance. This percentage is exclusive of utility costs and Association maintenance fees for the townhouse and condominium purchase unit.

For the purpose of estimating housing value for these income families, an often-used purchase factor of 2.2 is used for determining affordable value. This is achieved by multiplying the gross income by 2.2. Applying this multiplication to the income parameters above yields the following housing values for a household of four persons:

Maximum housing value for moderate income families of four persons	\$67,936.00
Maximum housing value for low income families	\$42,460.00

Please note that the mean value of owner occupied non-condominium units is	\$66,717.00
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In all cases, the average price of low and moderate income units shall be affordable to households at 57.5% of the median income and shall conform to the proposed Pricing Stratification as found in NJAC 5:92-14.2b. Based upon data for mortgage payments in the above-referenced range, the following may be found within the Borough of Bound Brook:

Moderate Income Families of four persons have available monies for mortgage payments of \$720.00/month and could be in a position to capture 47% of the existing stock beyond that which is affordable by the lower income families. Low income families of four persons have available monies for a mortgage payment of \$450.00/month and could be in a position to capture 47% of the existing stock already mortgaged. Total number of mortgaged units within the Borough is 892. (Source: 1980 Census Data)

The Council on Affordable Housing has established the Borough's obligation to provide owner-occupied low and moderate income housing as zero (0).

RENTER OCCUPIED HOUSING -

Based upon available income for rental units, COAH has determined that 30% of gross income is the maximum to be used for rental. Applying this percentage to the previously established yearly maximum income ranges for moderate and low income households, the following is the maximum monies available on a monthly basis:

Maximum rent for Moderate Income families of four persons -
\$772.00/month.

Maximum rent for Low Income families of four persons -
\$482.00/month.

Mean Rental is \$316.00 in the Borough of Bound Brook.

Based upon the monies noted above as available for housing, a moderate income family of four persons is capable of capturing 99% of the available rental units within the Borough and a low income family of four persons is capable of capturing 96% of the available rental housing units. Total rental units within the Borough is 1,549. The obligation to provide rental units is also not applicable for the Borough of Bound Brook per NJAC 5:92-14.4a .

SUBSTANDARD UNITS CAPABLE OF REHABILITATION

The section dealing with the inventory of housing stock identifies the substandard units within the Borough. According to the BOCA Code adopted by the State of New Jersey as a source for construction of dwelling units, a dwelling unit is defined as "A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation."

Based upon this definition, it is believed that a substandard unit lacks at least one of the elements of adequate heating, plumbing and kitchen or bathroom facilities. Housing age is not a criteria for the evaluation of substandard or deteriorated housing stock. Based upon data furnished in the housing stock inventory and also in conjunction with the COAH evaluation of deteriorated housing stock, it is clear that substandard units contain multiple parameters where substandard conditions exist since as many as 158 units are designated substandard in the 1980 Census of Population and Housing. This number is clarified with the COAH estimate of 85 units.

2. PROJECTION OF MUNICIPAL HOUSING STOCK

The projected County increase in population has a bearing on the demand for housing within the Borough of Bound Brook. The following projections clearly indicate that the reductions in population anticipated for the Borough of Bound Brook are significantly high as compared to population increases projected for the County as a whole during the same time period.

	1970 Census	1980 Census	1990 Proj.	2000 Proj.	2010 Proj.	% Change 1980-2000
Bound Brook	10,450	9,720	9,300	9,320	9,250	- 11.5%
Somerset County	198,372	203,129	236,510	263,880	295,730	+ 49.5%

Source: Somerset County Planning Board

Building Permit Trends 1980-1987:

The following data supports the population projections established for Bound Brook and also dramatically illustrates the single-family and two-family housing stock profile which persists within the community. This persistence in housing type may be largely due to the lack of infill potential and the desirable locational advantage of Bound Brook

Bound Brook Unit Type

	Single Family	% of Total	2 to 4 Family	% of Total	Town-House	% of Total
1980	1	100	0	0	0	0
1981	2	100	0	0	0	0
1982	0	100	0	0	0	0
1983	2	50	2	50	0	0
1984	3	100	0	0	0	0
1985	0	0	5	100	0	0
1986	2	3	1	1	45	96
1987	4	80	1	20	0	0

Source: Bound Brook Borough Building Department

Somerset County Unit Type

	Single Family	% of Total S.F.	2 to 4 Family	% of Total 2+
1980	390	92.6%	31	7.4%
1981	657	97.9%	14	2.1%
1982	506	87.3%	74	12.7%
1983	1408	91.9%	124	8.1%

3. DEMOGRAPHIC CHARACTERISTICS

It is of particular interest to note the historical population trends of the Borough of Bound Brook within the County. This particular trend is most conveniently depicted in information secured from the Somerset County Planning Board in a document entitled, "Somerset County Planner's Data Book," July, 1985. The following tables taken from this document indicate the population density trends since 1960. It is noted that in 1960 the Borough of Bound Brook had the greatest population per acre, more than any other municipality within the County (10.01 persons per acre). In 1970 the Borough of North Plainfield led the County with the most densely populated characteristic. The Borough of Bound Brook had risen to 10.20 persons per acre, whereas the Borough of North Plainfield had risen to 11.75 persons per acre. By 1980 the Borough of Bound Brook remained behind the Borough of North Plainfield with respect to population density. The density in 1980 was 9.50 persons per acre, whereas North Plainfield Borough had reduced its density to 10.30 persons per acre.

These tables are provided so that one might review the entire County in a convenient fashion. Particularly persuasive is the information which clearly indicates that during the last two decades, infill of North Plainfield and Bound Brook have approached its maximum and that significant infill is potentially available throughout most of the balance of the County. It is believed that while land area may not be available, Bound Brook has a locational advantage which keeps the community in a viable competitive atmosphere for residential uses.

TABLE 2A
POPULATION DENSITY 1960

	<u>TOTAL ACRES</u>	<u>TOTAL SQUARE MILES</u>	<u>POPULATION</u>	<u>POPULATION DENSITY</u>	
				<u>POP/ACRE</u>	<u>POP/SQ.MILE</u>
Bedminster Township	17,088	26.70	2,322	.13	87
Bernards Township	15,616	24.40	9,018	.58	370
Bernardsville Borough	8,384	13.10	5,515	.66	421
Bound Brook Borough	1,025	1.60	10,263	10.01	6,414
Branchburg Township	12,927	20.20	3,741	.29	185
Bridgewater Township	20,915	32.67	15,789	.75	481
Far Hills Borough	3,200	5.00	702	.22	140
Franklin Township	29,692	46.40	19,858	.67	428
Green Brook Township	3,008	4.70	3,622	1.20	771
Hillsborough Township	35,017	54.70	7,584	.22	139
Manville Borough	1,599	2.50	10,995	6.88	4,398
Millstone Borough	384	0.60	409	1.07	682
Montgomery Township	20,646	32.26	3,851	.19	119
North Plainfield Borough	1,855	2.90	16,993	9.16	5,860
Peapack/Gladstone Borough	3,774	5.90	1,804	.48	306
Raritan Borough	1,318	2.06	6,137	4.66	2,922
Rocky Hill Borough	410	0.64	528	1.29	880
Somerville Borough	1,509	2.37	12,458	8.26	5,663
South Bound Brook Borough	576	0.90	3,626	6.30	4,029
Warren Township	12,350	19.30	5,386	.44	279
Watchung Borough	3,966	6.20	3,312	.84	534
COUNTY TOTAL	195,259	305.10	143,913	.74	472

TABLE 2B
POPULATION DENSITY 1970

	TOTAL ACRES	TOTAL SQUARE MILES	POPULATION	POPULATION DENSITY	
				POP./ACRE	POP./SQ.MILE
Bedminster Township	17,088	26.70	2,597	.15	97
Bernards Township	15,616	24.40	13,305	.85	545
Bernardsville Borough	8,384	13.10	6,652	.79	508
Bound Brook Borough	1,025	1.60	10,450	10.20	6,531
Branchburg Township	12,927	20.20	5,742	.44	259
Bridgewater Township	20,915	32.67	30,235	1.45	925
Far Hills Borough	3,200	5.00	780	.24	156
Franklin Township	29,692	46.40	30,389	1.02	655
Green Brook Township	3,008	4.70	4,302	1.43	915
Hillsborough Township	35,017	54.70	11,061	.32	202
Manville Borough	1,599	2.50	13,029	8.15	5,212
Millstone Borough	384	0.60	630	1.64	1,050
Montgomery Township	20,646	32.26	6,353	.31	197
North Plainfield Borough	1,855	2.90	21,796	11.75	7,516
Peapack/Gladstone Borough	3,774	5.90	1,924	.51	326
Raritan Borough	1,318	2.06	6,691	5.10	3,248
Rocky Hill Borough	410	0.64	917	2.24	1,432
Somerville Borough	1,509	2.37	13,652	9.05	5,760
South Bound Brook Borough	576	0.90	4,525	7.96	5,028
Warren Township	12,350	19.30	8,592	.70	445
Watchung Borough	3,966	6.20	4,750	1.20	766
COUNTY TOTAL	195,259	305.10	198,372	1.01	650

TABLE 2C
POPULATION DENSITY 1980

	TOTAL ACRES	TOTAL SQUARE MILES	POPULATION	POPULATION DENSITY	
				POP/ACRE	POP/SQ.MILE
Bedminster Township	17,088	26.70	2,469	.14	92
Bernards Township	15,616	24.40	12,920	.83	529
Bernardsville Borough	8,384	13.10	6,715	.80	513
Bound Brook Borough	1,025	1.60	9,710	9.50	6,069
Branchburg Township	12,927	20.20	7,846	.61	388
Bridgewater Township	20,915	32.67	29,175	1.40	893
Far Hills Borough	3,200	5.00	677	.21	135
Franklin Township	29,692	46.40	31,358	1.16	675
Green Brook Township	3,008	4.70	4,640	1.54	987
Hillsborough Township	35,017	54.70	19,061	.54	348
Manville Borough	1,599	2.50	11,278	7.16	4,511
Millstone Borough	384	0.60	530	1.49	883
Montgomery Township	20,646	32.26	7,360	.36	228
North Plainfield Borough	1,855	2.90	19,108	10.30	6,589
Peapack/Gladstone Borough	3,774	5.90	2,038	.54	345
Raritan Borough	1,318	2.06	6,128	4.65	2,975
Rocky Hill Borough	410	0.64	717	1.75	1,120
Somerville Borough	1,509	2.37	11,973	7.93	5,052
South Bound Brook Borough	576	0.90	4,331	7.52	4,812
Warren Township	12,350	19.30	9,805	.79	508
Watchung Borough	3,966	6.20	5,290	1.33	853
COUNTY TOTAL	195,259	305.10	203,129	1.04	666

The following is a summary of the Borough's demographic characteristics. An evaluation of the household size, income, age, and sex of the population was completed using 1980 Census data.

HOUSEHOLD SIZE	1960	1970	1980
Total Households	3,167	3,425	3,564
Total Persons in Households	10,148	10,420	9,617
Mixed Couple Families			2,146
Single Person Households			
*Female Headed Family Households			393
**Male Headed Family Households			118
Persons per household	3.2	3.0	2.6

** Households with own children and 30 without own children.

* Households with own children and 9 without own children.

Source: Somerset County Planning Board.

A review of the household size data for the Borough of Bound Brook, which has changed from 3.2 persons per household in 1960 to 2.6 persons in 1980, indicates there is a primary demand for 2 bedroom units and secondary demand for 3 bedroom units. As household sizes have decreased over the years, there is also a greater demand for studio and 1 bedroom units. Typically, this need is met by the multi-family, townhouse and condominium developments which are currently a very popular housing option but not found in abundance in Bound Brook.

INCOME LEVELS (1979) Bound Brook

Median Household Income	\$20,620
Median Family Income	\$23,493
Mean Household Income	\$23,029
Mean Family Income	\$25,915

INCOME LEVELS (1979) Somerset County

Median Household Income	\$26,237
Median Family Income	\$29,175
Mean Household Income	\$30,279
Mean Family Income	\$33,385
Median Household Income in Region (1980)	\$24,893

	Households	Families
Less than \$2,500	94	43
\$2,500 to \$4,999	177	50
\$5,000 to \$7,499	200	114
\$7,500 to \$9,999	211	119
\$10,000 to \$12,499	253	134
\$12,500 to \$14,999	216	158
\$15,000 to \$17,499	296	229
\$17,500 to \$19,999	264	217
\$20,000 to \$22,499	264	186
\$22,500 to \$24,999	268	224
\$25,000 to \$27,499	267	253
\$27,500 to \$29,999	206	178
\$30,000 to \$34,999	246	224
\$35,000 to \$39,999	221	214
\$40,000 to \$49,999	141	122
\$50,000 to \$74,999	164	148
\$75,000 or More	65	65
Median	\$20,620	\$20,493
Mean	\$23,029	\$25,915

Source: Somerset County Planning Board, "1980 Census Data"

Discussion - As noted in the figures provided, the Borough of Bound Brook has income levels which are less than the County median and mean household and family income characteristics for 1979. While this data is somewhat dated, it does provide a window for review with respect to the future course of the Borough. The mean household income for the Borough of Bound Brook is \$20,620. Raritan Borough, Somerville Borough and the Borough of South Bound Brook Borough have median incomes less than that documented for the Borough of Bound Brook. The family median income in the Borough of Bound Brook is \$23,493.00. The Borough of South Bound Brook is the only community with a lower median family income than the Borough of Bound Brook. The mean household income (1979) for renter occupied units is \$16,508.00. In the Borough of Bound Brook the mean household income (1979) for owner occupied units is \$28,907.00.

It is of further interest to note the average gross income reported on New Jersey Income Tax returns for homeowners within the municipality. This may be compared to the household/family income levels noted above. It is important to recognize that the inherent limitation of this data is that zip codes were used as a basis in compilation of this data.

Average Gross Income (Tax Returns for Homeowners)			
	1980	1981	1982
Bound Brook	\$27,646.	\$30,568.	\$32,972

There were four communities within Somerset County that had lower incomes than Bound Brook in the years 1980, 1981 and 1982.

It is of great interest that the average real estate property

tax reported for the New Jersey Homestead Rebate program from 1980 to 1982, inclusive, provided a decrease of mean real estate property tax reported for Bound Brook from \$2,558 to \$1,773 in 1982. This community is the only community within Somerset County that had a consecutive reduction of ad velorum taxes over this timeframe. Peapack/Gladstone Borough experienced a slight decline in taxes from 1980 to 1982 with a rise in the specific tax for 1981. Other than Peapack/Gladstone Borough, no other community experienced such a decline from 1980 to 1982. Property tax is related to the ad velorum taxation basis which is founded on the value of such property. It is important to recognize that while the tax return income increased from 1980 to 1982, thereby making homeowners more able to respond to increased taxes, the Borough's taxable base decreased. It is therefore suggested that rehabilitation programs be enthusiastically pursued for the improvement of the community as well as the Borough's tax base.

PERSONS BY SEX BY AGE (1980) -

	Total	Female
Under 1 year	54	24
1 and 2 years	89	51
3 and 4 years	68	27
5 years	37	19
6 years	32	24
7 to 9 years	90	56
10 to 13 years	173	92
14 years	46	21
15 years	47	27
16 years	40	17
17 years	47	21
18 years	42	26
19 years	54	39
20 years	56	29
21 years	69	42
22 to 24 years	221	108
25 to 29 years	324	154
30 to 34 years	205	110
35 to 44 years	308	154
45 to 54 years	301	154
55 to 59 years	171	87
60 to 61 years	68	39
62 to 64 years	97	63
65 to 74 years	247	138
75 to 84 years	109	65
85 years and over	41	33

Median Age - Male 30.8
 Median Age - Female 33.4

Population by Age	1960	1970	1980
Under 5	1,112	826	605
5 to 18	2,289	2,561	1,901
19 to 24 years	702	946	987
25 to 34 years	1,530	1,276	1,584
35 to 44 years	1,624	1,265	993
45 to 54 years	1,282	1,486	1,186
55 to 64 years	857	1,032	1,179
65+ years	867	1,061	1,115
Bound Brook % population over 65	8.4%	10.2%	11.4%
Somerset County % population over 65	7.3%	5.6%	9.4%

As is consistent with national and County trends, the anticipated profile of the aging community is that the population median age will continue to get older due to population increases at the time of World War II. In addition, the trend is to some extent affected by the increase in longevity of the population at large. The age group of 65+ in Bound Brook in percent exceeds that of Somerset County. In terms of housing alternatives for the aging community, the townhouse and condominium option is becoming increasingly attractive due to the minimal amount of exterior maintenance which is required of the occupant. In addition, senior citizen housing and life care centers are taking a foothold and are becoming widely accepted as a means to establish necessary support systems and yet maintain some degree of individual independence. The potential inconsistency in facade treatment for subdivided two-family buildings may also be better served by a condominium ownership arrangement. In light of income statistics noted herein, it is recommended that the Borough encourage condominium ownership of smaller living units rather than encouraging the landlord arrangement.

4. EXISTING AND PROBABLE FUTURE EMPLOYMENT CHARACTERISTICS

The Bound Brook labor force, defined as persons 16 years of age and over, totaled 7,721 persons. The labor force breakdown for all races is as follows, based on the 1980 U.S. Census:

	Total	Male	Female
Persons 16 Years & Over			
Labor Force:			
Armed Forces	0	0	0
Civilian Employed	4,849	2,789	2,060
Civilian Unemployed	208	111	97
Not in Labor Force	2,664	847	1,817

The employment profile clearly indicates that the major force is the civilian sector and there is a significant number of females (23.5% of total) who are not in the labor force.

Of the females, analysis is provided which indicates that the trend for females joining the labor force rests to a large extent on the age of the children. Of the 561 females with children less than 6 years of age, 57% of the females do not work. Of the 679 females who have children from the ages of 6 to 17, only 34% of the females are not in the labor force:

Women With One or More Own Children By Presence And Age of Own Children By Labor Force Status	
With own children under 6:	
In labor force	237
Not in labor force	324
With own children 6-17 only:	
In labor force	448
Not in labor force	231

Employment in Region (1980) = 1,368,681 jobs.

Total Employment Somerset County (1980) = 102,313 jobs.

Unemployment data indicates the following:

	1980	1982
Labor Force (persons)	4,640	4,671
Unemployed (persons)	237	324
Unemployment Rate (Bound Brook)	5.1	6.9
Unemployment Rate (County)	4.8	6.6
Unemployment Rate (New Jersey)	7.2	9.0
Unemployment Rate (U.S.A.)	7.1	9.7

Persons 16 years and over with unemployment in 1979 by weeks unemployed

Unemployed 1 to 4 weeks	263
Unemployed 5 to 14 weeks	282
Unemployed 15 or more weeks	391

*Source - Somerset County Planning Board

Employment Projections

Residential and Non-Residential growth within the Borough of Bound Brook during the past ten years has been very modest.

With the existing bedroom community profile of Bound Brook and the declining population projection of the residential community, the estimated occupational employment projections offered by the County Planning Board are not valid for Bound Brook. Making projections based on Somerset and adjacent Counties are also not valid.

The employment opportunity increase for Somerset County has been estimated by the Somerset County Planning Board as 27.5 percent from 1982 to 1990. With the lack of major commercial/industrial development within the Borough, a County estimate of 0% employment increase to 1990 is a discouragement. It is hoped that the Middlebrook tract and Gateway property may modify this projection somewhat.

**5. PRESENT AND PROSPECTIVE HOUSING FOR LOW AND MODERATE INCOME
HOUSING WITHIN THE BOROUGH OF BOUND BROOK**

The Council on Affordable Housing (COAH) has undertaken a state-wide evaluation of current and prospective need for the low and moderate income families. Based upon the findings of the analysis, the COAH has allocated a fair share housing obligation for all the communities within New Jersey. COAH has assigned an obligation of zero (0) to the Borough of Bound Brook for the six year period of 1987 to 1992.

IV. CIRCULATION PLAN

The Borough of Bound Brook is served by State, County and local roadways which affect the function of the community with respect to residential and business opportunities. Interstate Route 287 has had a major impact on Bound Brook on the westerly boundary. The effect of this roadway was indicated in the Master Plan of 1963 which observed that the highway offered a reduction in heavy trucking along Main Street. State Highway Route 22 in the northern part of the Borough provides primary access directly into the Borough of Bound Brook by way of the Mountain Avenue overpass from Thompson and Vosseller Avenues. There are no properties along the Route 22 corridor which have driveway access directly onto N.J. Route 22.

N.J. Route 28, commonly known as Union Avenue, traverses Bound Brook as a significant east/west route. Located in the central portion of the Borough, this route offers full linkage to Interstate Route 287.

County Route No. 1 lies along Talmadge Avenue, Columbus Place and Main Street. This road has been improved. This is considered to be a long-overdue upgrade with respect to quality of a roadway system beyond the jurisdiction of the Borough of Bound Brook.

Mountain Avenue is a north/south County Route (#527) which runs from Main Street in a northerly direction to the municipal boundary line of Bridgewater Township and into Warren Township. It extends southerly through South Bound Brook, Franklin and New Brunswick. This roadway is a principal arterial street which handles great volumes of traffic between Route 22 and South Bound Brook, also including the industrial areas of Middlesex Borough and Piscataway

Township. This area is highly congested during peak traffic hours, making traffic movements most difficult during these time periods.

Thompson Avenue (also known as County Route #525) extends to West Union Avenue from N.J. Route 22. Upon its intersection with West Union Avenue it sharply diverts in an eastward direction to Vossler Avenue and ultimately to Talmadge Avenue.

The following provides an overview of impact on State, County and local roads with respect to the number of miles of each roadway within the Borough:

State highway	2.2 miles
County roadways	3.9 miles
Municipal roadways	19 miles

Associated with the local and County roadways is a sidewalk infrastructure. This improvement is principally found in the older sections of the Borough and not as frequently found in the northerly and newer sections of the community.

The Master Plan offers potential relief from congestion of the rotary from the Queens Bridge to Union Avenue by the extension of the rotary from East Main Street directly to East Union Avenue through an existing 50' right-of-way which intersects East Union Avenue. This roadway, designated as Ruth Road, provides a key linkage from East Main Street to East Union Avenue. This roadway is partially within landfill areas, and particular care must be taken in its construction to assure against heaving, frost action, and settlement.

There are numerous intersections within the Borough that are of concern with respect to the need for intersection improvement. The most hazardous condition, which was the site of approximately 75

accidents per year, was the rotary in the vicinity of East Street and East High Street. Numerous accidents over time resulted in studies and implementation of a traffic control plan whereby a portion of the rotary was closed off. The resultant of this was improved traffic flow minimizing accidents at this point as well as at the intersections of Hamilton and High Street and High Street and Mountain Avenue. This single improvement has had a dramatic effect on the number of accidents occurring within the Borough.

If Ruth Road is to be implemented from East Main Street, an essential component of this improvement would be the installation of a traffic light on East Union Avenue. The benefits which would be realized by implementation of this road is that local roads, currently experiencing higher traffic volumes due to drivers seeking expeditious routes to Route 28, will be reduced. With the installation of a traffic signal, drivers in the vicinity of East Main Street will have confidence that they will be able to enter Route 28 in a reasonable timeframe. This will reduce their seeking Route 28 by ultimate measures and this roadway is endorsed within this Master Plan.

The intersection of Route 22 eastbound and Mountain Avenue has been one which has experienced accidents which are possibly due to the location of the sign identifying Mountain Avenue. This sign is well lit, however may not be ideally located in that the sign is located at the turnoff, rather than well before the turnoff. Six accidents within a five month period have been reported in 1988. The northbound exit is also in need of signage since it is locally observed that drivers attempt a left-hand turn from the south bound exit.

The intersection of Maple Avenue and Vosseler Avenue experienced five accidents within the first six months of 1988. In response to this concern, two eastbound and two westbound stop signs have been installed to alert drivers to this intersection. The recently installed signs are now being evaluated as to benefit. If additional signage is necessary, it will be implemented.

At the intersection of Route 28 and Vosseler Avenue, a multi-intersection location, it is recommended that a "stop sign" and "stop line" be installed at the location of Vosseler Avenue Extension (northbound) prior to entering Vosseler Avenue. In this way, points of conflict are appropriately regulated.

The intersection of Union Avenue and Tea Street experienced six accidents within a six month period. It is recommended that during implementation of any projects within this area a full traffic study be conducted to identify what may be done to reduce these incidents. The State of New Jersey is intending to add new controls and activator pads which will favor West Union Avenue. It is recommended that future study of the results of this installation be conducted and include the possibility of installing a delayed green light at this intersection. The right turn movement on a red light is also a reported problem.

At the intersection of East Union Avenue and Mountain Avenue, there is recommendation for a delayed green light for southbound traffic on Union Avenue. This will allow sufficient time for left-hand turning onto Route 28.

Modifications of Roadways within the Borough of Bound Brook --

Modifications are made within the Master Plan document which

establish new roadways within the Borough as well as providing accuracy of existing road designations.

North Meadow Drive - North Meadow Drive is shown on the current Master Plan as being a roadway parallel to State Highway Route 22 and lying north of West Meadow Drive and East Meadow Drive.

Encampment Drive - Encampment Drive is the roadway designation which replaces roadway previously named "Meadow Drive" in Master Plan documents.

Ruth Road - A new Master Plan road is established to provide linkage between East Main Street and East Union Avenue. Ruth Road traverses the Gateway property and leads to East Union Avenue by way of a 50' strip of land which was dedicated to the Borough by Ruth Kissel.

V. UTILITY SERVICE PLAN**SEWERS**

Effluent from Bound Brook is treated at the facility located in Sayreville known as the Middlesex County Utilities Authority. This sewage is delivered by gravity lines as well as two pumping stations located within the Borough of Bound Brook. The older pumping station, located on West Main Street, is maintained by the Middlesex County Utilities Authority. Bound Brook has a new pumping station located on Mountain Avenue which is fully maintained by the Borough of Bound Brook.

Major areas which will need work are dealt with on a daily basis by Bound Brook's employees. Sewer lines do get clogged from time to time and as a preventive measure, Borough staff provides sewer jet cleaning on a daily basis for the municipal sewage infrastructure.

WATER

Water service to to the residents of Bound Brook is through a water system of the Elizabethtown Water Company. In general, residences and businesses are served through a public water system from this utility. There are, however, 200 existing wells within the Borough which are currently operable. While they are scattered throughout the Borough, they exist on Union Avenue, Grove Street, Evergreen Avenue and Linden Avenue. Many of the wells on Linden Avenue were hand-dug wells many years ago. It is the recommendation of the Master Plan that whenever subdivision or site plan applications involve land which does not currently have water supply, the developer should be encouraged to bring the public water system to service the tract. In this way, water supply of consistent quality may be offered the Borough residents through a public water

system.

VI COMMUNITY FACILITIES PLAN

Similar to County trends, Bound Brook Schools have been experiencing a steady decline in enrollment for children from kindergarten to the 12th grade from the period beginning 1970 through 1984. Included within this review is a listing of the enrollment trends for the Bound Brook Public School system as well as a listing of Special Education enrollment.

The Bound Brook school system is comprised of three elementary schools and one high school. These schools are identified as:

Lafayette School, servicing K through 3, (built 1960-61)

LaMonte School, servicing grades K through 4. (Built 1914)

Smalley School, servicing grades K through 6 (Built 1951)

Bound Brook High School (Built 1907, 1924, 1958), serving grades 7 through 12








The following acreages are associated with each school:

Lafayette School	1.7 acres
LaMonte School	1.13 acres
Smalley School	7 acres
Bound Brook High School	4 acres
LaMonte field	8.5 acres

Although total enrollment has not increased, expended school recreation areas are considered to be an important municipal component, particularly when they meet a public recreational need as well as a need for educational functions. The 1963 Master Plan, as

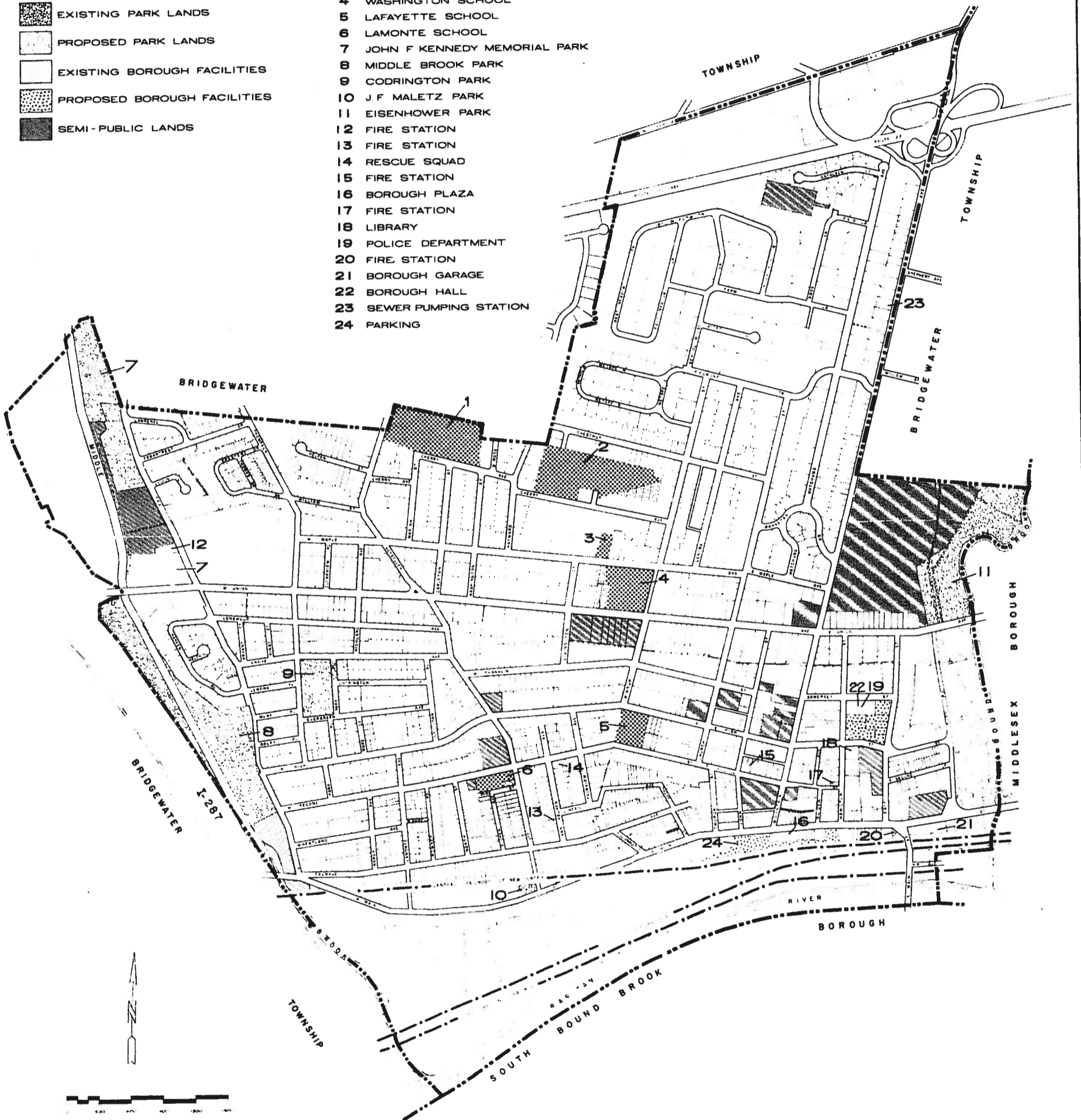
COMMUNITY FACILITIES PLAN

LEGEND

-  EXISTING SCHOOL LANDS
-  PROPOSED SCHOOL LAND ADDITIONS
-  EXISTING PARK LANDS
-  PROPOSED PARK LANDS
-  EXISTING BOROUGH FACILITIES
-  PROPOSED BOROUGH FACILITIES
-  SEMI-PUBLIC LANDS

IDENTIFICATION

- 1 LAMONTE ATHLETIC FIELD
- 2 SMALLEY SCHOOL
- 3 BOARD OF EDUCATION
- 4 WASHINGTON SCHOOL
- 5 LAFAYETTE SCHOOL
- 6 LAMONTE SCHOOL
- 7 JOHN F KENNEDY MEMORIAL PARK
- 8 MIDDLE BROOK PARK
- 9 CODRINGTON PARK
- 10 J F MALETZ PARK
- 11 EISENHOWER PARK
- 12 FIRE STATION
- 13 FIRE STATION
- 14 RESCUE SQUAD
- 15 FIRE STATION
- 16 BOROUGH PLAZA
- 17 FIRE STATION
- 18 LIBRARY
- 19 POLICE DEPARTMENT
- 20 FIRE STATION
- 21 BOROUGH GARAGE
- 22 BOROUGH HALL
- 23 SEWER PUMPING STATION
- 24 PARKING



OCTOBER 1988

BOROUGH OF
BOUND BROOK
 SOMERSET COUNTY, NEW JERSEY

PREPARED BY
 JOHN CILIO JR. ASSOCIATES INC. SOMERVILLE, NEW JERSEY

well as the Land Use Element of the Master Plan dated 1978, suggests that joint school-park uses be reaffirmed. It is noted that various parcels had been designated as proposed school land additions. These are as follows:

Smalley School site - expand by acquiring the rear portion of the very deep lot along the northerly side of Cherry Avenue which abuts the Smalley site.

In addition it was suggested that the high school site may be expanded by acquiring four lots to the west of the present site as well as the seven lots along the north side of West Maple Avenue directly across from the present site. Maple Avenue was to be vacated. Since these lands have since been developed, this development option is no longer viable.

Lafayette Site - Acquire five lots abutting the present site to the east.

The LaMonte site was proposed to be enlarged by acquiring several lots lying to the south along Fisher Avenue as well as six lots lying to the south along the west of Vossler Avenue.

As noted in the 1978 Land Element, retaining these properties on the Master Plan does not, in any way, mean that either the Borough or the Board of Education is in any way committed to or has a program for their acquisition. This Master Plan also suggests that if any of these properties come for sale, the Borough or Board of Education should investigate the feasibility of carrying out the Master Plan program.

PUBLIC SCHOOL ENROLLMENT

	K - 8	9 - 12	Spe. Ed. K-12
1970-71	1259	923	26
1975-76	1100	881	23
1980-81	831	641	71
1981-82	819	654	27
1982-83	869	645	25
1984-85	873	618	25
1985-86	758	606	25
1987-88	738	571	25

POLICE DEPARTMENT

In 1988, the Police Department was comprised of:

1	Chief
2	Lieutenants
1	Lieutenant-Detective
3	Sergeants
9	Patrolmen
6	Special Officers
1	Secretary
14	Crossing Guards
3	Dispatchers
1	Detectives

By comparison, in 1980, the Police Department was comprised of:

1	Chief
2	Lieutenants
5	Sergeants
12	Patrolmen
20	Special Officers
1	Secretary
15	Crossing Guards
4	Dispatchers
1	Detective

Therefore, since 1980, the Department has decreased in manpower. This decrease is substantially due to the decline in Special Officers. The 1988 total police staff therefore is comprised of 42 positions.

The Department has 4 marked patrol cars and 4 unmarked cars,

all of which are radio-equipped. The radio communication system for the Police Department enables contact with 9 neighboring communities. Mutual aid can be obtained for police by this method.

The Police Headquarters is located at the intersection of Somerset & Hamilton Streets and is annexed to the Municipal facilities. This is shown on the community facilities map. Internal facilities of the Police Department include office of the Chief of Police, Sergeants and Detective offices. There is no juvenile or secretarial office formally available within this department. The Police Headquarters does have a dispatch room, booking or holding room, and evidence room. There is no briefing room. There are locker room and eating room facilities within the Police Department area. The Police Department provides police training on staff and has more than one certified radar operator. In addition, a breathalyzer operator is on the Bound Brook Police Force. Police coverage is provided on a 24-hour per day basis with officers assigned to duty under an 8 hour shift. There are four officers scheduled for each shift. This minimal patrol coverage has been established and maintained during every 8 hour tour of duty. The Chief of Police primarily works on the day shift except when special conditions warrant. The detectives work investigations around the clock when needs warrant and also fill the need when uniform patrol is requested. During official non-working hours, the detective is always on call. Patrol officers ride alone and are assigned to specific areas of the Borough.

The Police Department would function in a more efficient manner if one juvenile officer was added to the force. In addition, a

fourth dispatcher is also needed so that police personnel may be assigned to enforcement functions. With these two additional staff members, the Police Chief feels that no additional cars or facilities would be required.

The Police force encounters difficulties when school is in session due to the daily obligations for school crossing guard service. It is believed that the service of school crossing guards is of utmost concern to the community and this is a top priority function. If a school crossing guard is unable to attend to his assigned duties, a patrolman must take over this duty. Since Bound Brook has numerous crossing guard stations, it becomes difficult from time to time to assure sufficient manpower at the stations. In the summertime, vacation leaves also create a deficit in staffing. The additional staff would provide the flexibility to fill in where gaps are created.

All Bound Brook Borough school facilities are equipped with fire detection devices which are monitored by the Borough Police Department.

The Fire Department of Bound Brook is served by one Fire Commissioner. The Commissioner is a designated Council member. There are five fire houses located throughout the Borough found at the following locations:

- A. East Main Street and East Street
- B. Hamilton Street & Second Street
- C. Second Street and John Street
- D. Van Keuran Avenue and Talmadge Avenue
- E. Tea Street and Route 28

On the average, volunteers respond to 30 to 35 active fires

seeking a permanent location for training of fire fighting personnel.
The Somerset County Freeholders are currently evaluating this request
and will make a determination on this issue some time in 1988 or 1989.

MUNICIPAL ADMINISTRATION

Extremely high demand for space at the former Municipal Building necessitated the construction of a larger facility. The Borough is now served by a newly-constructed Municipal Building, located at the intersection of Somerset and Hamilton Streets. Annexed to the Municipal Building is the Police Department. The Bound Brook public library is nearby. These community facilities are shown on the community facilities mapping. The new Municipal Building offers a new courtroom, small public meeting rooms as well as Tax Office and Municipal Clerk's office. Municipal departments also include Building and Zoning, Welfare, Civil Defense and the office of the Mayor. The building is adequate for the existing population.

Municipal Library - The Municipal Library for Bound Brook services the entire community within the jurisdiction of Bound Brook Borough as well as certain residents of the Borough of South Bound Brook. Over 7,000 residents currently participate as library members. Located at the intersection of Hamilton Street and East High Street, this facility comprises 13,250 sq. ft. of building space and contains approximately 63,000 volumes. The library has numerous services which extend beyond that of reference, general information, book and periodical services. The library also offers an audio-visual collection of approximately 1,800 units. This includes such items as records and cassettes, video tapes, software, filmstrips and associated guidance materials for the operation and use of this information.

The staff of the library includes six full-time employees

which are responsible for the continuing day to day operation and function of the facility. In addition, there are twelve part-time staff members and two volunteer members that also assist in providing adequate service for the demands of library information.

The 1987 annual budget for the complete operation of this facility was \$220,358.00.

Parklands

Parklands are shown on the Community Facilities and Land Use Plan Map and are comprised of parklands and other municipally--owned lands.

Along both sides of Kathleen Court, an unimproved paper street, lies an undeveloped area designated as a parkland. This tract lies in the northern portion of the Borough at the end of Watchung Avenue, with its northerly border along N.J. State Highway Route 22. Commonly known as North Park, this tract serves not only as a means of affording passive recreational needs, but also serves as a rich buffer area for homes along Field Lane and Ross Lane.

The Tea Street ballfield has served the community for numerous years. This tract is located at the intersection of Tea Street and West Union Avenue in the extreme westerly portion of the Borough. It is recommended that the Tea Street ballfield be relocated and improved with bleachers, lighting and parking to support the expanding interest of this active and spectator sport. In the 1978 Land Use Element of the Master Plan, discussion with respect to purchase of the Armory located on Tea Street for a Civic Center Complex was considered. This plan has been abandoned within this document in an effort to provide greater efficiency in land use for existing Borough lands within the Borough of Bound Brook. Construction of the Borough Hall provides added space to accommodate this community function. The parkland area for this Tea Street ballfield is intended to remain until such time that another suitable location, perhaps the Gateway property in the easterly border of Bound Brook, can be developed into a comprehensive recreational facility, including ballfields, bleachers, parking and similar amenities. It is hoped that this new

recreational facility will be used in daylight as well as evening hours.

The area to the west of the Middle Brook, north of West Union Avenue, along a common property line with Bridgewater Township, was reconsidered by Master Plan amendment of 1986 to a Regional Business use. This amendment was adopted due to the separation of this tract from the Bound Brook social community proper by the Middle Brook. Topographic constraints and inaccessability to the site for vehicular traffic were practical reasons why this modification was provided.

To the south of West Union Avenue, along the Route I-287/ municipal border of Bridgewater Township, the municipality owns parkland which offers a visual and acoustical buffer from the highway. This parkland is commonly referred to as "Middle Brook Park" which has been improved since the last Master Plan with bathrooms and ballfields.

In addition, along the common border of Middlesex Borough is a Municipal Borough parkland area which is subject to flooding concerns and is considered environmentally-sensitive. The flood-prone nature and wetland characteristics restrict this site for intense usage. The qualities which make it less desirable for intense development are those very characteristics which provide enhancement for its preservation. It is also noted, however, that while future preservation of this area may be warranted for the above-cited reasons, it is also emphasized that less intense usage of the land may be possible.

The municipal land located to the east of the cemetery, having its frontage on East Union Avenue, is locally referred to as

Eisenhower Park. This park is also environmentally sensitive in that it has wetland characteristics. The wooded and shrub layers found on this site create an interesting environment which may hold an educational value. It is recommended that consideration be made for possible future nature trails with appropriate botanical identification plaques. A controlled setting for pathways and educational markers are viewed as a positive effort to enhancing utility of an environmentally-sensitive site.

Additional parkland development is suggested for a triangular piece of property located immediately east of the municipal parking lot, located on East Main Street. This small vest pocket park would be ideal for smaller children living in the immediate vicinity. It is noted that there are many second story residences which have pre-school aged children who might profit from a small recreational park at this location. Any park which is contemplated must be designed in the fashion which will adequately fence the play area from the railroad to the south.

It has also been recommended that the municipality consider leasing arrangements, where practical, to serve the summer needs of our children. One location which may to be of particular value is the existing play area at the Pillar of Fire playground. It is recognized that this is a private facility, however it is also recognized that there are numerous children in the area which might avail themselves of summer recreational activities should a lease arrangement be pursued.

Land commonly known as the Gateway property has been evaluated for a variety of potential uses, including commercial as

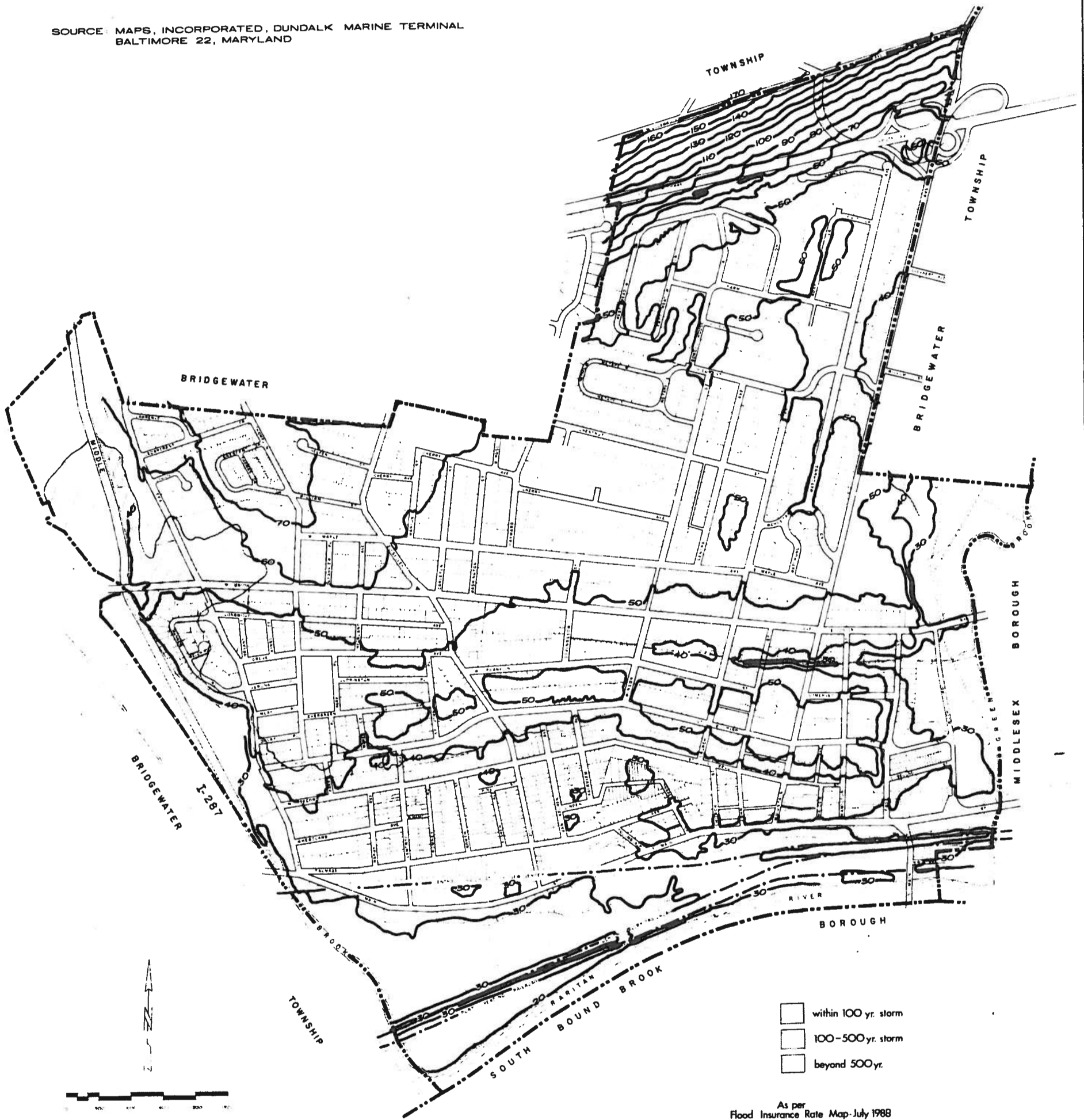
well as residential options. The greatest constraint to the development of this tract is that of the flood-prone nature and previous landfill activities. This property has been considered for appropriate uses and the Planning Board endorses a plan for American Legion endowment of this property for the purpose of maintaining at least a portion of this site for active recreation facilities.

In addition, uses which would be appropriate for this site would be those compatible with the Office Building (O-B) use. This is of particular value in the vicinity to the west, Master Plan road, Ruth Drive. This location is less subject to effects of landfill activities and wetlands and flooding concerns.

TOPOGRAPHY *and* FLOODPLAIN

CONTOUR INTERVAL EQUALS 10 FEET

SOURCE: MAPS, INCORPORATED, DUNDALK MARINE TERMINAL
BALTIMORE 22, MARYLAND



OCTOBER 1988

As per
Flood Insurance Rate Map - July 1988

BOROUGH OF
BOUND BROOK
SOMERSET COUNTY, NEW JERSEY

PREPARED BY
JOHN CLO JR. ASSOCIATES INC. SOMERVILLE

VII. RECREATION PLAN

The Gateway property, located along East Main Street in the easterly portion of the Borough, contains one of the largest land areas capable of serving active recreational needs. This site has areas which are suitable for structured development and areas which contain constraints to development. These constraints have been noted previously as the flood prone nature of the site as well as previous landfill activities which have occurred through the years. There is currently a proposal being considered within the municipality regarding American Legion attempts to secure a portion of this property for historical and recreational uses. The Planning Board also finds that the Gateway property is a suitable location for the relocated Tea Street ballfield. The relocated ballfield onto this Gateway site will have great value in providing for the long term needs of the Borough including the ability to conveniently seat large groups of people at night ball games. In addition, the tract is sufficiently large that other play apparatus may be installed, thereby meeting the needs of the entire community for recreational demands. Additional parking would also serve a community need.

The Tea Street ballfield is currently very servicable and should not be abandoned until such time as the alternate location is fully equipped.

Middle Brook Park is equipped with 2 ballfields and a soccer field.

Eisenhower Park is endorsed as being one which has particular educational import. The Master Plan encourages the installation of pathways and educational identification markers of the flora of this area.

A vest pocket park located immediately east of the existing parking lot located on East Main Street is endorsed. Appropriate recreational uses for this area would be those most suitable for pre-school aged children. Adequate fencing from the railroad to the south would be required.

Lamonte field has been recently reconstructed to provide for the immediate active recreational needs of school-age children. This reconstruction was conducted after much analysis of the needs of the school-aged community and is envisioned to meet those needs for the immediate future. Therefore, no additional improvements are suggested for this site.

The Bound Brook Recreation Commission has prepared a report entitled, "The Acquisition and Development of Recreation Facilities in Bound Brook", dated August, 1971 as authored by Ben Maggio, Recreation Director. This report was developed in an effort to inventory those Borough lands which serve a recreational need and highlight the advantage of careful study intended to address the most important problem which the Recreation Commission believes faces the community which is the lack of developed recreational sites. This problem has been viewed as increasing for many years and during the preparation of the Master Plan, the Planning Board is in agreement that ratables to be evaluated within the Borough stretch beyond ratables that relate to finance and also include the human ratable of recreational facilities for its present and future citizens. Therefore, the Planning Board endorses the position that if the Gateway property, located on the easterly border of the Borough is considered for sale or development, the full needs of the community

should be translated to a formal site plan which will provide graphic depiction and orientation of the recreational facilities contemplated for use by the Borough residents. In this way, assurances may be made that all the land needed to support these recreational facilities will be reserved for the public on a permanent basis.

VIII. CONSERVATION PLAN

It is recognized that a conservation and reclamation plan for recyclable materials is important in a regional setting. In recognition of this goal, the Bound Brook Master Plan has identified areas of environmental sensitivity and has endorsed their preservation. This recommendation for preservation takes on numerous forms in that some areas are proposed for buffering and natural open space preservation such as North Park. Other areas are proposed for inactive recreation with educational opportunities. This is proposed to be offered in Eisenhower Park. Yet other areas are endorsed for highly active recreational uses. LaMonte field and the Gateway property are those specifically identified as worthy of active recreational use.

The above noted areas provide varying degrees of conservation of natural resources. The Borough of Bound Brook also is encouraged to continue in its efforts to provide means by which the Borough may afford its residents an opportunity to recycle solid waste materials. Solid waste is collected by the municipality. This collection is costly due to significant increases in hauling fees recently being levied for such service. Somerset County is currently dealing with the soaring tipping charges. The Somerset County Freeholders have identified and begun to implement incineration and landfill locations as directed by the State of New Jersey. The Master Plan for Bound Brook endorses reclamation as a significant means by which the solid waste stream may be reduced.

IX - ECONOMIC PLAN -

The economic plan of a community is an integral part of the Master Plan because it provides a window for the future with respect to where the community is headed in terms of its economic development. The Somerset County Planning Board has compiled information which reflects existing and projected data which relates to the economic viability of the Borough of Bound Brook.

Employment Projections - The Borough of Bound Brook is anticipated to remain static to the year 1990. After that period, there will be a modest increase in employment to the year 2010. This increase is somewhat less than the County average and that is reasonable when compared to the developable lands within the County that which remain.

Census information with respect to merchant wholesalers and selective businesses provides non-conclusive information due to the unwillingness of these private businesses to divulge their annual receipts. The retail trade sector indicates that the Borough of Bound Brook has approximately 88 retail establishments which average sales in excess of \$700,000. each year. By comparison, two older and established communities, such as Raritan Borough and Somerville Borough, have differing sales characteristics. Raritan Borough registers 62 retail establishments having an average annual sale of slightly in excess of \$540,000. per year. Somerville Borough registers 226 retail trade establishments which have an average annual sale product of slightly in excess of \$800,000. per year.

The average gross income reported by municipalities

indicates that the Borough of Bound Brook average income for 1982 is \$32,972. As previously compared to similar developed communities, Raritan Borough has a reported homeowner income of \$31,121. and Somerville Borough has a reported income of \$36,224. There is, therefore, consistency in the pattern of the success of the retail community and the income levels of the residents of the Borough of Bound Brook.

Within the information supplied by the Somerset County Planning Board, in 1984 the Borough of Bound Brook had a tax rate of \$3.93 per \$100. valuation. The equalization rate for this timeframe was .6983. The 1987 equalization ratio for the Borough of Bound Brook was .3935. This has prompted the Somerset County Board of Taxation to require a revaluation of the Borough of Bound Brook which is in progress. This revaluation shall be placed on the 1989 tax records. Based upon the information secured by revaluation, it is anticipated that the tax rate for the Borough of Bound Brook will be reduced to accommodate the increased value of properties.

EMPLOYMENT PROJECTIONS - 1990-2010

<u>Municipality</u>	<u>1982</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
Bedminster Twp.	5,780	6,953	7,397	7,841
Bernards Twp.	12,738	18,695	19,582	20,026
Bernardsville Boro.	1,978	2,111	2,332	2,553
Bound Brook Boro.	2,179	2,179	2,247	2,335
Branchburg Twp.	2,508	4,235	6,610	7,564
Bridgewater Twp.	13,489	19,658	23,431	25,205
Far Hills Boro.	300	300	380	441
Franklin Twp.	14,656	19,752	25,521	27,693
Green Brook Twp.	2,555	2,688	2,909	3,130
Hillsborough Twp.	4,212	4,715	8,786	12,124
Manville Boro.	3,465	3,465	3,575	3,685
Millstone Boro.	75	75	175	230
Montgomery Twp.	6,143	7,272	9,713	10,711
No. Plainfield Boro.	2,276	2,903	3,013	3,123
Peapack/Gladstone Boro.	3,497	3,497	3,718	4,161
Raritan Boro.	4,973	5,248	5,580	5,911
Rocky Hill Boro.	464	464	797	908
Somerville Boro.	3,699	4,332	5,442	5,608
So. Bound Brook Boro.	1,004	1,004	1,059	1,114
Warren Twp.	6,507	10,913	15,354	16,462
Watchung Boro.	5,578	5,578	5,799	5,909
COUNTY TOTAL	98,076	126,037	153,420	166,734

SOURCE: SOMERSET COUNTY PLANNING BOARD

	General Tax Rate Per \$100 Valuation		Equalization Table Average Ratio of Assessed to True Value of Real Property		Net Valuation Taxable by Municipalities (Millions of Dollars)	
	1983	1984	1983	1984	1983	1984
Bedminster Twp.	2.04	2.04	56.30	56.71	\$165.3	\$171.7
Bernards Twp.	1.77	1.97	120.11	110.35	868.2	912.5
Bernardsville Boro.	1.83	1.99	104.07	95.19	398.1	403.5
Bound Brook Boro.	3.84	3.93	73.36	69.83	150.0	150.5
Branchburg Twp.	2.85	3.19	73.02	64.97	228.2	234.1
Bridgewater Twp.	4.84	5.40	49.75	46.31	562.7	568.6
Far Hills Boro.	2.71	2.71	50.82	53.55	31.4	31.6
Franklin Twp.	3.02	3.04	90.60	86.57	815.5	868.4
Green Brook Twp.	2.42	2.49	103.08	98.06	173.0	176.0
Hillsborough Twp.	2.21	2.33	109.92	104.70	715.1	727.1
Manville Boro.	2.66	2.84	107.06	103.50	275.2	263.8
Millstone Boro.	1.82	1.82	104.22	101.01	14.1	14.1
Montgomery Twp.	3.12	3.03	70.89	66.41	232.5	240.9
No. Plainfield Boro.	3.98	4.10	75.50	70.66	270.5	272.1
Peapack/Gladstone Boro.	1.59	1.63	102.46	89.51	165.4	174.8
Raritan Boro.	3.88	3.87	73.15	68.80	150.5	164.4
Rocky Hill Boro.	1.54	1.50	100.15	97.65	27.8	28.2
Somerville Boro.	5.34	5.70	59.34	53.22	168.3	168.2
So. Bound Brook Boro.	3.22	3.42	90.99	85.84	71.1	70.3
Warren Twp.	2.14	2.10	103.01	99.65	452.4	506.2
Watchung Boro.	2.02	2.06	100.05	95.49	340.3	347.5
COUNTY TOTAL					\$6,275.8	\$6,494.7

Source: Abstract of Ratables Somerset County, Somerset County Board of Taxation, 1983 and 1984
Compiled by: Somerset County Planning Board

1982 CENSUS OF RETAIL TRADE, BY MUNICIPALITIES, OVER 2,500 PERSONS

Kind-of-business groups (all establishments)

	Furniture, home furnishings, and equipment stores		Eating and drinking places		Drug and proprietary stores		Miscellaneous retail stores ¹	
	Number	Sales (\$1,000)	Number	Sales (\$1,000)	Number	Sales (\$1,000)	Number	Sales (\$1,000)
Somerset County	99	55,968	295	97,968	36	27,966	248	139,540
Bernards Twp.	1	(D)	11	6,857	1	(D)	9	2,007
Bernardsville Boro.	7	3,218	15	5,557	2	(D)	23	9,521
Bound Brook Boro.	-	(D)	29	4,446	2	(D)	12	12,956
Bridgewater Twp.	7	3,954	32	13,997	2	(D)	17	5,816
Franklin Twp.	8	4,317	44	14,651	7	6,299	34	(D)
Hillsborough Twp.	3	112	11	4,145	1	(D)	7	4,289
Manville Boro.	5	1,144	14	1,576	2	(D)	9	5,012
No. Plainfield Boro.	14	10,412	21	6,942	2	(D)	20	17,829
Raritan Boro.	2	(D)	25	6,449	2	(D)	13	7,634
Somerville Boro.	25	15,345	38	8,693	7	5,100	53	(D)
So. Bound Brook Boro.	1	(D)	5	1,100	1	(D)	1	(D)
Watchung Boro.	6	5,089	6	5,244	2	(D)	15	13,377
Remainder of County	20	11,668	44	18,311	5	2,383	35	(D)

(D) - withheld to avoid disclosing operations of individual companies

Source: U. S. Census Data
1982 Census of Retail Trade

Compiled by: Somerset County Planning Board

(continued on next page)

1982 CENSUS OF SELECTED SERVICE INDUSTRIES, BY MUNICIPALITIES, OVER 2,500 PERSONS

	Selected kind-of-business groups (all establishments)									
	Hotels, motels, trading posts, and camps		Automotive repair, services, and garages		Health services, except hospitals		Amusement and recreation services, including motion pictures		Legal services	
	Num- ber	Receipts (\$1,000)	Num- ber	Receipts (\$1,000)	Num- ber	Receipts (\$1,000)	Num- ber	Receipts (\$1,000)	Num- ber	Receipts (\$1,000)
Somerset County	21	11,893	96	19,903	385	129,476	64	21,072	122	26,089
Bernards Twp.	--	---	2	(D)	30	3,446	1	(D)	7	1,957
Bernardsville Boro.	2	(D)	5	798	17	2,889	4	316	9	1,119
Bound Brook Boro.	2	(D)	4	(D)	37	8,216	2	(D)	5	434
Bridgewater Twp.	4	(D)	10	3,515	42	15,856	8	1,919	4	(D)
Franklin Twp.	1	(D)	14	2,797	43	(D)	5	1,228	16	1,735
Hillsborough Twp.	--	--	3	774	20	(D)	3	887	6	668
Manville Boro.	--	--	3	(D)	9	1,256	2	(D)	6	877
No. Plainfield Boro.	1	(D)	4	481	19	2,873	3	(D)	2	(D)
Raritan Boro.	1	(D)	6	1,671	9	(D)	5	2,761	1	(D)
Somerville Boro.	4	547	22	5,290	84	19,402	6	1,115	45	12,905
So. Bound Brook Boro.	1	(D)	2	(D)	2	(D)	--	--	--	--
Watchung Boro.	--	--	6	1,136	30	5,001	4	2,696	9	1,619
Remainder of County	5	800	15	2,266	43	(D)	21	8,105	12	1,891

(D) - withheld to avoid disclosing operations of individual companies.

Source: U. S. Census Data

1982 Census of Service Industries

Compiled by: Somerset County Planning Board

AVERAGE GROSS INCOME REPORTED ON NEW JERSEY INCOME
TAX RETURNS FOR HOMEOWNERS BY MUNICIPALITY
1980 - 1982

AVERAGE REAL ESTATE PROPERTY TAX
REPORTED FOR NEW JERSEY HOMESTEAD REBATE
PROGRAM BY MUNICIPALITY - 1980 - 1982

	1980	1981	1982	1980	1981	1982
Bedminster Township	\$ 196,423	\$ 106,904	\$ 113,090	\$ 1,720	\$ 1,821	\$ 1,859
Bernards Township	50,126	55,667	61,352	1,909	2,051	2,339
Bernardsville Borough	60,325	67,464	72,833	2,343	2,552	2,776
* Bound Brook Boro.	27,646	30,568	32,972	2,558	1,630	1,773
Branchburg Township	37,597	40,733	44,913	1,511	1,702	1,804
Bridgewater Township	39,754	42,392	47,718	1,740	1,788	1,923
Far Hills Borough	148,646	150,231	185,067	2,431	2,574	3,475
Franklin Township	32,206	35,237	38,530	1,558	1,764	1,911
Green Brook Township	33,822	36,402	39,685	1,745	1,841	2,095
Hillsborough Township	37,372	42,177	45,783	1,449	1,573	1,646
Marville Borough	24,422	25,977	27,877	1,272	1,478	1,630
Millstone Borough	30,461	31,575	35,678	1,318	1,386	1,532
Montgomery Township	48,240	52,179	60,839	1,991	2,152	2,232
North Plainfield Borough	27,512	29,456	32,898	1,478	1,600	1,706
Peapack/Gladstone Borough	54,115	54,120	65,154	1,902	2,048	1,754
Raritan Borough	25,214	27,536	31,121	1,348	1,467	1,747
Rocky Hill Borough	42,238	47,913	52,527	1,685	1,611	1,783
Somerville Borough	29,432	31,323	36,224	1,702	1,853	1,941
South Bound Brook Borough	23,698	25,726	27,753	1,256	1,441	1,566
Warren Township	46,461	51,135	54,315	2,185	2,414	2,565
Watchung Borough	74,131	71,234	73,177	2,399	2,835	3,062
COUNTY TOTAL	\$ 40,360	\$ 42,549	\$ 47,179	\$ 1,687	\$ 1,844	\$ 1,987

SOURCE: New Jersey Department of the Treasury: Division of Taxation; Owner Occupied Housing Statistics from Homestead Rebate and Income Tax Match: 1981 and 1982

Compiled by Somerset County Planning Board

* 1980-81 reflects revalued properties.

X. HISTORIC PRESERVATION PLAN

In 1985, the firm of Clarke and Caton was retained by Bound Brook for the purpose of providing a downtown Historic Survey with funds provided by the Somerset County Small Cities Community Development Program. The survey of the historic character of downtown Bound Brook was undertaken as part of an overall redevelopment plan for Bound Brook's Main Street area. The conclusion of the research was that there was valid reason for Bound Brook to establish a local Landmarks Commission and that this Commission should consider designation of a downtown historic district. Information provided in the Historic Preservation Plan is referenced directly from the Caton and Clarke document:

"Bound Brook has the distinction as the first white settlement in Somerset County to the purchase in 1681 of 8,774 acres of land from the Leni-Lenape by Governor Phillip Carteret and seven proprietors. The Middle Brook encampment and the battle of Bound Brook attested to the area's strategic importance during the Revolution, but contemporary accounts record no more than 35 houses in the immediate area in 1777-78. No buildings survived downtown from this earliest period, although the house on Hamilton Street (survey No. 73 of the Clarke/Caton Historic Survey), partially hidden by a modern facade may date from the last quarter of the 18th century."

The Historic Survey provides historic mapping sequence which is provided within this element.

The downtown Historic Survey, prepared by Clarke & Caton, indicates the following with respect to historic value:

"While Bound Brook's downtown contains several buildings of

historical and architectural interest (see list following), the quality and integrity of the "background buildings" is not good enough to sustain a National Register district. The cohesiveness of scale, age, and materials desirable in a National Register historic district simply does not exist. Too many alterations, particularly to storefronts, have destroyed original distinguishing characteristics of these buildings, and each of the more interesting structures are themselves not without some problems of architectural integrity.

However, a few do retain enough integrity, combined with historical significance, to warrant more than passing recognition. The Bound Brook Railroad Station is already on the National Register as part of a State-wide survey and nomination of old train stations done in 1978-80. Four other individual buildings have been identified as potentially eligible for the National Register by this survey: the Pillar of Fire Building (survey #1), the Bound Brook Hotel (#3), the Voorhees Building (#20), and the Cook-Smalley House (#86A).

The linkage or continuity of downtown Bound Brook is broken on every block by at least one parking lot or other "hole" in the row of facades. The two and three story height of downtown's older buildings, strongly capped by heavy cornices, is interrupted by the insertion of box-like one-story buildings. The destruction of buildings around the Railroad Station Plaza is particularly unfortunate, since vacant lots at the literal "center" of town impart negative impressions of decay, disuse and neglect throughout the downtown.

Finally, the era of Bound Brook's greatest historical

importance, the mid-19th century when the town became a transportation hub for the canal and railroads, is not physically represented today. Major downtown fires in 1881 and again in 1896, along with several disastrous floods, worked to destroy much of early Bound Brook. The town was, of course, rebuilt, and a few structures actually survived these calamities. But in general, buildings in downtown Bound Brook reflect the architecture of the turn-of-the-century and later, a period when Bound Brook's existence as a small town was not unlike that of hundreds of others. There is little of historical distinction associated with the town from that period, and as a result of this ordinary course of events, few extraordinary structures were built.

There is, however, a clearly definable area within Bound Brook which may be considered the town's historic "core" or district. This is the area covered by the architectural survey and shown on the accompanying map. Being ineligible for the National Register of Historic Places does not preclude local recognition of this district; indeed a local district can be more effective in managing the building environment because controlling ordinances may be attached to it. There are many good reasons for establishment of a local historic district in Bound Brook, which intertwine with other goals of local government.

"Protection of existing buildings of architectural, historical, or cultural value. This survey points out some of the interesting structures in Bound Brook, and those features of these buildings which are worth preserving. They are a part of the town's heritage and identity and should be considered beyond the capricious actions of an individual owner to demolish or alter beyond recognition.

Attempt to control or prohibit new development, either proposed or in the future. An historic district may be tied to local

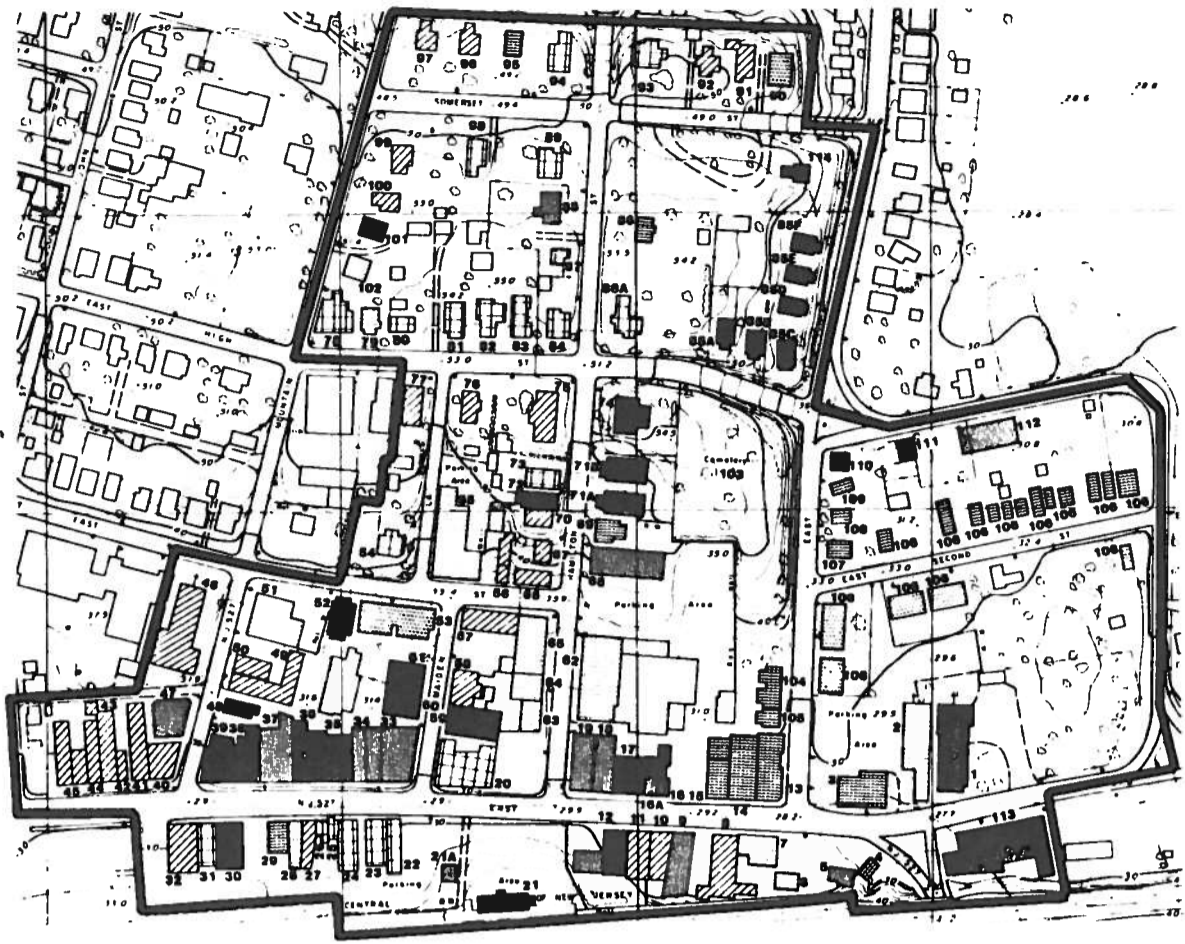
zoning and master plans so that the scale and quality of development is kept to an appropriate level. Undesirable development within or even adjacent to the district may be discouraged because of its negative impact on the historic architectural fabric of the district.

Attempt to create a district as a development incentive by setting controls, protecting property values, etc. Developers, merchants, residents, and out-of-town shoppers are all attracted to areas that are clean, good-looking, and express a feeling of "quality." Downtown improvements based on rehabilitation of the historic building stock can bring economic success as well as a visual improvement to downtown.









As a public relations project to gain recognition for the area. An enhanced image never hurt anyone, or any town."

The data collected in this survey provides a base for establishing a local "downtown" historic district. The boundaries were drawn on the basis of historical information and the visual limits of downtown. Within this district, focus on improving buildings with attention to their original stylistic features would bring a marked improvement to Main Street.

There is the possibility of other local historic districts in Bound Brook as well, with different themes and different building types from downtown. The turn-of-the-century residential area extending along Union Avenue and rapidly becoming commercial in use could be physically enhanced by protecting the handsome facades from insensitive alterations through creation of a district. The early 20th century "commuter suburb" area north of Union Avenue contains some striking examples of residential architecture of the period, which might well be recognized by including the entire area within a historic district. The industrial history of Bound Brook also deserves further study, and an important district might be made from the sites of the early manufacturing plants and their associated worker's housing in the town's West End."



LEGEND

- pre 1885 
- 1885 - 1894 
- 1895 - 1901 
- 1902 - 1909 
- 1910 - 1915 
- 1916 - 1926 
- 1927 - 1945 
- post WW II 

DOWNTOWN HISTORIC DISTRICT

BOUND BROOK MAIN STREET
BOUND BROOK, NEW JERSEY



CLARKE & CATON



54

1982 CENSUS OF SELECTED SERVICE INDUSTRIES, BY MUNICIPALITIES, OVER 2,500 PERSONS

County, and city with 2,500 inhabitants or more	All establishments				Establishments with payroll				
	Number	Receipts (\$1,000)	Unincorporated businesses		Number	Receipts (\$1,000)	Payroll entire year (\$1,000)	Payroll first quarter (\$1,000)	Paid employees for week including March 12 (number)
Sole proprietorships (no.)			Partnerships (no.)						
Somerset County	NA	NA	NA	NA	1,368	517,406	180,891	43,525	12,322
Bernards Twp.	NA	NA	NA	NA	83	17,672	6,956	1,602	383
Bernardsville Boro.	NA	NA	NA	NA	79	15,365	5,295	1,220	320
Bound Brook Boro.	NA	NA	NA	NA	79	15,568	6,602	1,522	494
Bridgewater Twp.	NA	NA	NA	NA	139	58,835	25,459	6,536	1,921
Franklin Twp.	NA	NA	NA	NA	179	136,251	36,166	8,913	2,756
Hillsborough Twp.	NA	NA	NA	NA	68	21,736	8,744	2,108	459
Manville Boro.	NA	NA	NA	NA	41	5,878	1,937	458	181
No. Plainfield Boro.	NA	NA	NA	NA	72	12,190	4,897	1,180	374
Raritan Boro.	NA	NA	NA	NA	45	55,505	19,679	4,747	1,187
Somerville Boro.	NA	NA	NA	NA	268	72,036	28,553	6,950	1,978
So. Bound Brook Boro.	NA	NA	NA	NA	10	2,092	1,141	262	81
Watchung Boro.	NA	NA	NA	NA	84	15,669	4,808	1,215	344
Remainder of County	NA	NA	NA	NA	221	88,609	30,654	7,172	1,844

(D) - withheld to avoid disclosing operations of individual companies
 (NA) - not available due to IRS miscoding

Source: U. S. Census Data
 1982 Census of Service Industries

Compiled by: Somerset County Planning Board

(continued on next page)

1982 CENSUS OF BUSINESS, WHOLESALE TRADE BY MUNICIPALITY WITH OVER 2,500 INHABITANTS

County and city with 2500 inhabitants or more	Merchant wholesalers			Paid Employees for pay period including March 12 (no.)	other operating types	
	Estab- lish- ments (no.)	Sales (\$1,000)	Annual Payroll (\$1000)		Estab- lish- ments (no.)	Sales (\$1,000)
NEW JERSEY	11,789	46,155,049	3,184,132	159,115	2,950	43,219,499
Somerset County	267	1,042,310	70,299	3,486	91	936,375
Bernards Twp.	7	2,102	277	17	8	(D)
Bernardsville Boro.	10	(D)	(D)	(D)	4	(D)
Bound Brook Boro.	25	(D)	(D)	(D)	1	(D)
Bridgewater Twp.	22	43,661	5,022	212	11	103,236
Franklin Twp.	51	228,660	18,688	899	23	459,447
Hillsborough Twp.	21	(D)	(D)	(D)	3	(D)
Manville Boro.	6	1,822	334	27	--	---
No. Plainfield Boro.	15	15,954	2,265	113	4	9,277
Raritan Boro.	12	(D)	(D)	(D)	2	(D)
Somerville Boro.	38	374,009	15,068	832	13	88,086
So. Bound Brook Boro.	3	3,181	335	23	1	(D)
Watchung Boro.	6	(D)	(D)	(D)	3	(D)
Remainder of County	51	194,220	17,400	720	18	94,422

(D) - Withheld to avoid disclosing operations of individual companies

Source: U. S. Bureau of the Census; 1982 Census of Wholesale Trade

Prepared by: Somerset County Planning Board

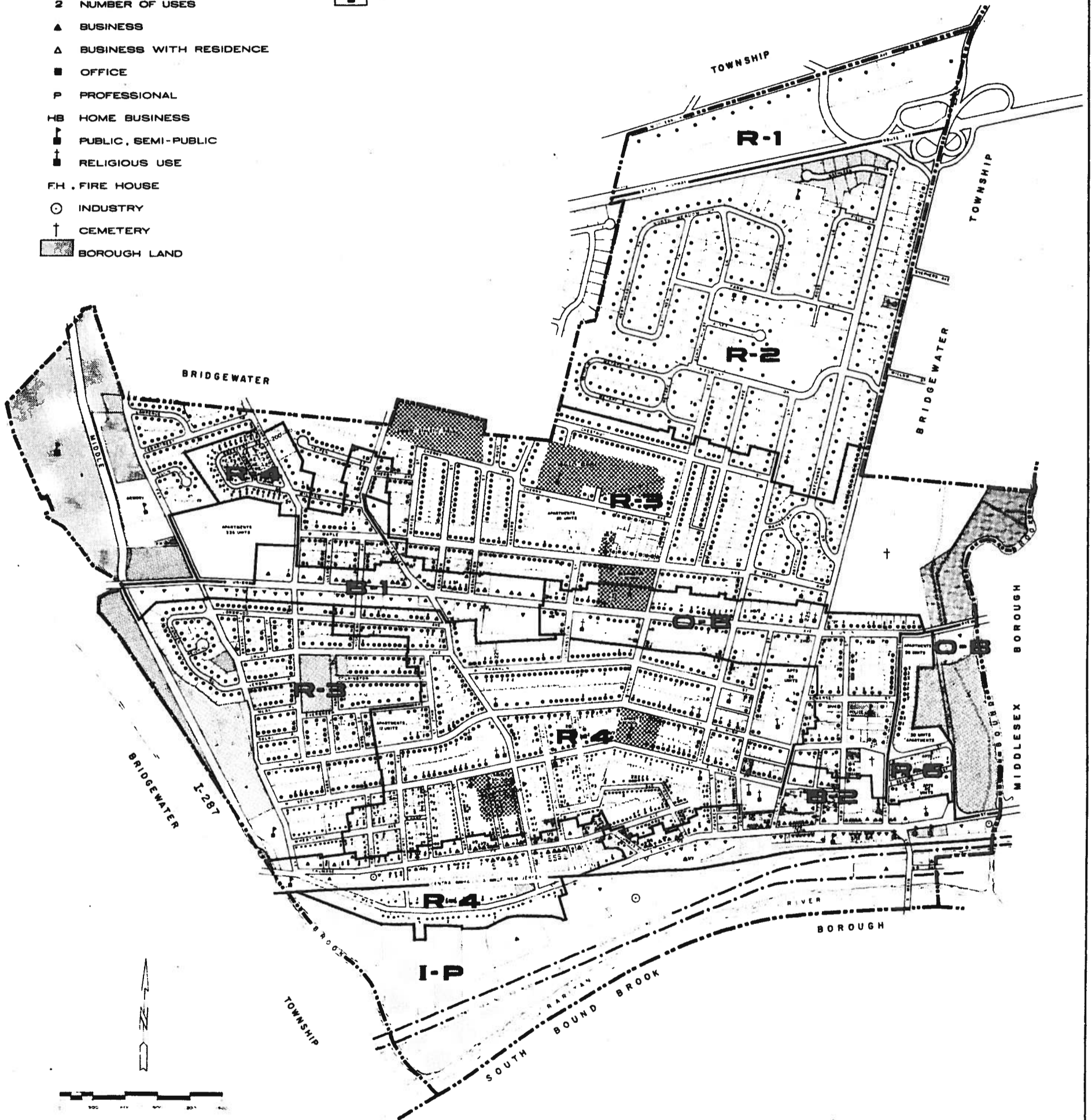
LAND USE ELEMENT MASTER PLAN

EXISTING AND PROPOSED DEVELOPMENT

EXISTING DEVELOPMENT

- SINGLE FAMILY RESIDENCE
- 2 NUMBER OF USES
- ▲ BUSINESS
- △ BUSINESS WITH RESIDENCE
- OFFICE
- P PROFESSIONAL
- HB HOME BUSINESS
- † PUBLIC, SEMI-PUBLIC
- † RELIGIOUS USE
- FH FIRE HOUSE
- INDUSTRY
- † CEMETERY
- BOROUGH LAND

- SCHOOL LANDS
- PARK LANDS
- BOROUGH FACILITIES



OCTOBER 1988

BOROUGH OF
BOUND BROOK
SOMERSET COUNTY, NEW JERSEY

PREPARED BY
JOHN CLO JR. ASSOCIATES INC. SOMERVILLE, NEW JERSEY