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

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

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

**The 2017 award recipients in the following categories are:**

**OFFICE**
MALLINCKRODT PHARMACEUTICALS SPECIALTY BRANDS OFFICE, Bedminster

**INSTITUTIONAL**
RARITAN VALLEY COMMUNITY COLLEGE WORKFORCE TRAINING CENTER, Branchburg

WARREN TOWN HALL, Warren

**RESIDENTIAL**
THE COBALT APARTMENTS, Somerville

**MIXED USE**
495 WATCHUNG AVENUE, Watchung

**EXCELLENCE IN PLANNING**
MONTGOMERY TOWNSHIP PLANNED MIXED USE DEVELOPMENT OVERLAY ZONE
MALLINCKRODT PHARMACEUTICALS SPECIALTY BRANDS OFFICE, Bedminster

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

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

RARITAN VALLEY COMMUNITY COLLEGE WORKFORCE TRAINING CENTER, Branchburg

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

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

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

WARREN TOWN HALL, Warren

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

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

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

THE COBALT APARTMENTS, Somerville

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

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

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

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

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

The ordinance was prepared by the Montgomery Township Master Plan Committee.
Residential: The Meadows
Location: Hillsborough Township
Developer: City Federal Savings & Loan Association

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

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

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

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

Institutional: Medical Arts Building, Carrier Foundation
Location: Montgomery Township
Developer: Carrier Foundation
Residential: Ridge Oak Housing for the Elderly
Location: Bernards Township
Developer: Ridge Oak, Inc.

Commercial/Industrial:
Corporate Headquarters, The Chubb Corporation
Location: Warren Township
Developer: The Chubb Corporation

Adaptive Reuse: The Farmhouse Management Offices for Mt. Airy Corners
Location: Bernards Township
Developer: Mt. Airy Association

Adaptive Reuse: Bridgewater Medical Park Plan & Doswald, Errico and Heyman Medical Buildings
Location: Bridgewater Township
Developer: Doctors Doswald and Errico, et al and Doctors Norman and Edith Heyman

Public/Institutional:
Peapack-Gladstone Municipal Complex
Location: Borough of Peapack-Gladstone
Developer: Borough of Peapack-Gladstone
Commercial/Industrial:
Montgomery Knoll Office Condominiums
Location: Montgomery Township
Developer: Sandra Persichetti

Commercial/Industrial:
Ivanhoe Estates
Location: Somerville Borough
Developer: Prescott Construction Company

Public/Institutional:
The Pingry School
Location: Bernards Township
Developer: Pingry Corporation

Adaptive Reuse: Knauer Realtycorp Headquarters
Location: Somerville Borough
Developer: Knauer Realtycorp

Adaptive Reuse: The Atrium at Somerset County
Location: Franklin Township
Developer: Stein/Achenbaum Associates

Adaptive Reuse: Countryside Manor
Location: Bernards Township
Developer: Country Place Associates-A Lanidex Company and Queen City Corporation
Residential: Farmsedge
Location: Branchburg Township
Developer: Stanley and Nancy Baron

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

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

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

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

Public: Somerset County College Theater & Library Complex
Location: Branchburg Township
Developer: The Hillier Group
Commercial/Industrial:
Bridgewater Hills
Location: Bridgewater Township
Developer: Radice Corporation

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

Adaptive Use: Corporate Headquarters of the American List Council, Inc
Location: Montgomery Township
Developer: Donald and Liza Rappaport

Public/Institutional:
Pleasant Valley Park
Location: Bernards Township
Developer: Bernards Township
Residential: Running Brook at Bridgewater
Location: Bridgewater Township
Developer: Barry Rosengarten

Commercial: The Perkins Building
Location: Borough of Bound Brook
Developer: Neil Perkins

Commercial: Somerset Hills Corporate Center
Location: Warren Township
Developer: Bellemead Development Corporation

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

Institutional: St. Luke’s Elderly Housing Plan
Location: Borough of Peapack-Gladstone
Developer: St. Luke’s Housing Committee
**Residential:** Vanderhaven Farms  
Location: Bridgewater Township  
Developer: K. Hovnanian Companies

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

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

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

**Historic Preservation:**  
Lamington General Store/Anthony’s House  
Location: Bedminster Township  
Developer: Anne & Peter Brookes
1989

AWARD RECIPIENTS

Commercial: Bridgewater Commons Mall
Location: Bridgewater Township
Developer: Bridgewater Associates, a joint venture partnership of the Hahn Company and the Prudential

Adaptive Use: Somerville Railroad Station
Location: Somerville Borough
Developer: Edward Wasser

Adaptive Use: Patricia Ryan Rehabilitation
Location: Bedminster Township
Developer: Patricia Ryan & Associates Inc

Public/Private Partnership:
The Bernardsville Depot/Railroad Station
Location: Borough of Bernardsville
Developer: Bernardsville Group and leased from the Borough and New Jersey Transit

Excellence in Planning:
Washington Valley Open Space Park Plan
Location: Bridgewater Township
Developer: Bridgewater Township Council, Planning Board, Park & Recreation Department and Environmental Commission
Residential: Six Mile Run at Franklin Agricultural Cluster Subdivision
Location: Franklin Township
Developer: John H. Van Cleef, Sr. and John H. Van Cleef, Jr.

Commercial: Courtview Plaza
Location: Somerville Borough
Developer: S & S Equities Inc

Adaptive Use: 117 West End Avenue
Location: Somerville Borough
Developer: RAAD Associates

Adaptive Use: Romo Books
Location: Borough of Far Hills
Developer: Romo Books

Public/Private Partnership:
Meadows Foundation, Inc
Location: Franklin Township
Developer: Meadows Foundation, State of New Jersey, Franklin Township

Excellence in Planning:
The Sourland Legacy
Location: Three counties and four municipalities in Central Jersey
Developer: The Sourland Regional Citizens Planning Council
Residential: Pleasant View Farms
Location: Hillsborough Township
Developer: Larken Associates

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

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

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

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

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

Excellence in Planning:
Town Center Urban Design Plan
Location: Warren Township
Developer: Warren Township
Commercial: The Courtyard
Location: Bedminster Township
Developer: Pluckemin Realty Associates

Commercial: Moorehouse Realty Corporation Building
Location: Somerville Borough
Developer: Moorehouse Realty Corporation

Adaptive Use: Montgomery/Rocky Hill Senior Citizens Center
Location: Montgomery Township
Developer: Montgomery Township

Institutional: Johnson & Johnson Child Development Center
Location: Raritan Borough
Developer: Johnson & Johnson Somerset County Family of Companies

Public: Franklin Township Public Safety Building
Location: Franklin Township
Developer: Franklin Township

Excellence in Planning:
Giardina Walkway
Location: Somerville Borough
Developer: Somerville District Management Corporation
1993

AWARD RECIPIENTS

<table>
<thead>
<tr>
<th>Commercial:</th>
<th>The Palmer Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>Bernardsville Borough</td>
</tr>
<tr>
<td>Developer:</td>
<td>Peter and David Palmer</td>
</tr>
</tbody>
</table>

| Adaptive Reuse:   | Franklin Inn Used Book Store                |
| Location:         | Franklin Township                           |
| Developer:        | Blackwells Mills Canal House Association    |

| Adaptive Reuse:   | 166 West Main Street                        |
| Location:         | Somerville Borough                          |
| Developer:        | Triangle Associates                         |

| Public Institutional: | Bridge Knoll                                 |
| Location:             | Bridgewater Township                         |
| Developer:            | Cooperative Housing Corporation              |
Residential: Centerbridge II The Jack Stine Residence
Location: Bridgewater Township
Developer: Bridgewater Township

Institutional: Liberty Corner Presbyterian Church Christian Education Building
Location: Bernards Township
Developer: Liberty Corner Presbyterian Church

Institutional: Raritan Valley Community College Child Care Center
Location: Branchburg Township
Developer: Raritan Valley Community College

Public: Ann Van Middlesworth Park
Location: Hillsborough Township
Developer: Hillsborough Township
### Residential
- **Far Hills Polo Club**
  - Location: Far Hills Borough
  - Developer: Bocina Development

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

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

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

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

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

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

### Excellence in Planning
**Raritan Valley Community College Facilities Master Plan II**
- Location: Branchburg Township
- Developer: Raritan Valley Community College
<table>
<thead>
<tr>
<th>Category</th>
<th>Project</th>
<th>Location</th>
<th>Developer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential:</td>
<td>Pluckemin Park</td>
<td>Bedminster Township</td>
<td>Gessler Kaplan Development Corporation</td>
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<tr>
<td>Commercial:</td>
<td>Hillsborough Center</td>
<td>Hillsborough Township</td>
<td>Bruce Bocina</td>
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<td>Adaptive Reuse:</td>
<td>1860 House</td>
<td>Montgomery Township</td>
<td>Township of Montgomery</td>
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<td>Adaptive Reuse:</td>
<td>Manville Municipal Complex</td>
<td>Manville Borough</td>
<td>Borough of Manville</td>
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<td>Adaptive Reuse:</td>
<td>Adesa Newark Reconditioning Building</td>
<td>Manville Borough</td>
<td>Adesa Auctions Corporation</td>
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<td>Adaptive Reuse:</td>
<td>Apple Seeds</td>
<td>Warren Township</td>
<td>R.E.T.S. Partners</td>
</tr>
<tr>
<td>Public/Institutional:</td>
<td>Stonehouse Road Park and Ride Lot</td>
<td>Bernards Township</td>
<td>Township of Bernards</td>
</tr>
</tbody>
</table>

**Excellence in Planning:**

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

**Excellence in Planning:**

**Renaissance 2000**
Location: Franklin Township
Developer: Franklin Township, the City of New Brunswick, First Baptist Community Corporation and New Brunswick Tomorrow by Molinaro Associates, Inc
1997

AWARD RECIPIENTS

Residential: Arbor Glen
Location: Bridgewater Township
Developer: Coventry Development, L.P.

Mixed Use: Ferruggia/Vicendese Senior Citizens Project
Location: Warren Township
Developer: Ferruggia Associates and Chuck Vicendese

Mixed Use: Ludlow Square
Location: Far Hills Borough
Developer: Claremont Realty

Adaptive Reuse: Basking Ridge Old Firehouse
Location: Bernards Township
Developer: David Tullo

Adaptive Reuse: Liberty Corner Old Firehouse
Location: Bernards Township
Developer: Pamalla Schemmer

Public/ Institutional: Hillsborough Park and Ride Lot
Location: Hillsborough Township
Developer: Township of Hillsborough

Excellence in Planning: Bernardsville Downtown Vision Plan
Location: Bernardsville Borough
Developer: Bernardsville Business District Corporation, Somerset Alliance for the Future, Borough of Bernardsville

Basking Ridge Old Fire House
School House Village

Commercial: Burger King
Location: Bedminster Township
Developer: Ron DeNone

Commercial: Gateway Building/Pohemous House
Location: Hillsborough Township
Developer: Larken Associates

Commercial/Adaptive Reuse:
School House Village
Location: Bedminster Township
Developer: Jessica Associates

Public/Private Partnership:
North Branch Greenway Park
Location: Bridgewater Township
Developer: K. Hovnanian Companies

Excellence in Planning:
Dewy Meadow Farm Retail Study
Location: Bernards Township
Developer: Bernards Township
1999

AWARD RECIPIENTS

Adaptive Reuse: Apple, Books, Bugs and Stick II
Location: Branchburg Township
Developer: Labye Corporation

Public/Private Partnership:
Somerset Ball Park
Location: Bridgewater Township
Developer: Somerset County

Excellence in Planning:
Hillsborough Community Vision Survey
Location: Hillsborough Township
Developer: Hillsborough Township

Excellence in Planning:
The Regional Center Vision Initiative
Location: Somerville Borough, Raritan Borough and Bridgewater Township
Developer: Somerville Borough, Raritan Borough, Bridgewater Township, Regional Center Partnership, Regional Plan Association, Somerset Alliance for the Future, Somerset County Chamber of Commerce and Somerset County
Office: Warren Plaza  
Location: Warren Township  
Developer: RETS Partners  

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

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

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

Excellence in Planning:
Today's Vision...Tomorrow's Future, South Bound Book  
Location: South Bound Brook Borough  
Developer: South Bound Brook 2000 Committee
2001 AWARD RECIPIENTS

Knickerbocker Barn

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

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

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

Excellence in Planning:
Welcome to Manville Main Street, Revitalization Plan for Manville
Location: Manville Borough
Developer: Somerset Coalition for Smart Growth, the Somerset Alliance for the Future, Somerset County and Manville Officials
2002
AWARD RECIPIENTS

Raritan Valley Community College Science Complex

**Office/Retail:** Dewy Meadows Village Center  
**Location:** Bernards Township  
**Developer:** Bernards Plaza Associates

**Office/Retail:** USA Architects Office Addition  
**Location:** Somerville Borough  
**Developer:** USA Architects Planners and Interior Design

**Institutional:** Raritan Valley Community College Science Complex  
**Location:** Branchburg Township  
**Developer:** Raritan Valley Community College

**Open Space:** Middle Brook Trail  
**Location:** Bridgewater Township  
**Developer:** Washington Valley Trail Association, the Boy Scouts, the Girl Scouts and Bridgewater Township

**Excellence in Planning:**  
**Borough Center Design Guidelines**  
**Location:** South Bound Brook  
**Developer:** Borough of South Bound Brook with funding from the Somerset County Economic Development Incentive Program

**Excellence in Planning Education:**  
**The View From Schley Mountain, A case Study in How We Use Our Land**  
**Location:** The Somerset Hills  
**Developer:** The Star Ledger
2003
AWARD RECIPIENTS

Riverwalk Village Center

Office: Pluckemin Farms at Pluckemin Village
Location: Bedminster Township
Developer: Jessica Associates

Office/Retail: Riverwalk Village Center
Location: Bernards Township
Developer: Bocina Development

Mixed Use: Basking Ridge 2001
Location: Bernards Township
Developer: Hampshire Management Company

Adaptive Use: Lyric Hall
Location: Rocky Hill Borough
Developer: Outerbridge/Morgan Properties

Public/Institutional: Willow School
Location: Bedminster Township
Developer: Bedminster Township

Public/Institutional: South Maple Avenue Parking Lot
Location: Bernards Township
Developer: Bernards Township

Excellence in Planning:
Crossroads of the American Revolution, National Heritage Area Feasibility Study
Location: Central and Northern New Jersey
Developer: National Park Service under the direction of the Superintendent of the Morristown National Historical Park
Office/Retail/Green Building Design: Warren Square
Location: Warren Township
Developer: Somerset Equity Investors

Commercial: Pluckemin Inn
Location: Bedminster Township
Developer: Cold Springs Realty Corporation

Adaptive Reuse: Otto Kaufman Community Center
Location: Montgomery Township
Developer: Montgomery Township

Excellence in Planning:
Redevelopment Planning Framework and Guidelines for the Core Portion of the North Princeton Developmental Center Property
Location: Montgomery Township
Developer: Montgomery Township, Coppola & Coppola Associates and HACBM
2006

AWARD RECIPIENTS

Cornerstone Professional Building at Bedminster

Office/Green Building Design:
Carriage Farm
Location: Hillsborough Township
Developer: Carriage Farm LLC

Office:
Cornerstone Professional Building at Bedminster
Location: Bedminster Township
Developer: Jessica Associates

Commercial:
Lifestyles Center at the Bridgewater Commons
Location: Bridgewater Township
Developer: General Growth Properties

Excellence in Planning:
Somerville Station & Landfill Vision Plan
Location: Somerville Borough
Developer: Somerville Borough
2007
AWARD RECIPIENTS

Bernardville Habitat for Humanity Homes

Residential: Bernardville Habitat for Humanity Homes
Location: Bernardville
Developer: Raritan Valley Habitat for Humanity

Office/Green Building Design:
1924 Washington Valley Road
Location: Bridgewater
Developer: DPB, LLC

Mixed Use: Canal Crossing
Location: South Bound Brook
Developer: The Manzel and Mumford Organization

Excellence in Planning:
Hillsborough Town Center and Sustainable Hillsborough Project
Location: Hillsborough
Developer: Hillsborough Township
Public: Best Lake Dam and Spillway Rehabilitation Project
Location: Watchung
Developer: Watchung Borough

Public: Van Horne Park
Location: Montgomery
Developer: Montgomery Township and Rocky Hill Borough

Public: Somerville Wayfinding Signage Program
Location: Somerville
Developer: Somerville Borough

Excellence in Planning:
Your “Green” House Tips on How You and Somerset County Can Grow “Green” Together
Developer: Leadership Somerset Class of 2008
23 Mountain Boulevard

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

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

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

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

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

Excellence in Planning:
Hillsborough Economic Action Plan
Location: Hillsborough
Developers: Mayor Frank DelCore, Hillsborough Township Committee, Hillsborough Planning Board, Regulatory Oversight Working Group-2009
Mixed Use Green Building Design:
Franklin Boulevard Commons
Location: Franklin Township
Developer: RPM Marketing Group

Excellence in Planning:
Bound Brook Downtown Urban Design Plan
Location: Bound Brook
Developer: Regional Plan Association

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

Excellence in Planning Education:
Living in the Sourlands
Developer: The Sourland Planning Council
Office: The Barns at Gladstone  
Location: Peapack and Gladstone  
Developer: Jessica Associates, Ltd.

Commercial: Saker ShopRite Supermarket Rehabilitation Project  
Location: Somerville  
Developer: Saker ShopRites, Freehold, NJ

Institutional: Trump National Golf Course  
Location: Bedminster  
Developer: Donald J. Trump

Institutional: USGA Golf Museum and Arnold Palmer Center for Golf History  
Location: Bernards  
Developer: USGA Museum

Institutional: Bridgewater Turf Project  
Location: Bridgewater  
Developers: Bridgewater Lacrosse, Inc., and Bridgewater Soccer Association

Mixed Use: 23 Orchard Road  
Location: Montgomery  
Developer: James Herring, Herring Properties
Office/Green Building Design: SHI International Corporation World Headquarters
Location: Franklin Township
Developer: SHI International Corporation

Institutional: Division Street
Location: Somerville Borough
Developer: Somerville Borough
2013
AWARD RECIPIENTS

Stone Bridge at Raritan

Residential: Stone Bridge at Raritan
Location: Raritan Borough
Developer: Premier Development

Office/Adaptive Use: The Barns at Gladstone-Barn C
Location: Peapack and Gladstone Borough
Developer: Jessica Associates

Excellence In Planning: Regional Center Plan Endorsement
Location: Somerville Borough, Raritan Borough and Bridgewater Township
Author: Regional Center Partnership

Excellence In Planning: Somerset County Comprehensive Economic Development Strategy
Location: Somerset County
Author: The CEDS Project Team and Delta Development Group
Mixed Use: Somerville Town Center Phase II
Location: Somerville Borough
Developer: Somerville Town Center Urban Renewal, LLC

Residential/Green Building Design: Parkside Village
Location: Franklin Township
Developer: RPM Development Group
2015
AWARD RECIPIENTS

**Carrier Clinic-Blake Addition**

**Institutional:** Carrier Clinic Revitalization Project  
Location: Montgomery Township  
Developer: Carrier Clinic, Inc.

**Excellence In Planning:** One Seat Ride into New York City  
Location: Raritan Valley Line  
Sponsor: Raritan Valley Rail Coalition
Adaptive Use: The Barns at Vernon Manor
Location: Peapack & Gladstone Borough
Developer: Jessica Associates

Residential: Meridia Main Street Station
Location: Bound Brook Borough
Developer: Capodagli Property Company

Renewable Energy/Sustainability: Addition of Agricultural Businesses to the New Jersey Sustainability Business Registry
Location: Montgomery Township and Bridgewater Township
Participants: Dutch Hollow Farm, Bridgewater; Great Road Farm, Montgomery and Johnson Farm, Montgomery

Renewable Energy/Sustainability: Borough of Somerville Severe Weather Policy Statement & Sustainability Initiatives
Location: Somerville Borough
2017 SOMERSET COUNTY
BOARD OF CHOSEN FREEHOLDERS

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

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*Land Development Awards Committee
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Kaitlin Bundy, Program Coordinator
Melissa Harvey, Office of Solid Waste Management
Cynthia Mellusi, Office Manager
Patrice Thomas, Administrative Assistant
Catherine Bunting, Administrative Assistant

#Land Development Section

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