

Peapack Gladstone Borough

State Planning Areas and State Plan Designated Center

Designated Town Centers are traditional centers of commerce or government, with diverse residential neighborhoods served by a mixed-use core offering locally oriented goods and services. A key target of the State Plan is to promote and accommodate growth in Centers rather than sprawl across farmland and open spaces.

The Environs are the lands outside Centers, including farmland, greenbelts, open space and large forest tracts that are protected from inappropriate development. Policies for the Environs include protection through comprehensive planning, consistency between capital investment and regulatory strategies, preserving large contiguous areas, surrounding Centers with greenbelts and transferring density equitably from the Environs to Centers.

Designated Town Center	258.320 Acres	7%
Environs	3,436.267 Acres	93%

The Environmentally Sensitive Planning Area contains large contiguous lands with valuable ecosystems, geological features and wildlife habitats. The future environmental and economic integrity of the state rests in the protection of these irreplaceable resources.

Environmentally Sensitive Planning Area	3, 694.587 Acres	100%
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State Plan Designated Center

Planned Village

State Planning Area

Environmentally Sensitive

Municipal Boundary

Parcel Boundary

New Jersey Transit RR

Rivers and Streams

Lakes and Ponds

Data Sources:

Municipal Boundary (2002), Parcel Boundaries (2002),
 NJ Transit RR (2001) - Somerset County GIS
 Rivers and Streams (1995 - 1998), Lakes and Ponds (1995) - NJDEP, US Geological Survey
 State Plan Designated Center (2001) - New Jersey Office of Smart Growth
 State Planning Area (2001) - New Jersey Office of Smart Growth



Produced by the Upper Raritan Watershed Association for the Peapack Gladstone Borough Environmental Commission with the aid of a grant from the New Jersey Department of Environmental Protection, Environmental Services Program

