

NATURAL RESOURCE INVENTORY

Reviewer Note: “Please provide documentation that the ERI has been incorporated into the Township's Master Plan.”

Documentation provided:

New Brunswick Avenue in Hopelawn

The Hopelawn Redevelopment Area is bound by New Brunswick Avenue to the north, New Jersey Route 440 to the east, and US Route 9 and the Garden State Parkway to the west. The Redevelopment Area is approximately 34 acres in size and is a mix of industrial and retail development. The Township Council designated the area in need of redevelopment in March 2008.

Metropark

As one of New Jersey Transit's largest train stations and an important regional center for commerce, the efforts by New Jersey Transit to expand capacity at the train station through a limited transit-oriented development on the surface parking lots south of the station represent an important investment in the future of the station and the viability of the office development. To aid in the redevelopment of the area, the Township is seeking to partner with New Jersey Transit and will study whether the property can be declared an area in need of redevelopment. The vision for development adjacent to the station is the “communitarity” concept which focuses on linking educational uses with office developments and commuters by co-locating professional educational institutions in close proximity to major office and transportation nodes such as Metropark. The development vision will also include ground floor retail, restaurants, conference rooms, hotel and office space and parking. Redevelopment on this site would not occur without necessary roadway improvements.

Hart Street

The Hart Street Redevelopment Area is located on the south side of Randolph Avenue between Cragwood Road and Hart Street in the Avenel section of Woodbridge. The area consists of approximately 12 acres and is characterized by industrial uses. The Township Council designated the area in need of redevelopment in March 2008.

Woodbridge/Pennval Road

The Pennval Road Redevelopment Area is located in the Woodbridge Proper neighborhood of Woodbridge. The 110-acre area is generally defined by Woodbridge Avenue and the Woodbridge River to the east; Pennval Road to the north; the New Jersey Transit North Jersey Coast line to the west; and the southern boundary line of Woodbridge Township to the south. The area is characterized by industrial uses. The Township Council designated the area in need of redevelopment in March 2008.

ENVIRONMENTAL CHARACTERISTICS

The presence of environmental constraints is a consideration when developing a land use plan for a community. The location and types of environmental constraints help guide the type, intensity and location of development due to local, county and state requirements. Due to its location, Woodbridge Township contains a number of environmental features, including water bodies, wetlands and forested areas. Generally, these environmentally constrained areas are located along the Township's rivers and streams. The following section provides an overview of the environmental characteristics in Woodbridge Township. A detailed analysis of environmental characteristics is discussed in the 2008 Woodbridge Township [Environmental Resource Inventory](#) which is a component of this Master Plan.

Topography

The topography of Woodbridge Township consists of a relatively flat terrain and slopes down towards the Raritan River, Rahway River, Woodbridge River and the smaller rivers and creeks. A few of these river basins in the northern sections of the Township, such as Avenel, Colonia, Iselin and Sewaren, are also identified as flood hazard areas. Areas adjacent to local streams such as Heard's Brook

and the south branch of Rahway River contain moderate slopes. Very few areas of the Township have steep slopes that are not suitable for building. These include the northwestern portion of Keasbey, the areas south of Hopelawn adjacent to the Raritan River and a few areas along Heard's Brook.

The highest elevations in the Township occur in Fords, the northern part of Keasbey, areas south of Hopelawn and areas along Heard's Brook. The lowest elevations are found in the eastern edge of the Township along the Woodbridge and Raritan Rivers; in the northern sections of the Township, on either side of Rahway River; and in the southern section of the Township, between the steep slopes of northwest Keasbey and the Raritan River. In the majority of the Township, the elevation ranges from 5 -10 feet above sea level along the major rivers to 120 - 160 feet above sea level in Fords.

Wetlands

Wetlands cover approximately 7,967 acres or 8 percent of land in the Township. Wetlands are located mainly along water bodies with a few isolated wetlands in the central part of the Township.

Wetland areas provide natural flood control by storing excess water and releasing it to surface waters over time. Therefore, it is important to protect wetlands to prevent flooding and to provide protection of adjacent developed areas. Another important role of wetlands is to allow recharge of ground water aquifers. Wetlands also serve as filtration systems, removing pollutants from the water table and storing them in biomass. As the total wetland area decreases and their natural functions decrease over a period of years, the overall quality and quantity of the surface water flow within the watershed is altered.



Woodbridge Township Environmental Commission



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Ms. Kerry Miller
ANJEC
P.O. Box 157
Mendham, NJ 07945

Dec. 15, 2008

Dear Ms. Miller,

The Woodbridge Township Environmental Commission is pleased to announce that we have officially finished the Environmental Resource Inventory supported by the ANJEC grant.

On September 9, 2008 the Environmental Commission, in conjunction with Heyer, Gruel & Associates, presented the ERI at a public Municipal Council meeting. At this time, we asked the Council to include the ERI in the Township's new Master Plan.

To our immense satisfaction, we were informed that the ERI would be included.

We have sent 2 copies of the ERI to ANJEC and have given 2 copies to the Township for its public records.

The Environmental Commission will regularly update the ERI, as part of its ongoing policy agenda.

We appreciate all the hard work ANJEC has done for Woodbridge, and we will continue to work together on Environmental Issues.

Thank you for your time,

Christopher Adornato
Environmental Chairman