



# THE REGIONAL CENTER

Spring 2016

BRIDGEWATER • RARITAN • SOMERVILLE

A partnership for a better tomorrow

IN SOMERSET COUNTY, NEW JERSEY

## STRATEGIC MASTER PLAN TO BE UPDATED IN 2016

The Regional Center Partnership has begun the process of updating the Regional Center Strategic Master Plan. Maser Consulting P.A. has been retained by the Partnership to assist in updating the Plan.

The Strategic Master Plan outlines and prioritizes quality-of-life issues, problems, and projects that are multi-municipal in nature and will facilitate the advancement of the goals and objectives for the Somerset County Regional Center.

The current version was completed in November of 2006 and requires an update to reflect changes that have occurred which will affect the plan's elements. Impacting the 2006 Plan are projects status that have changed along with new priorities that have emerged. Elements which now have to be considered include the Somerset County Investment Framework, the Somerset County Comprehensive Economic Development Strategy (CEDS), Supporting Priority Growth in Somerset County, Phases I and II, the attainment of Plan Endorsement from the State Planning Commission, and the results of a Regional Center Visioning Session convened in September 2015.

The project is expected to be completed by November, 2016.

## REGIONAL CENTER ATTRACTING WORLD-CLASS INTERNATIONAL NEIGHBORS

The combined effort of the Freeholders, Bridgewater Mayor Dan Hayes and Council, and County and Bridgewater economic development professionals has resulted in the recent announcements of relocation by two international corporations to the area.

Switzerland-based Nestlé announced that it will be locating its Nestlé Health Science business in the Center for Excellence on Route 202/206 in Bridgewater just north of the Regional Center. The decision was made following a three year world wide search by Nestlé and will result in the opening of a 180,000-square-foot research-and-development facility for Nestlé Health Science which focuses on the connection between nutrition and health management. The facility will serve as a product technology center for the development of nutritional health management therapies.

In addition, the world's largest gases and engineering company, Linde North America, a member of The Linde Group based in Munich, Germany, will be moving its North American headquarters to Bridgewater. The company will be consolidating operations in the Somerset Corporate Campus at the intersection of Routes 22 and 202-206 across from the Bridgewater Commons. The company will be moving about 450 employees from the Murray Hill section of New Providence to meet current and future needs.

The new location was chosen based on the amenities, proximity to where the majority of Linde employees live, and attractiveness to prospective employees.

Linde North America manufactures and supplies industrial, specialty and medical gases as well as related equipment. Linde supplies its customers through on-site production, pipeline, tankers and cylinders.

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## CENTER OF EXCELLENCE GAINS APPROVALS

The Bridgewater Township Council has approved the designation of the former Sanofi-Aventis complex on Route 202-206 as a redevelopment site.



The approval paves the way for owners Advance Realty and Cross Harbor Capital Partners to submit a site plan for the Center of Excellence. The proposed site plan will combine offices, retail, businesses, 400 apartments, wellness center, 100-room hotel, and supermarket on the 160-acre former Sanofi research site.

Current tenants at the 1.2 million-square-foot campus include Nestlé Health Science, Ashland Specialty Ingredients, Nevakar, Clinical Genomics, Solaris Pharma, GSG Scientific and Matinas BioPharma.

## SOMERVILLE INVENTORIES PROPOSED RESIDENTIAL DEVELOPMENT

Somerville's Economic Development Annual Report indicated that 12 active redevelopment projects have the potential to bring \$36.5 million into the Borough by 2022 and will generate \$31 million in disposable income.

Current estimates indicate that nearly 1,600 residential units will be constructed in addition to a number of commercial and mixed use developments. Not included in these projections is the expected redevelopment of the Somerville Landfill site.

## RESOLUTION THANKS MAYOR LIPTAK FOR YEARS OF SERVICE

At the January meeting of the Regional Center Partnership Chair Troy Fischer presented former Raritan Mayor Jo-Ann Liptak with a resolution acknowledging her contribution to the Regional Center and to the citizens of Raritan during her years on Borough Council and as Mayor.

The resolution outlined her contributions to the Regional Center and her years of cooperation with surrounding communities and the County. In addition the resolution recognized her efforts as a member of the County Planning Board, Mental Health Board, and Cultural and Heritage Advisory Board.

Mayor Liptak opted not to seek re-election in 2015.



## RAIN BARREL REBATE PROGRAM TO CONTINUE IN 2016

The Regional Center Partnership unanimously approved continuing the Rain Barrel Rebate Program in 2016. The program will operate in partnership with the New Jersey Water Supply Authority. The Rain Barrel Rebate Program is intended to encourage residents to purchase and install rain barrels by offering rebates up to \$200. Rebates are available in the amount of \$50 for rain barrels that hold 40 to 70 gallons and \$100 for those that hold more than 70 gallons.

Since the inception of the program 48 rebates have been awarded including 10 in 2015.

Detailed information can be found on the Regional Center Partnership's website at [www.regionalcenterpartnership.org](http://www.regionalcenterpartnership.org), by calling 908-730-0270 x223 or sending an email to [rainbarrel@raritanbasin.org](mailto:rainbarrel@raritanbasin.org).

## **FREEHOLDER PALMER ELECTED NJTPA CHAIR**

Somerset County Freeholder Deputy Director and long-time Regional Center liaison Peter Palmer was recently elected chair of the North Jersey Transportation Planning Authority (NJTPA). He previously served as chair from 2004 to 2006.



Among the key issues that will be addressed during his tenure is the Gateway Trans-Hudson project that will have major impact on people commuting to Manhattan from the Regional Center communities. With the economy rebounding, support is necessary to address growing infrastructure needs in the Regional Center communities and beyond.

The NJTPA oversees regional transportation planning and annually authorizes more than \$1 billion in federal surface-transportation funding for 13 counties in northern and central New Jersey.

## **REGIONAL CENTER CHAIR TROY FISCHER HONORED BY NJBIZ**

Regional Center Partnership Chair Troy Fischer, Senior General Manager of the Bridgewater Commons, was honored as one of three finalists for the *NJBIZ* Corporate Citizen of the Year. The award honors business people for their “outstanding contributions to the New Jersey business community.”



In addition to serving as chair of the Regional Center, he served as Chairman of the Board of the Somerset County Business Partnership working “to bring new and emerging businesses to the area; working to accelerate the reemployment of displaced workers, and targeting resources and personnel in high-demand positions; and in partnership with Somerville to redevelop the downtown area.”

## **CREATING AN ACTIVE & HEALTHY COMMUNITIES STRATEGY: DR. KAREN LEE**

Responding to the recommendation at the Regional Center Visioning Session to pursue a “health and wellness strategy,” the Regional Center Partnership invited Dr. Karen Lee, a healthy built environment and health policy advisor to discuss the subject with the Partnership. Dr. Lee specializes in helping communities and organizations use the built environment, including buildings, streets, neighborhoods, and work and school environments, to address the epidemics of obesity and non-communicable diseases including heart disease, stroke, cancer, and diabetes.

Dr. Lee’s presentation is available online at <http://www.regionalcenterpartnership.org/PDF-2016/Dr-Karen-Lee-Creating-an-Active-Healthy-Communities-Strategy-for-the-Regional-Center-2016.pdf>.

Dr. Lee explained why healthy communities are important to both personal wellbeing and the economy. She documented how the nationwide problem of obesity and diabetes since 1990 has grown to epidemic proportions, contributing to over a hundred billion dollars in health care costs. She presented a host of examples demonstrating innovative and cost-effective ways in which communities are utilizing the built environment and building design strategies to encourage physical activity for all ages. Implementing these strategies has been shown to contribute to healthier adults and children, improved academic performance, lower energy costs, reduced infrastructure maintenance costs, and improved economic results.

## MUNICIPAL UPDATES

### BRIDGEWATER

A major commercial project, Chimney Rock Crossing Stavola East and Stavola West, has been proposed for Route 22 at Chimney Rock Road. Stavola East will consist of over 115,000 sq. ft. of retail space and over 17,000 sq. ft. for restaurant space. Stavola West will consist of over 84,000 sq. ft. of commercial space including a 50,000 sq. ft. Whole Foods.

### RARITAN

Tim Horton's Café and Bakery celebrated a grand opening of their new location on West End Avenue just off the Somerville Circle.

The Borough is in the process of determining if a certain area on First Avenue between 2nd and 3rd Streets would qualify as an "area in need of redevelopment" according to the NJ Local Redevelopment and Housing Law.

### SOMERVILLE

Somerville Borough Council is actively pursuing changes on the municipal parking system with the creation of a Parking Utility to monitor improvements. In addition, the Borough will increase parking rates with higher rates in those areas closest to Main Street businesses and restaurants. New parking infrastructure, including opportunities to pay by credit and debit cards and smart phones will be implemented.

The Borough of Somerville received the 2015 Best Overall Public Information Program Award at the Annual NJ League of Municipalities Conference in Atlantic City. The award recognizes the efforts of the Borough's use of media and communications to keep the public informed.

## 2016 REGIONAL CENTER MEETING DATES

Wednesday, July 20, 2016 at 5:00 P.M.

Wednesday, September 21, 2016 at 4:30 P.M.\*

Wednesday, November 16, 2016 at 5:00 P.M.

Unless otherwise noted all meetings take place in the County Administration Building Engineering Conference Room, 2nd Floor, 20 Grove Street, Somerville, New Jersey.

\*Raritan Municipal Building, 22 First Street, Raritan, NJ

## 2016 REGIONAL CENTER PARTNERSHIP

Chair: Troy Fischer  
Vice-Chair: Jason Dameo  
Treasurer: Freeholder Patrick Scaglione  
Secretary: James Ruggieri (non-voting position)

### At-large Private/Institutional Sector Representatives

Troy Fischer, Chair, Senior General Manager, Bridgewater Commons\*  
Jason Dameo, General Manager, Dameo Companies\*  
James Driscoll, Site Manager, Workplace Solutions, Johnson & Johnson Company\*  
Victoria Allen, Executive Director-Marketing & Public Relations, RWJUH Somerset

### Somerset County Board of Chosen Freeholders

Freeholder Patrick Scaglione\*  
(Brian Levine, Freeholder Alt.\*)

### Somerset County Planning Board

Walter Lane, Director of Planning, Somerset County  
Bernie Navatto, Chair, Somerset County Planning Board

### Bridgewater Township

Mayor Daniel J. Hayes, Jr.\*  
Council President Filipe Pedroso  
Scarlett Doyle, Planner  
Henry E. Reynolds, Jr., local private/institutional representative

### Raritan Borough

Mayor Charles McMullen\*  
Councilman Andrew Sibilia  
Stan Schrek, Borough Engineer  
Nicole Patente, local private/institutional representative

### Somerville Borough

Mayor Brian Gallagher\*  
Councilman Ken Utter  
Lisa Werner, Planning Board Vice-Chair  
Rick St. Pierre, local private/institutional representative

### Somerset County Business Partnership

Michael Kerwin, President/CEO  
(John Maddocks, Alternate)

### Somerset County Park Commission

Ray Brown, Secretary/Executive Director  
(Cynthia Sullivan, Alternate)

\*RCP Executive Committee member

## THE REGIONAL CENTER

BRIDGEWATER, RARITAN, SOMERVILLE • SOMERSET COUNTY, NEW JERSEY

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