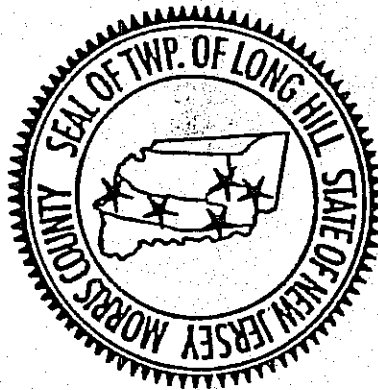


1995 MASTER PLAN

LONG HILL TOWNSHIP, NJ



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June 2011

Guy Roshto

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**MASTER PLAN
LONG HILL TOWNSHIP
MORRIS COUNTY, NEW JERSEY
1995**

Prepared by the Long Hill Township Planning Board

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THE LONG HILL TOWNSHIP MASTER PLAN

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I. INTRODUCTION

The Planning Board of Long Hill Township was established in 1944 and charged with exercising those powers pertaining to municipal growth and development, including the preparation and maintenance of a Township Master Plan. Although zoning was first adopted in the Township in 1937, the first Master Plan was not completed until 1958. A new plan was prepared in 1964 and revised in 1967. The most recent plan was adopted in 1987 and a Reexamination Report was adopted on June 14, 1994.

A. Purpose of Planning and the Master Plan

Community planning is a concept which refers to the continuous advisory process of guiding land development, and redevelopment, in accordance with established policy toward pre-determined goals. It represents a conscious effort to shape the physical environment. Its ultimate objective is the welfare of those who live and will live in the community insofar as control of the physical environment will contribute to that end.

Community planning is comprehensive in approach. It considers all physical, social, economic and aesthetic factors having an impact on community life and their potential for change. Each of the many aspects to be examined must be analyzed in light of its relationship to the whole, and in forming final proposals, all planning considerations must be adjusted to each other. Only then will the recommendations for any specific question begin to make sense.

The primary product of the planning process is the Master Plan. This document presents for all to see and comment on:

1. Fundamental statements of policy in the form of principles and objectives regarding future development of the community;
2. Text and maps relating the policy statements to a physical design; and
3. General considerations of the ways and means by which plan proposals may be achieved.

The Master Plan provides a basis for an intelligent course of action by enabling the Planning Board and Township Committee to consider specific projects upon which they must act in terms of a clear overall picture of the end product desired. It also enables public and private agencies to relate their development to the design principles and objectives expressed in the plan.

Under the Municipal Land Use Law (N.J.S.A. 40:55D-28), the responsibility for the preparation of a Master Plan rests with the Planning Board. The Master Plan is adopted (or amended) by the Planning Board after a public hearing. A current Master Plan is

required for any community wishing to regulate land development through zoning controls.

The Master Plan must include a statement of objectives upon which the plan is based; a specific policy statement indicating the relationship of plan proposals to the plans of neighboring communities, the County and other appropriate jurisdictions; a land use plan element; a housing plan element (required by the State Fair Housing Act); and additional plan elements as appropriate. The Municipal Land Use Law lists the following additional plan elements which a community may find appropriate:

- Circulation;
- Utility Service;
- Community Facilities;
- Recreation;
- Conservation;
- Economic;
- Historic Preservation; and
- Recycling.

In addition to the above plan elements, a community may include other special plan elements which may be appropriate for that community.

An adopted Master Plan must be reviewed, and updated as found necessary, at least once every six years, and the zoning ordinance must be consistent with the land use plan element of the adopted Master Plan.

B. The 1995 Master Plan

Work on the preparation of the 1995 Master Plan began in 1994. As a basis for plan preparation, a number of background reports were prepared and discussed by the Planning Board and the public. These background reports are included herein and outlined below:

- Report #1 Population, Housing and Employment Characteristics, July, 1994.
- Report #2 Existing Land Use, August, 1994.
- Report #3 Circulation, July, 1994.
- Report #4 Community Facility and Services, August, 1994.
- Report #5 Natural Resources, September, 1994.
- Report #6 Housing, September, 1994.
- Report #7 Area Planning Considerations, December 1994.
- Report #8 Water and Sewer Service, December, 1994.
- Report #9 Planning Issues, November, 1994.
- Report #10 Summary of Background Studies, January, 1995.

Plan proposals, based on the findings of the background studies, and extensive citizen input, were developed during twenty Planning Board public meetings. In addition,

many meetings were held with other Township agencies and officials to explore various components of the plan.

From the onset of the plan development process, it was determined that the plan would be based on a long term, full development scenario for the Township. In addition, the plan is intended to be site specific as to land uses, to be environmentally responsible, and to provide for a balance of land uses designed to meet resident needs.

The 1995 Master Plan has no specific target date. It is designed to reflect land use at full development, whether that occurs in 5 years or 50 years. At full development it is projected, and the Plan assumes, that the Township will have a population of between 8,750 and 9,000. This projection is based on plan proposals for existing and projected dwelling units, by unit type and occupancy characteristics.

The Plan is site specific as to a proposed use for each parcel of land. That is, each lot has a specific use indicated on the land use plan; there are no generalizations as to land use classification.

The Plan recognizes the extensive development constraints in the Township caused by wetlands, flood plains, and steep slopes and other natural and man-made characteristics. The largest land use category in the plan is that of parks, conservation, and open space areas. This category encompasses approximately two-thirds of total Township land area. Residential land use categories comprise much of the balance of the Township, recognizing the dominant presence of single family residential properties in Long Hill.

The Plan also provides for a range of non-residential land uses designed to meet, to the extent possible, the employment, shopping and service needs of Township residents. As a suburban community employment opportunities are limited, but the Plan does maintain two industrial areas, and a central core area for retail, office and service uses. Four neighborhood centers serve the four village communities of Millington, Stirling, Gillette and Meyersville.

C Plan Credits

It is impossible to recognize the many individuals and agencies who contributed to the creation of this Plan. But special acknowledgments are made to the members of the Planning Board, Township Committee, Zoning Board of Adjustment, Environmental Commission, Shade Tree Committee, Planning Advisory Committee, Police Department, Historical Society and Township administrative offices, as well as the Friends of Long Hill and many members of the public who offered ever-useful input into this Master Plan.

THE GOALS OF THE MASTER PLAN

OVERALL MASTER PLAN GOALS

Long Hill Township is a rural and low density residential community characterized by large tracts of open space, attractive single family residential neighborhoods, tree lined streets and a general absence of large non-residential land uses. Its commercial development is anchored by the Valley Road business district and four neighborhood business districts. Overall, the Township is one of the least dense and most scenic municipalities in Morris County.

In many ways, Long Hill Township is a rural oasis in a region otherwise characterized by suburban residential tract development, highway commercial uses, corporate offices and interstate highways. When juxtaposed against these neighboring land uses, Long Hill's vast open space network, its tree canopied streets, wetland areas, river corridor and sweeping topographical characteristics combine with its secluded residential areas and varied commercial districts to form one of the most unique municipalities in the region. It is the expressed purpose of this Master Plan to preserve and enhance these unique characteristics of the Township through the following overall Master Plan goals.

- To conserve and enhance the essential rural and residential character of Long Hill Township in order to best provide for the health, safety and general welfare of all Township residents.
- To maintain the Township's identity as a fundamentally low density residential community and insure that future development is compatible with, and sensitive to, existing residential areas and established neighborhoods.
- To insure that new commercial development within the Township is in scale with and oriented to the shopping, service, and other needs of Township residents both in terms of design and use.
- To insure that road improvements along County and Township roadways are limited to those that address existing traffic safety problems and are undertaken in ways that strongly support the overall goals of this Master Plan and preserve and enhance the tree-lined roads that help create the desired rural character of the Township.
- To develop a trail system throughout the Township that will provide circulatory links to the Township's residential, business, recreational, and open spaces areas and enhance local appreciation of, and recreation in, the Township's many natural resources.

- To preserve, protect and enhance the natural resources of the Township and to make environmental issues a central part of the planning process in Long Hill.
- To establish a sound long-range planning program that merges major Township buildings, storm and sanitary sewers, natural trails and open spaces, recreational areas, community services, residential areas and roadways into an infrastructure that is resident and pedestrian friendly, and which supports the goal of preserving the Township's rural character.

This Master Plan embraces the following goals for each of its individual plan elements:

LAND USE AND HOUSING

- To conserve and enhance the essential rural and residential character of Long Hill Township in order to provide for the health, safety and general welfare of all Township residents.
- To maintain the Township's identity as a fundamentally low density residential community and insure that future development is compatible with, and sensitive to, existing residential areas and established neighborhoods.
- To insure that new commercial development within the Township is in scale with and oriented to the shopping, service, and other needs of Township residents both in terms of design and use.
- To encourage neighborhood oriented land uses in the village business districts of Gillette, Meyersville, Millington and Stirling and to insure that such development does not encroach upon surrounding residential areas and established neighborhoods.
- To prohibit additional multifamily residential development in the Township unless so required by the New Jersey Council On Affordable Housing.
- To uniformly encourage the upgrading and beautification of nonresidential properties throughout the Township, including improved building design, landscaping, signage, screening and other site improvements.

CIRCULATION

- To insure that road improvements along County and Township roadways are limited to those that address existing traffic safety problems and are

undertaken in ways that strongly support the overall goals of this Master Plan and preserve and enhance the tree-lined roads that help create the desired rural character of the Township.

- To insure that the design of new roads and the upgrading of existing roads are undertaken in a manner that is sensitive to the environment, existing streetscapes and rural character of the Township.
- To encourage the development of new sidewalks in areas of relatively high pedestrian traffic and to encourage the use of creative sidewalk design wherever appropriate to honor the Township's treed corridors and rural streetscapes.
- To develop a trail system throughout the Township that will provide circulatory links to the Township's residential, business, recreational, and open space areas and enhance local appreciation of, and recreation in, the Township's many natural resources.

UTILITY SERVICE

- To discourage further expansion of the sewerage treatment plant.
- To discourage major sewer line extensions unless needed to reach areas of significant septic dysfunction.

STORM WATER MANAGEMENT

- To develop uniform storm water management requirements aimed at providing comprehensive qualitative and quantitative controls over storm water runoff in the Township.
- To insure that storm water runoff impacts from new land development do not threaten the Township's natural resources or the Great Swamp.

COMMUNITY FACILITIES AND RECREATION

- To establish a sound long-range planning program that merges major Township buildings, storm and sanitary sewers, natural trails and open spaces, recreational areas, community services, residential areas and roadways into an infrastructure that is resident and pedestrian friendly, and which supports the goal of preserving the Township's rural character.
- To support the development of a centralized municipal complex.

- To augment existing recreational facilities with the development of additional facilities, including ballfields, soccer fields, trails and other facilities designed for the benefit of all segments of the Township population.
- To continue the development of Township pocket parks.
- To support the development of a senior citizen community center either in a new municipal complex or as a freestanding facility.
- To cooperate with the Board of Education in its school expansion program.

CONSERVATION

- To conserve, protect and enhance the natural resources of the Township and to make environmental issues a central part of the planning process in Long Hill.
- To preserve the scenic value of the Township's natural resources, including its open space areas and treed corridors.
- To establish a detailed environmental assessment procedure for all major land development proposals in the Township in accordance with the Township's Environmental Impact Statement Ordinance.
- To prohibit, to the greatest extent possible on the municipal level, land development in the Township's critical areas and to periodically review local critical area regulations to assess their ongoing appropriateness in protecting the natural resources of the Township.
- To encourage the ongoing acquisition of open space by governmental agencies.
- To encourage greater tree preservation and planting efforts in the Township through more stringent tree removal regulations, the formation of a tree bank and street tree planting programs and the continuation of development review procedures aimed at tree preservation.
- To actively cooperate with regional efforts aimed at protecting the Great Swamp.

HISTORIC PRESERVATION

- To promote the preservation of historic structures, sites, districts, valuable historic resources, cultural/historic landscapes (land and buildings) and particular places of historic happenings.
- To establish a Historic Preservation Commission which will have among its charges the preparation and maintenance of a historic site and streetscapes inventory; the preparation of recommendations to the Planning Board on the subject of the historic plan element of the Master Plan and other plan elements affecting historic sites and streetscapes; the preparation of advice on the inclusion of historic sites and streetscapes in the Township's capital improvement program; the preparation of advice on development applications before the Township; the preparation of written reports on the application of the zoning ordinance on historic preservation matters, and other advisory, educational and informational functions relating to historic preservation.

RECYCLING

- To continue and expand the Township's ongoing recycling efforts and to explore the possibility of a new recycling depot for the Township.

THE LAND USE PLAN ELEMENT

INTRODUCTION

The Municipal Land Use Law requires that every Master Plan include a land use plan element. According to the law, the land use plan element is intended to show "the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes and stating the relationship thereof to the existing and any proposed zone plan and any proposed zone plan and zoning ordinance." The land use plan is also required to state its relationship to other Master Plan elements and the natural conditions of the municipality as well as establish standards for population density and development intensity.

The Municipal Land Use Law requires that the municipal zoning ordinance be substantially consistent with the land use plan, making this document the single most important element of the Master Plan. For this reason the land use plan of this Master Plan is precise with respect to its location of the land use categories used herein.

This land use plan was prepared subsequent to the preparation of numerous Master Plan background study reports, including an existing land use study report, and after many months of public hearings designed to gather public opinion on a variety of planning topics. The planning topics included an examination by the Planning Board of eight "pressure points," i.e., undeveloped or underdeveloped sites in the Township where future development may have a significant impact on the community. Through background studies, public input and Planning Board deliberation, the balance of the land area of Long Hill Township was carefully examined as well.

Also serving as a prelude to this land use plan is the goals statement of the Master Plan, a far-reaching planning policy statement for the Township as a whole. While this land use plan recognizes all of the stated goals of the master plan policy statement, it specifically embraces the following "land use and housing" goals of the document:

- To conserve and enhance the essential rural and residential character of Long Hill Township in order to provide for the health, safety and general welfare of all Township residents.
- To maintain the Township's identity as a fundamentally low density residential community and insure that future development is compatible with, and sensitive to, existing residential areas and established neighborhoods.

- To insure that new commercial development within the Township is in scale with and oriented to the shopping, service and other needs of Township residents both in terms of design and use.
- To encourage neighborhood oriented land uses in the village business districts of Gillette, Meyersville, Millington and Stirling and to insure that such development does not encroach upon surrounding residential areas and established neighborhoods.
- To prohibit additional multifamily residential development in the Township unless so required by the New Jersey Council On Affordable Housing.
- To uniformly encourage the upgrading and beautification of nonresidential properties throughout the Township, including improved building design, landscaping, signage, screening and other site improvements.

The last land use plan for the Township was prepared as part of the 1987 Master Plan. This current land use plan recognizes the appropriateness of many of the recommendations of the earlier plan but also makes a number of adjustments to the 1987 document. The major adjustments are shown on Map 2 and summarized in Table 1.

LAND USE PLAN

The land use plan for the Township of Long Hill is depicted graphically on **Map 1.*** The map establishes ten separate land use categories for the Township and places every parcel of land into one of the categories. The land use categories are discussed in detail in the following sections of this report. These sections also address the final disposition of eight "pressure points," i.e., land parcels that warranted in depth analysis as part of the preparation of this Master Plan. These pressure points are identified on Map 3.

Conservation

The Conservation category of the land use plan is the largest of the ten land use categories in the Township. It is intended to identify the substantial public land holdings in Long Hill as well as other privately held land parcels that exhibit many of the same environmental constraints to development as properties such as the Great Swamp Wildlife Refuge and the Morris County lands. This category also identifies many of the rural residential land uses in the Township.

The Township derives much of its rural character from lands located in the Conservation category of the land use plan. Open fields, wooded tracts, wetlands, flood plains, and very low density residential development are some of the principal

*** Map 1 is located in the map pocket at the end of this report.**

Map 1 is not included in this electronic reproduction - June 2012, gmr

characteristics of the Conservation areas that lend heavily to the rural character of Long Hill. The central objective of the Conservation category, therefore, is to conserve and enhance the rural character of these areas by encouraging additional public land acquisition, as well as undertaking all appropriate environmental protection measures necessary to preserve the many natural resources throughout these areas.

The Conservation category has been expanded to include Pressure Point 8 and the eastern portion of Pressure Point 7, both of which were previously designated for Economic Development purposes. Recently acquired public open space, an environmentally constrained Valley Road tract and environmentally constrained lands off Meyersville Road have also been added to the Conservation category, as have the remote rear yards of several business properties on the north side of Valley Road.

The land use plan anticipates a very modest amount of future private sector residential development in the Conservation zone, virtually all of which should take place on Bardy Farms (Pressure Point 1) or through infill development. In terms of zoning, it is recommended that the current C, Conservation, Zoning be continued for this category, along with its three acre minimum lot size and its minimum lot width of 250 feet. And while it is recognized that legally existing nonconforming uses do exist in the conservation category and should be allowed to periodically renovate, modify and upgrade existing facilities, the expansion of these uses — and the creation of new non-conforming uses — should be prohibited.

Single Family Residential

The land use plan identifies three separate single family residential categories that encompass virtually all of the existing single family residential areas of the Township as well as four of the studied pressure points.

The Low Density Single Family Residential category is located in a large, meandering area that generally parallels Long Hill Road and a second smaller area along Valley Road in the western section of the Township. The purpose of this land use category is to recognize the relatively large lot single family residential development located throughout these areas. The Low Density Single Family Residential category retains both the Kielblock and Deer Run tracts (Pressure Points 2 and 6) in the same land use classification as the 1987 Master Plan. The implementing zoning mechanism for this category is the R-2, Residence, Zone district with its current minimum lot size of 45,000 square feet and its minimum lot width of 150 feet unchanged.

The Medium Density Single Family Residential category is in five scattered areas located throughout the Township. The purpose of the category is to recognize the medium density single family residential development that now exists within these areas. The Medium Density Single Family Residential category is coterminous with the R-3, Residence, Zone district of the Township; the current minimum lot size (30,000 square feet) and minimum lot width (150 feet) of this zone should be continued.

The High Density Single Family Residential category is located in six scattered areas of the Township. The purpose of this land use category is to recognize the relatively small lot single family residential development located throughout these areas. This category now includes Pressure Point 3, a site previously designated for development under R-3 zoning standards, as well as nearby lands. The implementing zoning for the High Density Single Family Residential category is the R-4, Residence, zone district; the current minimum lot size (20,000 square feet) and minimum lot width (100 feet) should be retained.

The land use plan anticipates a modest amount of additional development in each of the three single family residential categories. Some of the development will take place in the form of subdivision activity, while infill development can be expected as well. It is the intent of this land use plan that future development in each of the three single family residential categories take place in a manner that is sensitive to, and compatible with, the existing development pattern in the area, with considerations made as to lot size and dimensions, house placement, and style, road improvements and preservation of the natural environment. No new development in these areas should be permitted at an intensity that is inconsistent with the basic zoning parameters of the zone district in which it is located unless statutorily required variance proofs are satisfied. This plan element also recommends that local building coverage and lot coverage controls be reexamined to insure that new home development is compatible with the existing development pattern; the use of a floor area ratio control is recommended in the single-family residential zones as well.

This plan further recommends that the Township's density modification zoning regulations (clustering) be reexamined in an effort to prevent overdevelopment of homesites and create new open space parcels that address Township recreational and natural resource needs. Such a reexamination should consider the aforementioned building coverage, lot coverage and floor area ratio controls, as well as a requirement that newly created open space is, at least in part, usable for active recreation purposes. Density regulations affecting cluster subdivisions should be reexamined as well.

Multifamily Residential

The multifamily residential category of the land use plan recognizes the numerous townhouse, apartment and other multifamily residential developments that now exist or have been approved for development throughout the Township. Developed primarily as part of the affordable housing compliance program of the Township, or through use variance, these properties help diversify the housing opportunities in Long Hill. The land use plan seeks to encourage the proper maintenance of the multifamily residential developments that now exist.

To maintain the rural character and relatively low density residential development pattern of the Township, additional development of multifamily residential properties beyond that shown on the land use plan is prohibited.

The land use plan recognizes, and incorporates herein by reference, the Long Hill Township Housing Plan Element adopted in October of 1994 and specifically supersedes said document with respect to the Valley Road site (Pressure Point 7) and the National Roofing Company site (see Map 4, sites 3 and 12) . This land use plan also specifically repeals, in its entirety, the April, 1995 Amendment to the 1994 Housing Plan Element.

Central Business

The Central Business category shown on the land use plan identifies a one mile long commercial corridor that runs along Valley Road from Main Avenue to Morristown Road. The purpose of the Central Business category is to identify the Township's main commercial area, in which is to be located the Township's primary retail sales and service establishments. The goals of the category are to identify existing commercial development, ranging from isolated stores to shopping centers; to insure that future development in this area is oriented to the shopping, service and other needs of Township residents; and to uniformly encourage the upgrading and beautification of properties in this area for the purpose of creating a visually cohesive business district, including improved building design, landscaping, signage, screening and other site improvements. This land use plan also recognizes the separately prepared Development Plan for the Valley Road Business District and incorporates the recommendations made therein into this document.

The existing B-2, General Commercial and B-3, Planned Shopping, zone districts that have long been shown on the zoning map for the Central Business category are recommended to be retained. Inasmuch as the Township is desirous of relatively small, low intensity commercial development, the B-2 zone's bulk standards should be revised to permit a maximum building height of one and one-half stories and lower building coverage, lot coverage and floor area ratio requirements. The B-3 zone is to be used to designate the existing shopping centers only; future shopping center development beyond that already approved should be prohibited. The use regulations of both the B-2 and B-3 zones should be reexamined, as well, to insure that permitted uses are oriented to the shopping, service and other needs of Township residents.

The adoption of an architectural design standards ordinance requiring traditional architectural styles and visually cohesive business districts is strongly recommended for all nonresidential areas of the Township.

Neighborhood Business

The land use plan identifies Neighborhood Business categories in Millington, Stirling, Meyersville and Gillette. The central purpose of each of these areas is to encourage neighborhood oriented land uses and to insure that such development does not encroach upon surrounding residential areas. Like the Central Business category, the

Neighborhood Business category also seeks to uniformly encourage the upgrading and beautification of properties in the area, including improved building design, landscaping, signage, screening and other site improvements.

A Neighborhood Business category has also been shown on the land use plan for several isolated business sites on Valley Road in Gillette near the Berkeley Heights border.

Development plans have been prepared for each of the neighborhood business districts; the contents of each are incorporated herein by reference. This plan element recommends that the zoning regulations for all existing neighborhood business districts be reexamined to adjust or create certain use and bulk standard controls, including lot coverage, building coverage, building size, front yard setback and maximum store size to reflect community concerns over use and development intensity issues. Upon the completion of this reexamination, the new zoning ordinance may include the creation of new zone districts specifically tailored to address the unique characteristics of each business district.

With one exception, this land use plan recognizes that the existing zone boundaries now in place for each of the Neighborhood Business categories are appropriate and should be continued in their current locations. This zoning includes the M, Millington, zone district for Millington; the B-1-5, Neighborhood Business, zone district for Stirling, and the B-1-20, Neighborhood Business, zone district for Meyersville and Gillette. The B-1-5 zone for Stirling has been expanded slightly to reflect the existence of the Stirling Pub parking lot.

Office Business

The Office Business category of the land use plan identifies two areas along Valley Road that are contiguous to the Central Business area of the Township. The central purpose of the Office Business category is to encourage generally non-retail commercial development along these designated areas of the Valley Road corridor. Existing development in this category should be encouraged to upgrade and beautify in a manner consistent with that specified in the Central Business and Neighborhood Business categories. The Office Business category includes those portions of the Kurz and Maresca tracts (Pressure Points 4 and 5) nearest Valley Road, as well as the vacant parcel on Valley Road just east of JCP&L (Pressure Point 7), and the National Roofing Company site in Millington. This plan element also recommends the inclusion of two parcels near the southeast corner of the Valley Road/Mountain Avenue intersection for inclusion in the Office Business category, as spelled out in the Gillette Development Plan.

Lands in the Office Business category are now zoned O, Office; when a new zoning ordinance is prepared, permitted uses in this zone (offices, restaurants, financial institutions and funeral homes) should be reviewed to determine if other non-retail uses, such as nursery schools, congregate care housing and indoor child recreation uses,

would be appropriate for the zone. Inasmuch as the Township is desirous of relatively small, low intensity commercial development, the O zone's bulk standards should be revised to permit a maximum building height of one and one-half stories and lower building coverage, lot coverage and floor area ratio requirements.

Industrial

The Industrial category of the land use plan is shown for specified properties in Millington and Stirling. The purpose of this category is to identify existing industrial development in these areas; to encourage an upgrading and beautification of industrial land uses and to insure that such land uses do not negatively impact surrounding residential development.

The LI-2, Limited Industrial, zone district now covers all land in the Industrial category. This zone district is suitable as now constituted for future development; the performance standards now in the zoning ordinance should be strictly enforced with all future development in this zone.

Community Serving

The Community Serving category of the land use plan identifies existing Township, Board of Education, church, cemetery, utility and other community serving land uses in the Township. The purpose of the plan is to recognize the vital role these uses play in shaping lifestyles in the Township and to encourage their continued existence to the extent practicable within the confines of this Master Plan.

For zoning purposes the community serving lands should be placed in the C, Conservation, Zone district.

Zoning

The ultimate implementing mechanism for this land use plan element is the zoning ordinance of the Township. This plan recommends the comprehensive overhaul of the existing zoning ordinance, as well as subdivision and site plan regulations, in a manner that incorporates all of the zoning recommendations made herein. The plan also anticipates that additional zoning provisions beyond those recommended herein may be appropriate to implement the recommendations of this plan and that such provisions should be prepared and adopted as part of the new zoning ordinance.

It is recommended that the new zoning ordinance and revised subdivision and site plan regulations be prepared and adopted within six months of the adoption of this Master Plan. Once adopted, it is strongly recommended that the zoning ordinance be strictly and uniformly enforced throughout the Township.

Table 1

**Changes in the Long Hill Township Land Use Plan
1987 - 1995
(See Map 2)**

Site	1995 Land Use Category	1987 Land Use Category	Planning Rationale
1	Office Business	Industrial	Change reflects recent rezoning and Township intent not to have additional industrial development in Millington
2	Multifamily Residential	Low Density Residential	Change reflects inclusion of this site in Mt. Laurel compliance program adopted subsequent to 1987 land use plan
3	Multifamily Residential	Low Density Residential	Change reflects inclusion of this site in Mt. Laurel compliance program adopted subsequent to 1987 land use plan
4	Low Density Single Family Residential	Conservation	Change reflects recent subdivision creating this lot at end of cul-de-sac area otherwise designated low density single family residential
5	Conservation and Low Density Single Family Residential	Economic Development and Low Density Residential	Change reflects rezoning of property as part of Mt. Laurel compliance program adopted subsequent to 1987 land use plan
6	Multifamily Residential	Economic Development	Change reflects rezoning of property as part of Mt. Laurel compliance program adopted subsequent to 1987 land use plan

Table 1
(continued)

Site	1995 Land Use Category	1987 Land Use Category	Planning Rationale
7	Conservation and Community Serving	Economic Development and Conservation	Change reflects widespread presence of environmental constraints to development and presence of surrounding lands also in Conservation category. Existing utility property now in Community Serving category.
8	Office Business (two areas)	Conservation and Business	Change reflects creation of Office zone subsequent to 1987 land use plan.
9	Office Business and Conservation	Economic Development	Change reflects Township preference to develop site under O, Office, zoning and to eliminate multifamily zoning of site enacted after 1987 land use plan as part of Mt. Laurel compliance program. Eastern portion of site placed in Conservation category to reflect presence of environmental constraints to development.
10	Conservation	Economic Development	Change reflects widespread environmental constraints to development of this site.
11	Multifamily Residential	Low Density Residential	Change reflects development of these sites for multifamily residential use after use variance approvals.
12	High Density Single Family Residential and Conservation	Low Density Residential	Change reflects presence of many small lot single family homes in area. Southwest corner of this area placed in Conservation category to reflect presence of environmental constraints to development.

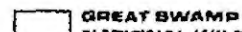
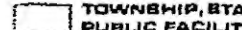
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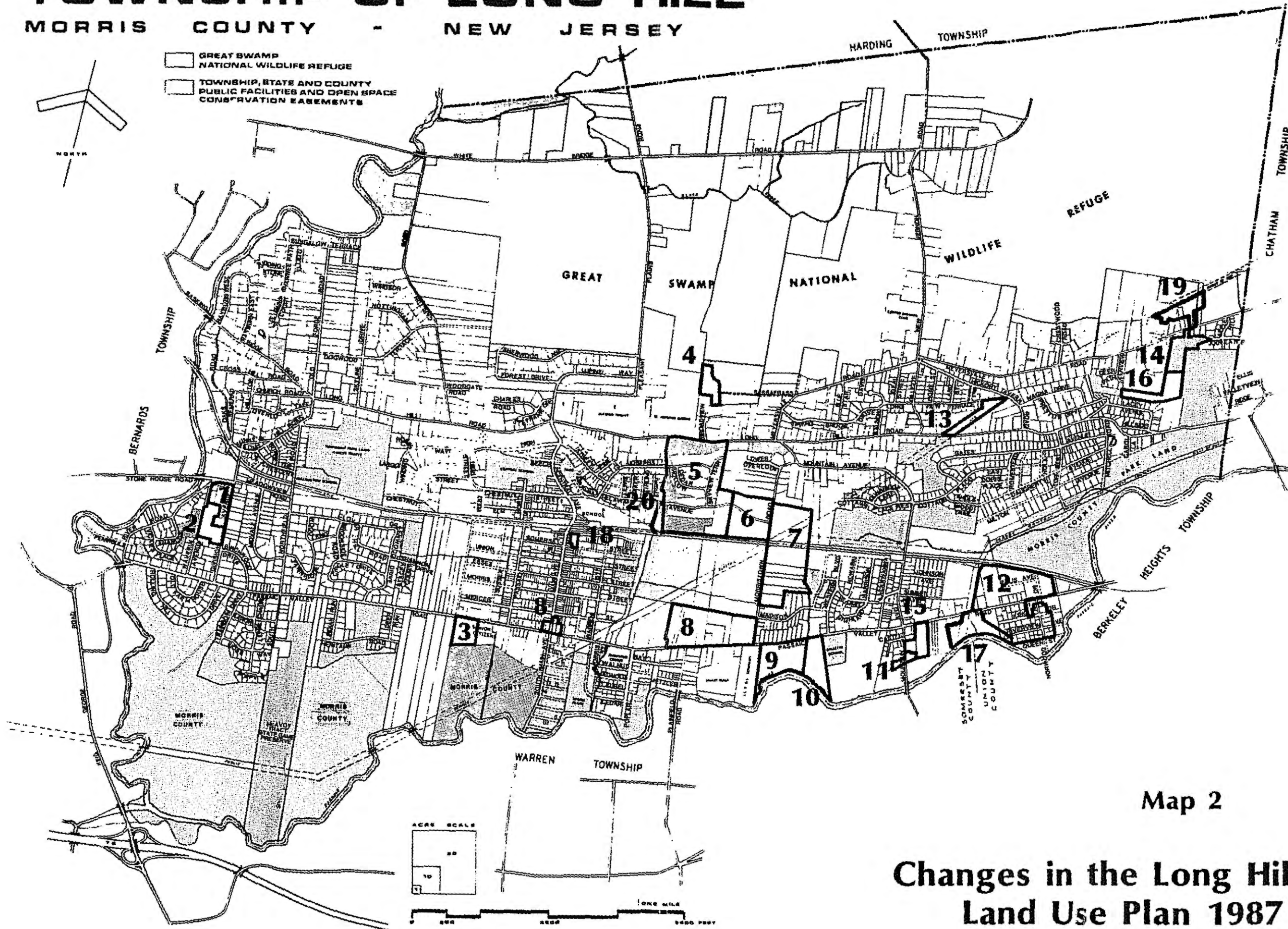
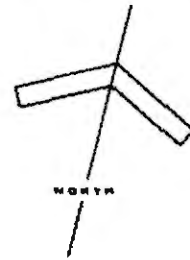
Table 1
(continued)

Site	1995 Land Use Category	1987 Land Use Category	Planning Rationale
13	Conservation	Low Density Residential	Change reflects utility ownership of this site.
14	Conservation	Low Density Residential	Change reflects Township acquisition of public open space as part of adjoining subdivision.
15	Office/Business	Low Density Residential	Change reflects Township preference to develop site under O, Office, zoning and to eliminate single family residential zoning of site.
16	Conservation	Low Density Residential	Change reflects Township plan to link flanking open space parcels with additional open space acquisition across ridge line.
17	Conservation	Low Density Residential	Change reflects widespread environmental constraints to development of site.
18	Neighborhood Business	Medium Density Residential	Change reflects the presence of a commercial parking lot on this property.
19	Conservation	Low Density Residential	Change reflects presence of environmental constraints to development in this area.
20	Medium Density Residential	Economic Development	Change reflects abolition of economic development category.

TOWNSHIP OF LONG HILL

MORRIS COUNTY - NEW JERSEY

-  GREAT SWAMP NATIONAL WILDLIFE REFUGE
-  TOWNSHIP, STATE AND COUNTY PUBLIC FACILITIES AND OPEN SPACE CONSERVATION EASEMENTS



Map 2

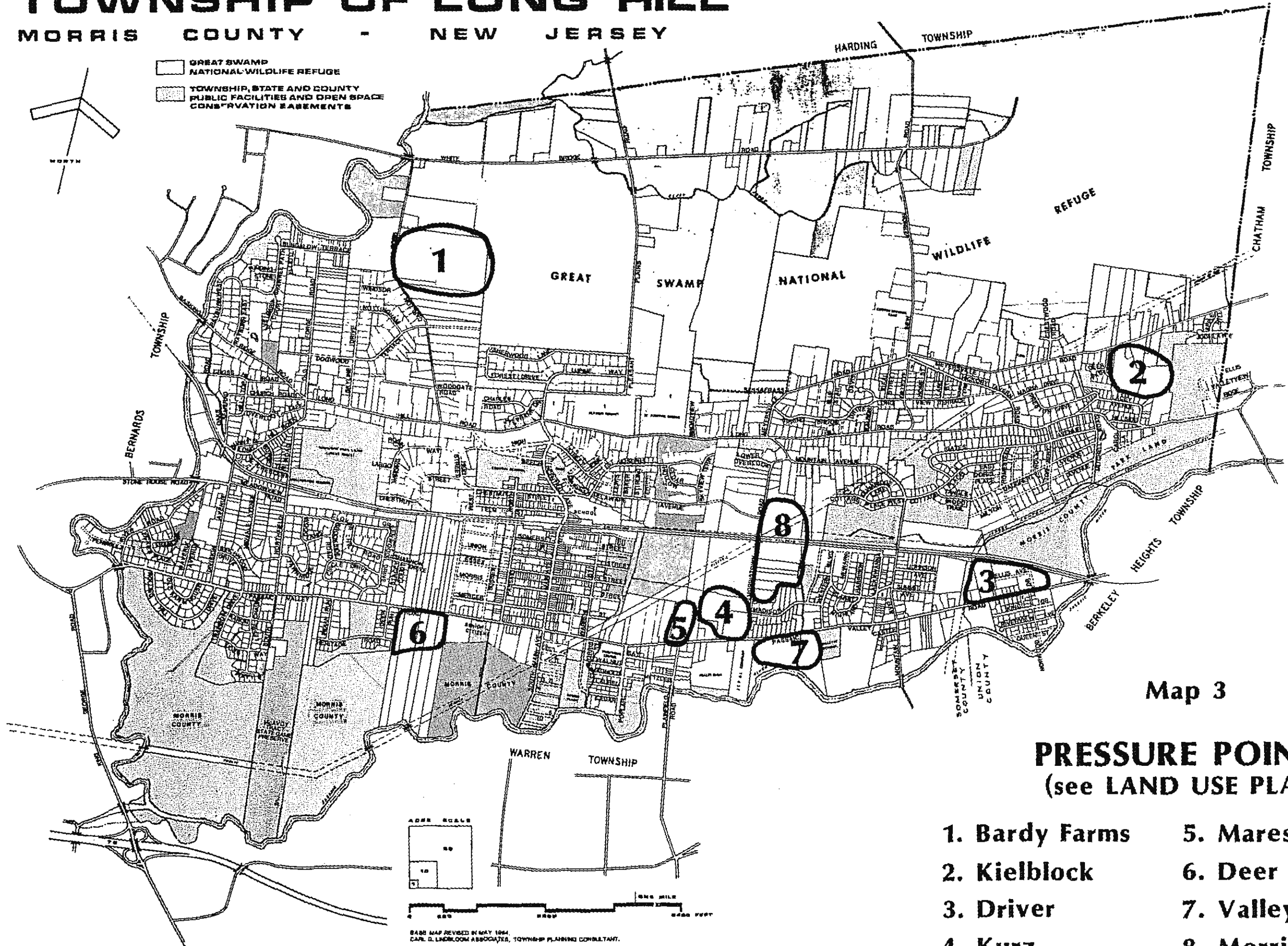
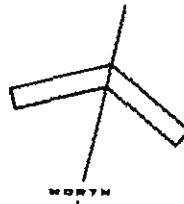
Changes in the Long Hill Township Land Use Plan 1987 - 1995

(see Table 1)

TOWNSHIP OF LONG HILL

MORRIS COUNTY - NEW JERSEY

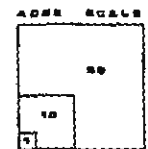
-  GREAT SWAMP NATIONAL WILDLIFE REFUGE
-  TOWNSHIP, STATE AND COUNTY PUBLIC FACILITIES AND OPEN SPACE CONSERVATION EASEMENTS



Map 3

PRESSURE POINTS (see LAND USE PLAN)

- | | |
|----------------|--------------------|
| 1. Bardy Farms | 5. Maresca |
| 2. Kielblock | 6. Deer Run |
| 3. Driver | 7. Valley Road |
| 4. Kurz | 8. Morristown Road |



BASE MAP REVISED IN MAY 1984.
CARL D. LINDROOM ASSOCIATES, TOWNSHIP PLANNING CONSULTANT.

THE HOUSING PLAN ELEMENT
(adopted as a separate plan element in 1994)

INTRODUCTION

The *Mt. Laurel II* decision, handed down by the New Jersey Supreme Court in January 1983, requires all municipalities to provide a realistic opportunity for the construction of housing affordable to those households of lower incomes.

In response to the *Mt. Laurel II* decision, the Fair Housing Act was adopted in 1985 and signed by the Governor (Chapter 222, Laws of New Jersey, 1985). This Act established a Council on Affordable Housing (COAH) to insure that the mandate of *Mt. Laurel II* would be implemented by all New Jersey municipalities.

The Fair Housing Act also requires municipalities in the State to include an adopted housing element in all master plans. The principal purpose of the housing element is to provide for methods of achieving the goal of access to affordable housing to meet the municipality's present and prospective housing needs. The statute states that particular attention must be paid to low and moderate income housing.

The New Jersey Municipal Land Use Law was amended in 1985 to include the following as mandatory contents of a housing element:

- a. 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, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- b. 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;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;

- c. 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; and
- f. 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.

In accordance with these requirements, a Township Housing Plan Element was first adopted on February 17, 1987, and addressed the 1987-1993 COAH obligation for 198 units of affordable housing in Long Hill. That plan element was amended and subsequently adopted on May 12, 1987 to reflect COAH requirements. Plan certification was obtained from COAH on May 2, 1988. That certification provided the Township protection from housing related litigation for a six year period.

The Township response to the COAH-mandated affordable housing obligation was a complex eight-point plan that included new construction, rehabilitation, accessory apartments, developer contributions, and other creative approaches to the provision of affordable housing. The plan also took advantage of permitted bonuses for rental units to lower the Township obligation to provide additional units. Table One summarizes the Township's existing affordable housing plan, and the current status of its various elements.

COAH guidelines stipulate that the Township must adopt a new housing plan element within six years of the initial document, but also allows for an interim certification process that essentially extends the six year term by another nine months. The Township has indeed secured an interim certification from COAH with an effective date of June 6, 1994. This means the Township's new housing plan element must be adopted and submitted to COAH by March 6, 1995. Once submitted - and before certification is actually granted - the Township will be protected from housing related lawsuits for up to two years.

The procedure is for the Planning Board to prepare and adopt the new housing plan element, and submit it to the Township Committee. Township Committee must then adopt a resolution of participation that endorses the plan and requests certification from COAH. Upon certification, the Township will again be protected from litigation for an additional six year period.

**TABLE 1
SUMMARY AND CURRENT STATUS OF
LONG HILL TOWNSHIP 1988 HOUSING PLAN¹**

<u>Program</u>	<u>Proposed Number of Affordable Units</u>	<u>Current Status</u>
1. Lounsberry Meadow Senior Citizen and Handicapped Housing Complex	42 Senior Units (37 eligible) 10 Handicapped Units 52 Total Units	Project is built and fully occupied. (Credit for 47 units)
2. Accessory Apartments	53 Units	Nine units have been provided to date. One more is in progress.
3. Inclusionary developments, including Chestnut Run (Morristown Road) and Valley Road site	22 Units (Requires 88 market units)	Chestnut Run site (eight units) now approved and ready for development; Valley Road site has had no activity.
4. Stirling Manor (Silk Mill Site)	6 Rental Units	Project is built and fully occupied.
5. Credits for Rental Units	9 Units	All units have been credited.
6. Rehabilitation (of existing units)	17 Units	Eight units completed. Four more are in progress.
7. Regional Contribution Agreement (To Newark)	42 Units	Implemented. Funded by Township bond issue and developer ² contributions)
8. Rehabilitation Credits	2 Units	Credits taken for pre-1989 activity.
Total Units	198 (Required)	

¹ This table provided for informational purposes only; data reflects COAH rules and procedures in effect prior to 1993.

² Meadowview at Millington; Stirling at Long Hill; and Clover Hill.

In February of 1993 COAH released its 1993-1999 affordable housing obligations for each municipality in the State. At the same time, COAH also released its proposed new rules for local implementation of their assigned "fair share" of low and moderate income dwelling units. The affordable housing calculations and new rules became effective on June 6, 1994.

This new Housing Plan Element was prepared to include all of the mandatory contents as listed in the Municipal Land Use Law, and addresses the 1993-1999 affordable housing obligation as assigned to the Township by COAH. It also includes, as appropriate, the additional requirements of a Housing Plan Element mandated by COAH in their new rules for the 1993-1999 period.

POPULATION, HOUSING AND EMPLOYMENT CHARACTERISTICS

Master Plan Background Study Report One, utilized 1990 Census data to explore the population, housing and employment characteristics of Long Hill Township in great detail. That report is appended to, and made a part of, this housing plan.

The central findings of that census analysis were summarized in the report as follows:

1. The Township's 1990 population was 7,826 residents, a 7.6 percent increase over 1980 levels. Population growth in the Township since 1970 has been very modest, and population projections by Morris County indicate the same can be expected through the 1990's.
2. The median age of local residents was 36.7 years, an increase of nearly three years over 1980 levels. Senior citizens and pre-school children represent the fastest growing age groups in the Township.
3. The Township's average household size is now 2.85 persons per occupied housing unit, continuing a decline that is consistent with national trends. The local average household size, which has dropped by 20 percent since 1970's, explains why the Township's ongoing home construction has resulted in only minor changes in the overall population of Long Hill.
4. Nearly half of all housing units in Long Hill are occupied by one or two person households.
5. The "married couple family" represents three-quarters of all households in Long Hill, but the majority of the couples do not live with their own children. Married couples with children represent one of every three households in the Township.

6. There were 2,804 housing units in Long Hill at the time of the 1990 Census, a 17 percent increase over 1980 levels. The local housing stock has a very low vacancy rate, indicating a high demand for Township housing.
7. Eight of ten homes in the Township are owner occupied; a similar share are single family detached structures. But census data also show the presence of numerous other housing types, indicating that a variety of housing options are available in the community.
8. The Township's average housing unit has 7.1 rooms, relatively large when compared to County and State standards. The average house size, when compared to the average household size of 2.85 persons, indicates a relatively underutilized housing stock by most planning standards.
9. Home building in the Township, which peaked during the mid-1980's and then plummeted in recent years, now appears on the upswing again. Thirty-nine homes were started in 1993 versus only ten in 1992.
10. The 1990 Census noted a net gain of 417 housing units during the 1980's, yet only 339 were authorized for construction by building permits. This may indicate that some illegal conversions are taking place in the Township.
11. Long Hill's gross housing density is 0.36 units per acre, the seventh lowest housing density of Morris County's 39 municipalities, indicative of a rural/suburban development pattern.
12. The Township's average home price in 1990 was \$262,311; its average rent was \$902 per month. Both levels are higher than Morris County as a whole.
13. Nine of ten local workers use cars, trucks or vans to commute to work, most without the benefit of a carpool. The average commute for a working resident is 26 minutes, consistent with statewide levels.
14. A total of 2,030 jobs were located in Long Hill in 1992, a 30 percent increase from a decade earlier. These jobs were provided by a total of 264 business establishments. Excluding the most recent recession, when the job count was largely unchanged, jobs in the community have increased steadily for nearly two decades.
15. The median household income for Long Hill residents in 1989 was \$66,689, 18 percent higher than the County as a whole.

HOUSING STOCK PROJECTION

Table Two provides estimates of Township 1990-1994 housing stock, based on census and building permit data, and the existing land use background study of the Master Plan revision process. This table also includes projections for new housing stock for the 1995-2000 six year time period. Housing units are shown in single-family and multi-family categories in order to provide a basis for population projections based on unit occupancy.

Single Family Units - Township

The projection of Township single-family development for the next few years is not difficult, given the relatively steady growth over the past two decades and the dwindling supply of developable land. From 1970-1980, approximately 27 new units were authorized each year, and from 1980 to 1990 the Township averaged just over 17 new units per year. Between 1990 and 1993, the average dropped to just under 17, but during the first 10 months of 1994, 50 single-family building permits have been issued. Most of these 50 permits are accounted for by two major subdivisions, Clover Hill and Stirling at Long Hill.

As of October of 1994, there were only 78 vacant and developable building lots in the Township. To this total must be added the potential subdivision, for approximately 50 additional lots, of the few remaining longer vacant tracts of land that are relatively free of development constraints. There also remains the potential for the creation of a few additional lots each year (minor subdivisions of existing underdeveloped parcels).

With the completion of the Clover Hill and Stirling at Long Hill subdivisions, and given the limited future development potential, it is assumed that for the 1995-2000 period, the single-family growth will average only 15 units per year. Assuming that demolitions will continue at an average of one unit per year, by the year 2000 there should be 2,540 single-family units in the Township. This figure represents a net increase of 196 such units over 1990.

Multi-family Units

As indicated in Table Two, there were 460 multi-family units in the Township in 1990, representing just over 16 percent of total dwelling units. In 1994, two multi-family projects began construction on 42 units. As of October, building permits for 12 of Chestnut Run's total of 40 units, and 30 of the Knoll at Millington's total of 51 units, were issued.

It is anticipated that a total of 152 multi-family units may be added to the Township housing stock during the 1995-2000 period. These units include:

Chestnut Run completion	28
Millington Knoll completion	21
Meadows at Millington	33
Valley Road MF-2 site	70
Somerset Street site (approved use variance)	<u>10</u>
Total Units	162

Based on the housing stock projections in Table Two, Township population at the end of the year 2000 is projected to be 8,875. This projection is based on a number of assumptions for dwelling unit occupancy including:

Single-family units:

Vacancy rate	0.5%
Persons per unit	2.9

Multi-family units:

Vacancy rate	3%
Persons per unit	2.4

If these same vacancy and occupancy rates are assumed to exist today, at the end of 1994 the Township population is projected to be 8,255, an increase of 429 persons or about 5-1/2% over the 1990 Census.

**TABLE TWO
HOUSING UNIT ESTIMATES AND PROJECTION
LONG HILL TOWNSHIP
1990 - 2000**

Unit Type (1)	April 1990 [Census] (2)	1990-1993 Growth (3)	Demolitions 1990-1993 (4)	1994 Estimate (5)	1995-2000 Projection (6)	Demolitions 1995-2000 (7)	Year 2000 Totals (8)
Single-Family Detached	2,344	66	4	50 (2,456 at year end)	6 yrs. x 15 = 90	6	2,540
Multi-Family Units	460 (16.4% of total)	0	0	42 (502 at year end)	162	0	664 (20.7% of total)
Total Dwelling Units	2,804	66	4	92 (2,958 at year end)	252	6	3,204
Total Population	7,826	--	--	8,255	--	--	8,875

See following page for footnotes.

TABLE TWO FOOTNOTES

1. The two unit types represented in Table Two are single-family detached units and multi-family units. The latter are defined as units located in structures containing two or more units (including accessory apartments).
2. The 1990 U.S. Census was taken in April and indicates 2,804 total units. Of these units, 2,344 were listed as single-family detached, 124 as single-family attached (townhouses), 129 as two-family dwellings, 79 as 3 or 4 family dwellings, 93 existed in 5 to 19 unit apartment structures, and 35 "other" units.
3. The 1990-1993 growth in units (66) is based on building permit data for those years.
4. Four single-family demolitions were reported for 1990-1993.
5. For 1994 (through October 21), building permits for 50 single-family homes and 42 multi-family units were issued. For purposes of his chart and the year-end population projection, it is assumed that these 92 units were completed and occupied by year-end.
6. It is assumed that for the 1995-2000 period, single-family development will continue at a reduced rate of 15 units per year; and that 162 multi-family units would be built.
7. It is assumed that demolitions will continue at the rate of about one per year.
8. The end of the year 2000 projected dwelling unit totals is based on the data provided in this table. Assuming current (1990 Census) vacancy and occupancy rates, the population will be 8,875. The projected 3,204 total dwelling units is actually 12 fewer than that projected for year-end 1992 in this previous (1987) Housing Plan.

FAIR SHARE DETERMINATION

In 1986, COAH, with the assistance of Rutgers University, developed and adopted a methodology for determining the 1987-1993 present and prospective need for low and moderate (affordable) housing through the state. This number (195,707 units) was then allocated to municipalities located in "growth" areas in accordance with a number of allocation factors. As already noted, the allocation to Long Hill Township was 198 units.

In 1993, COAH, again with the assistance of Rutgers University, refined its affordable housing need methodology and using 1990 Census data, applied this methodology to the 1987-1999 time frame. The resulting affordable housing need (85,313 units) was less than that projected for the 1987-1993 period. Much of that difference was the result of fewer household formations than projected in 1986. COAH therefore reduced its 1987-1993 prospective need based on estimates of growth that actually occurred and added a 1993-1999 prospective need based on new projections of need.

The revised methodology for allocating the affordable housing need for 1987-1999 included all 567 municipalities, referenced State Plan considerations, and included COAH estimates of vacant land area. The result for some municipalities was a reduction in their prior cycle (1987-1993) obligation and, with credits for units completed in that cycle, a total 1987-1999 obligation reduced to zero.

For Long Hill Township, the prior cycle (1987-1993) prospective need was reduced to 44 and the total 1993-1999 need set at 58 with a reduction of 16 units in the methodology for filtering, conversions and spontaneous rehabilitation. This left a 1987-1999 total pre-credited need of only 86 units and, in light of the fact that more than that number of units have already been implemented, the new obligation for the Township has been set at zero.

The following tabular analysis quantifies the units completed and credits authorized to date, in accordance with COAH regulations. As indicated, the Township affordable housing requirement for 1987-1999 has been met, and a surplus of 67 units, plus an additional potential surplus of 16 units for those sites zoned or approved but not yet built, is provided. Credit for all these units may be eligible for application to the next (1999-2005) affordable housing need cycle.

Documentation on the referenced units in this table may be found in the Appendix of this plan element, and includes information on the location, rent levels, income levels and related data on said units.

**TABLE THREE
AFFORDABLE HOUSING PLAN
LONG HILL TOWNSHIP
1987 - 1999
(TABULAR ANALYSIS)**

1987-1993 Housing Need

198 Total Units	1987-1993 obligation
<u>-19</u>	Rehabilitation component (indigenous need)
179 Units	Inclusionary component
<u>x20%</u>	1987-1993 rental requirement
36 Units	Rental units required

Rentals Completed

10	Handicapped
6	Stirling Manor
8	Chestnut Run
<u>37</u>	Senior Citizen (eligible units)
61	Total Units

Inclusionary Units Completed to Date and Proposed Rental Credits

10	Handicapped - 2 for 1 rental credit available
6	Stirling Manor - 2 for 1 rental credit available
<u>8</u>	Chestnut Run - 2 for 1 rental credit available
24	Rental units (non-senior)
24	Rental credits applicable
37	Senior units (eligible units)
12	Senior unit credits (37 rental units @ 1.33 rental credit)
42	Regional Contribution Agreement units
11	Accessory apartment units completed to date
<u>3</u>	Units rehabilitated since April 1990
153	Units completed to date (including rental credits)
-86	Pre-credited need for 1987-1999
67	Total units in excess of need
<u>+16</u>	Potential additional units from two undeveloped inclusionary development sites: Valley Road site, Gillette (14); Somerset Street site, Stirling (2).
83	Total potential units in excess of need

Affordable Housing Developments

(Completed, under construction, or planned)

Map No. 1 Lounsberry Meadow (52 units)

Location: Valley Road, Stirling
Status: Completed
10 Handicapped (low income rentals)
42 Seniors (low income rentals)

Map No. 2 Chestnut Run (40 units)

Location: Morristown Road
Status: Under construction
8 low and moderate income rental units
32 market units (sales)

Map No. 3 Inclusionary Site (70 units)

Location: Valley Road, Gillette
Status: Undeveloped
Estimated potential for 14 affordable units

Map No. 4 Stirling Manor (60 two bedroom units)

Location: Somerset Street, Stirling
Status: Completed
6 moderate income rental units
54 market rental units

Map No. 5 Inclusionary Site (10 units)

Location: Somerset Street, Stirling
Status: Undeveloped (use variance)
2 affordable units required
8 market units

It is recommended that no changes be made in the Township affordable housing program at this time. Although the potential affordable units from the zoned, but undeveloped, Valley Road site are not required for the current COAH housing need cycle, any change in site use or status should be part of the overall Master Plan process. In any case, any changes in the current affordable housing program should await COAH review and comments on this Housing Plan as part of the certification process.

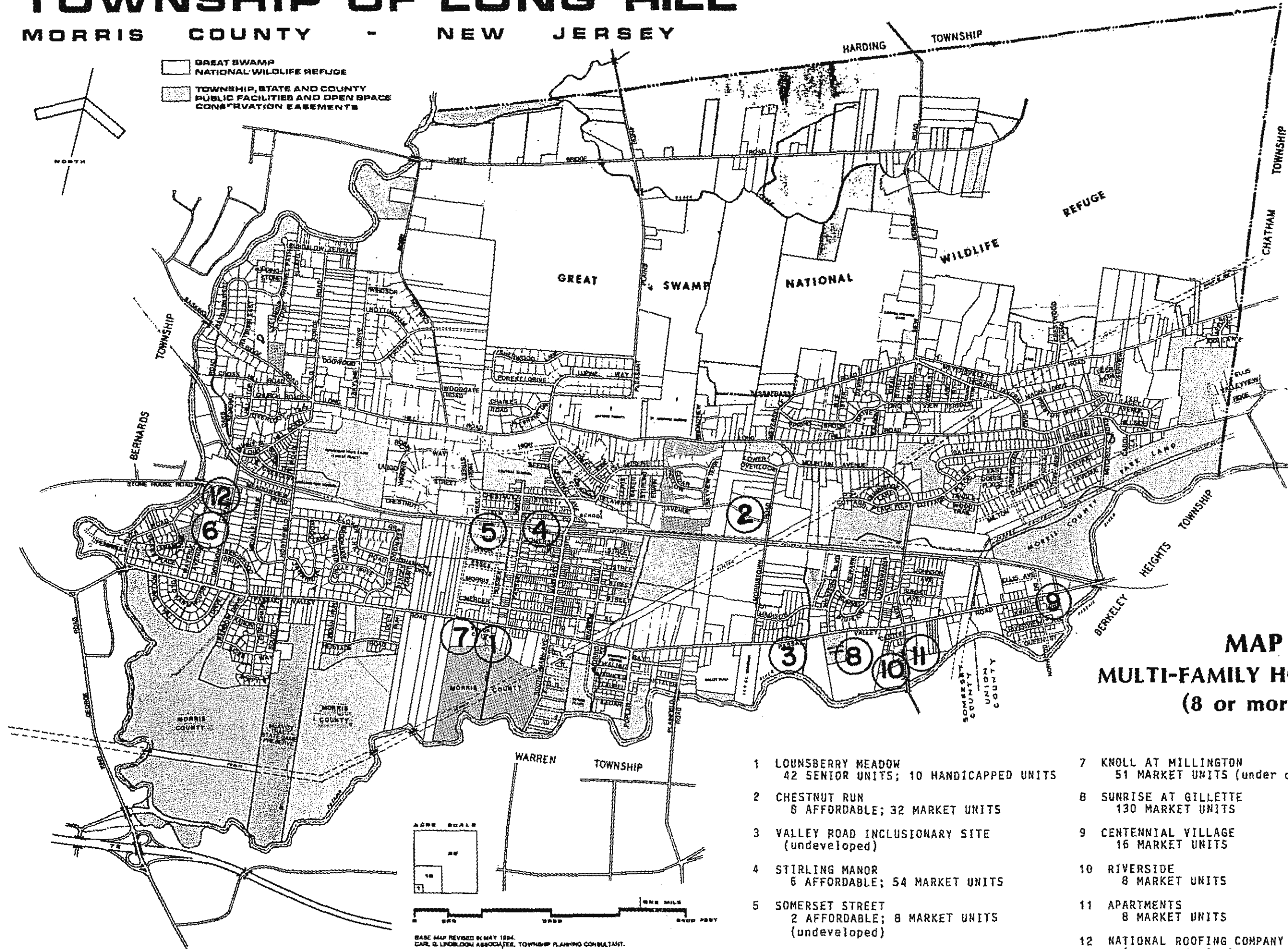
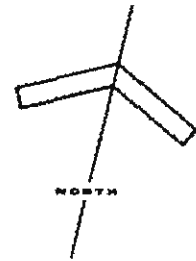
It should be noted that if the Valley Road site is developed as zoned, the Township could accept a developer contribution in lieu of the estimated 14 required affordable units. This funding could be used by the Township for other affordable housing efforts.

Because the 1987-1999 affordable housing obligation is now set at zero, the Township is not at risk in terms of housing litigation. However, it is recommended that this Housing Element, after adoption by the Planning Board, be submitted to the Township Committee for their endorsement and forwarded to COAH with a request for substantive certification.

TOWNSHIP OF LONG HILL

MORRIS COUNTY - NEW JERSEY

-  GREAT SWAMP NATIONAL WILDLIFE REFUGE
-  TOWNSHIP, STATE AND COUNTY PUBLIC FACILITIES AND OPEN SPACE CONSERVATION EASEMENTS



**MAP 4
MULTI-FAMILY HOUSING SITES
(8 or more units)**

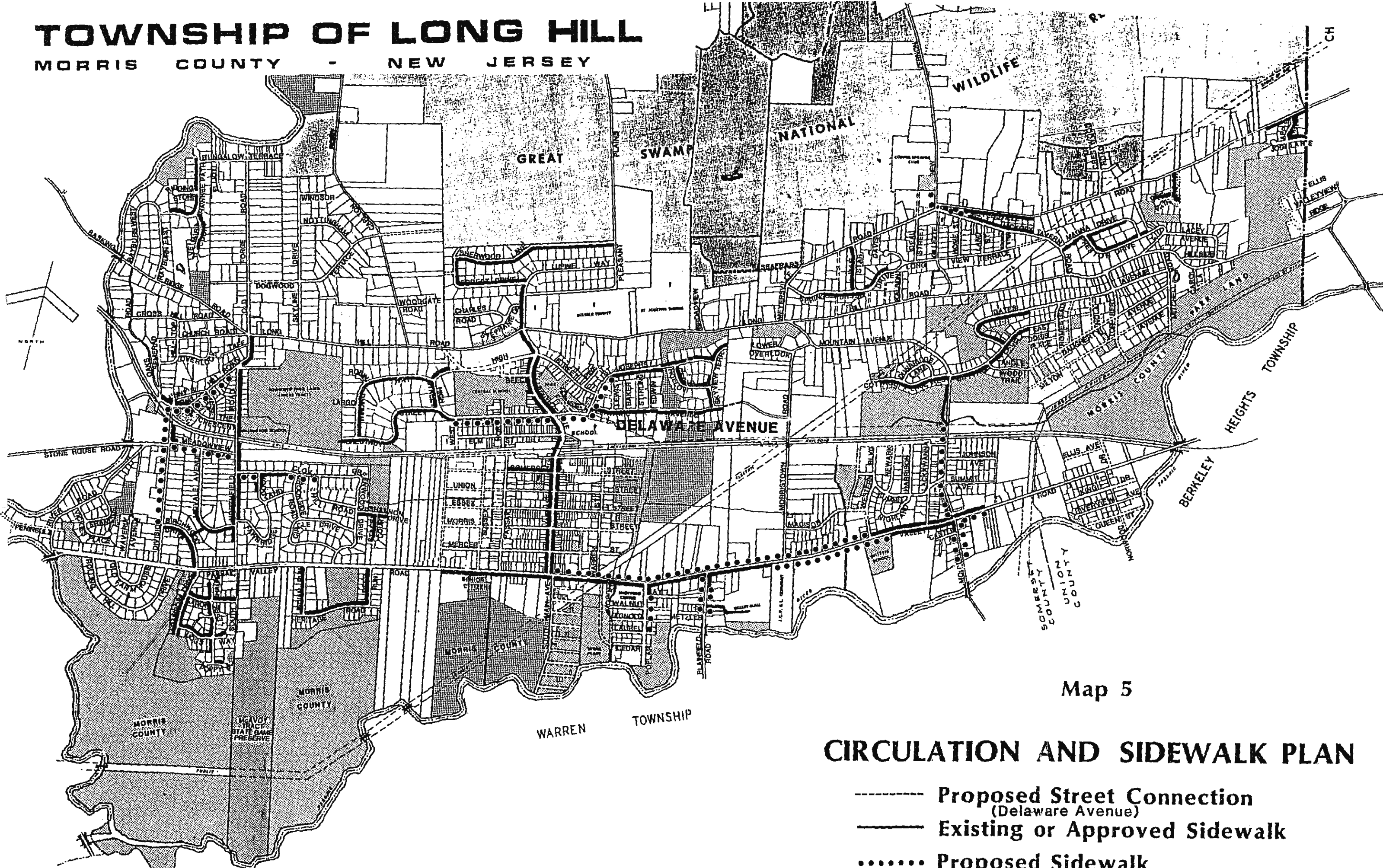
- | | |
|--|---|
| 1 LOUNSBERRY MEADOW
42 SENIOR UNITS; 10 HANDICAPPED UNITS | 7 KNOLL AT MILLINGTON
51 MARKET UNITS (under construction) |
| 2 CHESTNUT RUN
8 AFFORDABLE; 32 MARKET UNITS | 8 SUNRISE AT GILLETTE
130 MARKET UNITS |
| 3 VALLEY ROAD INCLUSIONARY SITE
(undeveloped) | 9 CENTENNIAL VILLAGE
16 MARKET UNITS |
| 4 STIRLING MANOR
6 AFFORDABLE; 54 MARKET UNITS | 10 RIVERSIDE
8 MARKET UNITS |
| 5 SOMERSET STREET
2 AFFORDABLE; 8 MARKET UNITS
(undeveloped) | 11 APARTMENTS
8 MARKET UNITS |
| 6 MEADOWVIEW AT MILLINGTON
33 MARKET UNITS (undeveloped) | 12 NATIONAL ROOFING COMPANY
(proposed site) |



BASE MAP REVISED IN MAY 1994.
CARL G. LINDLUNN ASSOCIATES, TOWNSHIP PLANNING CONSULTANT.

TOWNSHIP OF LONG HILL

MORRIS COUNTY - NEW JERSEY



Map 5

CIRCULATION AND SIDEWALK PLAN

- Proposed Street Connection
(Delaware Avenue)
- Existing or Approved Sidewalk
- Proposed Sidewalk

APPENDIX

The appendix materials referred to in the housing plan element are
available for inspection at the Township Municipal Building

THE CIRCULATION AND SIDEWALK PLAN ELEMENT

INTRODUCTION

The purpose of this plan element of the Master Plan is to address planning issues relating to roads and sidewalks in the Township. This current plan element serves as a follow-up to the 1987 Plan, which noted that the basic circulation pattern of the Township was well established, but that some modifications and improvements were needed to upgrade the local circulation network. To accomplish that objective the 1987 Plan recommended a 40 m.p.h. speed limit along Valley Road and a widening of the road to four lanes at appropriate locations. The 1987 Plan also recommended certain improvements regarding turning lanes, a traffic signal, bridge widenings and other improvements.

Some of these recommendations have been implemented and others have been reconsidered and some rejected as part of this Master Plan review. The 1994 background study on circulation (report 3) listed the following major factors to consider in a new circulation plan:

- 1) Valley Road will remain the Township's primary development and access corridor. Future development and redevelopment along this corridor should consider the reduction in traffic conflict points to the greatest extent possible.
- 2) Every effort should be made to encourage the use of mass transit facilities; these efforts might include improved access and parking and related user incentives.
- 3) The new circulation plan element should include a review and appropriate revisions to the sidewalk plan map, including the addition of bicycle paths and open space trails and easements to connect adjacent neighborhoods.
- 4) The new circulation plan element should include a comprehensive roadway classification system that will provide road improvement standards that can be utilized in the review of new development in the Township.

Based on the findings of the several Master Plan background studies and the extensive public discussions on Master Plan development, the Planning Board prepared a list of plan goals for each individual plan element. The circulation plan goals are as follows:

- To insure that road improvements along County and Township roadways are limited to those that address existing traffic safety problems and are undertaken in ways that strongly support the overall goals of this Master Plan and preserve and enhance the tree-lined roads that help create the desired rural character of the Township.

- To insure that the design of new roads and the upgrading of existing roads are undertaken in a manner that is sensitive to the environment, existing streetscapes and rural character of the Township.
- To encourage the development of new sidewalks in areas of relatively high pedestrian traffic and encourage the use of creative sidewalk design wherever appropriate to honor the Township's treed corridors and rural streetscapes.
- To develop a trail system throughout the Township that will provide circulatory links to the Township's residential, business, recreational and open space areas and enhance local appreciation of, and recreation in, the Township's many natural resources.

These new circulation plan goals represent a change in emphasis from the 1987 Plan, which was concerned largely with functional improvements, to one which balances functional requirements with sensitivity to the environment and the existing streetscape. This new emphasis was formulated during the several public discussion meetings on the plan and with input from County traffic engineers.

CIRCULATION PLAN

The circulation plan for the Township of Long Hill is depicted graphically on Map 5. The plan shows the future location of the Delaware Avenue connection as well as proposed locations for new sidewalks. The plan also shows the location of all existing rights-of-way in the Township. Other aspects of the circulation plan are discussed in the following text.

Delaware Avenue Connection

This proposed roadway connection would provide the 200 foot missing link between two existing sections of Delaware Avenue. This linkage has been anticipated since at least 1972, and, in fact, the roadways in the Stirling at Long Hill and Sunrise West developments were designed to permit this future connection.

While Delaware Avenue is the only major road construction project envisioned for the Township, the Plan recognizes that other road construction may be necessary to enhance public safety, emergency access and ease of vehicular circulation. Such projects might include the improvement of paper streets or extensions of roads such as Lower Overlook Road or High Street. In each case the Township should assess the above-stated traffic concerns with environmental issues and community preferences in determining the appropriateness of any new roadway.

Road Improvements

This plan affirms that all future Township and County road improvements (left turn lanes, roadway widening, etc.) be implemented as a means of addressing existing traffic safety problems as opposed to simply easing traffic flow. Based on the findings of the circulation plan background study (report 3), the lack of large tracts of land available for future development within the Township (for residential or commercial use) means that future increases in traffic volumes will be influenced more by external traffic than by locally generated traffic. This also means that such volume increases will be limited to major through roadways such as Valley Road and Long Hill Road, and major collector roadways such as Main/Central Avenues, Morristown Road, Mountain Avenue, Basking Ridge Road, and Meyersville Road.

This plan proposes that no widening or other major improvements be made to Valley Road, except within the central shopping core (Main Avenue to Morristown Road), and only to the extent necessary to address existing traffic safety problems. The plan further envisions that improvements to Long Hill Road and the aforementioned collector roads be strictly limited to those essential to traffic safety.

This plan proposes that the Township maintain a dialogue with the County regarding its desire to retain the existing rural road character of all County roadways.

This plan proposes that all road, bridge and related improvements, local and County, be sensitive to streetscape appearance concerns by retaining or fostering street tree canopies; by using natural drainage systems; by using rural road design standards where appropriate, including reduced roadway widths and waiver of curbing requirements; by the use of tree planting and/or transplanting programs, and by other appropriate actions. It is the intent of this plan to make the aesthetic elements of any road improvement as important as the traffic safety issues relating to the proposed improvement.

Speed Limits

This plan recommends a maximum speed limit on Valley Road of 35 mph in the core area (Main Avenue to Morristown Road), and 40 mph in the lower volume outlying areas.

This plan further recommends that all local road speed limits be reexamined with the Township Police Department and adjusted as necessary. Any adjustment for an increase in speed limit should be made only if it can be accomplished within traffic safety guidelines and without requiring any road improvement.

Street Vacations

Virtually all municipalities have "paper" streets (i.e., street rights-of-way that have never been improved and exist only on municipal tax maps). These public rights-of-way are owned by the municipality and many will never be improved due to physical or environmental constraints. Others may abut private lands whose access is provided by an existing improved street and the paper street is no longer needed. In each case, it is

often advantageous for the municipality to “vacate,” by ordinance, that portion of the paper street no longer required. Upon vacation, a portion of a vacated right-of-way abutting private property is merged with that property, to the benefit of municipal tax rolls.

This plan element recommends that street vacations be undertaken on a case-by-case basis only when such vacations are in the best interests of the Township, and the right-of-way being considered would:

- a) not be required for improvement by the circulation plan proposals;
- b) not be required to provide future access to public or private lands;
- c) not be developed due to severe environmental constraints; and/or
- d) not be required for development of or access to the trail/path system or greenway called for by this Master Plan.

Sidewalk Plan

Map 5 also illustrates the sidewalk proposals of this plan and updates the prior 1987 sidewalk plan. Indicated on the map are all existing and approved public, paved (concrete or macadam) sidewalks in the Township, and all proposed sidewalks.

The new sidewalks are based on the policy of developing new sidewalks in areas of high pedestrian traffic, including both sides of the main streets in the Gillette, Millington, Stirling and Valley Road business districts, and along major roads leading to train and bus stations, schools and other major generators of pedestrian activity, particularly those attracting children. In Meyersville several limited sidewalk improvements are proposed. Because the sidewalk plan cannot anticipate the site design details of future development projects, the Planning and Zoning Boards should be permitted considerable flexibility in implementing the sidewalk improvements called for in this plan element.

This sidewalk plan supersedes the sidewalk recommendations made in the Millington Development Plan.

This plan endorses creative sidewalk designs wherever appropriate. Sidewalk design should be sensitive to the streetscape; avoid tree and vegetation removal by using non-linear design, and using suitable non-concrete materials. The plan recommends that no sidewalk be wider than four feet in width, and that existing sidewalks be properly maintained.

The proposed trail system, referred to in the plan goals, is incorporated into the Open Space and Recreation Plan.

THE UTILITIES SERVICE PLAN ELEMENT

INTRODUCTION

The Municipal Land Use Law (MLUL) permits a municipality to prepare and adopt a utility service plan element as part of its master plan. The MLUL describes this plan element as follows:

A utility service plan element analyzing the need for and showing the future general location of water supply and distribution facilities, drainage and flood control facilities, sewerage and waste treatment, solid waste disposal and provision for other related utilities, and including any storm water management plan required pursuant to the provisions of P.L. 1981, c. 32 (C.40:55D-93 et seq.).

This utility plan element was prepared subsequent to the preparation of numerous master plan background study reports, including a report on water and sewer service in the Township (see report #8). The water and sewer service report explored existing utility conditions for each of these important services with special emphasis on the recent history and operating capabilities of the Township's sewage treatment plant.

Various aspects of sewerage treatment in Long Hill, as well as its many homes serviced by septic systems, were also disclosed during master plan public hearings. The report and subsequent public hearings indicated no planning concerns with public water facilities, solid waste disposal and the "related utilities" mentioned in the MLUL. But significant concerns were raised regarding sewerage treatment and storm water management.

Street lighting is discussed in the conservation plan element of this Master Plan.

The 1987 Master Plan contained a utility service plan that noted that the Township's primary utility concern is that of sanitary sewer service. The 1987 Plan noted that most of the Township is served by public sewer but that unsewered areas existed along Long Hill Road, Mountain Avenue, Morristown Road and Meyersville Road. The Plan recommended that "the collection system should be expanded to problem areas" as funds permit. Finally, the 1987 document noted plans to expand the treatment plant and the sewer connection ban then in effect in the Township.

The goals of this utility plan element are to discourage further expansion of the sewerage treatment plant and to discourage major sewer line extensions unless needed to reach areas of significant septic dysfunction.

SEWERAGE TREATMENT

As reported in the 1994 Master Plan Reexamination Report, the Township has recently completed its costly and complex upgrading of the sewerage treatment plant. The reexamination report also notes that the Township's surplus treatment capacity should be adequate to accommodate all approved development in the Township and the hook-up of many of the homes that remain on septic systems.

This plan element recognizes that the Long Hill sewerage system is now operating at the highest capacity and quality levels the Township has ever known. Because of the extreme costs involved in additional plant expansion, this utility service plan element seeks no future plant expansion under any circumstance unless so required by the Department of Environmental Protection. The plan also seeks to specifically discourage any sewer line extension to serve homes now on septic unless the septic to be replaced constitute a clear health crisis that cannot be remedied by other actions.

STORM WATER MANAGEMENT

Storm water management has become a major planning concern in recent years as the Township and its residents have expressed heightened concerns over runoff to the Great Swamp, continued flooding in residential areas, and the overall design of storm water control facilities in new development projects. To date the Township has addressed these storm water issues through a general policy on storm water management; this policy, however, has lacked a Township ordinance that specifically identifies acceptable storm water management practices.

The goals of this plan element are as follows:

- To develop uniform storm water management requirements aimed at providing comprehensive qualitative and quantitative controls over storm water runoff in the Township.
- To insure that storm water runoff impacts from new land development do not threaten the Township's natural resources or the Great Swamp.

This plan element endorses the preparation and adoption of a storm water management ordinance and related ordinances to clearly articulate and regulate Township policy on this important issue. The plan recommends that at least the following items be addressed in the ordinance:

- Storm water runoff from new development projects should be minimized to the greatest extent practicable; preparation of the ordinance should involve the exploration of both quantity and rate of runoff issues.

- Qualitative controls on storm water management should be created as well in an effort to prevent pollution of downstream water bodies, wetlands and other environmentally sensitive areas.
- New construction in flood prone areas should be discouraged to the greatest extent allowed.
- Design standards should be created for detention basins that specify appropriate sizing, sloping, placement, landscaping and other controls. The standards should also address release rates, design methods and other technical concerns.
- Storm water management plans for new developments should include a narrative statement indicating the site's relationship to receiving streams, the Great Swamp, the Passaic River, flood prone developments and other environmentally sensitive areas.
- Design guidelines should be created to encourage ground water recharge wherever appropriate so as to minimize development impacts on the existing water table.

This plan element also endorses appropriate improvements in the storm water management system of the Township to address existing storm water and flooding problems.

THE COMMUNITY FACILITIES AND RECREATION PLAN ELEMENT

INTRODUCTION

The community facilities and recreation plan element of the Master Plan is concerned with the public and semi-public facilities needed to meet the educational, cultural, health and general welfare needs of present and future Township residents. Although many community and recreation facilities have already been established, the need for new and improved facilities will continue. The purpose of this plan is to recommend community facility and recreation changes necessary under the future land use pattern.

This plan element includes a summary of the master plan background studies report 4 on community facilities and services, a listing of plan goals for community facilities and recreation, and plan element proposals for community facilities and recreation.

SUMMARY OF BACKGROUND REPORT FINDINGS

Municipal Building. From an operational standpoint, the existing municipal building and its site is inadequate, and its location is inappropriate for its function. Since 1958 Township Master Plans have suggested relocation of this important facility; potential sites have included the Elm Street School, Gillette School, the Hicks Tract, and the Valley Road corridor.

Emergency Services. The Police Department has been at its Mercer Street location in Stirling since 1977. With its recent expansion the building meets current needs. The fire companies in Stirling and Millington, and the first aid squad on Valley Road, the latter two also the subject of recent expansions, appear adequately sized and located to meet current needs.

Public Works. A major upgrading of the public works site, located at the sewer treatment plant site south of Valley Road, was recently approved. This upgrading will include the construction of a Morris County Parks Department building and new Township Public Works offices and garage space.

Library. The Township Library, located on Central Avenue in Stirling, with 5,000 square feet of building area, is considered undersized for its needs and lacks adequate off-street parking. Expansion or relocation is being considered.

Public Schools. The Township Board of Education operates three grade schools: Gillette School on Valley Road, Central School on Central Avenue, and Millington School on Northfield Road. A recent upswing in enrollments has created pressure to expand the existing schools, and construction is now underway on additions to the schools in Gillette and Millington.

Recreation. The local recreation inventory provides approximately 34 acres of active facilities, including school play fields, parks and the Little League fields. In addition there are passive parks, such as at Lounsberry Meadow and at the Millington Train Station. Many residents have expressed the need for more recreation facilities such as ball fields, soccer fields, tennis courts, playgrounds, and jogging and bike trails.

Open Space. Existing public open space in the Township covers 3,335 acres or 41.7 percent of total land area. This predominantly undeveloped open space is largely responsible for the rural character of the Township and includes Federal (Great Swamp), State, County and Township lands.

COMMUNITY FACILITIES AND RECREATION PLAN GOALS

This Master Plan embraces the following goals for the community facilities and recreation plan element:

- To establish a sound long-range planning program that merges major Township buildings, storm and sanitary sewers, natural trails and open spaces, recreational areas, community services, residential areas and roadways into an infrastructure that is resident and pedestrian friendly, and which supports the goal of preserving the Township's rural character.
- To support the development of a centralized municipal complex.
- To augment existing recreational facilities with the development of additional facilities, including ball fields, soccer fields, trails and other facilities designed for the benefit of all segments of the Township population.
- To continue the development of Township pocket parks.
- To support the development of a senior citizen community center either in a new municipal complex or as a freestanding facility.
- To cooperate with the Board of Education in its school expansion program.

PLAN PROPOSALS

Municipal Building. It is recommended that existing municipal facilities be relocated to a new municipal complex at a centralized location. This proposal is consistent with prior plans which recognized the inadequacy of the present site and existing facility, and the need for a larger facility on a larger, centralized site.

This plan does not recommend a specific site within the Township. It is recommended, however, that the site be large enough to, as needed, accommodate related functions including police and library facilities, and community meeting space.

Any eventual site may also include space for centralized recreational facilities. The need to incorporate Board of Education offices into a new municipal complex is no longer necessary as these offices will soon be relocated to the expanded Gillette school.

The eventual disposition of the existing municipal building and other municipal facilities will depend on the size and type of new municipal complex that is eventually built. Should a new complex be built that would incorporate all municipal facilities, existing facilities could be sold and re-used in a manner consistent with surrounding zoning. A less ambitious municipal complex project may warrant the retention of the existing municipal building or other facilities for use by agencies that do not require full time offices; examples might include the Shade Tree Committee, Board of Health, Recreation Committee, Environmental Commission and Historical Society. Existing facilities could also be used for meeting space for small citizen groups that serve the public interest.

Police Department. This plan recognizes that the recent expansion at the Mercer Street location will provide for current and near-term space needs. The long-term goal of consolidation with other municipal facilities, at a centralized location, remains.

Fire Companies and First Aid Squads. This plan also recognizes the recent additions to the Long Hill First Aid Squad facility and to the Millington Fire Company. No new facility needs are anticipated at this time.

Public Works. This plan recognizes the recent improvements at the public works site and no new facility needs are anticipated at this time.

Library. This plan recognizes the present consensus that the library is undersized and that expansion or relocation may be needed. The recommended course of action is relocation to the future municipal complex site, and sale of the existing building to a quasi-public, or other low intensity, type use. Until a municipal complex is built, however, some interim improvements at the library may be appropriate to address space needs.

Public Schools. This plan supports the Board of Education plans to expand as needed the existing three school locations, Central, Millington and Gillette. This plan advocates continuing dialogue to determine future space needs. This plan also recognizes the critical link between residential land development and school enrollment trends, and does not propose any significant increases in development density, or new residential development areas, in the land use plan.

Recreation. This plan recognizes the present shortage of active recreational facilities, requiring Township residents to travel to surrounding municipalities to find such facilities. Unfortunately, much of extensive inventory of open space in the Township has severe environmental constraints that precludes development for active recreational use such as ball fields, soccer fields, and playgrounds. Nevertheless the plan recommends these open space properties be systematically studied from a design perspective to determine what, if any, sites are suitable for the development of active recreational facilities. To protect and preserve the unique physical features of the Hicks Tract, however, the development of active recreational facilities, other than trails and paths, is discouraged.

This plan endorses the recommendations of the Township's 1990 pocket park plan to develop small passive parks at specified neighborhood locations.

This plan strongly endorses the development of a Passaic River walking trail, and bike, jogging, and hiking paths through existing open spaces that will provide community linkages and will open these areas for passive recreational use. As indicated on Map 6, this plan recommends a loop trail/path system that would serve bikers, hikers and joggers, and would link the villages of Millington, Stirling and Gillette. This proposal is an expansion of the bike route for which the Township is now seeking funding from the Department of Transportation, linking the Millington and Stirling train stations.



Map 6 also identifies a popular bike route now located in the area of the Great Swamp and proposes the connection of this route with the aforementioned loop trail/path system. The proposed connection of the two trails — through linkages on Carlton Road and Meyersville Road — will provide an overall trail and path loop of approximately 19 miles in the Township. This plan also recommends appropriate signage, pavement markings and other safety devices throughout the existing and proposed system. Directional signage to other trails and paths, such as those in the Great Swamp, are also recommended.

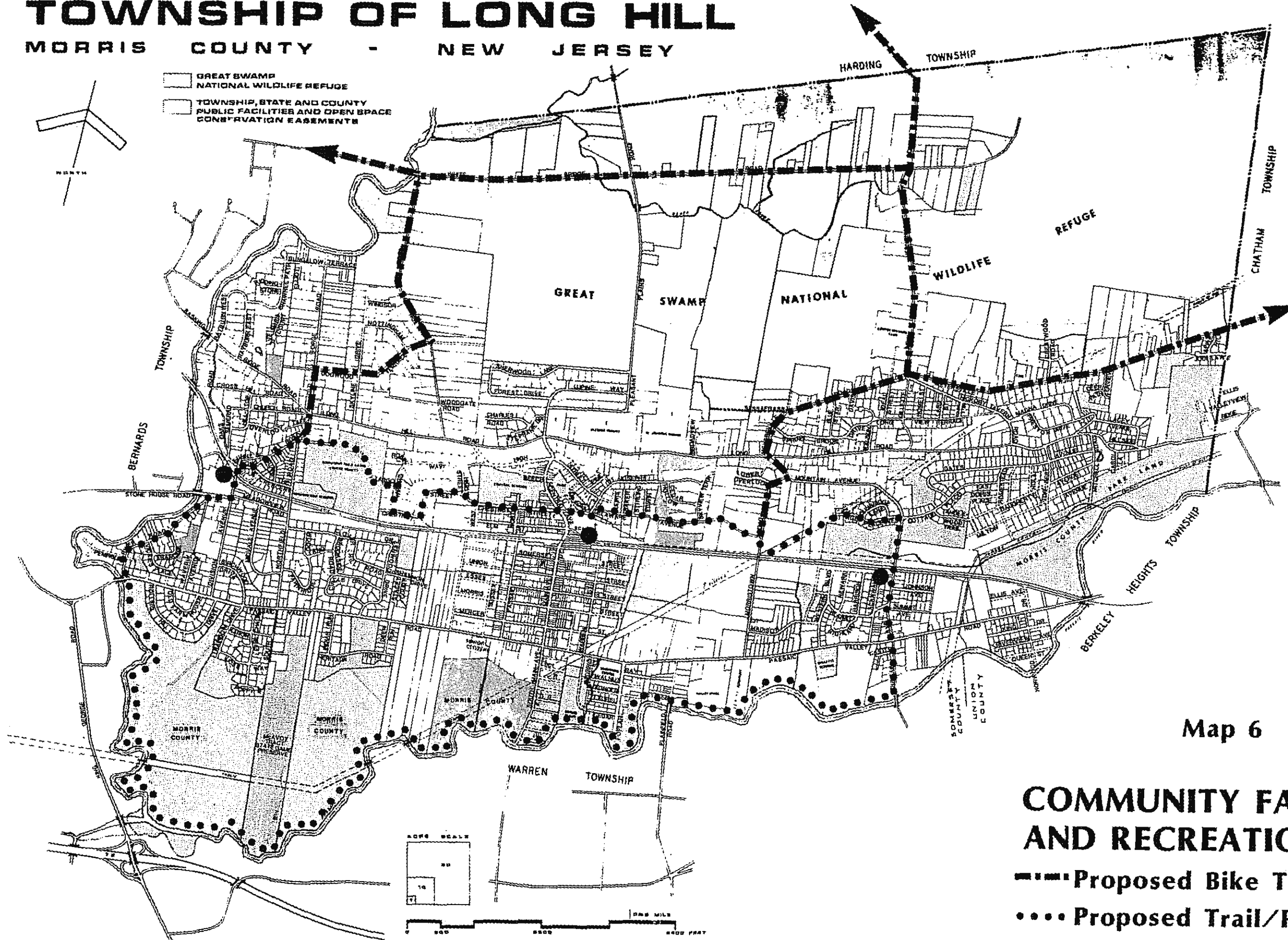
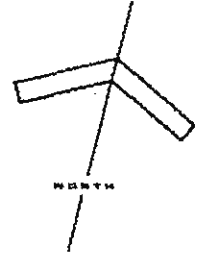
The trail/path plan is by its nature a flexible plan, and one that must stress creativity and public and private sector cooperation if it is to be successfully implemented. The fundamental objectives of the plan — improved access to the Passaic River and a non-automobile link among the Township's villages, public facilities and open space — will require communication with the Department of Environmental Protection for wetland access; acquisition of additional public open space lands, and/or the pursuit of open space and trail path linkages through private property easements.

This plan recognizes the development of a trail/path system as a crucial means of integrating developed and undeveloped sections of the Township, thereby encouraging greater appreciation of the Township's many natural resources and improve local access to the area's business districts and community facilities.

TOWNSHIP OF LONG HILL




MORRIS COUNTY - NEW JERSEY

-  GREAT SWAMP NATIONAL WILDLIFE REFUGE
-  TOWNSHIP, STATE AND COUNTY PUBLIC FACILITIES AND OPEN SPACE CONSERVATION EASEMENTS



Map 6

COMMUNITY FACILITIES AND RECREATION PLAN

-  Proposed Bike Trail
-  Proposed Trail/Path System
-  Train Station



BASE MAP REVISED IN MAY 1984
 CARL G. LAMBLOOM & ASSOCIATES, TOWNSHIP PLANNING CONSULTANT

THE CONSERVATION PLAN ELEMENT

INTRODUCTION

The Municipal Land Use Law (MLUL) permits a municipality to prepare and adopt a conservation plan element as part of its master plan. The MLUL describes a conservation plan element as follows:

A conservation plan element providing for preservation, conservation, and utilization of natural resources, including, to the extent appropriate, energy, open space, water supply, forests, soil, marshes, wetlands, harbors, rivers and other waters, fisheries, endangered or threatened species, wildlife and other resources, and which systematically analyzes the impact of each other component and element of the master plan on the present and future preservation, conservation and utilization of those resources.

This conservation plan element was prepared subsequent to the preparation of a variety of master plan background study reports, including a report on the many natural resources of Long Hill Township (see report 5). The background study report commented on and/or mapped wetlands, flood plains, topography, steep slopes, soils, woodlands, big trees and open space in Long Hill, and did so in a manner that should prove useful in assessing the environmental impacts of future development proposals in the Township.

The conservation plan element addresses many public opinion issues on the natural environment, as discussed during the master plan public hearings conducted by the Planning Board. Concerns about conservation issues have also been articulated in the land use plan element of this master plan and will be reflected in the adoption of new zoning regulations as well.

The goals statement of this Master Plan articulated the following specific goals for the conservation plan element:

- To conserve, protect and enhance the natural resources of the Township and to make environmental issues a central part of the planning process in Long Hill.
- To preserve the scenic value of the Township's natural resources, including its open space areas and treed corridors.
- To establish a detailed environmental assessment procedure for all major land development proposals in the Township in accordance with the Township's Environmental Impact Statement Ordinance.

- To prohibit, to the greatest extent possible on the municipal level, land development in the Township's critical areas and to periodically review local critical area regulations to assess their ongoing appropriateness in protecting the natural resources of the Township.
- To encourage the ongoing acquisition of open space by governmental agencies.
- To encourage greater tree preservation and planting efforts in the Township through more stringent tree removal regulations, the formation of a tree bank and street tree planting programs and the continuation of development review procedures aimed at tree preservation.
- To actively cooperate with regional efforts aimed at protecting the Great Swamp.

HISTORY OF CONSERVATION PLANNING

From a historical perspective, the Township's 1987 Master Plan included a visual appearance and conservation plan policy statement that included the following goals:

- The maintenance and, where necessary, the improvement of the Township's visual appearance should be undertaken with a view toward making the community a more attractive place in which to live.
- The major natural assets in the Township — the Passaic River, Long Hill Ridge and the large open spaces — are an intrinsic part of the Township's composition and, as such, should be protected from inappropriate development.
- The man-made assets of the Township, in particular its many historic structures, should be preserved and their environments enhanced.
- Severe soil capability limitations and other development constraints exist in much of the Township and intensive development in such areas should be discouraged.

The last inventory of natural resources for the Township was prepared by a local citizen group in 1972. This document studied many of the same natural resources as the aforementioned background study report 5.

In recent years the Township has sought to address some of the environmental concerns articulated in 1987 by adopting various environmental protection ordinances. These include the creation of the "C", Conservation, zone district, a critical areas ordinance, a

tree removal ordinance for public rights of way, an environmental impact statement ordinance, and a tree removal ordinance involving private property.

CONSERVATION PLAN

The conservation plan for the Township of Long Hill is a multi-faceted master plan element that involves topics ranging from open space to zoning. Certain components of the plan are graphically depicted on Map 7, while others are discussed in the policy statements that follow. Other conservation related planning issues have been addressed by other components of the master plan, most notably the land use plan.

OPEN SPACE

This plan element recognizes the vital role that open space plays in shaping the rural residential character of Long Hill Township. The plan further recognizes that there are sound planning reasons and strong community support for preserving and expanding the open space inventory of the Township, which now represents almost 42 percent of the land area of Long Hill.

The plan endorses the continued acquisition of public open space throughout Long Hill. Toward that end, Map 7 identifies all existing public open space in the Township and shows potential areas for additional acquisition of open space by the Township, Morris County, federal government, or other appropriate agencies. The plan supports the continued aggressive stance these agencies have maintained with respect to open space acquisitions in the past.

Map 7 also shows the ongoing creation of the Passaic River greenway and the "Central Township" greenway; the continued acquisition of public open space in both areas should be strongly pursued.

Future open space acquisitions should address one or more of the following broad objectives:

- To permanently protect environmentally sensitive lands.
- To connect or link existing open space parcels in an effort to create the continuous open space "greenways" shown on Map 7.
- To complete land acquisition plans by the federal government and Morris County for the Great Swamp and Passaic River, respectively.
- To preserve open space along the Township's major roadways and scenic corridors.

- To promote additional recreational opportunities, including field sports, hunting, fishing, hiking, biking and similar activities.

Of critical importance to the conservation plan element is acquisition of additional open space along the ridge line between Fenview and Apple Hill, south of Meyersville Road. The purpose of this acquisition would be to secure a continuous tract of open space along this important ridge line. The anticipated area of acquisition is also shown on Map 7.

In addition to outright purchase of open space by the federal government and Morris County, the plan also supports the use of Green Acres funds, easements, transfer of development rights (when permitted by law), agricultural preservation and any other appropriate means available to permanently secure open space. The plan acknowledges that the Township, under certain circumstances, may opt for density modification (cluster) subdivisions in pursuing the creation of additional open space. The plan also recognizes that many privately owned, environmentally sensitive land parcels now provide de facto open space functions for the Township because of State wetland regulations that prohibit their development. Nevertheless the plan supports the acquisition of these parcels when appropriate, or, in the alternative, the use of easements or other access agreements to permit public use of such land parcels.

TREES

Trees and other vegetation also enhance the local environment and the rural residential character of Long Hill. While many stands of mature trees are located in the Township's public open space parcels, other trees help provide wooded scenic corridors along many of the Township roads. Trees also provide buffering, storm water control, erosion control, animal habitats, shade and moderation of the surrounding microclimate and other functions to the community.

This plan element recognizes the crucial role trees play in creating a desirable environment for Long Hill and endorses aggressive Township action in the preservation of trees and related vegetation whenever appropriate. The plan also supports ongoing Township efforts to plant new street trees at all appropriate locations.

To further protect and enhance trees and wooded areas in Long Hill, this plan endorses the strong enforcement of the local tree removal ordinance and recommends an additional ordinance be adopted to protect the health and vigor of the "big trees" identified in background planning report 5. The plan also recommends a "tree bank" be established on Township property to store trees that can be harvested from soon-to-be developed sites where such trees would otherwise be destroyed. Such a tree bank can be used to provide new street tree plantings or plantings at other locations deemed appropriate by the Shade Tree Committee. Finally, this plan element strongly recommends the continuation of the Township policy requiring that all newly planted trees provide a minimum caliper of three to three and one-half inches at the time of planting.

DEVELOPMENT REVIEW

Land development presents many threats to the natural environment including tree loss, reduction of pervious surfaces, reduction of animal habitat, disruption to the water table, degradation of the visual environment, and many other impacts. And while this plan element is cognizant of certain basic private property rights to develop and use land, it also strongly recommends that a detailed review of the environmental impacts of both public and private sector development proposals be undertaken in accordance with the requirements of the Township Environmental Impact Statement before any new proposal is approved. Such impacts should be mitigated to the greatest extent possible.

The plan endorses the recently adopted environmental impact statement ordinance of the Township and encourages its use and the role of the Environmental Commission in the future review of all development proposals.

ZONING ORDINANCE

As indicated earlier, the Township has adopted a series of zoning and related ordinances aimed at protecting the natural environment. This plan endorses each of the aforementioned ordinances and recommends the preparation and adoption of other ordinances to further protect and enhance the environment of the Township.

The plan recommends amending the Township's critical area ordinance to define "steep slopes" as "all areas exceeding 15 percent in grade." The current standard of 25 percent is inadequate to protect some of the Township's steeply sloped areas, most of which are located along Long Hill Road. The new definition will bring the critical area ordinance into greater conformance with steep slope ordinances in other municipalities as well as with standards used by the State.

The plan also recommends the adoption of an ordinance that would require undisturbed buffer areas along any of the Township's wooded corridor roadways. These roadways would include Valley Road, Long Hill Road, Mountain Avenue, Morristown Road, Basking Ridge Road, Meyersville Road and other roads deemed appropriate by the Township. The recommended buffer width is at least 75 feet, in which no existing vegetation could be removed unless deemed necessary for access or safety purposes. Said buffer should be measured from the right-of-way line of the roadway.

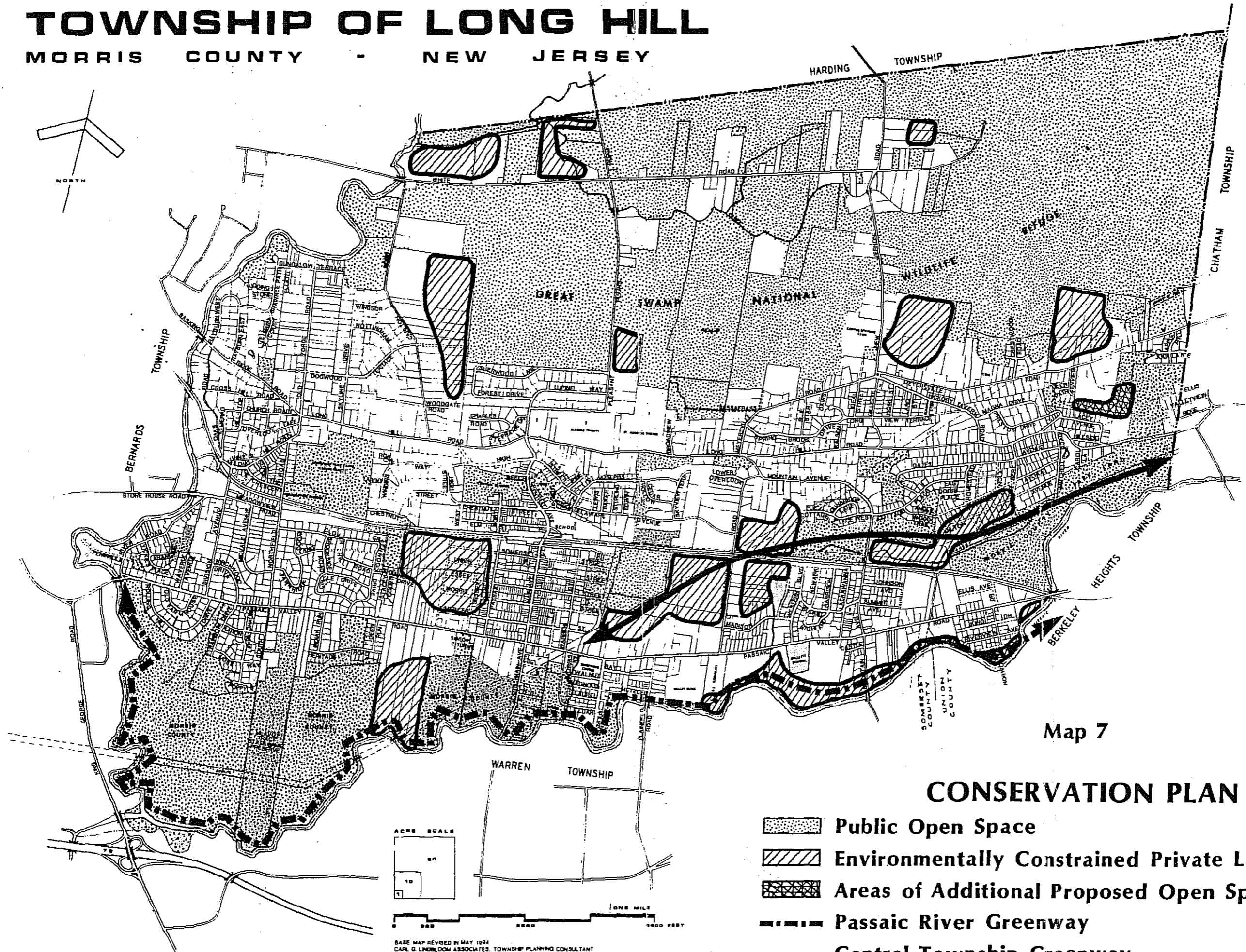
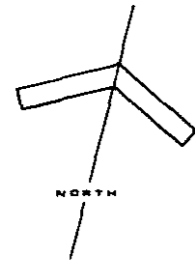
Zoning or other ordinance changes may also be necessary when the Township completes its street lighting study. To date the study has examined the location of street lights and recommended illumination standards, two items of importance in the Township's ongoing concerns over night glow problems. Additional ordinance amendments should be considered for lighting at commercial establishments to minimize the night glow impacts along the Township's rural streetscape.

The plan encourages the preparation and distribution of educational materials regarding the potential hazards of non-point source pollution materials, including certain fertilizers, pesticides, cleaning products, wood preservatives and other materials, and the promotion of environmentally sensitive substitute materials.

This plan element also endorses the adoption of a storm water management ordinance, the details of which are discussed in the utilities plan element.


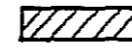



TOWNSHIP OF LONG HILL

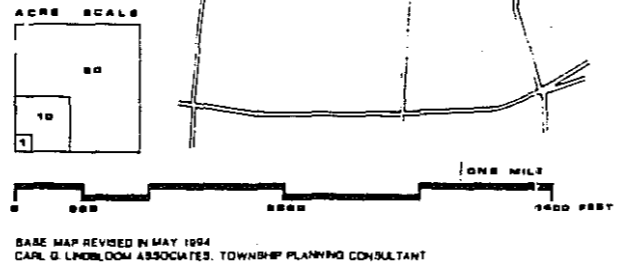
MORRIS COUNTY - NEW JERSEY



Map 7

CONSERVATION PLAN

-  Public Open Space
-  Environmentally Constrained Private Lands
-  Areas of Additional Proposed Open Space Acquisition
-  Passaic River Greenway
-  Central Township Greenway



BASE MAP REVISED IN MAY 1994
CARL G. LIMBOLD ASSOCIATES, TOWNSHIP PLANNING CONSULTANT

THE HISTORIC PRESERVATION PLAN ELEMENT

INTRODUCTION

The New Jersey Municipal Land Use Law provides a mechanism for the identification of, and planning for, the preservation of historic sites. It allows for the preparation of a historic preservation element of the Master Plan. Opportunities are provided for identifying both historic districts and historic sites. An overriding principle in the identification of historic sites is that if they are to be regulated through zoning, the historic aspect of the sites must be clearly identified and that the public purpose of preserving the historic aspect of the site must not conflict with a reasonable private use of the property. Where such conflicts arise, consideration should be given to public acquisition or removing the designation as a historic site.

The goals of this historic plan element of the Master Plan are as follows:

- To promote the preservation of historic structures, sites, districts, valuable historic resources, cultural/historic landscapes (land and buildings), and particular places of historic happenings.
- To establish a Historic Preservation Commission which will have among its charges the preparation and maintenance of a historic sites and streetscapes inventory; the preparation of recommendations to the Planning Board on the subject of the historic plan element of the Master Plan and other plan elements affecting historic sites and streetscapes; the preparation of advice on the inclusion of historic sites and streetscapes in the Township's capital improvement program; the preparation of advice on development applications before the Township; the preparation of written reports on the application of the zoning ordinance on historic preservation matters, and other advisory, educational and informational functions relating to historic preservation.

This plan element recognizes that historic preservation is not an amenity but an environmental necessity and the bedrock of the human environment.

TOWNSHIP HISTORY

The Township of Passaic, in Morris County, was established by an act of the Legislature in 1866. The name of the township, Passaic, was changed to Long Hill Township in November 1992, when the voters approved the new name by a narrow margin in a referendum.

The area was known as Long Hill as early as 1769 as evidenced by a map of that date. The original inhabitants of Long Hill Township were the Lenni-Lenape Indians. Long Hill Road, connecting early farming settlers with Elizabethtown and Newark, began as an Indian trail along the major ridge in the area. In the 18th and 19th centuries it was an important east-west route from Chatham to Somerville, carrying stage coaches, military units, general commerce, and local transportation.

The villages and surrounding areas of Gillette, Millington, Meyersville, Homestead Park, and Stirling were settled in the early 1600's and 1700's. Records affirm that Meyersville was the earliest to be settled. Revolutionary settlers included Bebout, Cory, Roll, High, and Morehouse. In those days this area was a farming community.

Major settlement of the Millington area began in the 1730's. Cooper from Holland, Boyle from Ireland, and Carle of Long Island were among the earliest settlers in this area. Millington was named for the gristmill and sawmill built along the river.

Gillette was another early farming community. In 1732, James Cauldwell emigrated from Ireland and purchased 100 acres. Aaron Thompson and Joseph Frazee were among those who also purchased land in this area. The Cornish family has lived in Gillette since 1799. This community included a general store and other local businesses.

Homestead Park was established in the 1730's with the purchase of farm acreages by Peter Rutan, Aaron Thompson, and Joseph Frazee. This land is in the most easterly section of Long Hill Township.

In 1740 Richard Runyon settled on an 176 acre farm in the area that is known today as Stirling. A graveyard with headstones of persons who lived during the Revolutionary War exists here. Stores and services thrived in the village of Stirling through the years. Schools and churches were established in this village. In the 1870's silk, button, metal, and embroidery factories flourished.

Prior to 1930 the growth of Long Hill Township had been a rather slow, selective, natural growth stimulated by the creation of local employment and by the natural attractions of the area and community. However, the automobile and the commuter train service made the Township much more accessible from the built up metropolitan cities which led to the increase in the rate of growth during the 1930-1940 period. After the war the metropolitan decentralization of residential as well as industrial and business uses doubled this effect, and the Township became an industrial-suburban community. In 1950 there were 3429 persons living in the Township and by 1990 the population had more than doubled to 7826.

Significance of Historic Sites in the Township

There is a compelling need to preserve the distinctive character of the villages of Long Hill Township. The historic structures, sites, and street settings that contribute to the

village character of Long Hill Township demand respect and should be maintained and enhanced in such a manner that the architectural and cultural heritage which they reflect is preserved. New construction or reconstruction should complement existing structures which have historical significance.

Existing in the historic villages are old store buildings, structures, and houses in which home industries existed. These have been an accumulative historic part of the authentic history of Long Hill. Where these structures exist today and are not incompatible with neighboring uses they should be permitted to remain and to make reasonable improvements necessary in a manner consistent with their historical style.

The most common technique used by municipalities to protect historically significant structures is to nominate them to the State and/or National Historic Registers. As an example, the Millington Railroad Station and #30 Ave Maria Court, an early house, are two Long Hill Township structures that are listed on the National Historic Register.

These are identified in the Morris County Historic Sites Survey, a 1987 survey funded by grants from the Morris County Historic Preservation Commission. In addition to these two, this survey cites six additional structures that are potential candidates for registration. One is a church and five are houses.

However, in order for historic identifications to be listed in the Master Plan, eligibility for recognition as historic at the State or Federal level is not required. In some cases, sites of historic significance may be recognized locally, with adequate documentation set forth in the Master Plan. Other criteria exist for evaluation, such as an example of particularly significant architecture or historic happening. The Morris County Historic Sites Survey, mentioned above and referenced in this document, is an inventory of about 78 historic places in the Township. The Long Hill Township Historical Society is in the process of reviewing this inventory in order to reflect any changes. Each listing will be evaluated as to the continuing appropriateness of its preservation as historic. Inasmuch as this effort may be performed by volunteers, albeit according to survey standards and reporting, the time required for completion will fill some years.

Many municipalities, in which an impressive number and quality of historic structures and sites exist, have determined that a historic commission is an excellent effective supervisory and directive tool. This gives prestige and worthiness to the cause and the efforts to effect identification, preservation, and appreciation can be effectively channeled and budgeted.

The historic commission together with the Township Committee has the opportunity and power to write and put into effect a historic ordinance which specifically states guidelines and supportive creative enhancements toward the maintenance and improvement of all historic sites, structures, and areas listed by the historic commission. A historic commission for Long Hill Township would be charged with the responsibility of determining the need for an ordinance that will preserve the historic, rural character of Long Hill Township.

Consideration may well be given to additions to the Morris County Inventory. Examples of possible additions might include: historic Long Hill Road, which includes the revolutionary military route and the beacon site; early schools and churches; burial locations of famous personages; and others.

Continuing research by the Historical Society may present other possibilities which can be added to the inventory of the Long Hill Township historical sites.

It is important to give consideration to the fact that protection offered by a listing on the State and/or National Historic Register or in fact a listing in a complete and well-researched inventory is limited. An effective and comprehensive tool for historic preservation is a municipally enacted historic preservation ordinance. This ordinance, written with comprehensive respect and understanding of the importance of historic preservation, is essential to the future heritage of Long Hill Township.

The Impact of Each Component of the Current Master Plan on the Preservation of Historic Sites and Districts

The current (1987) Master Plan includes several goals statements; under the Visual Appearance and Conservation goal are the following statements:

“The man-made assets of the Township, in particular its many historic structures, should be preserved and their environments enhanced.”

“The maintenance and, where necessary, the improvement of the Township’s visual appearance should be undertaken with a view toward making the community a more attractive place in which to live.”

INVENTORY of HISTORIC SITES AND STREETSCAPES of LONG HILL TOWNSHIP

(See Map 8)

1. 508 White Bridge Road
2. 540 White Bridge Road
3. 684 White Bridge Road
4. 560 New Vernon Road
5. 715 White Bridge Road
6. 360 New Vernon Road
7. 65 New Vernon Road
8. Meyersville Village District
9. Meyersville Road east of the Meyersville village
10. 211 Hickory Tavern Road
11. Long View Summer Colony District
12. 438 Long Hill Road
13. 30 and 50 Hillside Drive
14. 55 Long Hill Road
15. 275 Mountain Avenue
16. 59 Mountain Avenue
17. 24 Morristown Road
18. Mountain Avenue streetscape (82, 95, 137 and 138 Mountain Ave.)
19. 197 Morristown Road
20. 103 Lackawanna Boulevard
21. 503 Mountain Avenue
22. Valley Road, Gillette streetscape (496, 491, 500, 520, 552, 560 and 561 Valley Road)
23. Norwood Avenue streetscape (111 and 119 Riverview Avenue as well as 11, 12, 17, 18, 24, 33, 34, 39 and 47 Norwood Avenue)
24. 633 Valley Road
25. 561 Mountain Avenue
26. 716 Valley Road
27. 738 Valley Road
28. Gillette School
29. 57 Plainfield Road
30. 48 Bay Street
31. Stirling Worker's District
- 31A. 222 Passaic Avenue
32. Central Avenue streetscape (58, 62, 66 and 78 Central Ave.)
33. 1462 Valley Road
34. 1576 Valley Road
35. 1663 Valley Road
36. 1732 Valley Road
37. 1731 Valley Road
38. Southeast corner of Valley Road & South Northfield Road

**INVENTORY of HISTORIC SITES AND STREETS CAPES of
LONG HILL TOWNSHIP**

39. 433 South Northfield Road
40. 390 South Northfield Road
41. 362 South Northfield Road
42. 1803 Valley Road
43. 151 Division Road
44. 262-270, 260-262 River Road
45. 258-260 River Road
46. 190-226 River Road
47. 45 Division Road
48. Millington Railroad Station, Long Hill Road
49. 42 Old Mill Road
50. 47 Old Mill Road
51. 46-48 Sunnyslope
52. 34 Sunnyslope
53. not listed
54. Millington village district
55. 1802 Long Hill Road
56. 1767 Long Hill Road
57. Millington School, Northfield Road
58. All Saint's Episcopal Church, Basking Ridge Road
59. 120 Basking Ridge Road
60. 30 Ave Maria Court, formerly 100 Basking Ridge Road
61. 72 Basking Ridge Road
62. Long Hill Road streetscape I (1708, 1716, 1720, 1727 and 1728 Long Hill Road)
63. 1690 Long Hill Road
64. 1672 Long Hill Road
65. 1552 Long Hill Road
66. 1527 Long Hill Road
67. 1500 Long Hill Road
68. 1434 Long Hill Road
69. Long Hill Road streetscape II (1440, 1417, 1420 Long Hill Road)
70. 1292 Long Hill Road
71. 1272 Long Hill Road
72. 1190 Long Hill Road, Blessed Trinity Missionary Retreat Cenacle
73. 1143 Long Hill Road
74. 1127 Long Hill Road
75. 1111 Long Hill Road
76. 892 Long Hill Road
77. White Bridge Road streetscape (cross streets are Carlton Road and New Vernon Road)
78. 508 Carlton Road

Standards Used to Assess Worthiness for Historic Site Identification

The following list includes the criteria applied by the Historical Preservation Consultants, known as "ACROTERION," in the survey for the Morris County Heritage Commission. This survey was conducted within the confines of Long Hill Township.

CRITERIA:

Construction Date and Source of Date

Style

Builder or Architect

Form/Plan Type

Foundation

Exterior Wall Fabric

Roof/Chimneys

Siting, Boundary, Description, and Related Structures

Surrounding Environment

Significance

Original Use/Present Use

Physical Condition

Threats to Site

Register Eligibility

Boundary

REFERENCES

The Passaic Township History, 1964, compiled and written by Gwendolyn Thomas and the Passaic Township Tercentenary Committee.

A Guide to Historic Buildings and Sites in Passaic Township, compiled by the Passaic Township Historical Society, 1984. (This was based on research by Gwendolyn Thomas from "A Short History Published in Connection With the New Jersey Tercentennial, 1664-1964" and "Know Passaic Township," by the Passaic Township Educational Council, 1664-1964).

Morris County Historic Sites Survey. This survey of Morris County is comprised of specific data, field observation, photographs, maps, and National Register listings covering sites dating from 1700-1940. This survey was conducted by Historic Preservation Consultants — ACROTERION — for the Morris County Heritage Commission and was funded by: The Morris County Board of Chosen Freeholders, The F.M. Kirby Foundation, Inc. and the Office of New Jersey Heritage — 1986/1987. A copy of this Survey is in the Long Hill Township Public Library.

MAPS

A map and inventory of historic sites and streetscapes is included in this Historic Preservation Element. The map indicates locations of each inventory item included in the Morris County Historic Sites Survey.

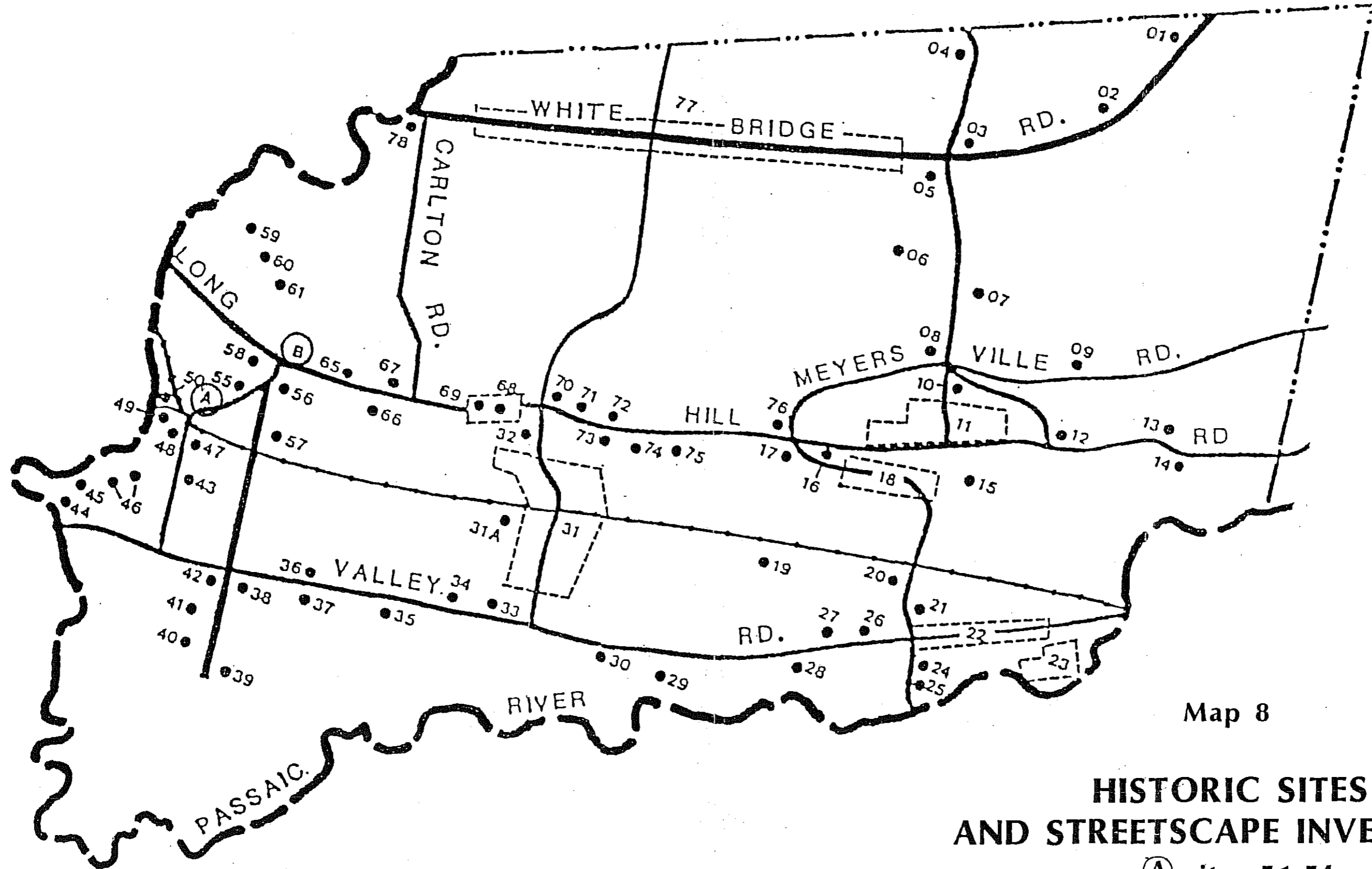
A large map is being prepared for use as a reference at Town Hall and for use before a large audience. This map will indicate block and lot of each location.

This plan element was prepared by the Long Hill Township Historic Preservation Committee:

Eileen Stovall, Chair
Rose Watts
William Watts

TOWNSHIP OF LONG HILL

MORRIS COUNTY - NEW JERSEY



Map 8

HISTORIC SITES AND STREETScape INVENTORY

Ⓐ sites 51-54

Ⓑ sites 62-64

THE RECYCLING PLAN ELEMENT

INTRODUCTION

The Municipal Land Use Law (MLUL) requires municipalities to prepare and adopt a recycling plan element as part of its master plan. The MLUL describes a recycling plan element as follows:

A recycling plan element which incorporates the State Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials within any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land.

This recycling plan element was prepared after consultation with Township officials regarding the history and current operations of the municipal recycling program.

TOWNSHIP RECYCLING

The Township now operates its recycling program out of the public works facility off Warren Street. The program now collects and recycles a wide variety of materials, including aluminum, glass, newspaper, plastic, tires, batteries, white goods, oil and tin cans. The Township now provides both curbside collection and Saturday drop-off services for recyclable materials, and also encourages non-residential users to use separate recycling haulers as well. All residential and non-residential properties in the Township have access to the Township recycling program.

In 1993, the last year for which data are available, the Township recycled 3,568 tons of materials, up 19 percent over the 1989 level of 2,996 tons.

The Township recycling program is now governed by a local ordinance that specifies materials, collection procedures and other details of the program.

THE PLAN ELEMENT

This recycling plan element recognizes the aggressive stance the Township has taken in its recycling program and encourages the continued expansion of the program. The plan supports all Township steps necessary to meet State recycling goals while addressing this Master Plan's goal "to continue the Township's ongoing recycling

efforts and to explore the possibility of a new recycling depot for the Township. Specific recommendations of this recycling plan element include the following:

1. Continue to expand the types of materials collected, including tree stumps and construction materials.
2. Encourage the use of separate haulers whenever possible to avoid unnecessary collection and tipping functions on the part of the Township.
3. Amend the Township recycling and building permit ordinances to require contractors to recycle waste materials and report the amount and type of all recycled materials to the Township.
4. Plan for and develop new recycling facilities on the public works site prior to the development of the approved county facilities on this site.
5. Continue and expand public awareness and educational efforts regarding the availability and importance of the Township recycling program.

THE MILLINGTON DEVELOPMENT PLAN
(adopted as a separate plan element on November 19, 1991)

INTRODUCTION

This document presents a comprehensive development plan for the village of Millington within Passaic Township. Referred to hereafter as the "Plan," the document follows a traditional master plan format by first examining the existing conditions of the village and then reporting on the area's various assets and liabilities. The Plan also identifies certain "pressure points" within Millington, and articulates specific goals and recommendations on how the village might be developed, redeveloped and revitalized in the future. To illustrate many of these recommendations, the Plan also includes a series of design plans and sketches. Suggestions on how the Plan may be implemented by the Township are presented in the final section of the study.

In addition to the preparation time provided by the Township Planning Consultant, this Plan represents an estimated 280 person-hours of work as a result of numerous meetings by the Planning Board and the Planning Advisory Committee.

The Planning Advisory Committee deserves special recognition for the time and effort individual members expended during site inspections and field work made as part of the study. Nearly all of the background studies reported on herein, in fact, were undertaken by members of this Committee. The Plan therefore owes a specific statement of thanks and appreciation to the current and past members of this Committee who worked on this study:

Mitchell Andrus
Mark Berman
Patrick Golden
Bill Hopcraft
Al Leonard
Jackie Perrotti
Walter Sadowski
Jeffrey Sankus
Eric Simone
Edward Traub
Alex Zadrozny

BACKGROUND STUDIES

INTRODUCTION

This section of the Plan presents certain background information relative to the village that will be useful in establishing the planning goals for the area. The information includes studies of land use, zoning, architecture, streetscape improvements and other characteristics of Millington.

LAND USE

The existing land use pattern in Millington is shown on Map 1. As indicated, land uses in the study area are limited largely to nonresidential uses. Many of these uses are industrial in nature and include the TIFA property, the National Roofing Company, the Runyon and Karg fuel oil businesses, and three automobile body shop and repair businesses. Other nonresidential uses include several office buildings and retail uses such as the Millington Cafe, Cumberland Farms and antique stores. Retail sale uses, typically the anchor of most village business districts, are located on just four of the 23 properties in the Millington study area.

Millington also includes three significant public land uses: the post office, fire department and train station. Each generates considerable pedestrian and/or vehicular traffic for the area, and can be viewed as a major asset for the business district.

ZONING

Map 1 also identifies the two zone districts in Millington. Excluding the TIFA and National Roofing Company lands, the village is zoned B-1-20, Neighborhood Business. This requires a minimum lot size of 20,000 square feet; a front yard setback of 50 feet; side yard setbacks of 20 feet (one) and 50 feet (both); and maximum building land lot coverages of 30 and 60 percent, respectively. The B-1-20 zone is described in the Township Zoning Ordinance as follows:

"This zone is intended primarily for retail sales, office and service uses serving primarily a neighborhood function. Any building containing a retail store, office or service establishment upon the first floor may be constructed so that on the second floor there may be apartment units of at least six hundred fifty (650) square feet each, and no more than one thousand (1,000) square feet each, provided that there shall be an additional minimum lot area of ten thousand (10,000) square feet per dwelling unit and further provided that each such unit shall be connected to the public sewer system and further provided that no more than two (2) units may be located in any one (1) building. No building shall contain apartment units, as provided herein, unless a side yard of at least ten (10) feet is provided and said building is located at least ten (10) feet distant from other buildings on the same lot."

The TIFA and National Roofing Company sites are zoned LI-2, Limited Industrial. This zone permits "manufacturing, processing or fabricating of materials of finished products and warehousing" as primary uses. The zone requires a minimum lot size of two acres.

STREETSCAPE INVENTORY

The information on Map 2 provides a streetscape inventory for Millington. As indicated, the village has a wide array of streetscape improvements; most, however, are incomplete improvements that are scattered throughout the study area.

Street lighting is provided by "cobra" style fixtures that are located at each intersection in the Township. These fixtures are attached to utility poles, which carry a series of overhead utility lines throughout Millington. These utility lines, combined with the overhead power lines along the railroad, constitute the most unsightly streetscape element in the area.

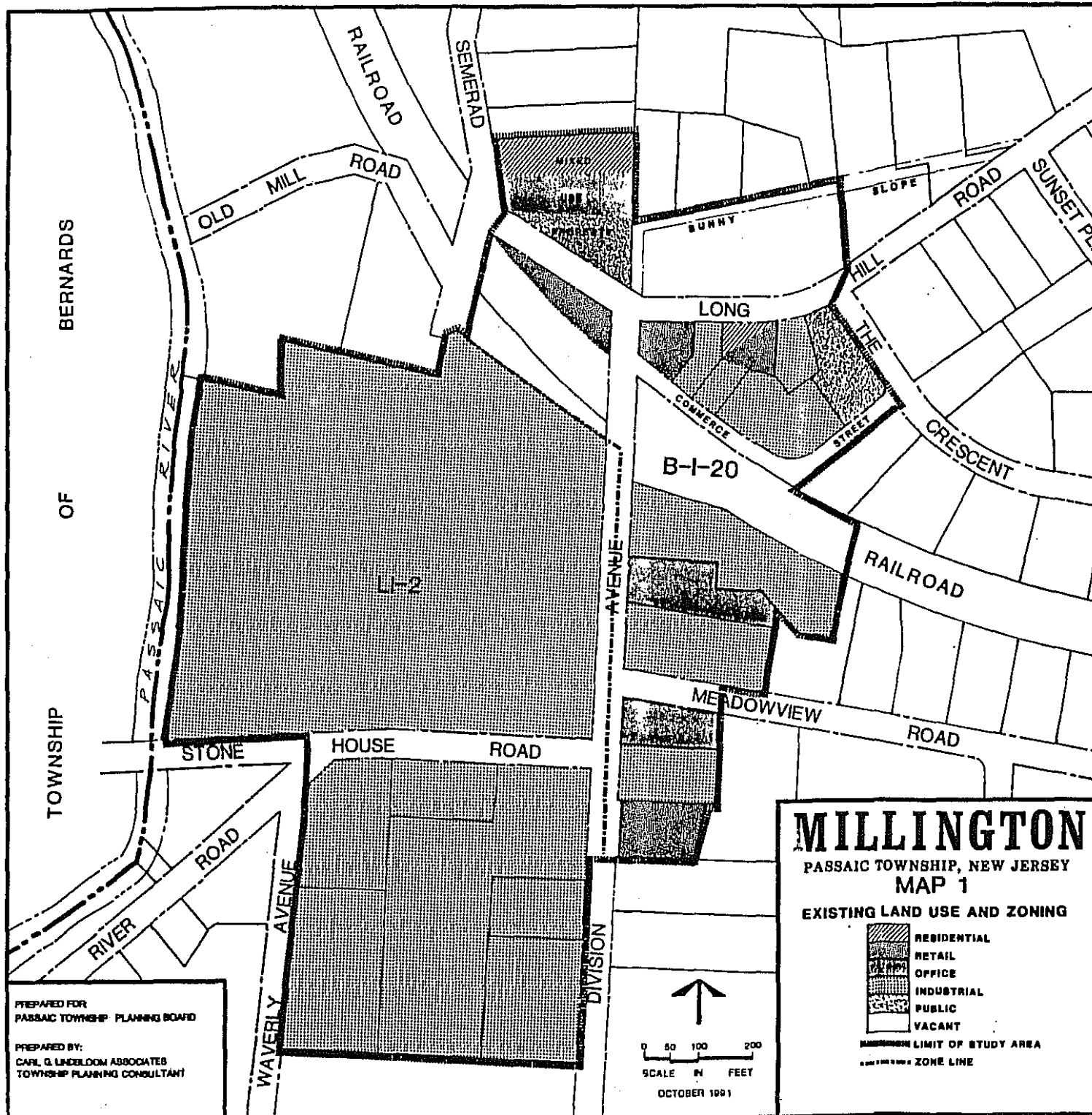
Concrete sidewalks are located in several sections of the village, but no comprehensive sidewalk system is available. Sidewalks in front of the Millington Bank and Millington firehouse are unnecessarily wide and could be reduced in width. The stone wall located along the north side of Long Hill Road provides an attractive streetscape element for Millington. An attractive line of pear trees is located alongside the south and east side of the TIFA building, and ginkgo trees make for a pleasant streetscape in front of the bank. The balance of the district generally has an inadequate number of street trees.

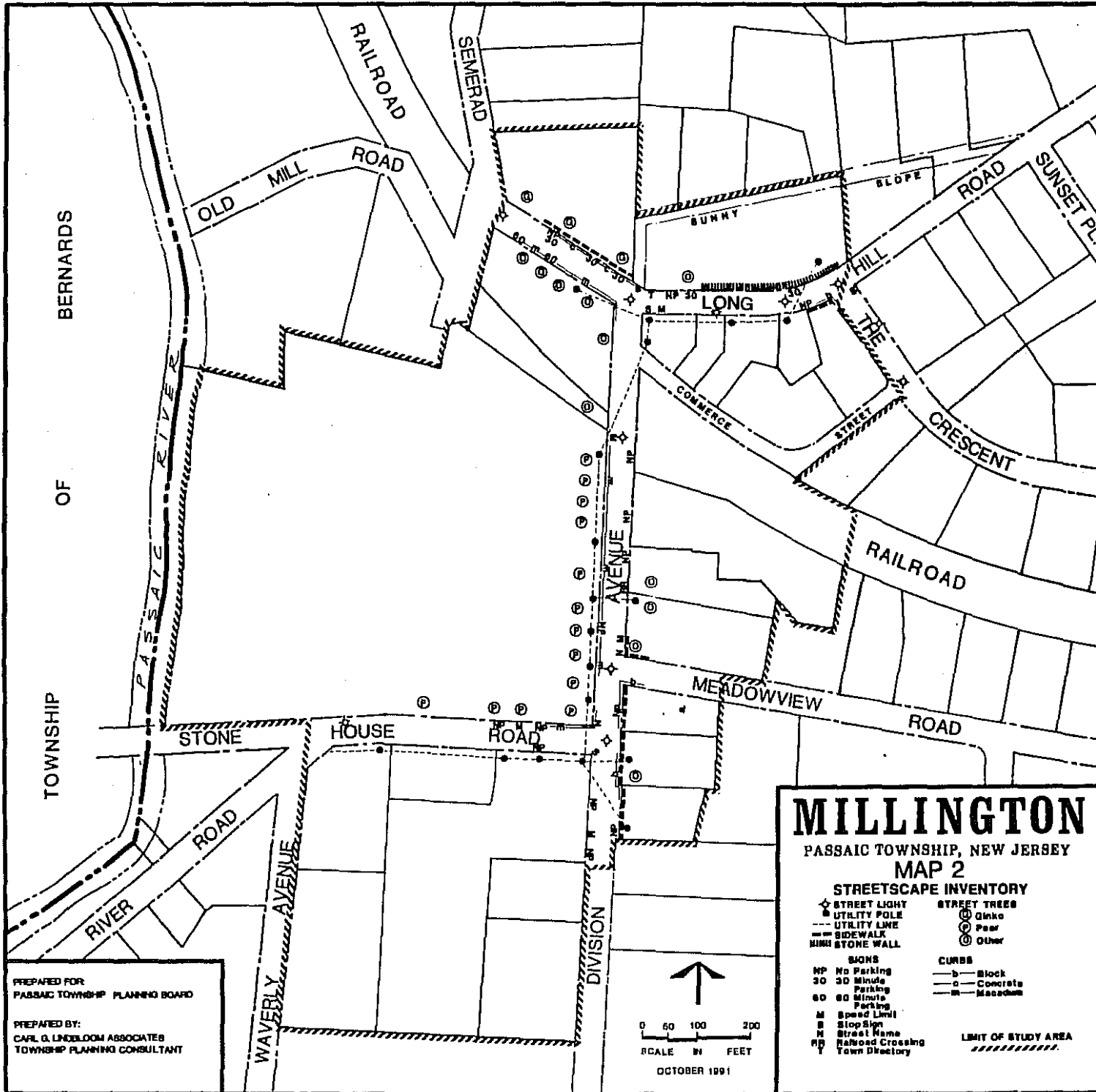
Approximately one half of Millington is curbed. These improvements are scattered and include block, concrete and macadam materials.

A public sign inventory of Millington indicates a proliferation of parking regulation signs. Private sector signs pose no particular problem for the area, except that most of these signs do little to enhance the visual appeal of the area.

BUILDING AND STRUCTURAL IMPROVEMENTS

Map 3 shows the general building and structural improvements for Millington. The map shows all existing principal building locations in the area, as well as the generalized locations of parking areas and driveways.







BUILDING SIZE DATA

Building size data were gathered to quantify the existing build-out in the village and to compare existing development with the requirements of the Zoning Ordinance. As indicated in Table 1, information on each developed parcel of land was researched with respect to lot size, building footprint and gross floor area. This information was then used to generate building coverage and floor area ratio information on a parcel-by-parcel basis.

Table 1 also provides certain summary information for Millington. As indicated, development in the village (excluding the National Roofing Company and TIFA) provides over 57,000 square feet of gross floor area, and represents an average building coverage of 13 percent and an average floor area ratio of .16.

Including its industrially zoned lands, Millington has an aggregate gross floor area of 205,000 square feet, with an average building coverage of 26 percent and an average floor area ratio of .28.

PARKING

Surface parking in Millington presents one of the major aesthetic problems in the study area. When viewed from Division Avenue, and especially from the Millington Cafe and train station area, the center of the district appears to be one large parking lot. This appearance problem, caused in large part by the parking needs of the automobile businesses in the area, is viewed by virtually all visitors to the area and could be easily remedied by a variety of screening techniques. Some of this parking appears to be taking place in a public right-of-way known as Commerce Street.

Other visual impacts relating to unscreened parking are evident at the TIFA site (from Stone House Road), and in front of the buildings along the south side of Long Hill Road, where on-street parking frequently extends into the travel lane of the roadway.

The quantity of parking stalls in Millington does not appear to be a major problem, however. Only the post office area, where high turnover traffic and a customer preference for on-street parking creates occasional parking shortfalls, and the aforementioned automobile businesses, appear to have significant parking shortages. Parking observations of all remaining lots, including the TIFA building, the off-street area adjacent to the post office, and most land uses along Division Avenue, indicate the quantity of parking stalls is more than adequate to meet site demand.

TRAFFIC

Millington is traversed by three collector roads: Long Hill Road, Division Avenue and Stone House Road. Each road carries a significant amount of through traffic into the district, virtually all of which passes through two main road intersections. In addition to these intersections, another heavily travelled roadway is the western portion of Long Hill Road, where the post office, Millington Cafe and the bank generate high levels of trip ends. Much of the

Table 1

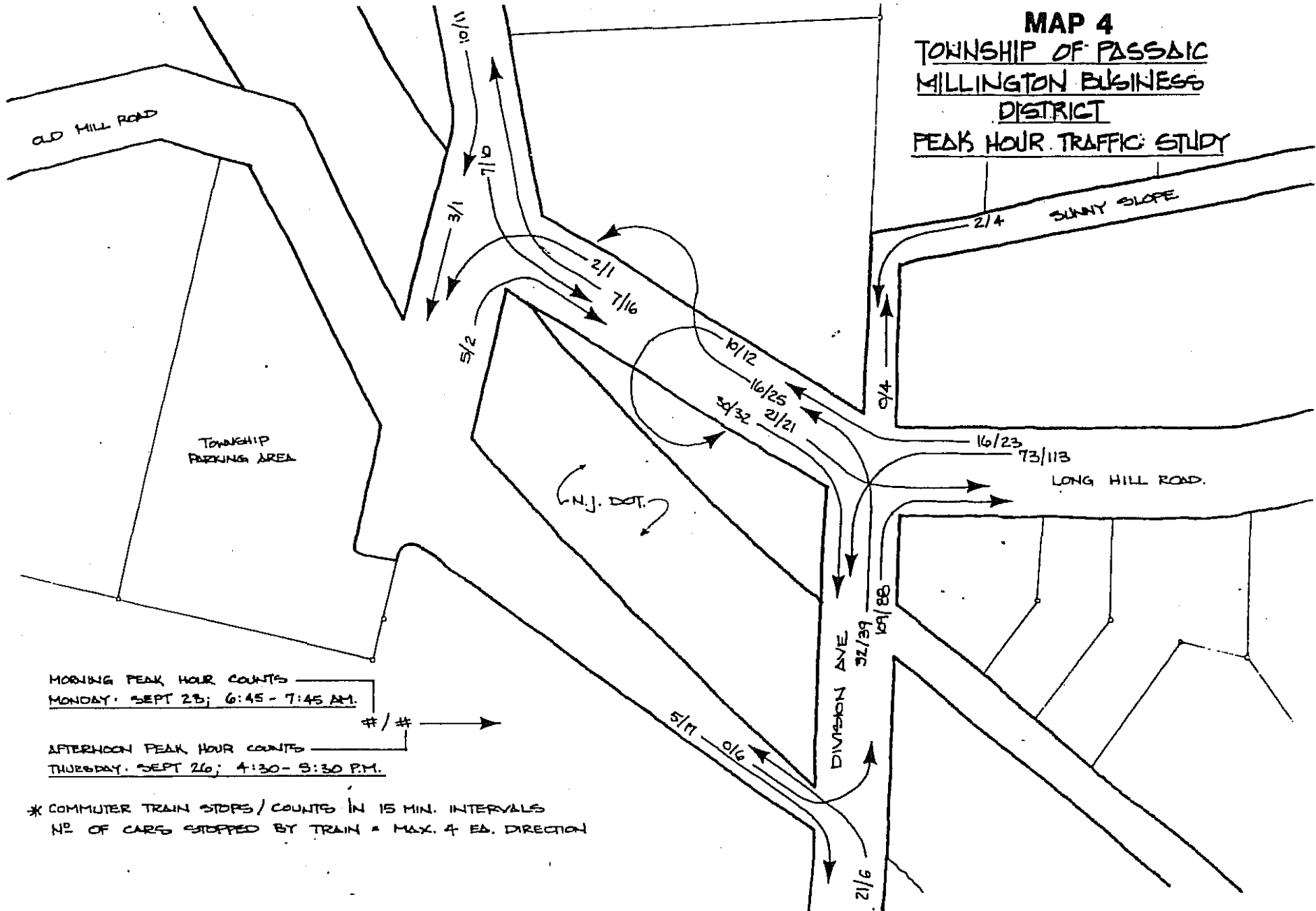
Building Size Data for Millington

<u>Property</u>	<u>Map No.¹</u>	<u>Approximate Lot Area (sq. ft.)</u>	<u>Building Coverage (sq. ft. / %)³</u>	<u>Gross Floor Area (sq. ft. / FAR)⁴</u>
Millington Bank	1	121,000 ²	4,742 / 3.9	9,826 / .08
Millington Cafe	2	9,400	2,000 / 21.3	2,000 / .21
Cornercopia	3	7,900	796 / 10.1	796 / .21
Long Hill Automotive & Millington Auto Body	4&8	7,000	6,250 / 89.0	6,250 / .89
Karg Oil/Antique Shop	5	37,000	1,800 / 4.9	3,600 / .10
NJ Optics	6	8,400	600 / 7.1	600 / .07
Millington Fire House	7	17,500	5,020 / 28.7	6,950 / .40
Runyon	9	48,000	4,118 / 8.6	4,183 / .09
Beldon Law Office	10	20,000	1,178 / 5.9	3,196 / .16
New Jersey Bell	11	31,000	9,040 / 29.2	9,040 / .29
Palumbo Office	12	9,400	3,466 / 36.9	3,466 / .37
Dillon Building	13	18,000	4,000 / 22.2	5,040 / .28
Cumberland Farms	14	14,000	2,400 / 17.1	2,400 / .17
National Roofing Company	15	182,000	7,370 / 4.0	9,454 / .05
TIFA Building	16	213,000	138,360 / 64.9	138,360 / .65
TOTAL (excluding National Roofing and TIFA)		348,600	45,410 / 13.0	57,347 / .16
TOTAL (all properties)		743,600	191,140 / 25.7	205,161 / .28

- Notes:
1. See Map 4 for property location.
 2. Includes all bank lands.
 3. Building coverage shows "footprint" area of building, and building coverage as percent of total lot area.
 4. Gross floor area expressed in square feet and as floor area ratio.

Source: Passaic Township property tax assessment records.

MAP 4
TOWNSHIP OF PASSAIC
MILLINGTON BUSINESS
DISTRICT
PEAK HOUR TRAFFIC STUDY



MORNING PEAK HOUR COUNTS
 MONDAY, SEPT 25; 6:45 - 7:45 AM.

AFTERNOON PEAK HOUR COUNTS
 THURSDAY, SEPT 26; 4:30 - 5:30 P.M.

#/# →

* COMPUTER TRAIN STOPS / COUNTS IN 15 MIN. INTERVALS
 NO. OF CARS STOPPED BY TRAIN = MAX. 4 EA. DIRECTION

73

traffic in this area is high turnover in nature, with peak utilization occurring during rush hours, lunchtime and on Saturday morning.

The train station is another major traffic generator, particularly during rush hours when the arrival and departure of commuters increases traffic in the area. The railroad crossing at Division Avenue forces most traffic in the district to a standstill when a train is in the station.

Traffic surveys taken along Long Hill Road in Millington confirm that Long Hill Road and Division Avenue carry virtually all of the traffic in the village. Other traffic findings include the following:

1. The intersection of Long Hill Road and Sunny Slope is extremely lightly travelled. During the morning peak hour surveyed, only two vehicles used the intersection; in the afternoon peak, a total of eight did so.
2. Semerad Road also is lightly travelled. The surveys show morning and afternoon peak usage of 17 and 23 cars, respectively.
3. The area in front of the post office is rather active, with the bank, post office and Millington Cafe generating a good deal of traffic. This traffic is problematic in that the area generates a number of turning movements, U-turns and parallel parking movements.
4. The service road immediately south of Millington Cafe also is lightly travelled.

Pedestrian traffic also was surveyed as part of this study. Of all such traffic in the village, the train station clearly generated the most, with an estimated 30 percent of all train users arriving on foot. Approximately eight of every ten pedestrians using the trains approached the village from Long Hill Road.

The raw data collected in the traffic surveys is summarized in Map 4.

MERCHANTS SURVEY

In addition to the physical inventory work prepared for this study, a door-to-door business survey was conducted to report on the nature of local businesses and their suggestions and comments regarding the Millington business district. Conducted in October, 1991, the survey reached eight businesses through in-person interviews and gathered information on twelve different topics.

The survey confirmed the presence of a wide variety of business types in the study area, with office, retail, automobile services and oil services businesses representing the bulk of the respondents. The survey again confirmed the very small amount of retail sales type uses in Millington.

The businesses surveyed reported an average of less than five employees per business, with most employees being full-time.

Nearly all respondents noted that employees and customers use on-site parking lots. Two businesses along Long Hill Road reported, however, that their customers need the on-street parking along this roadway.

Half the respondents noted their customer base was local in nature. The balance indicated that they drew customers from throughout the region.

Business owners cited "good service" and a fondness for the products offered as the principal reasons their stores were frequented by customers. Only one respondent cited "convenience" as a reason why customers used that particular business.

Nearly all businesses responding to the survey reported that business had increased over the last five years and expected the trend to continue in the future. Two comments were offered indicating business had declined recently as a result of the recession.

No business or building expansion plans were indicated by the respondents. The owner of one business does contemplate converting a portion of his building into a museum.

Five of the eight respondents rent their business space; the balance own their buildings.

A series of suggestions and comments were offered in response to this study. These are summarized from the eight survey forms as follows:

- The "no parking" restrictions on the east side of Division Avenue should be eliminated.
- The area is dull and drab, looks industrial, and has insufficient parking.
- There is a need for more retail, more parking and more people.
- Parking in the area must be improved, and a parking lot should be added between Runyons and the railroad. An addition to the Millington Bank should be undertaken.
- There is a need for relief from sign regulations.
- Improve parking and provide relief from the sign ordinance.
- Improve parking along Long Hill Road and improve pedestrian access. Let the Millington Bank proceed with its development plans.
- Provide more retail space on the easterly half of the bank parcel.

ARCHITECTURAL CHARACTERISTICS AND SITE CONDITIONS

A building-by-building survey of Millington resulted in the following summary of the district's architectural characteristics and building conditions (property numbers are keyed to map 5):

1. **Millington Savings/Post Office:** a 2½ story building constructed of red brick and stucco with wood trim. Building and grounds are very well maintained, and property is viewed as a prototype of how other lands in district should be developed. Unscreened dumpster and mail handling equipment on side of building facing parking lot is unsightly. Use of ginkgo trees on this site is very attractive.
2. **Millington Cafe:** a one story granite block structure with wood trim. Paint on wood trim is flaking badly and needs scraping and repainting.
3. **Antique Store/Pie Shop:** a single story structure with brick facade, stucco sides, and wood trim. Building is well-maintained, with new landscaping being installed on site. All refuse is kept out of sight behind a stockade fence. The parking lot is in fair condition.
4. **Long Hill Automotive:** a one story brick building with wood trim. The woodwork is in need of paint. Extensive parking and vehicle storage problems evident throughout the site.
5. **Karg Oil/Antique Shop:** a 2½ story building having stucco sides and a brick facade with wood trim. A sidewalk runs in front of the building. Both the sidewalk and the building are in good condition. There is a wooden balcony in the rear of the building which appears to have been constructed recently. Second floor apartments also located on site. As viewed from Long Hill Road, property is an attractive building, and an ideal use for a village business district.
6. **NJ Optics:** a very small single story stucco building. This building recently had a new window installed in front. The entire structure has been freshly painted and appears to be in good condition.
7. **Millington Fire House:** one of the larger buildings in town, with construction of brick and stucco. The building itself is in very good condition, but the parking lot needs resurfacing. A major visual asset to the area.
8. **Millington Auto Body:** a single story brick building. Property maintenance on this site is a major problem, with cars, parts, and debris scattered about the property. No screening or fencing is used to conceal these activities. The building itself appears to be in good shape, but a coat of paint is needed on the overhead doors. The parking lot is in poor condition.

9. **Runyon Oil:** an older building of stucco with wood trim. A very old wooden loading dock is attached to the south side, giving the impression that the building was used as a warehouse at one time. The parking lot has been freshly paved and a lot of attention appears to be given to landscaping. A good deal of debris, apparently generated by the business (oil tanks, oil burners, etc.), is piled along the railroad tracks behind the building.
10. **Beldon Law Office:** an all-brick, 2 story home/office with wood trim. House and grounds are well maintained. This is another example of a good land use for this type of business district.
11. **New Jersey Bell:** a brick building with marble trim. Landscaping is attractive and, like the building, well maintained.
12. **Palumbo Office Building:** a very modern one story brick building with wood and metal trim. Building and property are well maintained.
13. **Dillon Building:** a multi-tenant building constructed of stone and block, apparently one of the newer buildings in Millington. The parking lot is in good condition. All refuse is behind the building and not visible to the public. Although one tenant is an automotive repair business, this property doesn't seem to have the problems that the other similar businesses in the area suffer from, e.g., outdoor storage, unscreened parking, etc.
14. **Cumberland Farms:** a single story structure of block construction with a brick facade. The roof (an imitation mansard design) is in poor condition, with many shingles broken or missing. The dumpster is kept in the parking lot in front of the building; site signage is inconsistent with the character of the area.
15. **National Roofing Company:** a building is situated on the corner of Division Avenue and Stone House Road and appears to be suffering from some sort of structural problem. The stucco is falling off in large sheets and large cracks are evident in the northeast corner. The landscaping and split rail fence are attractive, but the parking lot and outdoor storage present major appearance problems for the area. Decrepit accessory buildings, abandoned vehicles, drummed chemicals, and miscellaneous trash cover the property.
16. **TIFA Building:** the largest building in the village with many tenants. Buildings are in reasonably good condition and have been recently painted. Barbed wire fence along Stone House Road is both unnecessary and unsightly. Street trees along Division Avenue are an asset to the area.

PROPERTY OWNERSHIP

Table 2 identifies all property owners in the Millington business district.

Table 2

Property Ownership in Millington

<u>Block</u>	<u>Lot</u>	<u>Location</u>	<u>Owner</u>
126.02	16	1926 Long Hill Road	Millington Savings & Loan Association
	17	1932 Long Hill Road	" " " " "
226	7.04	Millington Cafe	N.J. Department of Transportation
124	1	1911 Long Hill Road	Afler Realty (Cornacopia)
	5	1905 Long Hill Road	Edward D. Topar (Long Hill Auto)
	6&10	1901 Long Hill Road	Karg Fuel Oil, Inc.
	11	1893 Long Hill Road	Lorraine Cataldo
	13	1891 Long Hill Road	Millington Volunteer Fire Company
120	8	45 Division Avenue	A. D. Runyon Co.
	8.01	53 Division Avenue	Harry J. Beldon, Esq.
	2	59 Division Avenue	N.J. Bell Telephone
109	1.01	85 Division Avenue	Ralph D., Gary S. & Ruth A. Palumbo
	1	85A Division Avenue	Joseph & Shirley Dillion (Auto Repair Muffler Co.)
	5	87 Division Avenue	V S H Realty, Inc. (Cumberland Farms)
119	1	50 Division Avenue	Tifa, Ltd.
110	32	116 Division Avenue	
	33	98 Division Avenue	
	34	84 Division Avenue	Emmett R. Barrett
	35	Stone House Road	
	36	33 Stone House Road	

ASSETS, LIABILITIES AND PRESSURE POINTS

INTRODUCTION

The planning information discussed in the background section of this study can be summarized to identify the basic assets and liabilities of Millington. The existing assets can then be preserved and accentuated during the preparation of the development plan, while the area's liabilities can be reversed or minimized.

The background information also can be used to identify the village's "pressure points," i.e., those pivotal land parcels which can be most helpful in the future development of Millington.

ASSETS AND LIABILITIES

The information in Table 3 identifies the assets and liabilities of the village. This information will be carried over into the plan element of this study.

PRESSURE POINTS

As a result of the background studies, the "pressure points" in Table 4 have been identified for special examination and design sketches in the plan element of this study (see Map 5).

Table 3

Millington's Assets and Liabilities

<u>Topics</u>	<u>Assets</u>	<u>Liabilities</u>
Land Use	Village center well-established by post office, bank and train station. Vacant bank site represents major development opportunity for village.	High percentage of industrial uses and paucity of retail uses.
Zoning	B-1-20 zone permits wide array of uses.	Much of district zoned for industrial uses. Bulk standards for B-1-20 zone are somewhat inappropriate for existing development.
Streetscape Inventory	Some streetscape items--sidewalks, curbing, trees--are at least partially established. Street trees in two areas are especially attractive. Stone wall is pleasant streetscape element.	Unattractive street lights and unsightly overhead utility lines. Incomplete sidewalks and unnecessary signs in area. No street furniture.
Building and Structural Improvements	Many parcels offer expansion or redevelopment opportunities.	Major gaps in building setback lines along Long Hill Road and Division Avenue.
Building Size	Existing building coverage and floor area ratio for overall business area is low by most planning standards.	Large amount of industrial space in village.
Parking	Quantity of parking in most areas of village is acceptable. Nearby commuter lot addresses train station needs.	Parking at corner of Long Hill Road/ Division Avenue and alongside Stone House Road is unsightly and in short supply. More on-street parking needed in front of post office.

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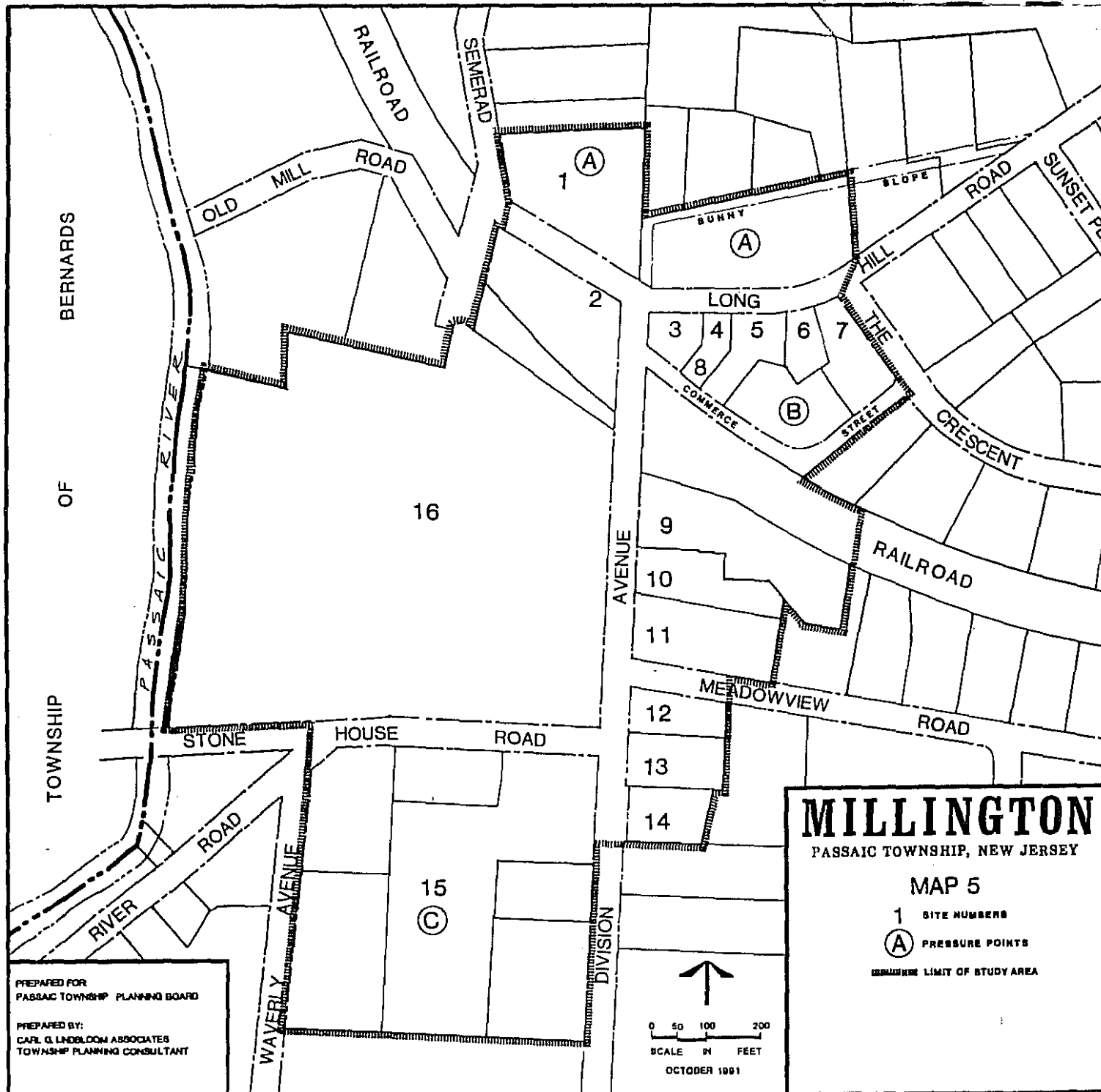
Table 3 continued

Topics	Assets	Liabilities
Traffic	Relatively high traffic volumes using Long Hill Road, Division Avenue and train station are good for retail trade-in area. Sidestreets feeding into village have very low traffic volumes.	Area in front of post office is busy, with numerous turning movements, U-turns and parallel parking all taking place in same area.
Merchant Surveys	Local businesses are generally supportive of revitalization efforts for Millington.	Survey indicates businesses have no plans for construction or expansion, but see need for parking improvements and general beautification in area.
Architectural Characteristics and Site Conditions	Bank building, Millington Cafe, antique store/pie shop, Karg's building and other sites are attractive, well-maintained village-type properties.	Automobile uses at corner of Long Hill Road and Division Avenue, as well as National Roofing Company site, are extremely unsightly and problematic for area. Other buildings are architecturally undistinguished.
Property Ownership	High degree of local ownership.	---

Table 4

Pressure Points in Millington

<u>Map Key</u>	<u>Pressure Point</u>	<u>Description</u>
A	Block 126.02, Lots 16 & 17 (Existing and proposed Millington Bank sites)	All land in district north of Long Hill Road, site contains large, underdeveloped parcel adjacent to Sunny Slope, and the attractive post office/bank building.
B	Block formed by the Crescent, Long Hill Road, Division Avenue and Commerce Street	Site now contains the firehouse, Karg's, two automobile busi- nesses and two antique shops.
C	Block in district south of Stone House Road and west of Division Avenue	National Roofing Company site.



PLAN GOALS AND RECOMMENDATIONS

INTRODUCTION

This section of the study presents planning goals and recommendations designed to achieve the revitalization of Millington. The goals provide certain general planning guidance and concepts which the Township can rely on in its future work in the village. The recommendations provide specific details on how the planning goals can be realized.

The formulation of these goals and recommendations represents a dynamic process. As the village evolves, so should the goals and recommendations of this study, thereby reflecting the changing conditions of the study area.

PLAN GOALS

This land use plan for the village of Millington embraces the following specific goals:

1. To establish a heightened sense of community pride in Millington by creating a cohesive, attractive business district.
2. To expand the commercial base of the village, particularly with respect to retail sales and service uses.
3. To enhance the physical appearance of the area through comprehensive streetscape improvements, architectural renovations, and similar undertakings, and higher standards for site design.
4. To establish and carefully follow the design plans established by this study for certain "pressure points" in Millington, and to encourage the redevelopment of appropriate land parcels in the village with uses more appropriate for a village business district.
5. To encourage private investment in the area and to enhance property values in the Township.
6. To establish a significant pedestrian presence in Millington.
7. To encourage the cooperation of merchants, property owners, business persons, residents, and government in the overall revitalization of Millington.
8. To address all applicable goals of the Municipal Land Use Law as enumerated at N.J.S.A. 40:55D-2.

PLAN RECOMMENDATIONS

This Plan offers the following specific recommendations as a means of achieving the aforementioned goals:

1. Undertake a comprehensive streetscape improvement program in accordance with the Streetscape Design Plan contained in the next section of this Plan. Specific improvements should include the following:
 - a. Completion of all sidewalks as shown on the Plan using concrete materials, unless specific blocks of the village can be provided with higher quality sidewalk materials.
 - b. Completion of all curbing in the village with block materials.
 - c. Relocation of all overhead utility lines to underground or rear yard locations.
 - d. Replacement of current street light fixtures with a traditional colonial fixture.
 - e. Removal of all unnecessary public safety signs.
 - f. Implementation of a uniform street tree planting scheme.
 - g. Development of the pocket park at the Millington Cafe, as called for by the recreation plan element of the Township Master Plan.
2. Encourage development of Millington's three "pressure points" in accordance with the three design plans included in this Plan and discussed in detail in the following section of this study.
3. Encourage site specific development and improvements in accordance with the Development Concept Plan, also discussed in detail in the following section of this report.
4. Develop screening procedures and practices to reduce the visual impacts of parked cars in the village, and take appropriate action to eliminate illegal parking in public rights-of-ways.
5. Adopt the recommended zoning amendments to better articulate permitted uses in the village and to relax and refine the bulk requirements of the village's zoning district.
6. Require appropriate facade improvements as part of all new site plans for existing development, and to require that new development provide architectural features consistent with the traditional preference of the Township. An illustrative facade improvement sketch is provided in the next section of this study.

DESIGN PLANS

INTRODUCTION

In addition to the planning goals and recommendations discussed in the preceding narrative, several design plans have been prepared as part of this Plan to graphically illustrate some of the recommended improvements for Millington. These design plans cover the following topics:

- Three design plans have been prepared for "pressure points" A, B and C.
- A Streetscape Design Plan has been prepared to illustrate the recommended sidewalk, curbing, landscaping, lighting and other improvements in the village.
- A Development Concept Plan has been developed to provide site specific planning recommendations for every property in Millington.
- An illustrative facade improvement sketch has been prepared to contrast an existing facade with what the same building can look like after a facade renovation.

PRESSURE POINT DESIGN PLANS

An earlier section of this Plan identified three "pressure points" in Millington: the Millington Bank site (pressure point 'A'); the block formed by Division Avenue, Long Hill Road, The Crescent and Commerce Street (pressure point 'B'); and the National Roofing Company site (pressure point 'C'). Special design plans for each of these areas have been prepared, with pressure points 'A' and 'B' shown on the same sheet.

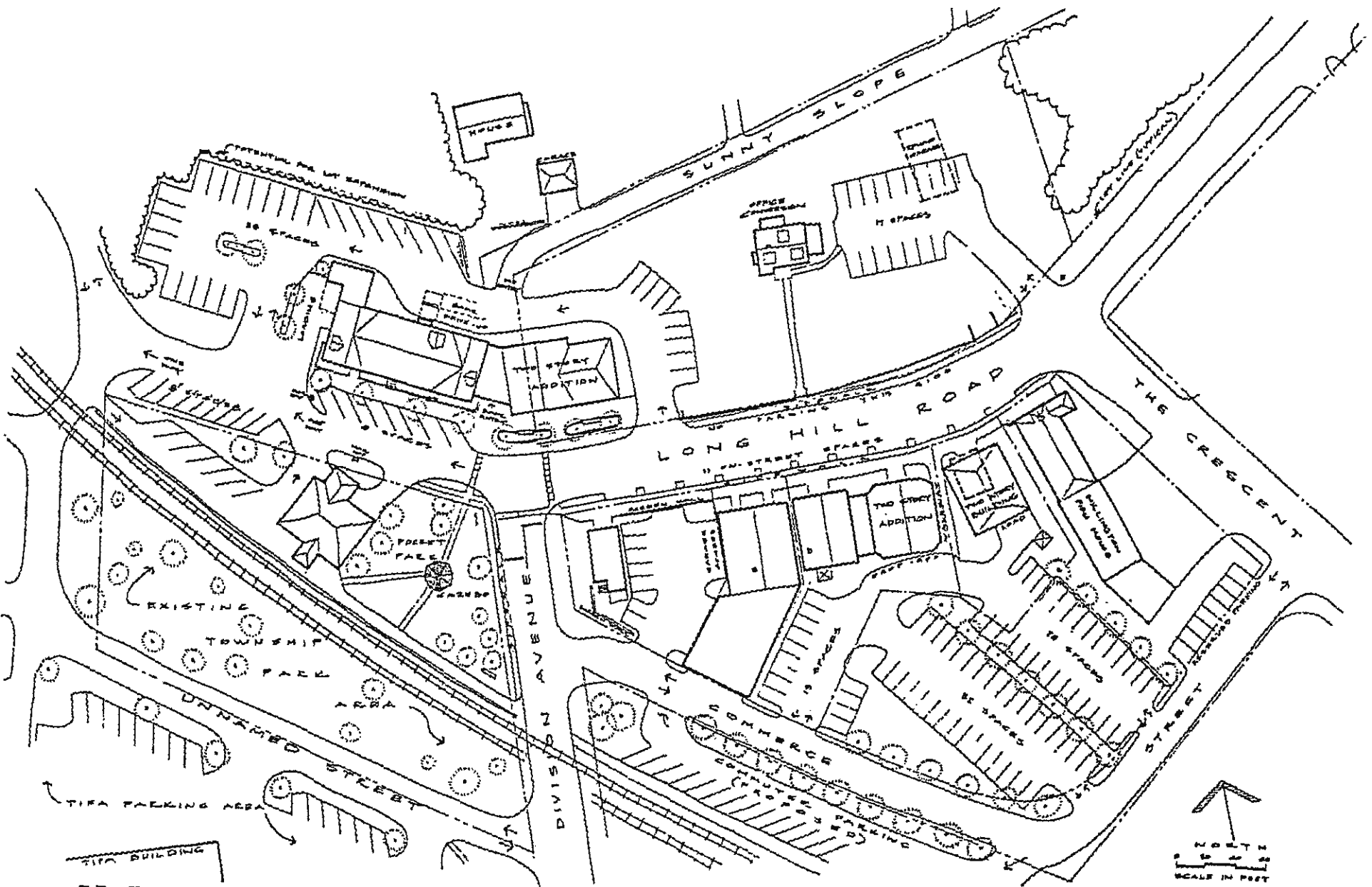
Because pressure points 'A' and 'B' offer several different development opportunities, two design plans have been provided. The first--Alternative One--provides the following features:

- A 6,500 square foot addition to the Millington Bank with a limited front yard setback and expanded buffer area along Sunny Slope. The addition would accommodate bank expansion needs for the foreseeable future, and also provide up to two rental units for other retail tenants. Apartments located above the addition should be used for Mt. Laurel purposes.
- Access to the bank site via a Long Hill Road driveway that would run one-way westbound around the rear of the bank and provide a one-way southbound connection to Sunny Slope. Nine new parking stalls would be located along this section of the bank driveway.
- Re-use of the Coriell house as professional offices with a separate parking area to the east of the house. A driveway located across from The Crescent would provide access to this use.

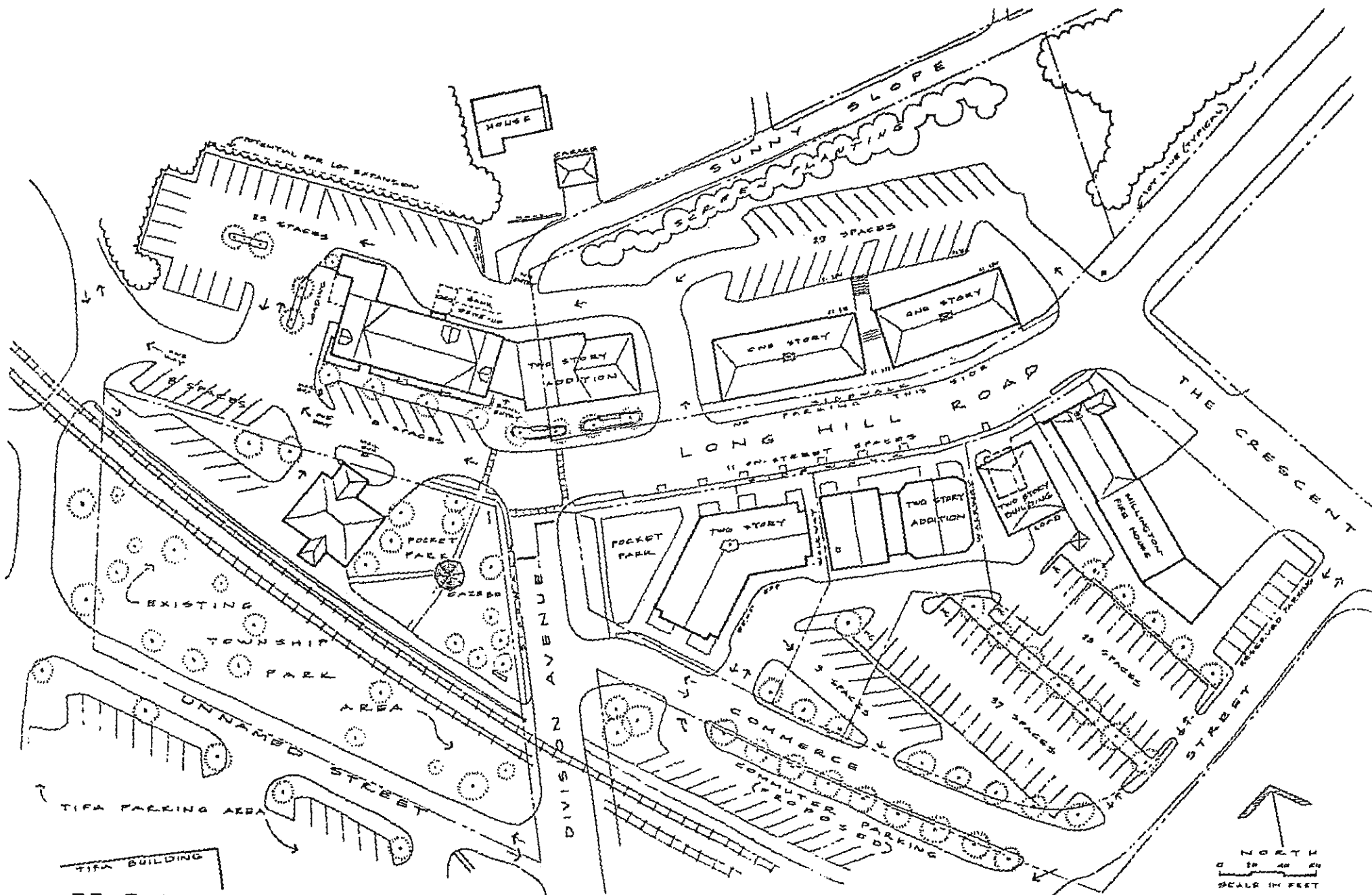
- The conversion of the western half of Long Hill Road to a one-way westbound road with up to 12 on-street parking stalls in front of the bank and Millington Cafe. These on-street stalls, combined with the intentionally limited number of off-street stalls on the bank site, will encourage a pedestrian presence in front of the bank and minimize land disturbance on the eastern half of the bank site.
- Improved landscaping in front of the existing bank building by removing the unnecessarily wide existing sidewalk and replacing same with flower beds, shrubbery and a bench.
- Screening and landscaping of the automobile uses on pressure point 'B', with access limited to Division Avenue and Commerce Street. Under this scenario, the garage access to Long Hill Automotive would be shifted to the west side of the building, with appropriate facade renovations along Long Hill Road.
- Infill development and redevelopment along Long Hill Road on the Karg's and NJ Optic sites.
- A 73-stall municipal parking lot located north of Commerce Street, which will be developed as a service road. This road will also allow for commuter parking along the railroad right-of-way.
- The elimination of parking on the north side of Long Hill Road, and the creation of 11 on-street stalls on the south side of this roadway.
- Full curbing and sidewalks along both sides of Long Hill Road between The Crescent and Division Avenue.

Alternative Two for pressure points 'A' and 'B' differ from the initial plan in the following respects:

- A total of 7,000 square feet of commercial building space would replace the Coriell house. The new building would be located with a minimal front yard setback off Long Hill Road, and provide a 29-stall parking area in the rear yard. A 25 to 70 foot buffer along Sunny Slope would be provided in this case. Circulation would be provided via a one-way driveway system off Long Hill Road.
- The redevelopment of the lots now occupied by the automobile uses and the Cornercopia use, featuring a mixed use building and a modified layout for the municipal parking lot off Commerce Street.
- A second pocket park would be added at the intersection of Division Avenue and Long Hill Road, creating more open space and thereby highlighting the view of the Millington Bank building for northbound travellers of Division Avenue.



MILLINGTON AREA DESIGN PLAN
 PRESSURE POINTS 'A' AND 'B' - ALTERNATIVE ONE



MILLINGTON AREA
 PRESSURE POINTS "A" AND "B" -

DESIGN PLAN
 ALTERNATIVE TWO

- Perhaps most importantly, this design alternative shows an "ultimate build-out" for the village, which by reason of the proximity of land uses would encourage shared parking throughout the district as well as a high degree of pedestrian activity.

The design plan for pressure point 'C' proposes high density multifamily housing for the current National Roofing Company site. This alternative shows an ideal land use for the fringe of the business district, and will extend northbound the multifamily residential zone now existing on the Weisbecker site. The proposed use should also create the economic incentive for the current site user to relocate to a more appropriate location. An overall density of up to 12 units per acre is proposed, inclusive of a Mt. Laurel component. Any development of this site for multifamily residential purposes should include a high quality architectural product, featuring a traditional design and brick facades.

STREETSCAPE DESIGN PLAN

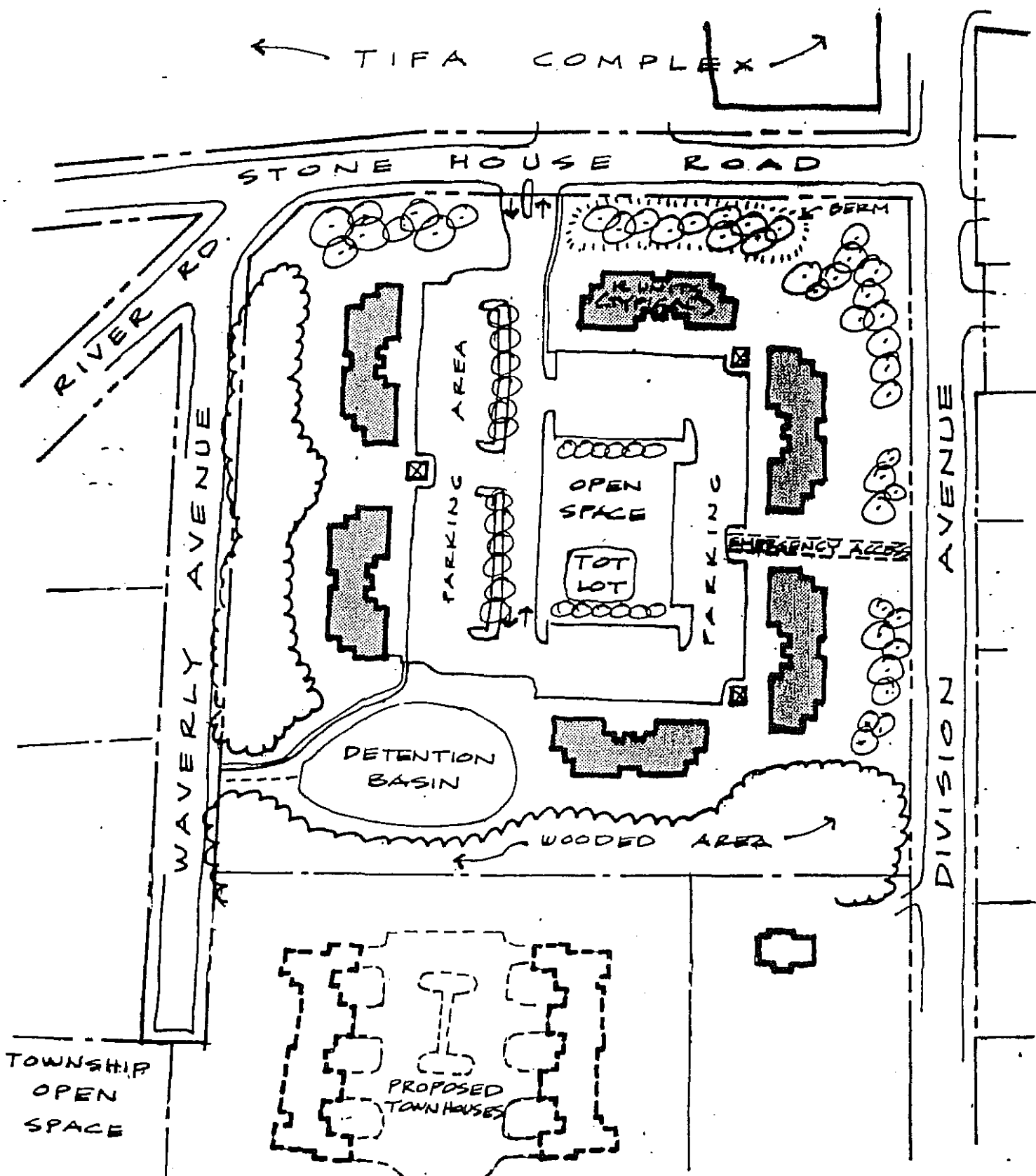
The Streetscape Design Plan has been prepared to assist the Township and the business community in developing necessary streetscape improvements for Millington. This design plan shows the generalized location of a variety of improvements, ranging from street trees to underground utilities on a typical block in Millington.

DEVELOPMENT CONCEPT PLAN

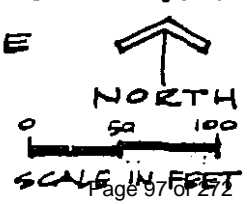
The need for guidance in the site design process extends beyond the village's three "pressure points." As a result, this Plan includes a Development Concept Plan that makes specific recommendations on how each property in Millington can be improved with changes in the facades, landscaping, lighting, signage, screening and other features of the parcel.

FACADE DEVELOPMENT SKETCH

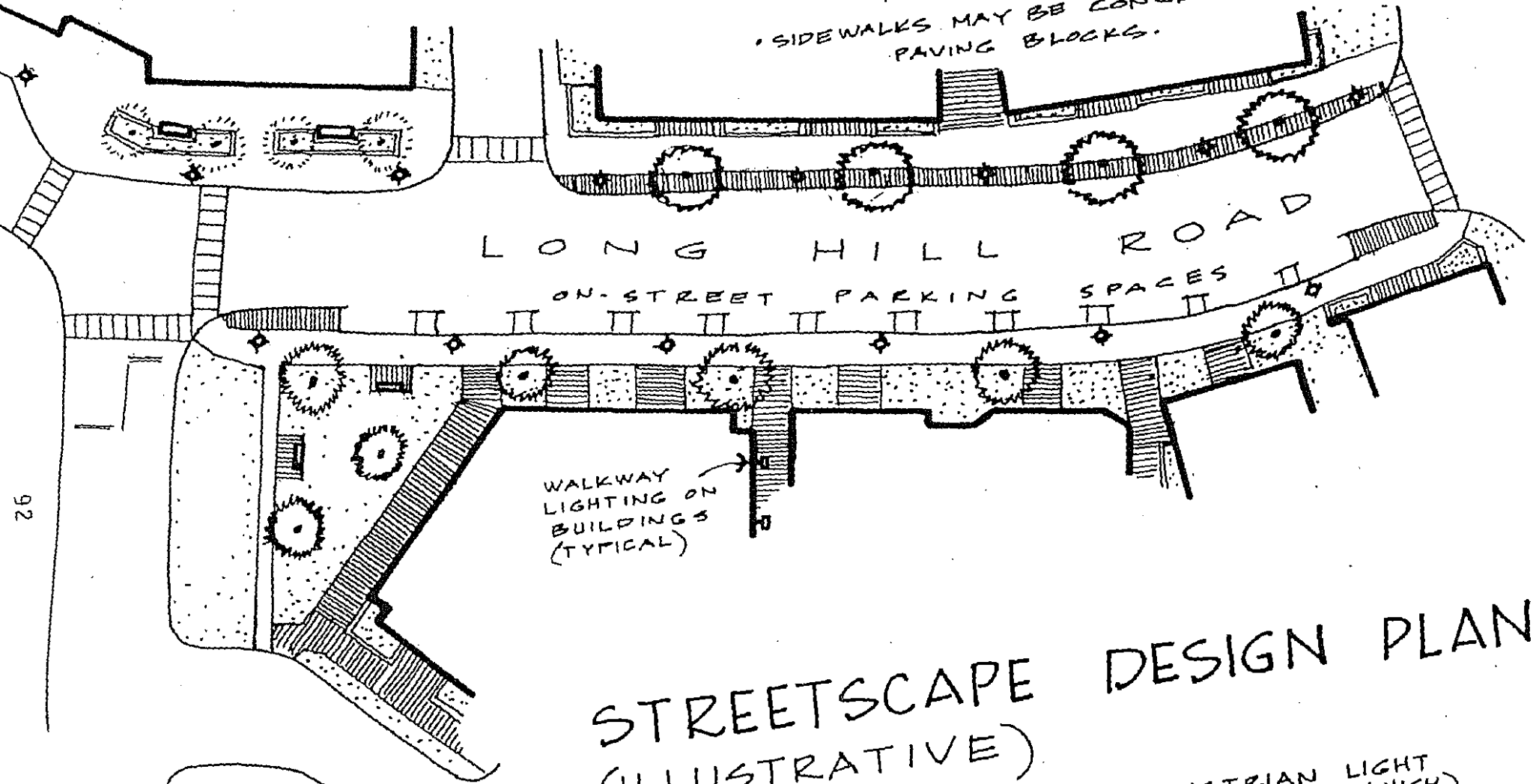
One facade improvement sketch has been prepared to illustrate a "before and after" sequence of a typical facade renovation. The facade selected--the northern facade of the Long Hill Automotive building--happens to correspond with one of the recommendations of the aforementioned design plans for pressure point 'B'. In this case, this relocation of the use's existing garage doors to the western facade, combined with improved architectural treatments and fenestration, along with improved signage and landscaping, enable one of the more unsightly buildings in Millington to be converted into a rather attractive new structure.







ILLUSTRATIVE DESIGN PLAN
 NATIONAL ROOFING COMPANY SITE
 (PRESSURE POINT "C")






NOTES:
 • BLOCK CURBS THROUGHOUT.
 • UTILITIES UNDERGROUND OR RELOCATED TO REAR.
 • SIDEWALKS MAY BE CONCRETE OR PAVING BLOCKS.

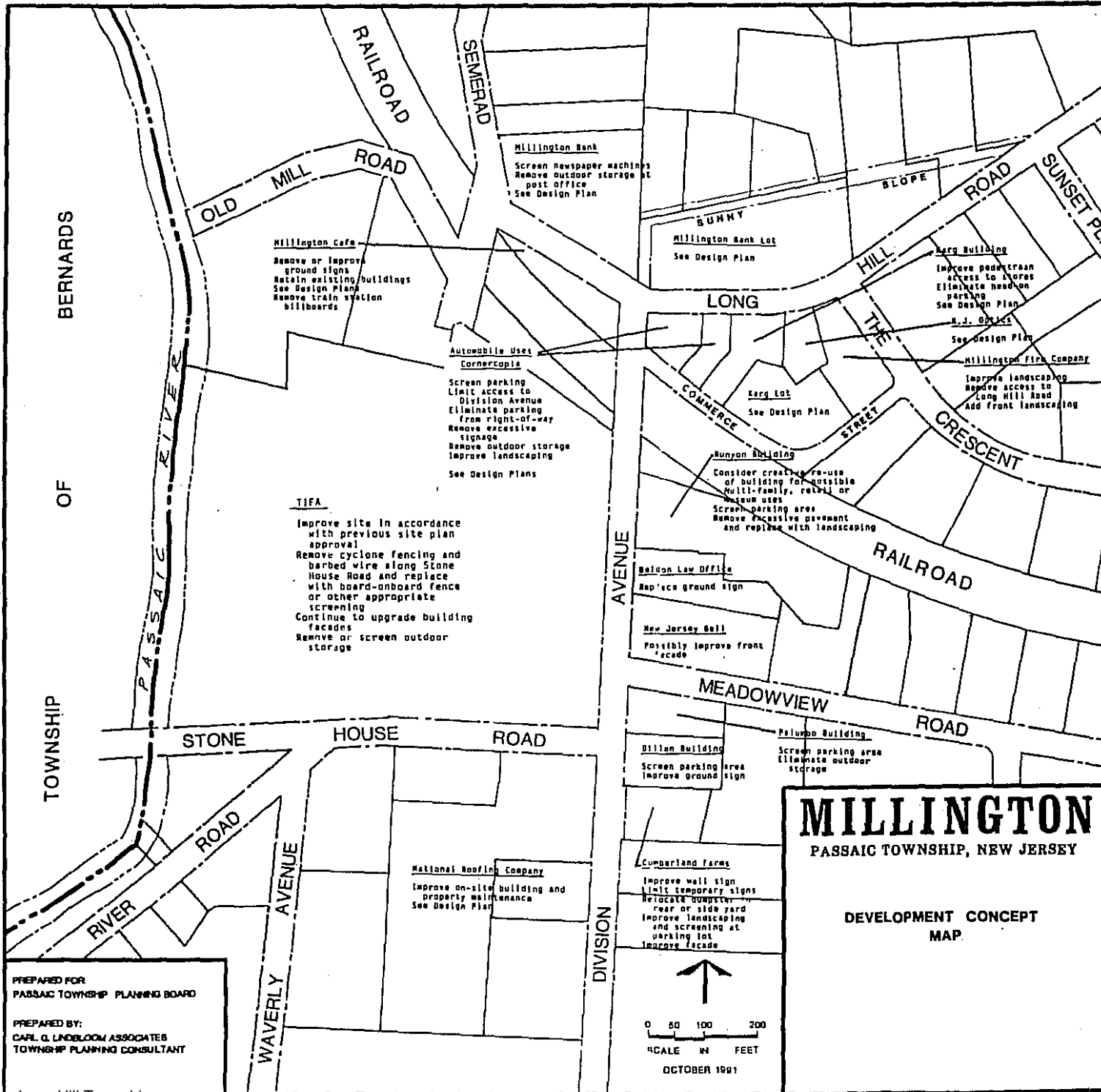


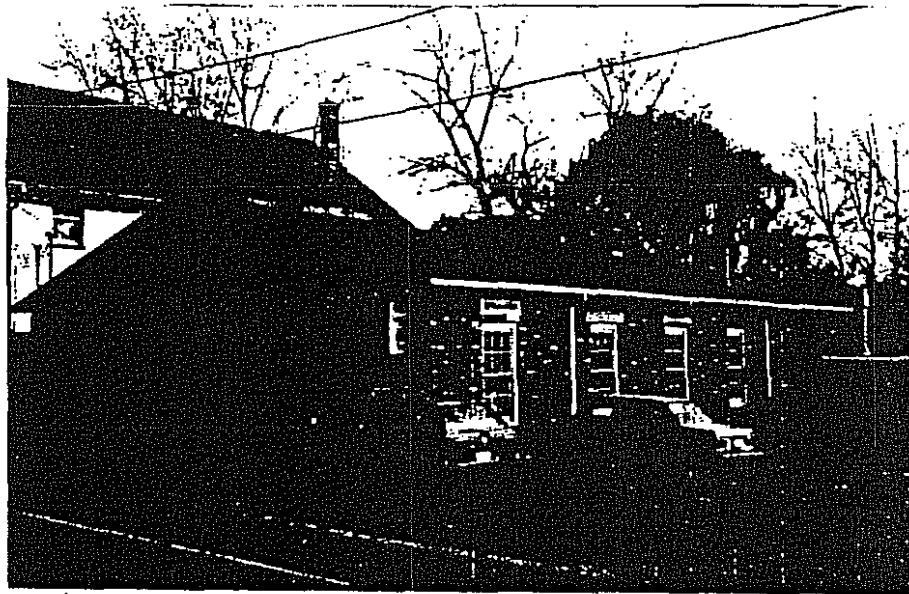
STREETSCAPE DESIGN PLAN (ILLUSTRATIVE)

-  BRICK PAVERS
-  STREET TREES
-  FLOWERING TREE
-  LAWN/PLANTING BED

-  PEDESTRIAN LIGHT FIXTURE (10' HIGH)
-  BENCH
-  CROSSWALK (PAINTED OR PAVERS)

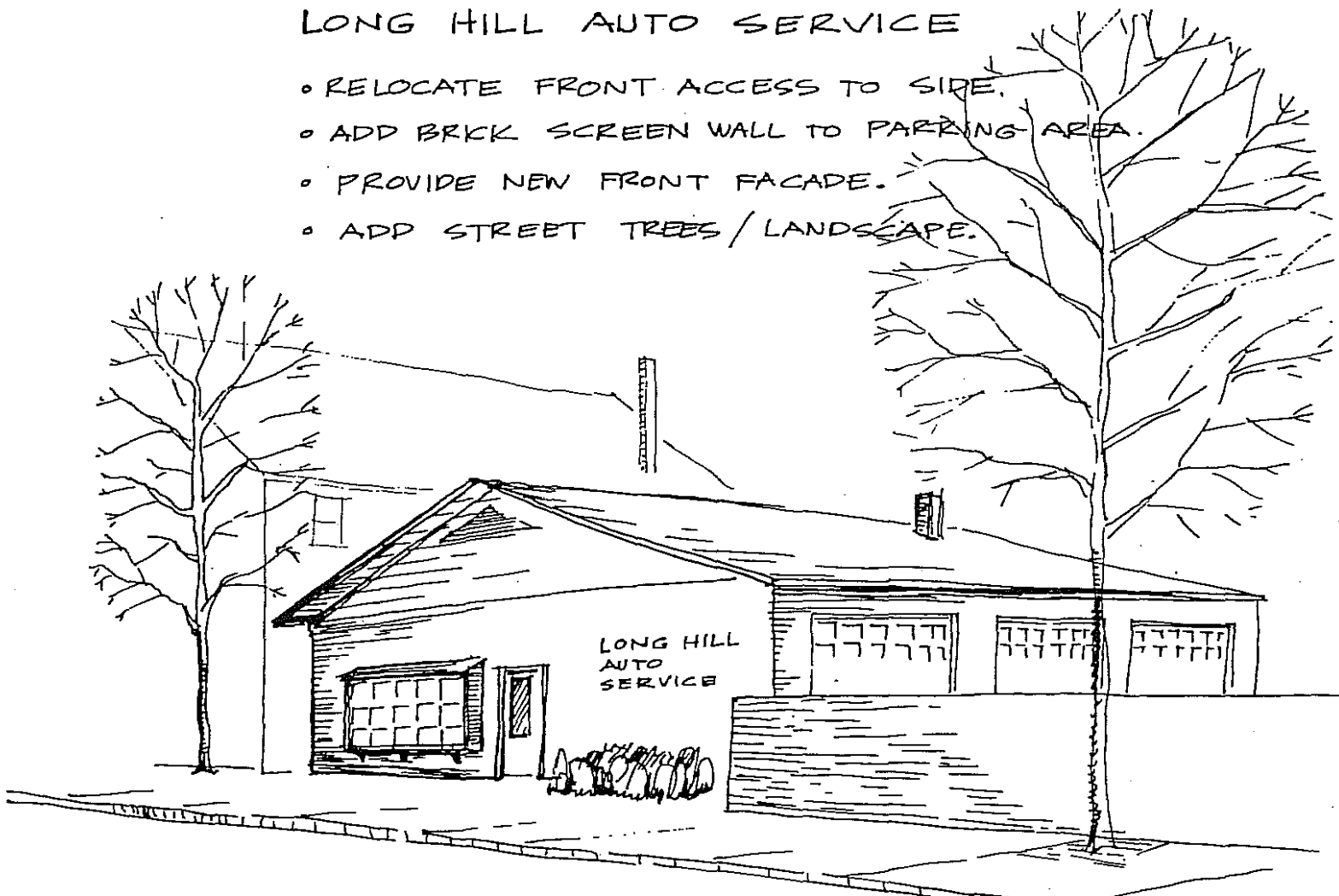






LONG HILL AUTO SERVICE

- RELOCATE FRONT ACCESS TO SIDE.
- ADD BRCK SCREEN WALL TO PARKING AREA.
- PROVIDE NEW FRONT FACADE.
- ADD STREET TREES / LANDSCAPE.



FACADE IMPROVEMENT MILLINGTON DESIGN PLAN

IMPLEMENTATION STRATEGIES

INTRODUCTION

The completion of this Plan represents only the start of the overall revitalization of Millington. To successfully implement the Plan, a series of steps must be taken. This section of the study, therefore, addresses many of the implementation strategies that can or should be used in this process.

MASTER PLAN

At the outset, this Plan should be adopted as an amendment to the land use plan element of the Passaic Township Master Plan. In doing so, the Township will give official recognition of its intent to revitalize Millington. Plan adoption will also form the legal basis for the zoning changes recommended in the next section of this study.

It is further recommended that the land use plan element redesignate the study area as the "Millington" zone, to further highlight the special attention and study this area has received. While this change will not result in any substantive changes from its current "Business" designation, the symbolic value of the change will further emphasize the Township's commitment to the village.

ZONING--USE REGULATIONS

Consistent with the recommendations for the Master Plan, the entire village area now zoned B-1-20 should be rezoned "M, Millington," thereby creating a zone district specifically tailored for the study area. It is recommended that the general intent and purpose of this zone be geared toward promoting neighborhood business and commercial uses, as well as other appropriate activities geared toward the revitalization of Millington.

The primary uses permitted in the M zone should be as follows:

1. Retail trade uses, including convenience, food and liquor stores; automobile parts, home, garden and hobby supply stores; florists; bakeries; pharmacies; general merchandise, clothing and antique stores; and newsstands.
2. Retail service uses, including barber shops and hair salons; repair shops; and studios.
3. Business and professional offices.
4. Eating and drinking places, including outdoor cafes.
5. Financial institutions.
6. Apartments.

7. Any other use, in the opinion of the Planning Board, primarily intended to serve a neighborhood function.

These uses provide substantially more direction and focus than the use regulations articulated by the existing zoning. The new uses, for example, clarify the exact types of retail sales and service uses permitted in the zone, leaving little question as to the types of uses permitted therein. The new uses also provide for offices, eating and drinking places, financial institutions and apartments to be located in the M zone. Outdoor cafes have been added to the permitted uses as well, in an effort to increase the presence of people on the streets of Millington.

To insure that the use regulations of the new zone are not unduly restrictive, it is recommended the Planning Board have flexibility in permitting other uses primarily intended to serve a neighborhood function (see item 7 in the preceding list).

It is also recommended that the LI-2 zone that encompasses the TIFA and National Roofing Company sites be retained. Multifamily residential dwellings should be permitted in this zone as a conditional use. While this recommendation is offered to specifically encourage the redevelopment of the National Roofing Company site, the multifamily use may have some long-range application at TIFA as well. Some of the conditions which should be attached to the multifamily residential use include the following:

1. A minimum tract size of four acres be provided.
2. The gross density of the site shall not exceed 12 units per acre.
3. All buildings are to be traditional design with brick facades.
4. Buildings shall provide a minimum front yard setback of 50 feet off both Division Avenue and Stone House Road.
5. The project shall provide a 20 percent Mt. Laurel set-aside.
6. No building shall be greater than three stories in height.
7. The project shall be in complete conformance with the recommendations of this Plan, and partial tract development (the mixture of industrial and residential uses) would not be permitted.

ZONING--BULK REGULATIONS

The general goals of this Plan can also be implemented through changes in the bulk zoning requirements of the business section of Millington. Table 5 provides recommendations for new bulk requirements and compares these to the existing bulk requirements in the B-1-20 zone.

The central changes in bulk requirements include modifications to the lot area, front yard, side yard, lot width, lot coverage and store size regulations. Changes to lot area, side yard, lot width and lot coverage requirements all

Table 5
Recommended and Existing Bulk
Zoning Regulations for Millington

Item ¹	Existing B-1-20 Zone	Recommended in M Zone
Lot Area (sq. ft.)	20,000	10,000
Minimum Front Yard (ft.)	50	20 (Maximum)
Side Yard (ft.)	20 (one) / 50 (both)	5 (each)
Rear Yard (ft.)	25	25
Yard Setback for Residential Zone (ft.)	30	30
Lot Width (ft.)	100	50
Maximum Building Height (stories/ft.)	2/35	2/35
Floor Area (sq. ft.)	800	--
Maximum Store Size (sq. ft.)	3,000	--
Store Width (ft.)	15 to 20	15 to 20
Maximum Lot Coverage (sq. ft.)	6,000	--
Maximum Building Coverage (%)	30	30
Maximum Lot Coverage (%)	60	80
Maximum Floor Area Ratio	.40	.40
Buffer Requirement (ft.)	25 ²	25
Parking Area Setback (ft.)	5	5
Construction/Materials	Brick or Stone	Traditional

Notes: 1. All requirements are minimums unless otherwise stated.
2. For any yard area abutting a residential zone or use.

have been relaxed to reflect typical business district requirements. The existing minimum front yard setback of 50 feet has been changed to a maximum front yard setback of 20 feet to encourage a common building setback more appropriate for a village business district.

Minimum floor area and maximum store size regulations have been eliminated under the proposed regulations. In this case, the modifications to the use restrictions of the new zone appear more than adequate to regulate the size of stores being located in Millington.

It is also recommended that traditional construction styles and materials be required in the M zone, replacing earlier regulations requiring brick or stone materials for front facades.

No changes to the bulk requirements of the LI-2 zone in Millington are recommended.

DEVELOPMENT APPLICATION REVIEW

Another extremely important means of implementing this Plan will take place during the review of development applications. In this case, every Millington application taken before the Planning Board or Zoning Board of Adjustment must be reviewed for conformance with the intent and purpose of this Plan, and every application must be required to install the streetscape improvements called for by this Plan along the road frontage of the subject property. Additionally, the recommendations of the Development Concept Plan must be reviewed prior to any approval of a development application. For development of the village's pressure points, this Plan's Design Plans must be considered.

No plan, however, can anticipate all development applications, nor the special needs or desires of the Township, property owners, developers, and other members of the business community. For this reason, this Plan recognizes that certain flexibility, variances and other relief by the Township's approving authorities may be necessary during the review of future development applications. It is further recognized that such relief may indeed be helpful in implementing this Plan. In all cases, however, the spirit of the Plan must be respected.

FUNDING SOURCES

There are several possible public funding sources that may assist the Township in implementing the streetscape improvements called for by this Plan. These sources can be used in concert with private developers and Township bonding, if appropriate, to undertake the recommended improvements. A brief discussion of these funding possibilities is provided in the following text.

1. **Community Development Block Grant**--This program, with money available both from Morris County and the State, will fund public facility improvements, and affordable housing and economic development projects. The program provides grants up to \$350,000 per project per year, and may be used to

undertake all streetscape improvements called for in this Plan. The main requirement of the program is that more than half of those benefitting from the grant must be lower income individuals.

2. **Special Improvement Districts**--Special Improvement Districts (SID) are areas designated by municipalities for special improvements or services that are paid for by a separate tax on property owners in the district. To encourage the use of SIDs, the Department of Community Affairs (DCA) has created a program to help finance the start-up costs of these districts. This program provides up to \$10,000 in loans to a municipality, with said amount repayable without interest over a five-year term. The municipality must provide one dollar in funding or in-kind services for every two dollars loaned from DCA. SIDs can, however, be created by municipal ordinance without the funding assistance offered by the State.
3. **Main Street New Jersey**--The National Trust for Historic Preservation sponsors a State-operated "Main Street New Jersey" program aimed at assisting municipalities in undertaking downtown improvement and revitalization projects. The program does not provide direct funding assistance, however, but instead provides advisory and administrative guidance in developing downtown programs. Participants in the program are instructed on how to develop a comprehensive approach to downtown planning, including design, promotion, fund raising and economic restructuring. The program encourages volunteerism, special function committees and matching funding by the participating merchants and municipalities.

Municipalities in the Main Street New Jersey program are required to hire a full-time downtown manager for a period of at least three years. Municipalities must contain "historic architectural resources" to be eligible for the program.

4. **Small Business Administration's Tree Planting Program**--The Small Business Administration's (SBA) Tree Planting Program makes grant money available for the planting of trees on land controlled by state, county or local governments. The program is intended to utilize small business contractors in the tree planting process, and to encourage employment growth in the area targeted for the planting.

For projects of \$20,000 or less, the SBA program will contribute up to seventy-five (75) percent of the total costs with the balance funded by the applicant. Projects over \$20,000 will have up to fifty-five (55) percent of the project funded by the SBA. In each case, however, the applicant may provide its contribution through "in-kind" services such as planning, maintenance and similar services.

5. **Morris County Tree Planting Program**--In the past, Morris County has generously provided street trees and tree planting services free of charge for all county roads in Passaic. This continued support from the County would be most useful along sections of Long Hill Road and Division Avenue, where there are wide gaps in the existing street tree layout.

SPECIAL ADMINISTRATION

Many municipalities in the area have created downtown management committees and/or hired business district managers to oversee and administer local business districts. In Millington, the size of the business district does not warrant the creation of a managerial position within the Township staff; however, a special committee may be useful in the long-range administration of the village, particularly if a SID is to be created.

Another alternative would be to empower an existing Township committee to oversee the village and future development therein. In this case, the Planning Board's Application Review Committee or Planning Advisory Committee may be very helpful in insuring the successful implementation of the Plan.

THE MEYERSVILLE DEVELOPMENT PLAN
(adopted as a separate plan element on February 22, 1994)

INTRODUCTION

This document presents a comprehensive development plan for the village of Meyersville within Long Hill Township. Referred to hereafter as the "Plan," the document follows a traditional master plan format by first examining the existing conditions of the village and then reporting on the area's various assets and liabilities. The Plan also identifies certain "pressure points" within Meyersville, and articulates specific goals and recommendations on how the village might be developed, redeveloped and revitalized in the future. To illustrate these recommendations, the Plan also includes design plans and sketches. Suggestions on how the Plan may be implemented by the Township are presented in the final section of the study.

As a part of the adopted master plan for Long Hill, this document is intended to serve as a general guide to the development of land within the village of Meyersville. The Plan is not intended to be a detail-specific document; instead it is designed to present broad concepts that will hopefully encourage innovative approaches to land use and development during the site plan and subdivision review process.

The preparation of this planning study would not be possible without the commitment and dedication of the members of the Planning Advisory Committee. The Plan therefore owes a special statement of appreciation to the current and past members of the Committee who worked on this study:

Mitchell Andrus
Mark Berman
Patrick Golden
Bill Hopcraft
Wendy Klug
Al Leonard
Jackie Perrotti
Walter Sadowski
Jeffrey Sankus
Eric Simone
Edward Traub
Alex Zadrozny

By way of introduction, the Meyersville study area is a small hamlet located in one of the more rural areas of Long Hill Township. It is generally surrounded by the Great Swamp to the north and rural or suburban residential land uses to the east, west and south.

The location of Meyersville is of great strategic importance to the identity of Long Hill Township as it serves as one of the major gateways into the municipality. Additionally, Meyersville represents one of the major entry points into the Great Swamp which attracts large numbers of recreational users from throughout the region.

BACKGROUND STUDIES

INTRODUCTION

This section of the Plan presents certain background information relative to the village that will be useful in establishing the planning goals for the area. Researched primarily by members of the Planning Advisory Committee, the information includes studies of land use, zoning, architecture, streetscape improvements and other characteristics of Meyersville.

LAND USE

The existing land use pattern for Meyersville is shown on Map 1. As indicated, the study area displays a modest commercial development pattern that is typical of hamlets throughout the State. Major land uses in the area included the Meyersville Inn, the Casa Maya restaurant, Dom's General Store and a church. These four uses essentially frame the center of Meyersville.

Residential uses as well as other retail and vacant lands are located in the study area as well. Overall, the study area consists of 12 acres of land, of which approximately 1.2 acres are presently vacant or undeveloped portions of partially developed sites.

ZONING

The study area is zoned B-1-20, Neighborhood Business. This zone requires a minimum lot size of 20,000 square feet and permits the following primary uses:

1. Retail trade uses, including convenience, food and liquor stores; automobile parts, home, garden and hobby supply stores; florists; bakeries; pharmacies; general merchandise, clothing and antique stores; and newsstands.
2. Retail service uses, including barber shops and hair salons; repair shops; and studios.
3. Business and professional offices.
4. Eating and drinking places, including outdoor cafes.
5. Financial institutions.
6. Apartments (on second floor only).
7. Any other use, in the opinion of the Planning Board, primarily intended to serve a neighborhood function.

Properties surrounding Meyersville are located in the C, R-3 and R-4 residential zones, as shown on Map 1.

STREETSCAPE INVENTORY

The information on Map 2 provides a streetscape inventory for Meyersville. As indicated, streetscape improvements are very limited and consist of scattered sidewalk, curbing and other improvements.

Street lighting in the center of Meyersville is provided by a single "cobra" style fixture located in the traffic circle, as well as a second light on Gillette Road. Other lighting is located on the outskirts of the village on Meyersville Road.

A public sign inventory of the area notes a variety of safety and directional signs near the center of Meyersville. Private sector signs do little to enhance the visual appeal of the area.

BUILDING AND STRUCTURAL IMPROVEMENTS

Map 3 shows the general building and structural improvements on private property in Meyersville. These improvements include parking areas and driveways.

BUILDING SIZE DATA

Building size data were gathered to quantify the existing build-out in Meyersville and to compare existing development with the requirements of the Zoning Ordinance. As indicated in Table 1, information on each developed parcel of land was researched with respect to lot size, building footprint and gross floor area. This information was then used to generate building coverage and floor area ratio information on a parcel-by-parcel basis.

As shown in the table, most uses exhibit very low building coverage and floor area ratio data. One exception is the Casa Maya site, which offers fairly typical coverage and floor area ratios for a business property.

In total, the district has 23,423 of gross floor area, most of which is located in single story buildings.

PARKING

Off-street parking in Meyersville is adequate at all but one business location in the village. In the one exception, the Casa Maya restaurant has generated constant overflow parking problems, with site users parking in off-site parking lots and at unsafe locations around the restaurant during most hours of operation at the restaurant.

There is virtually no on-street parking permitted in Meyersville, nor is there a substantial need for such parking.

TRAFFIC

The three main roadways in Meyersville are Meyersville Road, New Vernon Road and Hickory Tavern Road. Both Meyersville Road and New Vernon Road provide regional road access for the area, connecting much of Long Hill Township with Route 287 and the employment centers to the north. In 1989, Morris County traffic counts indicated that, in a typical 24-hour period, 4,995 vehicles used New Vernon Road just north of Meyersville.

TABLE 1

Building Size Data for Meyersville

<u>Property</u>	<u>Map No.¹</u>	<u>Approximate Lot Area (sq. ft.)</u>	<u>Building Coverage (sq. ft. / %)²</u>	<u>Gross Floor Area (sq. ft. / FAR)³</u>
Dom's General Store	1	74,052	1,148 / 1.5	1,148 / .02
The Trading Post (antique shop and residence)	3	44,867	1,260 / 2.8	1,941 / .04
Casa Maya (restaurant, residences and garage)	4	21,000 ⁴	3,899 / 18.6	5,294 / .25
Le Massena (residence and commercial buildings)	5	173,369 ⁵	3,665 / 2.1	5,251 / .03
Archie's	6	65,340	8,740 / 13.4	9,789 / .15
Meyersville Inn	7	130,680	1,865 / 1.4	2,084 / .02
TOTAL (all properties)		509,308	20,577 / 4.0	26,307 / .06

- Notes:
1. See Map 4 for property locations.
 2. Building coverage shows footprint of buildings, and building coverage as percent of total lot area.
 3. Gross floor area expressed in square feet and as floor area ratio.
 4. Includes land area in business zone only.
 5. Includes land in business and residential zone.

Source: Township Tax records and consultant calculations.

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Much of the New Vernon Road traffic proceeds west on Meyersville Road while other vehicles feed onto the eastern leg of Meyersville Road as well as Hickory Tavern Road. In all cases, vehicles in Meyersville must negotiate the traffic circle at the center of the village.

As part of this study, detailed weekday traffic counts were undertaken at the center of Meyersville to fully understand how traffic circulation works in the study area. The counts confirmed that the circle at times can be more an obstacle than an aid to local traffic circulation, presenting confusing traffic flows and an obstacle to safe sight distance.

The results of the traffic study clearly indicate that Meyersville Road and New Vernon Road are the most heavily traveled roads in the area, and, as such, should be allowed as unobstructed a circulation pattern as possible. At the same time, however, the counts noted the multiplicity of relatively low volume turning movements relating to Hickory Tavern Road, Gillette Road and the land uses on the south side of the business district. The numerous turning movements in this area point to a continued need for a traffic circle in Meyersville and indicate that additional traffic safety signs are warranted.

The traffic count data collected for this study appear in Map 5.

MERCHANTS SURVEY

Five merchants in Meyersville were surveyed as part of this study. Each was asked basic questions about their business as well as queries into how they felt the village could be improved.

Four of the five businesses surveyed noted a total employment count of one or two workers. All businesses noted that all employees and shoppers parked on the site of the business. Four businesses expressed generally rosy expectations for the future; one business anticipated closing due to an upcoming retirement.

Surprisingly, all five businesses in the survey noted that their respective customer bases were very large, often extending over a multi-county or statewide region.

Suggestions on how to improve Meyersville included the following:

- Add an office complex or professional building to the area. Retain the traffic circle, but redesign it.
- Add a professional building or mixed use stores, and expand the commercial section of the village.
- Provide for "no change" in the village.
- Add a convenience store and small service station but allow village to remain basically the same as it is today.

RESIDENT SURVEY

Informal surveys of residents of Meyersville were also undertaken as part of this study. Among the numerous responses were the following central themes:

- Improve the traffic circle to provide improved traffic safety, sight distance and clarity of traffic flow.
- Improve Dom's site with a new commercial/residential building and eliminate the parking of a construction vehicle on this site.
- Eliminate the front yard parking problem at the Casa Maya restaurant and provide general improvements to this site.
- Continue to prohibit multifamily residential development in the village.

ARCHITECTURAL CHARACTERISTICS AND SITE CONDITIONS

A building-by-building survey of Meyersville resulted in the following summary of the area's architectural characteristics and site conditions (property numbers are keyed to Map 4).

1. **Dom's:** A one-story block and frame building once occupied by a service station. Building is in fair condition; the site is unlandscaped and the parking lot is in disrepair.
2. **Meyersville Presbyterian Church:** Attractive wood frame building with aluminum siding over wood clapboard. Building and site are in very good condition and are an asset to area.
3. **The Trading Post:** Buildings on this site are frame structures with wood clapboard. Home probably built in late 1700's and remains largely in original condition. Buildings and site are in generally good condition, although outdoor storage of merchandise presents some visual impacts to area.
4. **Casa Maya:** Store at front of site is mix of brick and cement, while house to rear is frame building with wood clapboard and vinyl siding. Store has large windows facing circle; building location helps define village center. Building and site in fair condition, with front yard parking, signage and shortage of parking stalls all problems for the area.
5. **Le Massena Residence and Stores:** Retail building is frame structure with mix of brick, stone and shingle exterior; plate glass windows form attractive storefront for area. Residence is frame building with clapboard under vinyl siding. Site is in good condition, but lacks landscaping and paving.
6. **Archie's:** Wood frame house with aluminum siding over wood clapboard. Accessory structures on site appear to be in poor condition. Outdoor storage, cyclone fencing and absence of landscaping are all detriments to area.

TABLE 2

Meyersville's Assets and Liabilities

<u>Topics</u>	<u>Assets</u>	<u>Liabilities</u>
Land Use	Village offers a well-defined commercial center with two popular restaurants, three "antique" stores, a convenience store and other shops.	Some uses in area present parking or outdoor storage problems for area.
Zoning	B-1-20 zoning offers substantial flexibility for land owners.	Many sites in area are underdeveloped with respect to zoning requirements.
Streetscape Inventory	Traffic circle, offers a rather charming rural detail to the area.	Area lacks sidewalks, curbing, attractive street-lights and has too many public safety signs.
Building and Structural Improvements	With only two exceptions, the village's buildings are relatively well located to help define the business district.	Dom's and Le Massena residence are not well situated with respect to other uses in area.
Building Size	Underdeveloped nature of area offers opportunities for modest redevelopment or expansion of businesses in area.	---
Parking	Most sites have adequate off-street parking.	Casa Maya has significant problems with the location and inventory of on-site parking. Front yard parking at Dom's is unattractive.
Traffic	Regional commuter traffic offers many business opportunities for local merchants.	Traffic circle requires improved traffic safety signs.
Merchants Survey	Most businesses in area are rather stable and have been located in Meyersville for many years.	No business in area draws from the neighborhood, as most are regionally oriented enterprises.
Residents Survey	Residents of area are fairly well-united on improving traffic circle, improving or redeveloping Dom's site, and improving the Casa Maya. Most residents in agreement on maintaining rural character of village.	---
Architectural Characteristics	The Trading Post, Meyersville Inn, Le Massena site and church each offer rather attractive traditional architecture consistent with local character.	Casa Maya, Dom's and Archie's offer buildings or grounds that present architecturally incompatible buildings or other visual impacts to area.

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ASSETS, LIABILITIES AND PRESSURE POINTS

INTRODUCTION

This section of the development plan summarizes the background studies into a statement of the assets and liabilities of Meyersville. The Plan can then address these various strengths and weaknesses in its planning goals and recommendations.

The background information is also used to identify the area's "pressure points," i.e., those pivotal land parcels most important to the future of Meyersville.

ASSETS AND LIABILITIES

The information in Table 2 summarizes the assets and liabilities of Meyersville by selected topics.

PRESSURE POINTS

The background studies section of this study suggests two basic "pressure points" for the village. These are identified in Table 3.

TABLE 3

Pressure Points in Meyersville

<u>Map Key</u>	<u>Pressure Point</u>	<u>Description</u>
A	Dom's site Block 200, Lot 1 1.7 acres	Successful convenience store located in former service station building. Site is underdeveloped ; parking lot is in dis-repair and parcel lacks landscaping.
B	Casa Maya site Block 194, Lot 1.01 1.3 acres	Site occupied by restaurant, five apart-ments and a garage. Front and rear yard parking on lot as well.

PLAN GOALS AND RECOMMENDATIONS

INTRODUCTION

This section of the development plan presents the planning goals and recommendations for the future of Meyersville. The goals provide general guidance to the Township in addressing the village, while the recommendations provide specific details on how the goals can be implemented. These goals and recommendations may, of course, change as future conditions warrant.

PLAN GOALS

This land use plan for the village of Meyersville establishes the following planning goals:

1. To preserve and maintain the basic rural character of the village by limiting future commercial development to the present B-1-20 zone and by limiting the provision of new streetscape improvements in the area to those deemed necessary to the health, safety and welfare of local residents and merchants.
2. To encourage certain existing businesses in the area to expand, renovate or otherwise improve their sites to generally improve the visual appeal of the village.
3. To carefully follow the design plans prepared for this study with respect to the area's pressure points.
4. To cooperate with Morris County in providing additional or modified traffic signs for the Meyersville traffic circle.
5. To encourage the cooperation of merchants, property owners, residents and government in the future planning of Meyersville.
6. To address all applicable goals of the Municipal Land Use Law as enumerated at N.J.S.A. 40:55D-2.

PLAN RECOMMENDATIONS

This Plan offers the following specific recommendations as a means of achieving the aforementioned planning goals:

1. Undertake the following basic streetscape improvements in the village to improve the visual appeal and safety features of the area:
 - a. Add sidewalks along appropriate roadways as warranted by pedestrian traffic. Whenever possible, the use of alternative sidewalk materials and creative layouts should be used to minimize the visual impact of the sidewalks on the rural character of the area.
 - b. Add block curbing at all appropriate locations at properties near the center of Meyersville.

- c. Replace the "cobra" light fixtures near the center of Meyersville with one or more traditional fixtures. The addition of streetlights at other locations is not recommended unless required for public safety.
 - d. Remove all unnecessary public safety signs.
 - e. Relocate all overhead utility lines to an underground or rear yard location.
 - f. Provide for new street tree plantings throughout the village.
 - g. Provide for a pedestrian path connecting Meyersville Road with Hickory Tavern Road, possibly to the rear of the developed portion of the Casa Maya site.
2. Encourage the development of Meyersville's two "pressure points" in accordance with the design plan included in this study.

- a. The design plan for pressure point 'A' shows the re-use of Dom's with a two-story mixed-use building addition that would provide apartments over retail uses, a scenario permitted by current zoning. Dom's, which plays an important social and commercial role in Meyersville, should be continued in the expanded building. The design plan for this site shows a 50-foot front yard setback and side and rear yard parking, which would be screened from the center of Meyersville by the building addition.

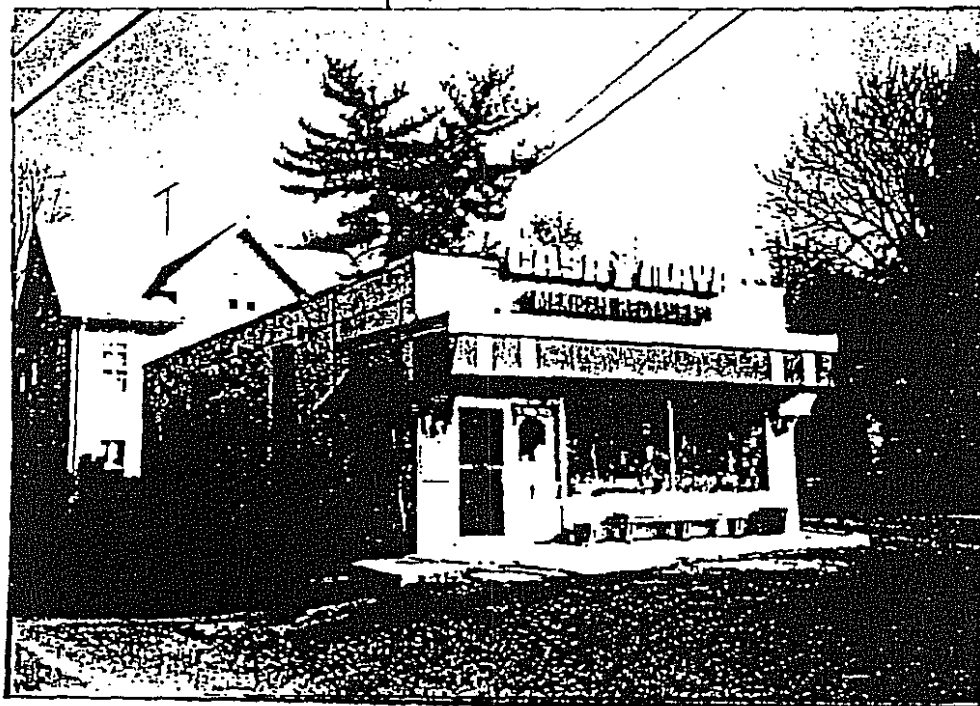
Development as proposed would have a tremendously positive effect on the village by adding front yard landscaping, new commercial development and providing for a new architectural treatment of the existing structure. Alternatively, the existing structure could be demolished in favor of an all new building. In either event, the design plan is presented as a general guide only; specific details of actual site development should be worked out during the site plan process.

- b. The plan for pressure point 'B' suggests the removal of all front yard parking at the Casa Maya restaurant, as well as the demolition of a garage and bungalow at the rear of this site. The plan further suggests the addition of a second story to the restaurant building, and the expansion of the rear yard parking area. The new building space could be used for commercial or residential space, as now permitted by ordinance.

This design plan would improve the village by, in essence, moving the buildings on the site closer to the circle (and away from residences), and by replacing the unsightly and unsafe front yard parking area with landscaping. The illustrative sketch included at the end of this study shows how the second floor addition would enhance the appearance of the site.

Taken as a whole, the design plan for the two pressure points allows for additional amounts of landscaped open space at the center of Meyersville. These new landscaped areas will complement the existing green space at the Meyersville Inn, Le Massena and church properties, and virtually eliminate front yard parking from every property in Meyersville.

3. New traffic safety signs at the Meyersville circle should be installed after consultation with Morris County. Generally, the signs should provide greater clarity and direction for vehicular movements, preferably creating a counterclockwise traffic flow. New stop signs may also be appropriate.
4. Encourage site specific development details as shown on the Development Concept Map of this study, with particular attention paid to the removal or screening of outdoor storage of materials and merchandise.
5. Continue the current B-1-20 zoning for Meyersville and discourage uses not permitted by this zoning.
6. Require that all new development or renovations in the village provide an architectural design that is compatible with the rural character of the area.



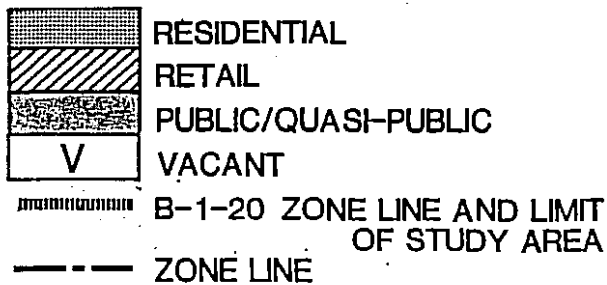
ILLUSTRATIVE DESIGN
BUILDING IMPROVEMENT
CASA MAYA RESTAURANT

MEYERSVILLE

LONG HILL TOWNSHIP, NEW JERSEY



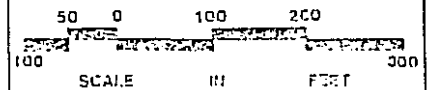
EXISTING LAND USE AND ZONING



MAP 1



NORTH

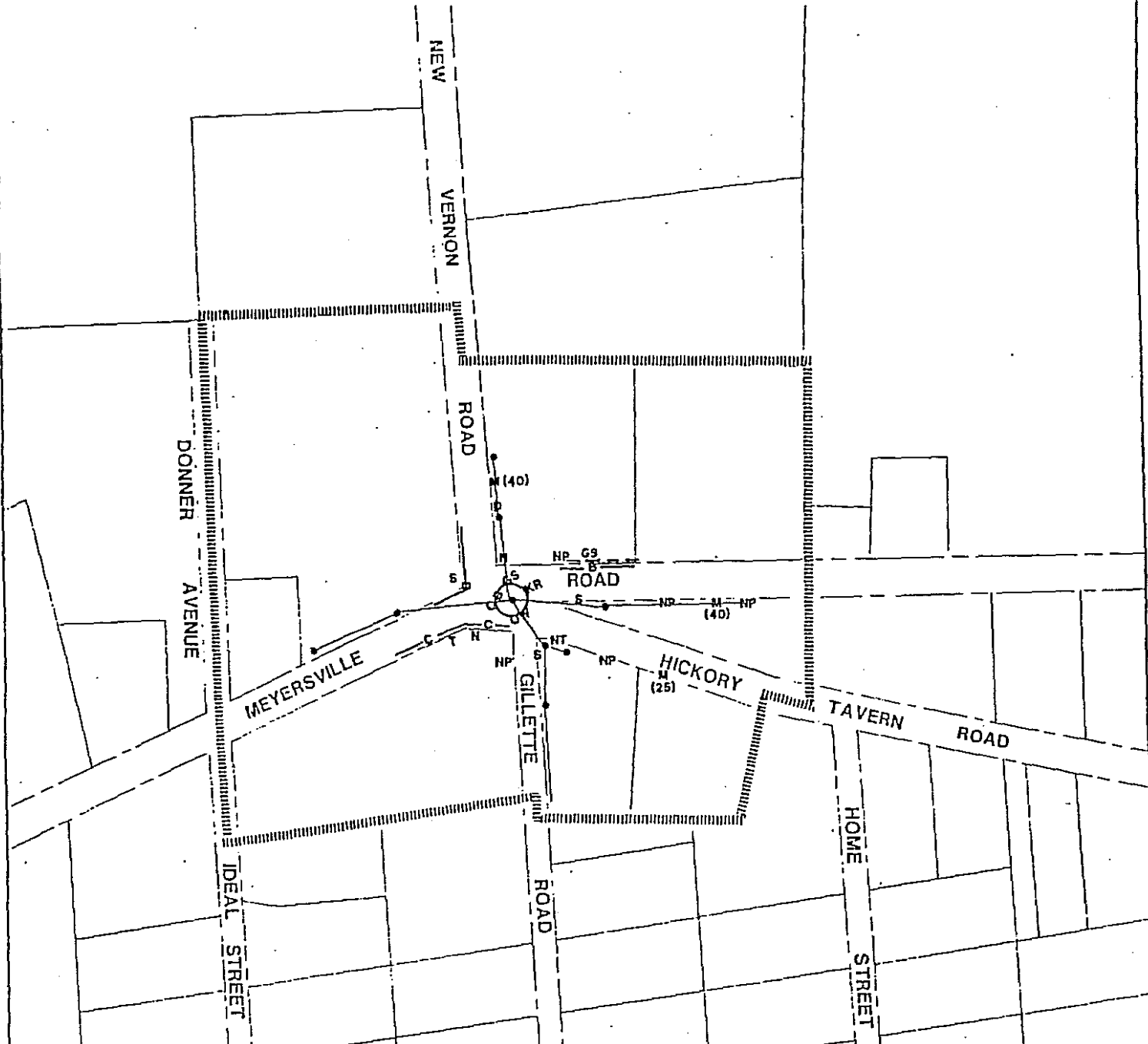


PREPARED BY:
CARL G. LINDBLOOM ASSOCIATES, TOWNSHIP PLANNING CONSULTANTS.

DECEMBER 1993

MEYERSVILLE

LONG HILL TOWNSHIP, NEW JERSEY



STREETSCAPE INVENTORY

- UTILITY POLE
- UTILITY LINE
- - - SIDEWALK
- B — CURBING (Block)
- C — CURBING (Concrete)
- ||||| LIMIT OF STUDY AREA

SIGNS

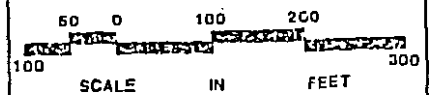
- NP NO PARKING
- M SPEED LIMIT (SPEED)
- S STOP SIGN
- N STREET NAME
- T TOWN DIRECTORY
- D DEER CAUTION

- NT TRUCKS PROHIBITED
- KR KEEP RIGHT
- C CAUTION
- OW ONE WAY
- GS GREAT SWAMP DIRECTORY

MAP 2



NORTH

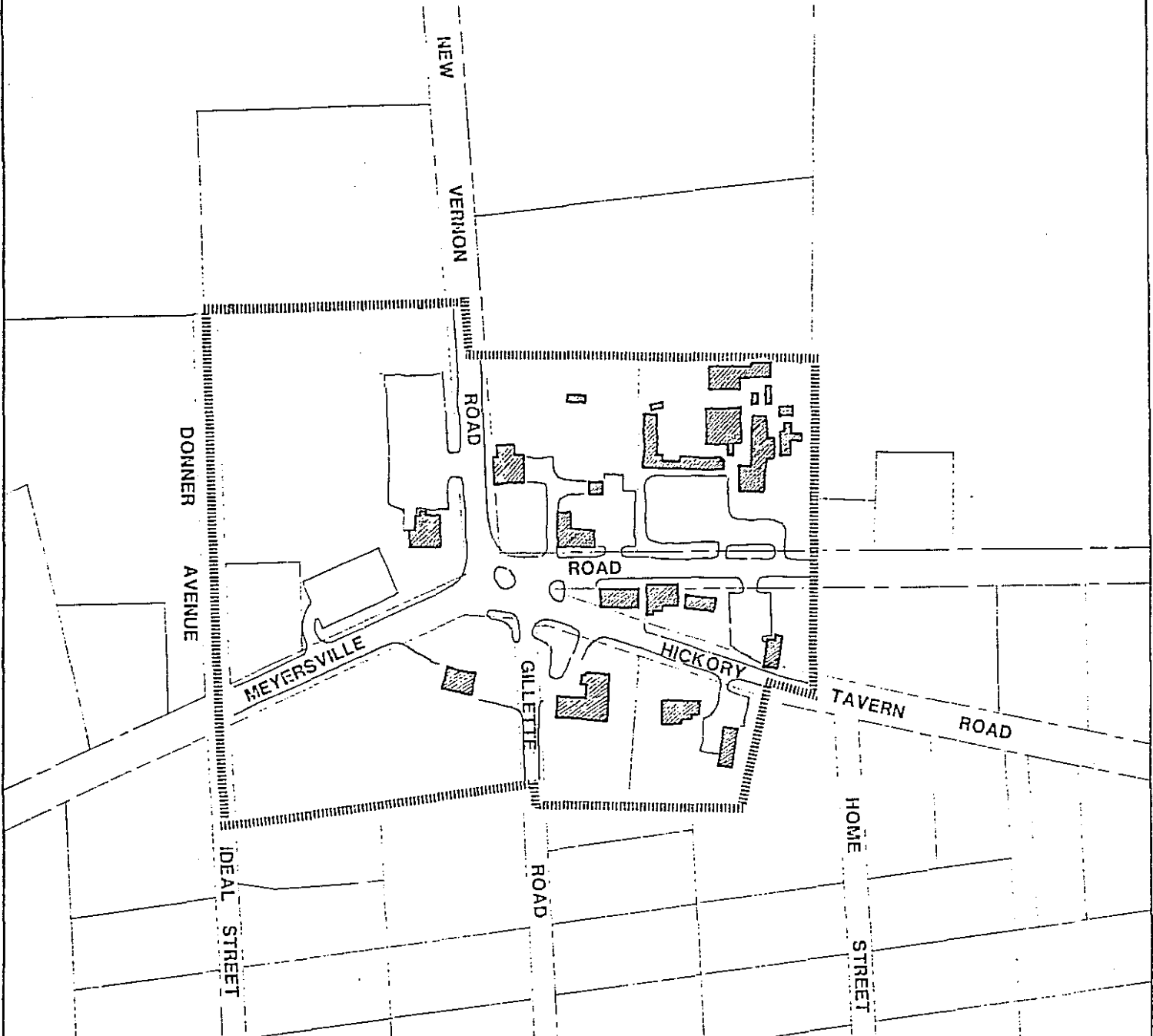


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MEYERSVILLE

LONG HILL TOWNSHIP, NEW JERSEY



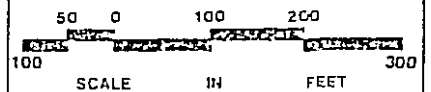
BUILDING AND PARKING AREAS (EXISTING)

-  BUILDING
-  PARKING/DRIVEWAYS
(Generalized)
-  LIMIT OF STUDY AREA

MAP 3



NORTH

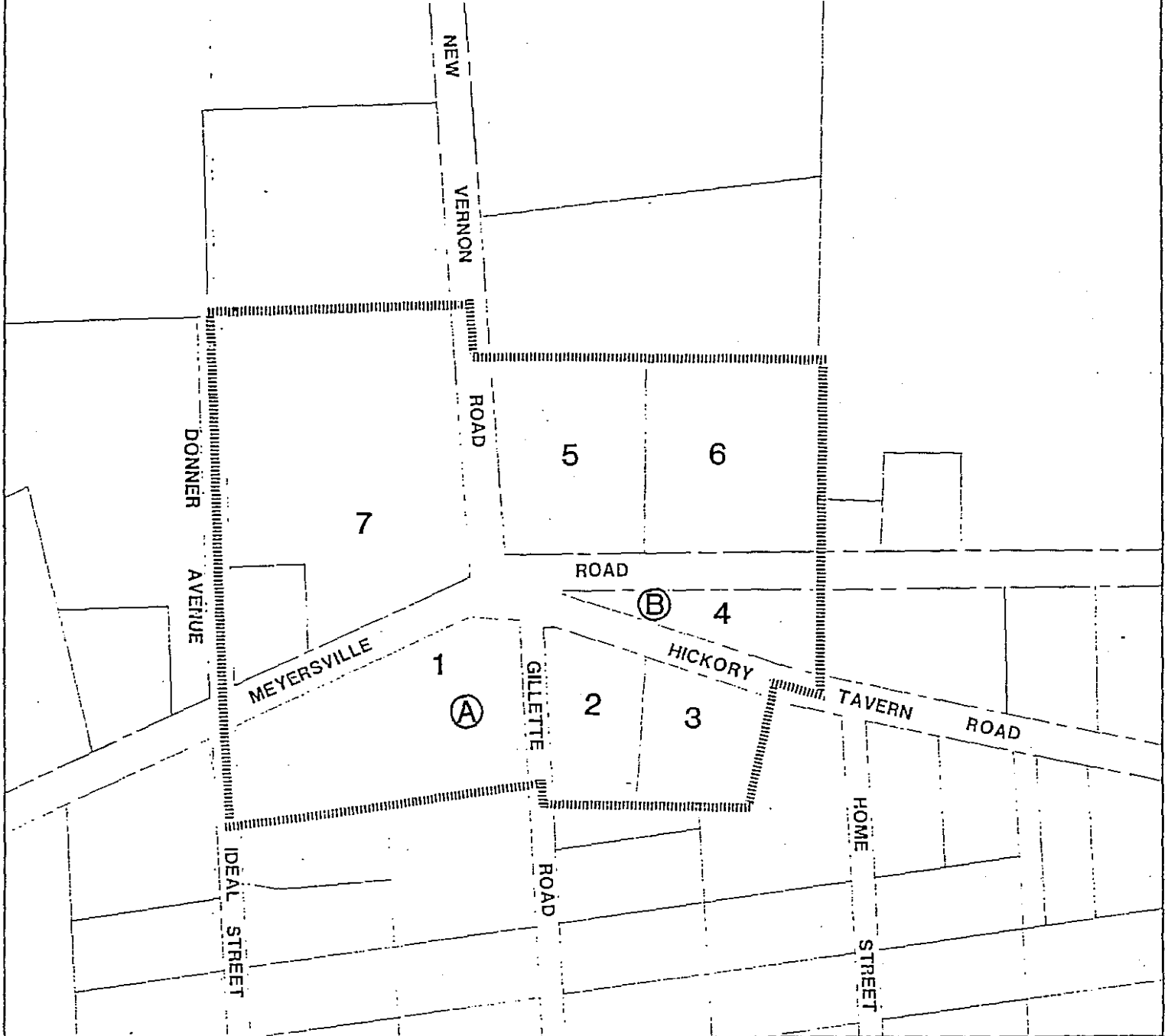


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1996 Master Plan, Long Hill Township

DECEMBER 1993

MEYERSVILLE

LONG HILL TOWNSHIP, NEW JERSEY



PROPERTY IDENTIFICATION MAP

1 SITE IDENTIFICATION NUMBER
(See Text)

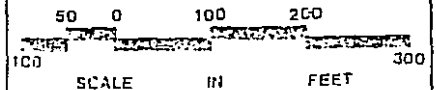
(A) PRESSURE POINT
(See Text)

————— LIMIT OF STUDY AREA

MAP 4



NORTH



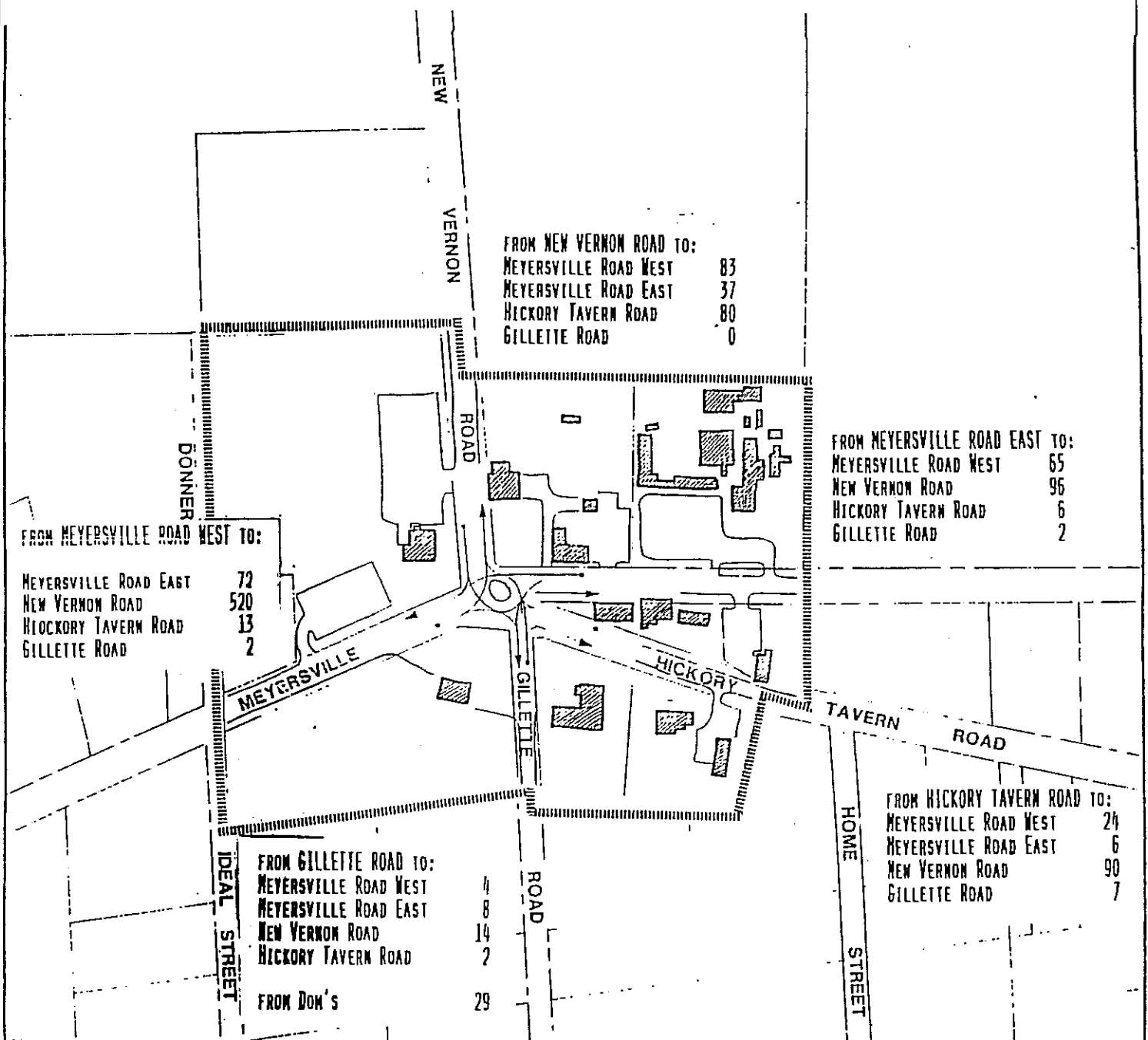
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MEYERSVILLE

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PEAK TRAFFIC VOLUMES

7:15 - 8:15 A.M.

MAP 5



NORTH



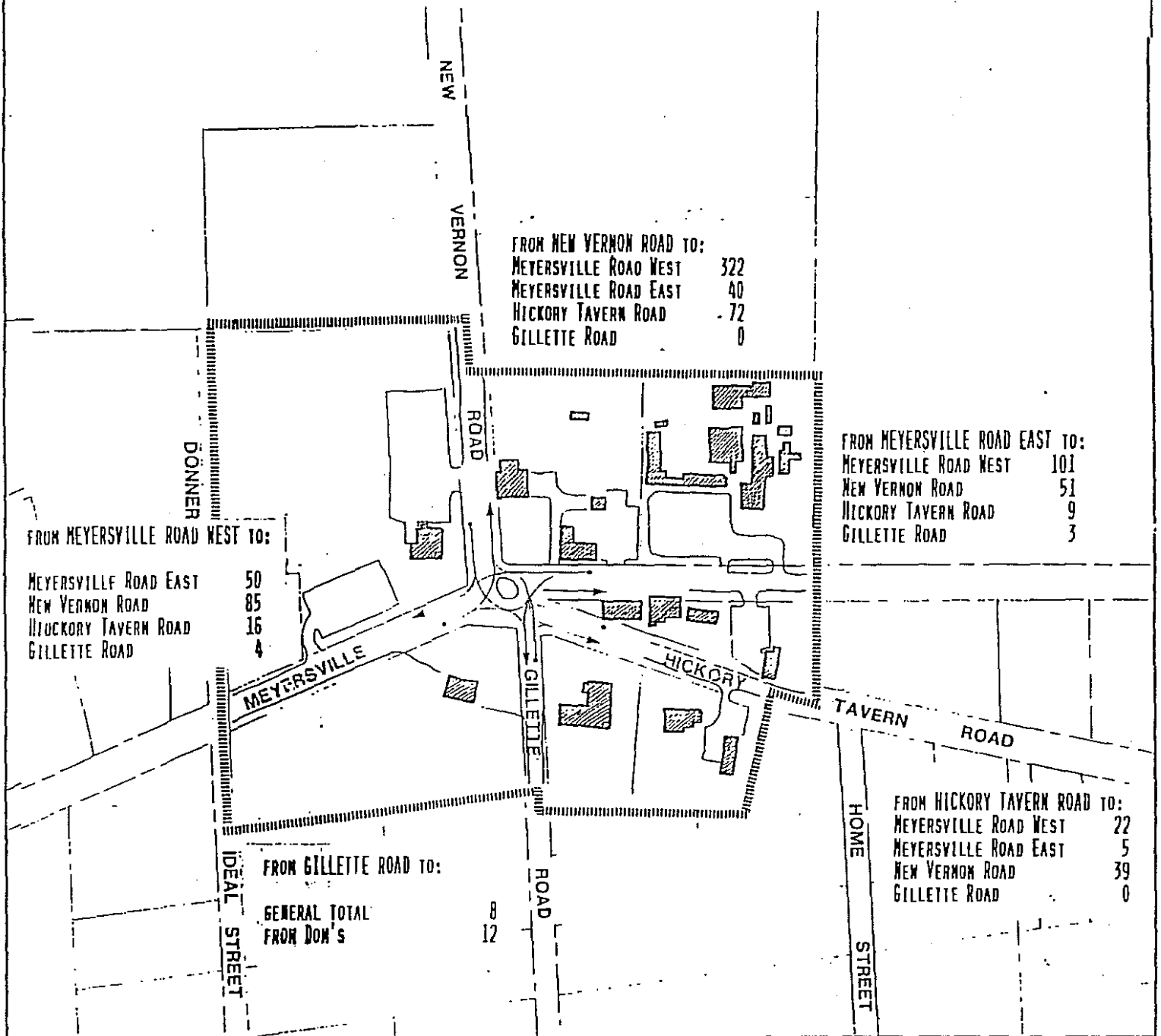
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MEYERSVILLE

LONG HILL TOWNSHIP, NEW JERSEY



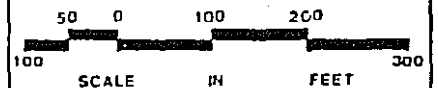
PEAK TRAFFIC VOLUMES

4:30 - 5:30 P.M.

MAP 5 A



NORTH

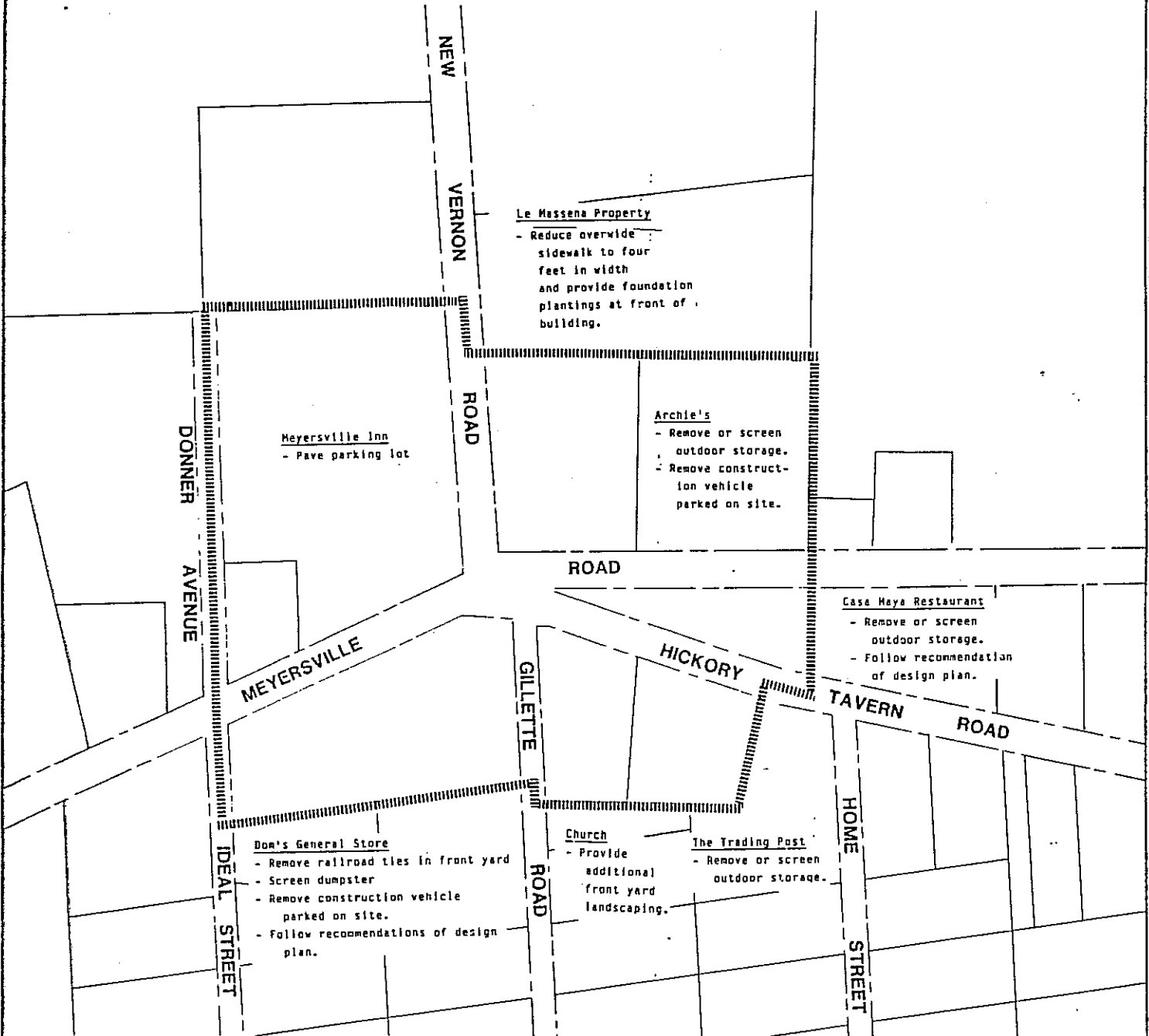


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MEYERSVILLE

LONG HILL TOWNSHIP, NEW JERSEY

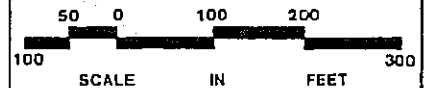


DEVELOPMENT CONCEPT MAP

MAP 6



NORTH



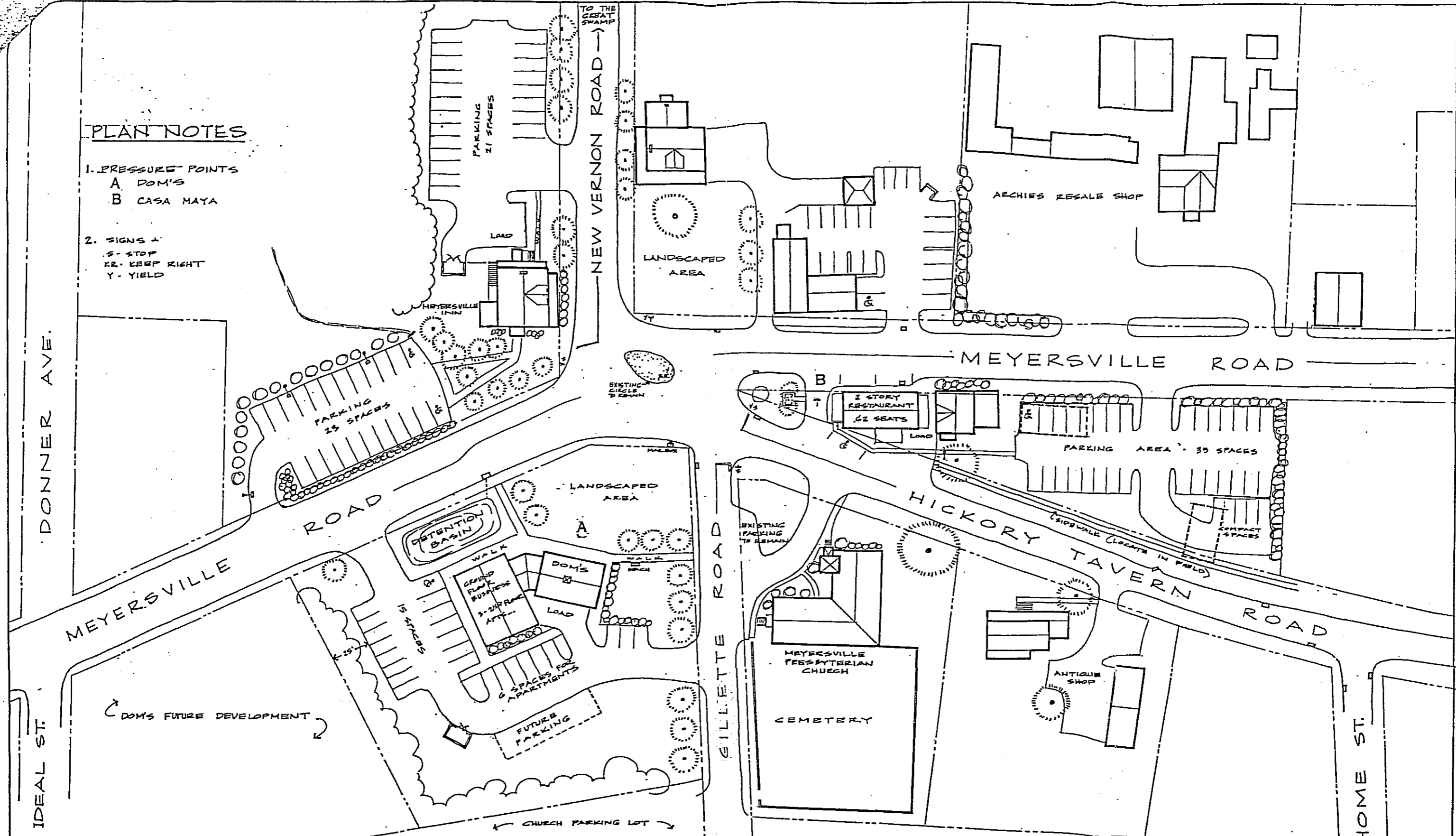
PREPARED BY:
CARL G. LINDBLOOM ASSOCIATES, TOWNSHIP PLANNING CONSULTANTS.

DECEMBER 1993

PLAN NOTES

- 1. PRESSURE POINTS
 - A DOM'S
 - B CASA MAYA

- 2. SIGNS &
 - S - STOP
 - KR - KEEP RIGHT
 - Y - YIELD



DONNER AVE.
IDEAL ST.

HOME ST.



SCALE IN FEET
DECEMBER, 1993



MEYERSVILLE DESIGN PLAN

CARL G. LINDBLOOM ASSOCIATES
PRINCETON, NEW JERSEY

A DEVELOPMENT PLAN FOR THE GILLETTE BUSINESS DISTRICT

INTRODUCTION

This planning report presents a development plan for the Gillette business district in Long Hill Township. It is intended to serve as a subplan of the land use plan element of the Master Plan and provide a focused examination of the planning issues in the business district located at the intersection of Valley Road and Mountain Avenue. The report is divided into two sections: the first examining various background data and information; the second containing the plan element that is intended to guide development in the study area into the next decade.

BACKGROUND STUDIES

Land Use

The existing land use pattern in the Gillette business district is shown on Map 1. As indicated, land uses in the area are limited mostly to commercial and mixed use buildings with only one remaining vacant parcel in the entire district. Significant land uses in the area include the Palmadesso building (a retail "strip" building with seven second floor apartments); the Amoco service station; the Stewarts Root Beer site, and the mixed use building at the southwest corner of Valley Road and Mountain Avenue.

The Gillette Post Office, located in the Palmadesso building, is the area's only public land use. The NJ Transit train station, however, is located 1,500 feet north of the business district on Mountain Avenue, while Gillette School on Valley Road is located immediately west of the study area.

Zoning

The Gillette business district is located in the B-1-20, Neighborhood Business, zone. This zone permits the following primary uses:

1. Retail trade uses, including convenience, food and liquor stores; automobile parts, home, garden and hobby supply stores; florists; bakeries; pharmacies; general merchandise, clothing and antique stores; and newsstands.
2. Retail service uses, including barber shops and hair salons; repair shops; and studios.
3. Business and professional offices.

Streetscape Inventory

A streetscape inventory of the business district is provided on Map 3. This map locates curbing, sidewalks, street lighting, utility lines and other streetscape elements.

Virtually all of the business district is curbed; sidewalks are located on roughly half of all road frontage in the area.

Street lights are provided at four locations along Valley Road and at two locations on the southern half of Mountain Avenue.

Overhead utility lines and a preponderance of utility poles are located throughout the study area. Street tree plantings in the area are very limited.

Traffic

The Morris County Planning Board provides traffic count data for both Valley Road and Mountain Avenue in the general area of the Gillette business district. For Valley Road, the data show that an average of 9,961 vehicles per 24 hour period used the road near the Township border with Berkeley Heights; this compares with a 24 hour volume of 16,057 along Valley Road in the center of Stirling.

Traffic volumes on the southern leg of Mountain Avenue — at 8,437 vehicles per 24 hour period — are almost as high as the nearby Valley Road traffic. The northern leg of the roadway, however, demonstrates a much lower volume of 5,504 vehicles daily.¹

The Valley Road traffic volume in Gillette represents a 12 percent decline in area traffic since 1978, when the County last studied traffic in the area. This decline is due in part to the opening of Route 78 in the mid-1980's. At the same time, however, traffic on Mountain Avenue has increased dramatically since 1978. Traffic along the southern leg of the road jumped by 65 percent while traffic to the north of the business district nearly doubled; both increases may also be due in part to the opening of Route 78 and the availability of a highway interchange in nearby Watchung.

Pedestrian traffic in the business district is generally encouraged by the relatively high development density of businesses in the area. A recent sidewalk extension to the Sunrise at Gillette complex, a 132 unit townhouse development, provides further incentives for pedestrian activity. Another major pedestrian generator — the nearby Gillette train station — draws pedestrians north from the business district, but does so without the benefit of sidewalks on Mountain Avenue.

¹Valley Road traffic counts were last taken by the County in 1990; Mountain Avenue counts were last taken in 1991.

Resident Survey

In the Spring of 1993, the Long Hill Township Planning Advisory Committee (PAC) undertook a comprehensive survey of Gillette residents regarding the preparation of development plan for the subject business district. Approximately 110 responses were returned to the PAC, with the major points summarized as follows:

- By a ratio of 8 to 3, respondents indicated they were not generally satisfied with the overall appearance of the business district.
- By a ratio of 3 to 2, respondents indicated they were not generally satisfied with the traffic flow and safety in the business district.
- Respondents were generally supportive of most land uses now permitted by the B-1-20 zone, excluding bars, liquor stores, and second floor apartments, which all received negative reactions from survey participants.
- Respondents had particularly negative responses to the notion of supporting other land uses not currently permitted by zoning, including auto repair shops, warehouses, industrial uses, nurseries and multifamily housing.
- Respondents were generally mixed as to whether the business district should be expanded.
- On more specific topics, respondents reacted positively to placing new buildings further from the street; to requiring more consistent looking signage; to the use of architectural design standards, and to increased landscaping in the area. Respondents reacted dispositively to the development of more two-story buildings; to the use of awnings on buildings; to placing new buildings closer to the street, and to locating parking in front of new buildings.

Architectural Characteristics

Many of the commercial buildings located in the Gillette business district are in converted residential structures or in structures that are generally compatible with the traditional architectural styles of the residential areas of the Township. Such buildings include the Dultz office building; the retail building on the southwest corner of Valley Road and Mountain Avenue; the State Farm Insurance building, the Castle Place Deli building and the Gillette Family Chiropractic Center. Residential buildings on Valley Road at the western edge of the business district further accentuate the residential architectural styles in the area.

Other buildings in the area, however, are decidedly commercial in appearance and detract from any sense of traditional, residentially scaled architecture in the area. These buildings, which include the Amoco service station, the retail building on the northeast corner of the Valley Road/Mountain Avenue intersection and the Palmadesso building, all, by the nature of the building or use, create a strong commercial appearance along the north side of Valley Road. Now under construction just west of the Palmadesso building, however, is a karate studio, which, by reason of its traditional design, should help to soften the commercial appearance of the northern portion of the business district.

Assets and Liabilities

The background studies section of this report can be summarized by identifying the basic assets and liabilities of the Gillette business district. These assets and liabilities, which are presented in Table 1, can then serve as the focus of the plan element of this study.

Table 1

Gillette's Assets and Liabilities

Topics	Assets	Liabilities
Land Use	Mixed development pattern (commercial and residential) presents mutually supportive land uses for a neighborhood business district. Area is largely developed; very little large scale new development is anticipated.	Several land uses at center of district lend a highway commercial appearance to area whereas many others are more modest in use and/or scale.
Zoning	B-1-20 Zoning permits a wide array of neighborhood business land uses.	Several permitted uses — liquor stores, bars and apartments — are not favored by many residents in Gillette.
Building and Structural Improvements	Area is largely developed; many sites have a full complement of site improvements.	Front yard parking is evident at approximately half of all commercial sites in the district, creating an unattractive appearance for the overall business district.
Streetscape Inventory	Sidewalks exist along approximately half of the road frontage of the district, and connects with major multifamily complex to the west. Area is mostly curbed, and street lighting is adequate.	Overhead utility lines, and "cobra" style light fixtures detract from appearance of area. There is a general absence of street trees in area, and portions of sidewalk system are missing.

Topics	Assets	Liabilities
Traffic	Traffic volumes along district's two primary roads are relatively high and thereby supportive of the area's retail trade.	High traffic volumes create congested conditions at Valley Road/Mountain Avenue intersection.
Resident Survey	Residents in surrounding area are generally supportive of existing zoning with respect to uses permitted thereby. Many residents patronize the business district's establishments.	Most residents are not satisfied with the physical appearance of the area; many are not satisfied with traffic flow and safety issues.
Architectural Characteristics	Many commercial uses in area are located in converted residences or in buildings of residential scale and style.	Three land uses at center of business district are somewhat "highway commercial" in nature and detract from small scale, traditional architecture commercial structures elsewhere in district.

THE PLAN ELEMENT

INTRODUCTION

This section of the development plan presents the plan goals and recommendations that will form the basis for planning in the Gillette business district into the next decade. The goals stated below will provide a broad policy directive for planning efforts in the district, while the recommendations that follow will provide more specific details on the implementation of the plan goals.

The planning process in Gillette, like all other area of the Township, is a dynamic one; as future conditions warrant, the goals and recommendations of this plan should be updated and amended.

PLAN GOALS

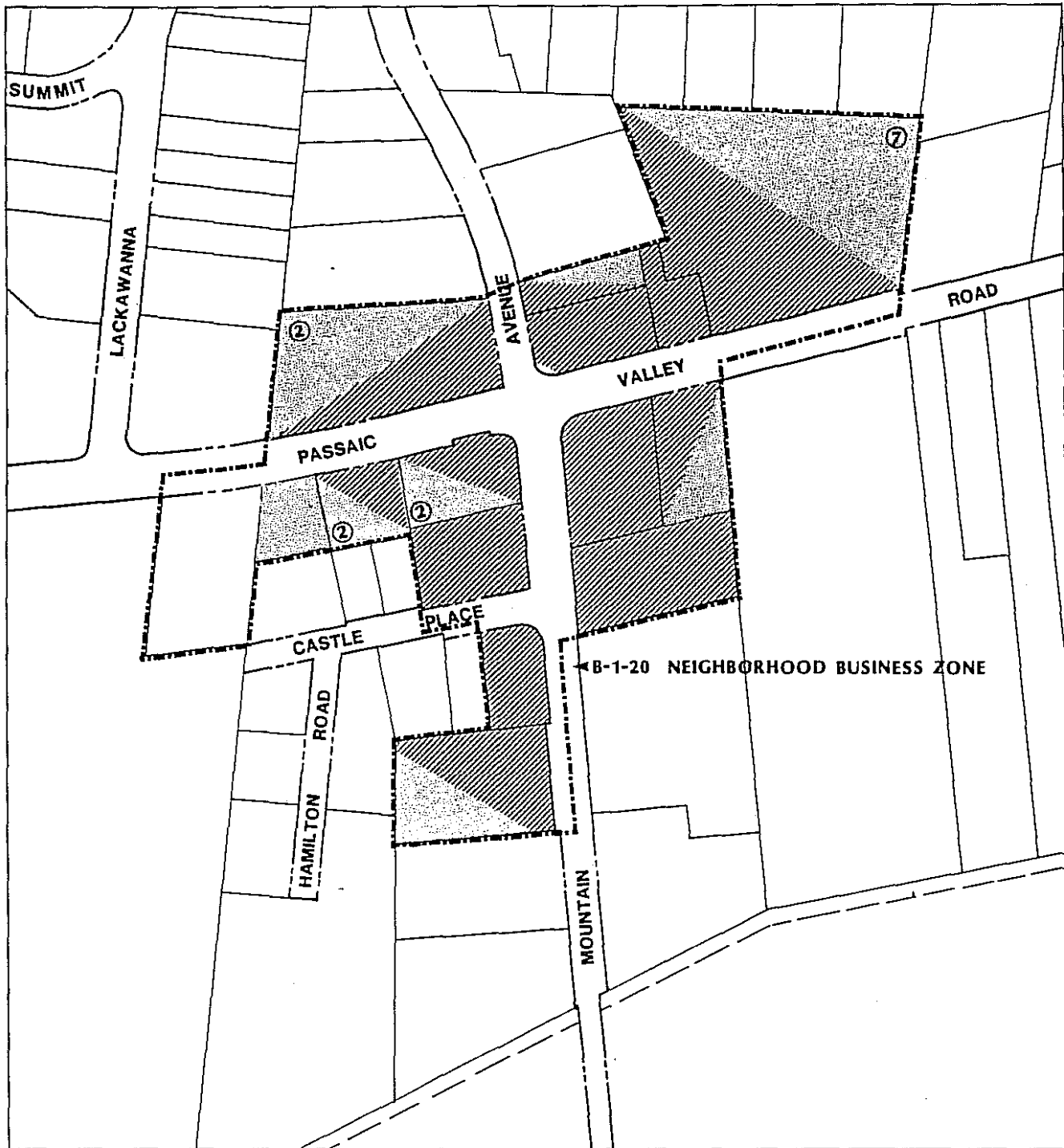
This development plan for the Gillette business district embraces the following goals:

1. To encourage the systematic upgrading of properties in the business district in an effort to create an attractive and functional neighborhood district.
2. To encourage new development, building renovations and other site improvements to provide a residentially scaled, traditional architectural appearance to the greatest extent possible.
3. To enhance the overall appearance of the business district by continued development of streetscape improvements, including, but not limited to sidewalks and street trees.
4. To encourage private sector investment in the area and to enhance property values throughout the business district and surrounding residential areas.
5. To cooperate with Morris County on any needed roadway and other traffic and pedestrian safety improvements in the area while discouraging any such improvement if it would detract from the appearance and character of the area.
6. To encourage the cooperation of merchants, property owners, business persons, residents and government in the ongoing planning process affecting Gillette.
7. To address all applicable goals of the Municipal Land Use Law as enumerated at N.J.S.A. 40:55D-2.

PLAN RECOMMENDATIONS

Implementation of the plan goals can be achieved through the following specific recommendations:

1. Require appropriate facade improvements as part of all new site plans for existing development, and to require that new development provide architectural features consistent with the traditional architectural preferences of the Township. Adoption of an architectural design standards ordinance is strongly recommended.
2. Continue to prohibit front yard parking and seek, to the greatest extent practicable, the full screening of parking areas in the business district.
3. Continue B-1-20 zoning in the study area, including strict adherence to the principal permitted uses allowed by this zone district. Consider a prohibition on new bars and liquor stores in the area.
4. Provide for the development of sidewalks on both sides of all streets in the study area and also provide a sidewalk on Mountain Avenue running north to the train station.
5. Work with Morris County, property owners, and developers in providing a comprehensive street tree planting program for the business district.
6. Provide for the relocation of the areas overhead utility lines to underground or rear yard locations wherever practicable, and consider the use of traditionally style street light fixtures as replacements for existing "cobra" fixtures.
7. Require strict adherence to the setback and other bulk-requirements of the B-1-20 zone and encourage the development of well-landscaped front yards on all new development applications in the business district.
8. Maintain the current B-1-20 zone boundaries in an effort to focus new non-residential development in the existing business district and prohibit the sprawl of such uses into outlying residential areas, except that two neighboring residential lots (Block 45, Lots 1 and 3) should be rezoned to the O, Office, Zone.
9. Encourage site design that reduces curb cuts onto Valley Road and Mountain Avenue in an effort to improve traffic safety in the area. Techniques may include shared access easements, common driveways, consolidated driveways and narrowed curb cuts.

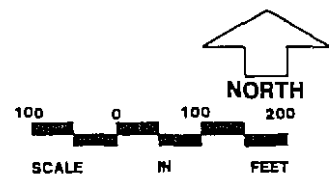


GILLETTE

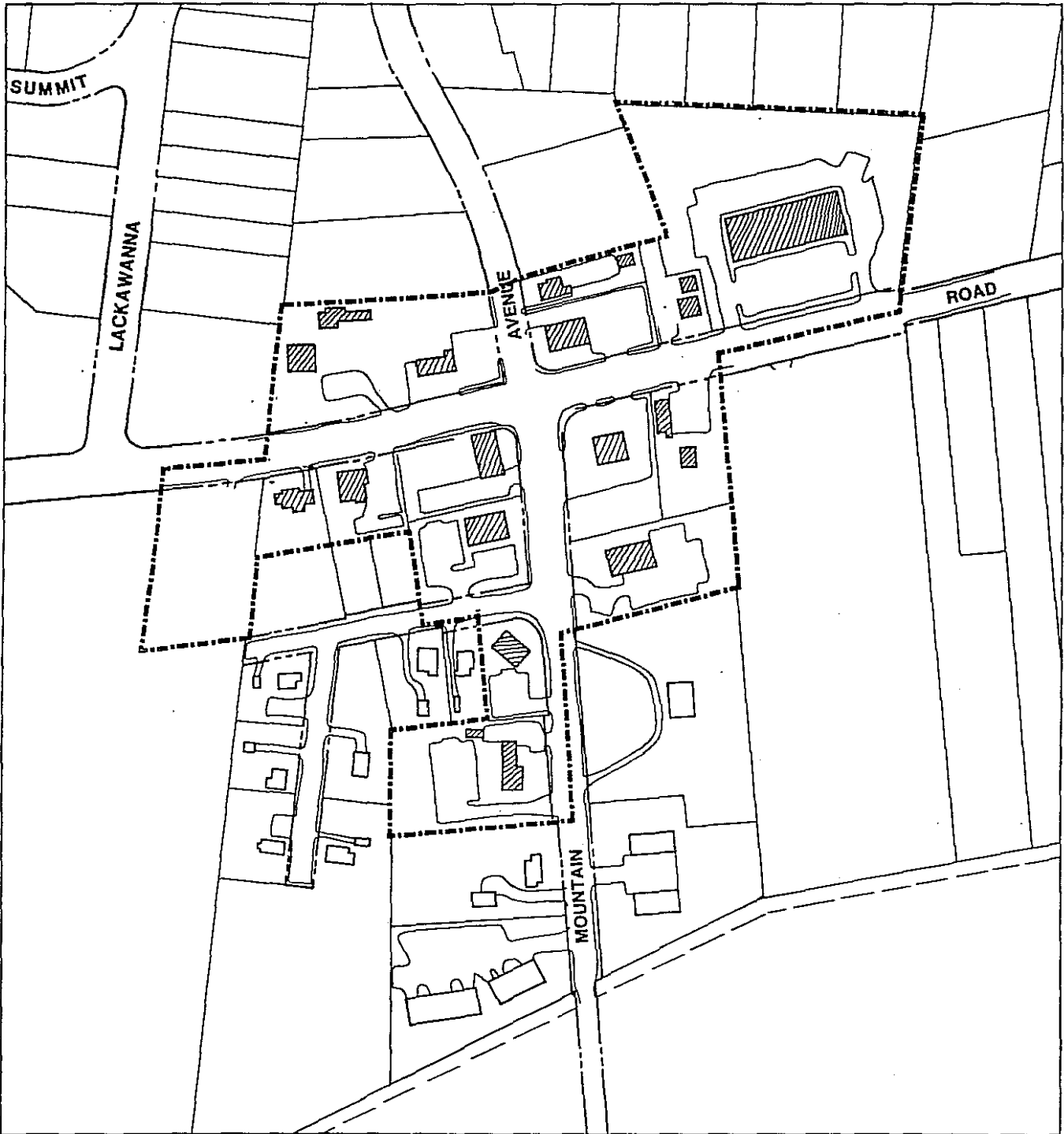
LONG HILL TOWNSHIP, NEW JERSEY

- EXISTING LAND USE AND ZONING**
- RESIDENTIAL
 - COMMERCIAL
 - VACANT
 - B-1-20 ZONE LINE and LIMIT OF STUDY AREA

MAP 1






Prepared by
 CARL G. LINDBLOOM ASSOCIATES
 Township Planning Consultant



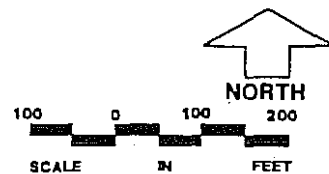
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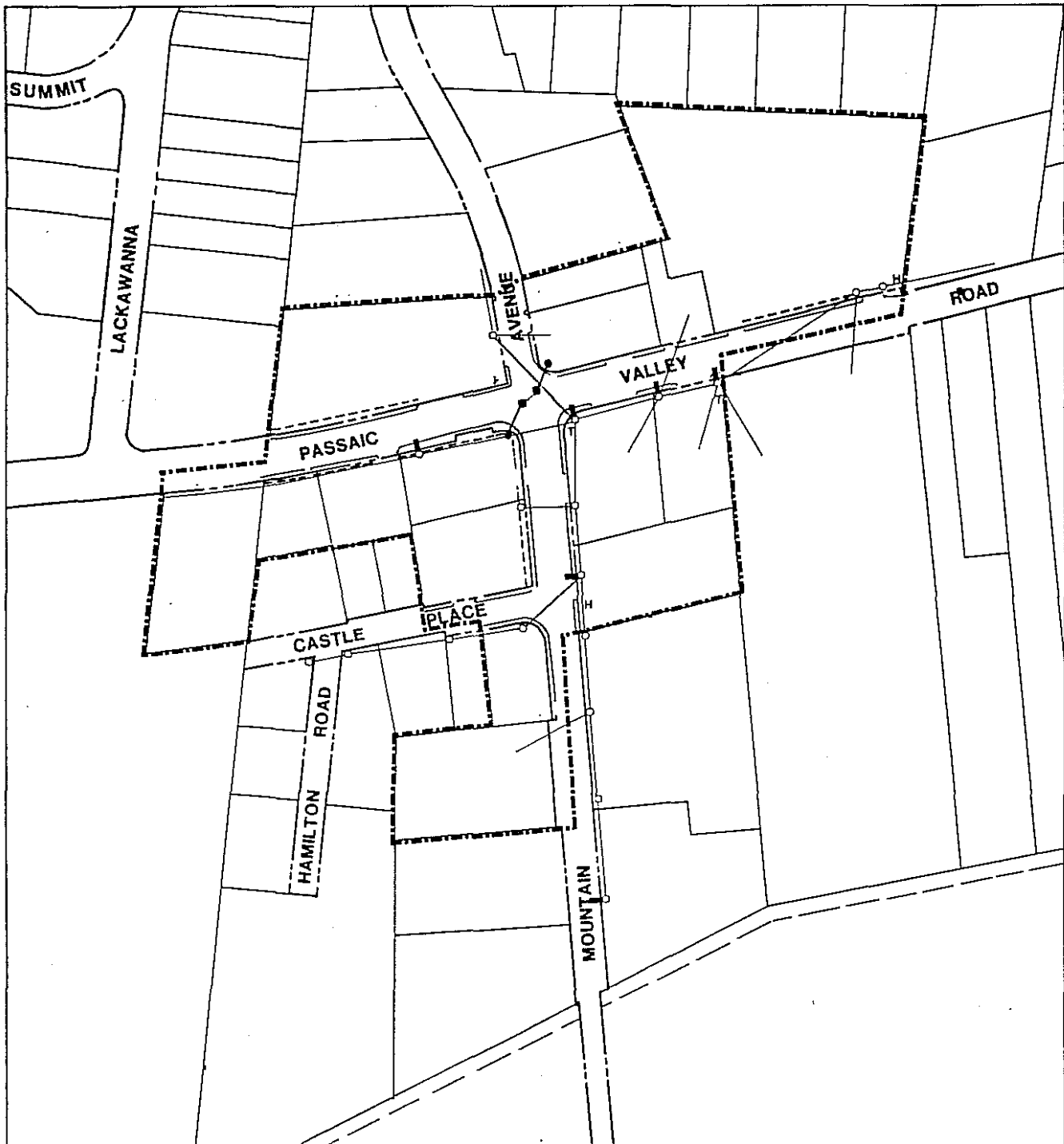
EXISTING BUILDING AND PARKING AREAS

-  BUILDING
-  PARKING/DRIVEWAYS (generalized)
-  8-1-20 ZONE LINE and LIMIT OF STUDY AREA

MAP 2



Prepared by
 CARL G. LINDBLOOM ASSOCIATES
 Township Planning Consultant



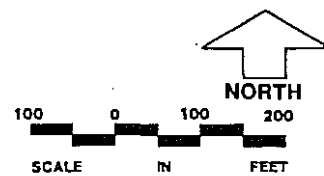
GILLETTE

LONG HILL TOWNSHIP, NEW JERSEY

STREETScape INVENTORY

- | | |
|---|---|
| <ul style="list-style-type: none"> — CURBING - - - SIDEWALK and CROSSWALK — STREETLIGHT — UTILITY POLE and UTILITY LINE | <ul style="list-style-type: none"> H HYDRANT T TELEPHONE — TRAFFIC SIGNAL - - - LIMIT of STUDY AREA |
|---|---|

MAP 3



Prepared by
 CARL G. LINDBLOOM ASSOCIATES
 Township Planning Consultant

A DEVELOPMENT PLAN FOR THE STIRLING BUSINESS DISTRICT

INTRODUCTON

This planning report presents a development plan for the Stirling business district in Long Hill Township. The plan is intended to serve as a subplan of the land use plan element of the Master Plan and provide a detailed planning study of the business district located along Main Avenue between Essex Street and Elm Street. The business district is more specifically defined as all lands located in the B-1-5, Neighborhood Business, and zone district in the Township.

The report is divided into two sections, the first providing background data and information on the business district and the second a plan element that is intended to guide development in the study area into the next decade.

BACKGROUND STUDIES

Land Use

The existing land use pattern in the Stirling business district is shown on Map 1. As indicated, land uses in Stirling include commercial, residential and mixed use (commercial/residential) buildings. While most commercial buildings in Stirling are retail in nature, residential uses include both single family and two to four family uses. Only three small vacant parcels remain in the village.

The major public land use in the business district is the NJ Transit train station located across from Elm Street at the northern end of the study area. Two other public land uses - Central School and the Long Hill Township Public Library - are located just north of the business zoning district on Central Avenue. Two churches are also located just north of the business district and provide additional "anchors" for the study area.

Zoning

The B-1-5 zone district that encompasses the study area permits the following primary uses:

1. Retail trade uses, including convenience, food and liquor stores; automobile parts, home, garden and hobby supply stores; florists; bakeries; pharmacies; general merchandise, clothing and antique stores; and newsstands.
2. Retail service uses, including barber shops and hair salons; repair shops; and studios.

4. Eating and drinking places, including outdoor cafes.
5. Financial institutions.
6. Apartments.
7. Any other use, in the opinion of the Planning Board, primarily intended to serve a neighborhood function.

The B-1-5 zone also requires the following minimum bulk requirements:

Lot area	5,000 sq. ft.
Building Height	2 stories or 35 feet, whichever is less
Front Yard	15 feet
Side Yard (Business Use)	0 feet, unless site adjoins side yard in residential zone, in which case, 10 feet
Side Yard (Business/Residential Use)	10 feet
Rear Yard	25 feet
Lot Width	50 feet
First Floor Area	650 sq. ft.
First Floor Width	20 feet (one unit) 15 feet (multiple units)
Building Lot Coverage	35 percent
Surface Lot Coverage	65 percent
Floor Area Ratio	1.00
Buffers for Residential Areas	10 feet
Maximum Apartment Density	5 units / acre
Minimum Apartment Size	500 sq. ft.
Maximum Apartment Size	1,000 sq. ft.

The B-1-5 zone boundary lines are shown on Map 1.

Building and Structural Improvements

Map 2 shows the location of all buildings, parking areas and driveways in the Stirling business district. The mapped information indicates that Stirling is the most urbanized area in the Township. Development characteristics in the area include a relatively high development density; very limited front and side yard setback areas and limited off-street parking.

Streetscape Inventory

The information on Map 3 provides a streetscape inventory for Stirling. This information indicates that Stirling has the most complete set of streetscape improvements of any of the business districts in Long Hill Township. A complete sidewalk system, full curbing, adequate street lighting and an attractive canopy of mature street trees all combine to form an attractive streetscape for this neighborhood business district. Because of their size and placement, the area's street trees also help screen the unsightly appearance of the "cobra" style light fixtures in the area, as well as many of the overhead utility lines.

Parking

The information on Map 2 indicates that many properties in the Stirling business district lack adequate off-street parking. But Map 2 also shows the plethora of on-street parking stalls available in the area, stalls which encourage a pedestrian presence in the area as well as some amount of spontaneous shopping activity. These on-street parking stalls are available on each and every block within the business district; in many cases, the absence of driveways leading to off-street parking areas actually increases the availability of on-street parking.

Parking for most business and residential land uses in Stirling now appears adequate. The railroad station parking lots, however, now appear to be at or near capacity and may experience shortfalls if train ridership increases in the future.

Traffic

Main Avenue is the major road in Stirling and serves as one of several north-south connectors between Long Hill Road and Valley Road. The only available Morris County Planning Board traffic count of this roadway -taken in 1978 north of Valley Road-shows a total 24 hour average volume of 6,831 vehicles. This level of traffic is roughly comparable to current traffic volumes on Basking Ridge Road, Mountain Avenue, Long Hill Road and the western end of Valley Road.

Architectural Characteristics

The Stirling business district has a variety of older, residentially scaled buildings, many featuring traditional architectural characteristics such as gabled roofs, double hung windows, shutters, open porches and wood facade materials. Additionally, the district features a fairly uniform pattern of building scaling and setbacks. The preponderance of two story buildings, along with an average building setback of zero to ten feet, create a pleasantly proportioned but comfortably varied line of buildings that combine to form the only urban neighborhood business district in the Township.

ASSETS AND LIABILITIES

The preceding background studies can be summarized by the following list of assets and liabilities in the Stirling business district. This list can be used in the preparation of a plan element that seeks to accentuate the assets of the area and proactively respond to any liabilities.

Table 1
Stirling's Assets and Liabilities

Topic	Assets	Liabilities
Land Use	Mix of residential and business land uses is typical of older neighborhood business zones. Small number of remaining vacant parcels portends little new development for area. Train station and nearby public and quasi-public uses are "anchors" for area.	Area lacks the large concentration of stores necessary to attract out-of-area customers.
Zoning	B-1-5 zone permits a wide array of uses.	Zoning setback requirements encourage a minimum front yard setback whereas a maximum setback would be more supportive of existing building placement.
Building and Structural Improvements	High density development, tight building placement, limited curb cuts and other characteristics create unique urban neighborhood in otherwise rural-suburban community.	Area lacks off-street parking which may someday strain on-street parking in area.

Topic	Assets	Liabilities
Streetscape Inventory	Area has most complete set of streetscape amenities of any business district in the Township. Full sidewalk system, and mature canopy of street trees greatly enhance appearance of area.	
Parking	On-street parking is now abundant and encourages pedestrian activity and perhaps some spontaneous shopping activity.	Parking is somewhat limited for railroad users.
Traffic	Main Avenue is fairly heavily traveled, enhancing business opportunities for local commercial establishments.	
Architectural Characteristics	Area has long series of buildings with generally attractive, residentially scaled buildings featuring traditional architectural styles and building components.	Many buildings need facade improvements and / or maintenance work. Vacant storefronts in area periodically detract from area appearance.

THE PLAN ELEMENT

INTRODUCTION

The plan element of this report presents planning goals and recommendations designed to preserve and enhance the Stirling business district. The goals of the element are intended to provide broad planning policy for the future of the business district while the recommendations that follow can be used to provide at least some means of plan implementation for the stated goals of this document.

PLAN GOALS

The goals of this development plan for the Stirling business district are as follows.

1. To preserve the unique development pattern and streetscape of the Stirling business district.
2. To recognize existing residential development in the business district but to prohibit future residential development beyond that now permitted by the B-1-5 Zone.
3. To encourage appropriate facade renovation and building maintenance to enhance the visual appeal of Stirling.
4. To maintain and upgrade as appropriate the existing streetscape inventory of the area.
5. To encourage private sector investment in the business district and to enhance property values in and around the study area.
6. To establish a significant pedestrian presence in Stirling.
7. To encourage the cooperation of merchants, property owners, business persons, residents and government in the future planning efforts in the Stirling business district.
8. To address all applicable goals of the Municipal Land Use Law as enumerated at N.J.S.A. 40:55D-2.

PLAN RECOMMENDATIONS

This plan offers the following recommendations as a means of achieving the plan goals:

1. Undertake a design sensitive site plan review process aimed at recognizing and complementing the unique development pattern now extant in Stirling.
2. To maintain the existing streetscape through necessary curbing and sidewalk repairs, street tree replantings, parking stall restriping and similar efforts.
3. To encourage the location of additional public and quasi-public land uses in and around the Stirling business district, including the possible relocation of the Stirling Post Office.
4. To avoid the overpaving of front yards in Stirling by permitting a maximum sidewalk width of four feet and generally landscaping the balance of all front yards.
5. To encourage facade renovations on all existing buildings, where appropriate, as part of future site plan review work, and to explore the availability of grants and loans where possible to fund such renovations.
6. To maintain the permitted uses in the B-1-5 zone as they now exist.
7. To modify the B-1-5 zone's bulk standard to permit a maximum front yard setback of 15 feet.
8. To expand the B-1-5 zone district to include the entire Stirling Pub site in the business zone but to otherwise maintain the existing B-1-5 zone boundary.
9. To carefully monitor existing parking utilization levels in Stirling to insure that on- and off-street parking levels remain acceptable.

A DEVELOPMENT PLAN FOR THE VALLEY ROAD BUSINESS DISTRICT

INTRODUCTION

This planning report presents a development plan for the Valley Road Business District. The plan is intended to serve as a subplan of the Land Use Plan element of the Master Plan of the Township. For the purposes of this planning report the Valley Road study area includes the existing non-residential zone districts extending for one mile along Valley Road from just west of Main Avenue to just east of Morristown Road. This area consists of approximately 170 acres and is the primary shopping and employment center for the Township.

The report is divided into two sections, the first providing background data and information on the business district, and the second providing plan policy and recommendations to guide development of this central business district into the next decade.

BACKGROUND STUDIES

Land Use

The existing land use pattern for the Valley Road business area is shown on Map 1. As indicated, the study area is largely developed in commercial use, but includes some residential, public, and vacant areas. Of the 170 acres, the breakdown is as follows:

USE	AREA	% OF TOTAL
Commercial*	91.7 acres	53.8
Residential	12.8	7.5
Public/semi-public	0.7	0.4
Vacant	41.6	24.4
Streets/PSE&G	17.0	10.0
Conservation Easements	6.7	3.9

The major uses in the study area are the two shopping centers which provide the primary draw to the area. The ShopRite Center contains approximately 85,000 square feet of floor area, and the Valley Mall about 110,000 square feet. Valley Mall also has approved plans for an addition of 86,000 square feet. The total ground floor area of all buildings within the study area is approximately 526,000 square feet. This is the equivalent of a small regional shopping center.

*Retail, office, industrial, and service uses.

In addition to the shopping centers, the study area includes numerous free standing commercial uses such as retail stores, restaurants, banks, service stations and offices. This small scale commercial development represents one of the major land uses in the area and the one from which the majority of future development can be anticipated.

The commercial use category also includes a number of industrial/warehouse type uses, largely located off Valley Road itself, totaling approximately 145,000 square feet of building area. This building area represents about 28 percent of study area total. Included are such uses as Edston Manufacturing, Isolantite, Easton Engineering, Thermo Plastic, Smooth-On, and Jaeger Lumber. These uses add to the employment base of the study area and help support the retail uses.

Residential use in the study area is limited largely to several dwellings in the area of Plainfield Road and Metzler Place. The only public/semi-public uses are the First Aid Squad building located on Valley Road adjacent to the Valley Mall and the adjacent JCP & L Training Center. The largest vacant or underdeveloped area, with the greatest potential for new development, is that area opposite the Valley Mall between Plainfield Road and Morristown Road. Other large vacant areas generally contain environmental constraints that limit developmental potential.

Zoning

As indicated on Map 1, the study area is presently regulated by four zone districts; these include:

ZONE DISTRICT*	AREAS	% OF TOTAL
B-2, General Commercial	73 acres	48
B-3, Planning Shopping	32	21
ED-5, Economic Development	10	6.5
O, Office	38	24.6

*Excluding streets and PSE&G right of way.

The permitted uses in each of the four zone districts is as follows:

**B-2, General Commercial
Primary Uses**

1. Retail trade and services, excluding gas stations, public garages and car washes
2. Business offices
3. Professional offices
4. Light manufacturing and limited warehousing

Conditional Uses

- 1. Public utilities and public and institutional uses
- 2. Animal hospitals and kennels
- 3. Existing gas stations, public garages and car washes

B-3, Planned Shopping

Primary Uses

- 1. A group of stores in one or more buildings and used exclusively for retail sales and service.

Conditional uses. Public utilities and public and institutional uses.

ED-5, Economic Development

Primary Uses

- 1. Offices for executive or administrative purpose
- 2. Scientific or research laboratories
- 3. Fabrication and assembly of products
- 4. Agricultural uses

Conditional uses. Public utilities and public and institutional uses.

O, Office

Primary uses

- 1. Business offices
- 2. Professional offices
- 3. Eating and drinking places
- 4. Financial institutions
- 5. Funeral homes.

Conditional uses. Public utilities and public and institutional uses and existing gas stations, public garages and car washes.

The minimum lot area for each zone district is as follows:

B-2	_____	20,000 sq. ft.
B-3	_____	160,000 sq. ft.
ED-5	_____	5 acres
O	_____	20,000 sq. ft.

Over the years, zoning in the study area has been revised in an effort to create a more attractive community oriented business district. For example, new highway-type uses such as gas stations, garages and car washes, and drive-in restaurants, are now prohibited. In addition, new sign and building design standards have been developed.

Existing Building and Parking Areas

Map 2 shows existing buildings, parking areas and driveway locations for the study area. As indicated there is a driveway and parking area for almost every building along Valley Road and along the connecting roads. Many uses have more than one driveway. This situation creates the potential for traffic accidents with numerous vehicular turning movements as cars are constantly entering and exiting the main traffic flow and are stopped in the street waiting to make a left turn across traffic. The Planning Board has been working to relieve this situation by encouraging developers to provide connections between adjoining parking areas and limiting curb cuts where possible. For example, the Burger King has a rear connection to the Valley Mall parking lot, and the adjacent building (Dunkin Donuts) has no direct driveway access to Valley Road.

Traffic and Circulation

The Background Study on Circulation (Report #3) noted that Valley Road will remain the Township's primary development and access corridor, and recommended efforts to reduce traffic conflict points to the greatest extent possible. This report also provided information on traffic volumes and reported accidents. Traffic volume on Valley Road, in the business district, was virtually unchanged between 1978 and 1990. However, between 1990 and 1995 volumes in this area increased by 25 percent.

Future increases in traffic volume can be expected along this corridor location with the gradual increase in regionally generated traffic, and with locally generated traffic, as the remaining vacant and underdeveloped tracts of land are developed. The highest volumes will occur within the one mile length of the Valley Road business district, which now experiences double the volumes found at the eastern and western sections beyond the business district.

The number of traffic accidents along Valley Road doubled between 1984 and 1993. This may be attributed to the increase in business development with many new driveways and the accompanying increase in traffic conflicts along an already busy roadway.

Streetscape/Architectural Characteristics

Map 3 provides a streetscape inventory for the Valley Road business district. The locations of curbing, sidewalks and crosswalks, street lights, traffic signals, utility poles and utility lines, hydrants, and telephones, are shown. The utility poles and many utility lines along the south side of Valley Road leave a visually negative impression. This negative impact is only reduced in those areas (ShopRite center) where street tree plantings somewhat screen the overhead wires. Other visually negative streetscape elements include the lack of street trees, in some areas, and missing lengths of curb and sidewalks. If completed, these elements would help provide a sense of order and continuity to the area. An example of visual disorder is found at the ShopRite center

near the Bank. Here eight or nine newspaper vending machines of various shapes and sizes are assembled and lined up in the parking area.

With the major exceptions of the two shopping malls, the dominant architectural characteristic for the area is individual, single use buildings located on separate lots, with no common building design character. This situation or pattern is an outgrowth of early development which had no site or building design controls. This situation has been gradually changing as new developments conform to more stringent site design controls, and older developments are improved with new facades and site designs. Based on the results of community surveys and Master Plan discussion meetings, some consensus on a design approach to the business district has been developed. This approach includes a preference for:

- traditional building design
- greater setbacks with enhanced landscaping
- no front yard parking
- wood painted signs
- curbing to define roads and parking
- linked parking facilities

Examples in the business area, excluding the two malls, that exhibit most of these characteristics include:

Summit Bank
Valley Funeral Home
Valley Medical Group
Burger King
Long Hill Travel
Century 21
Metro Swim Club
Stirling Car Wash
New Top Squad Facility
Day Care Center (LiL-peoples Playhouse)
Mini-Mall (Thermo-plastics retail center)

Examples that do not exhibit most of these characteristics include:

Old TOP Squad Building
Sunoco Service Station (and next door)
Mike's Music Center
Elks Club
ShopRite Liquors
TV Repair Shop (vacant)

Assets and Liabilities

The preceding background data can be summarized by the following listing of assets and liabilities for the Valley Road business district. This listing can be used in the preparation of a plan element that seeks to enhance the area's assets and respond to any liabilities.

**Table One
Valley Road Business District
Assets and Liabilities**

TOPIC	ASSETS	LIABILITIES
Land Use	Area has useful blend of commercial uses and many buildings that are generally modestly scaled and well-sited.	Other sites and buildings lack proper design and improvements, creating an unattractive and uncoordinated visual environment.
Zoning	Study area is made up of four zone districts which together offer a range of potential uses that are more than adequate to meet Township commercial needs. Zoning now prohibits many highway-type uses.	Present zoning permits industrial type uses along desirable retail frontage; bulk standards as now constituted can encourage over development of sites in certain instances.
Existing Building and Parking Areas	Off-street parking is plentiful with all uses having individual parking areas. No on-street parking is permitted on Valley Road.	At present time most individual uses have separate driveways and parking areas, creating potential for traffic accidents by increasing number of necessary turning movements.
Traffic & Conditions	Valley Road, and particularly the business district, will remain the Township's primary development and access corridor. Recently the Planning Board has encouraged developers to link parking areas to reduce traffic conflicts.	The numbers of traffic accidents doubled in the last 10 years. Future increases in traffic can be expected with any increase in regionally generated traffic and that from new development.
Streetscape/ Architectural Characteristics	Two shopping malls anchor business area with distinctive design features. Recent new and renovated developments have had positive site and building design impact on the business district.	Negative visual impressions in areas with overhead utility lines, lack of street trees, and missing lengths of curbs and sidewalks. No established building design character in area; many unsightly buildings still exist in area.

THE PLAN ELEMENT

INTRODUCTION

The plan element of this report presents planning goals and recommendations designed to guide development of this Valley Road business district into the next decade. This guidance includes broad planning policy, in the form of goals, from which specific recommendations are developed to implement plan policy. While specific recommendations may be adjusted and revised in their implementation, such adjustments and revisions should nevertheless reflect established plan goals.

PLAN GOALS

The goals of this development plan for the Valley Road Business District are as follows:

1. To encourage the development of small scale, freestanding, commercial uses oriented largely to meet the needs of Township residents. Major commercial users should be limited to the two existing anchor shopping centers and future shopping centers should be prohibited.
2. To encourage a development design approach that uniformly seeks the upgrading and beautification of properties in the study area by developing standards for:
 - traditional building design
 - greater setbacks with enhanced landscaping
 - wood painted signs
 - curbing to define roads and parking
 - linked parking facilities
 - site screening
3. To maintain an ongoing dialogue with Morris County to insure that road improvements along Valley Road are undertaken in a manner that is sensitive to local design preferences and the rural character of the Township.
4. To develop roadway connections that will improve and/or provide development access that will reduce Valley Road traffic conflicts without inducing or encouraging regional traffic increases or major road widening projects.
5. To prohibit those uses that are not primarily oriented to the shopping, service and other needs of the Township.
6. To accommodate the location of a new municipal complex in order to help define the business area as a town center.
7. To enhance the overall appearance of the business district by the continued development of streetscape improvements, including, but not limited to, sidewalks, curbing and street trees.
8. To encourage private sector investment in the area and to enhance property values throughout the business district.

9. To encourage the cooperation of merchants, property owners, business persons, residents and government in the ongoing planning process affecting the Valley Road business district.
10. To address all applicable goals of the Municipal Land Use Law as enumerated at N.J.S.A. 40:55D-2.

PLAN RECOMMENDATIONS

Implementation of the plan goals can be achieved through the following specific recommendations.

1. Require appropriate site and building improvements for all new development, building renovations, change of uses, and other development activity in strict accordance with the design standards sought in the goals statement of this plan element.
2. Provide for a "greenway" across all Valley Road frontage in the business district by prohibiting front yard parking and requiring extensive front yard landscaping and strict adherence to minimum building setback requirements.
3. Develop a written road improvement policy for Valley Road in concert with Morris County officials.
4. Provide for full sidewalk development on both sides of Valley Road in the business district.
5. Provide for the specific zoning changes called for in the land use plan element and eliminate industrial and warehouse uses as a permitted use in the B-2 zone district. Review zoning to develop additional prohibitions on large scale users and other uses not deemed appropriate for the business district. Adopt an architectural design standards ordinance articulating the traditional architectural preferences of the community.
6. Encourage site design that reduces curb cuts onto Valley Road in an effort to improve traffic safety in the area. Techniques may include shared access easements, common driveways, consolidated driveways and narrowed curb cuts.
7. Continue the ongoing site selection process for a new municipal complex.

CONCEPTUAL DEVELOPMENT PLAN

Map 4 is a conceptual development plan map of the Valley Road Business District. This map defines eight planning areas, the two anchor shopping centers, a recommended road extension, and a large environmentally restricted area. These areas and patterns are discussed here.

Planning Areas 1 and 2. These planning areas contain most of the remaining land in the study area with potential for development. However, some of this land contains wetlands and flood plain restrictions and future development will be limited by these

constraints. It is recommended that new uses in this area be served by limited access points to Valley Road only, including, if possible, the shared or reduced access techniques discussed earlier. Commercial access from this area to Morristown Road should be prohibited.

Planning Area 3. This area is largely developed, but has the potential for redevelopment and improvement. New and upgraded sites in this area include the Valley Road Medical Building, the car wash, and Primavera restaurant. Development depth here is limited by wetlands to the rear of the area. Every effort should be made to link area uses and thereby reduce Valley Road access conflicts; upgrading properties in this area will greatly benefit the overall area appearance of the business district.

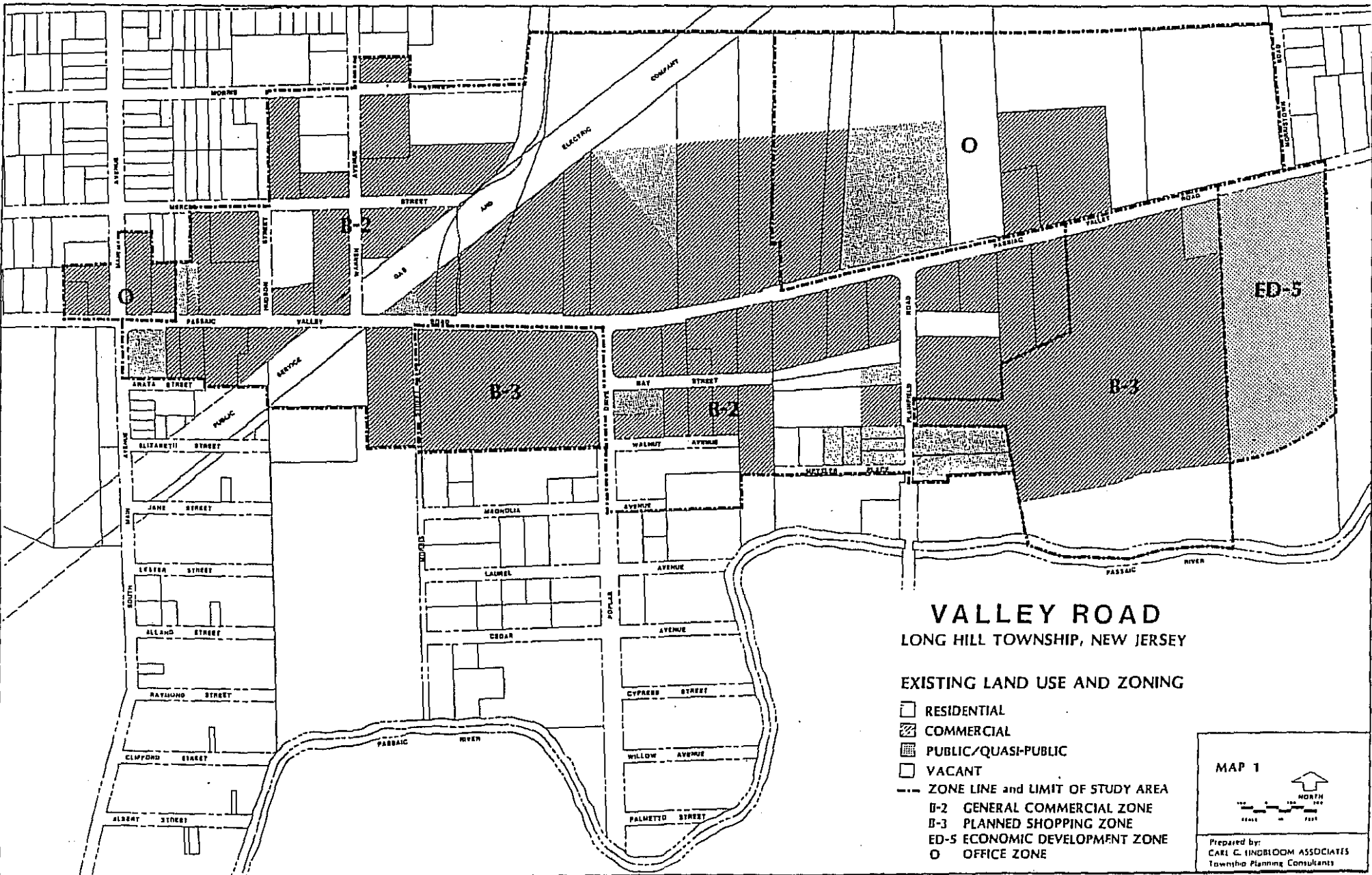
Planning Area 4. This small planning area includes parts of four lots, all of which are vacant or underdeveloped. It is recommended that, if developed separately, the parking lots of these parcels be linked and common access to nearby roadways be provided.

Planning Area 5. This planning area presently contains all or parts of eight parcels, five of which are in residential use. Future development of this area should also seek linked parking areas and common access arrangements; parcel consolidation or campus style development should be considered.

Planning Area 6. This small planning area consists of only two parcels, now in residential use. Future development of this area should have access to Valley Mall in order to reduce conflicts on Plainfield Road.

Planning Area 7. This presently mixed use area is somewhat isolated from the primary retail area of Valley Road by the primarily industrial/warehouse uses of planning area 8. The emphasis here should be on development and redevelopment that will meet design preferences and improve the area's visual quality. A key parcel here is the former Top Squad building at the intersection of Valley Road and Main Avenue; this highly visible site now represents one of the most unsightly properties in the business district.

Planning Area 8. This large planning area is developed largely for industrial and warehouse type uses. While these uses provide employment in the business district which helps support the retail uses, when located on the Valley Road frontage they disrupt the commercial development pattern and detract from visual continuity. In the case of these Valley Road properties, re-use or redevelopment is recommended.

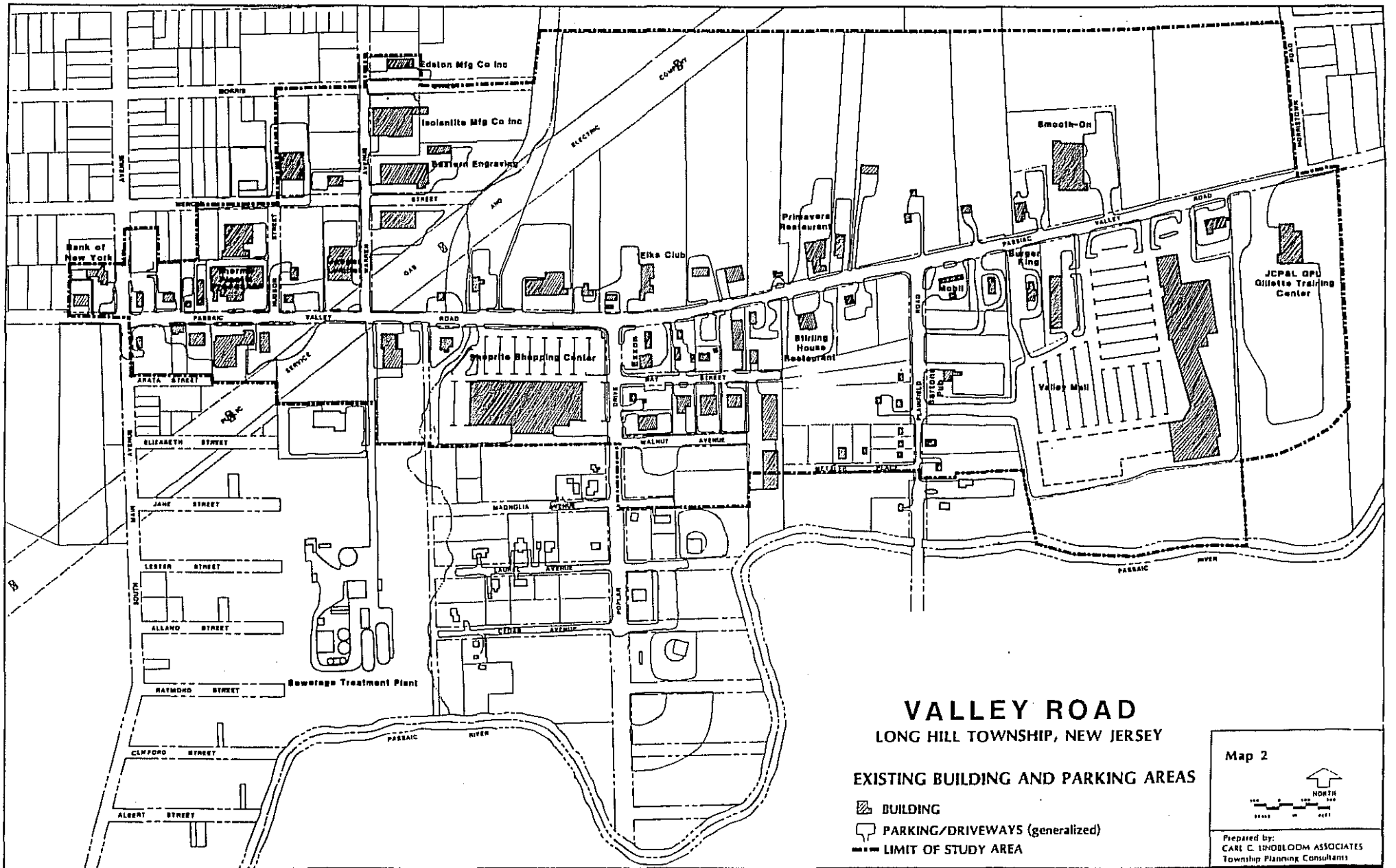


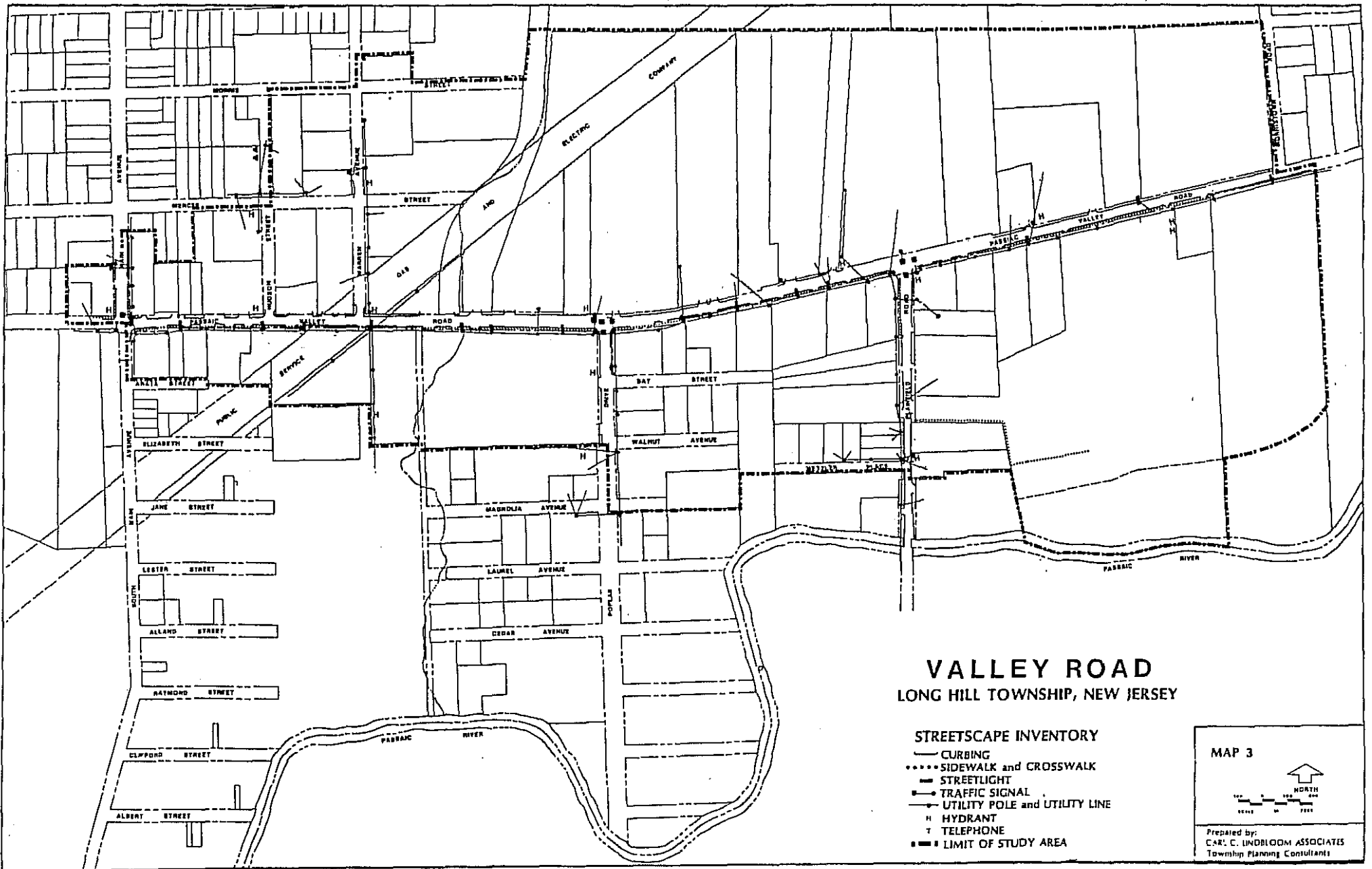
VALLEY ROAD
LONG HILL TOWNSHIP, NEW JERSEY

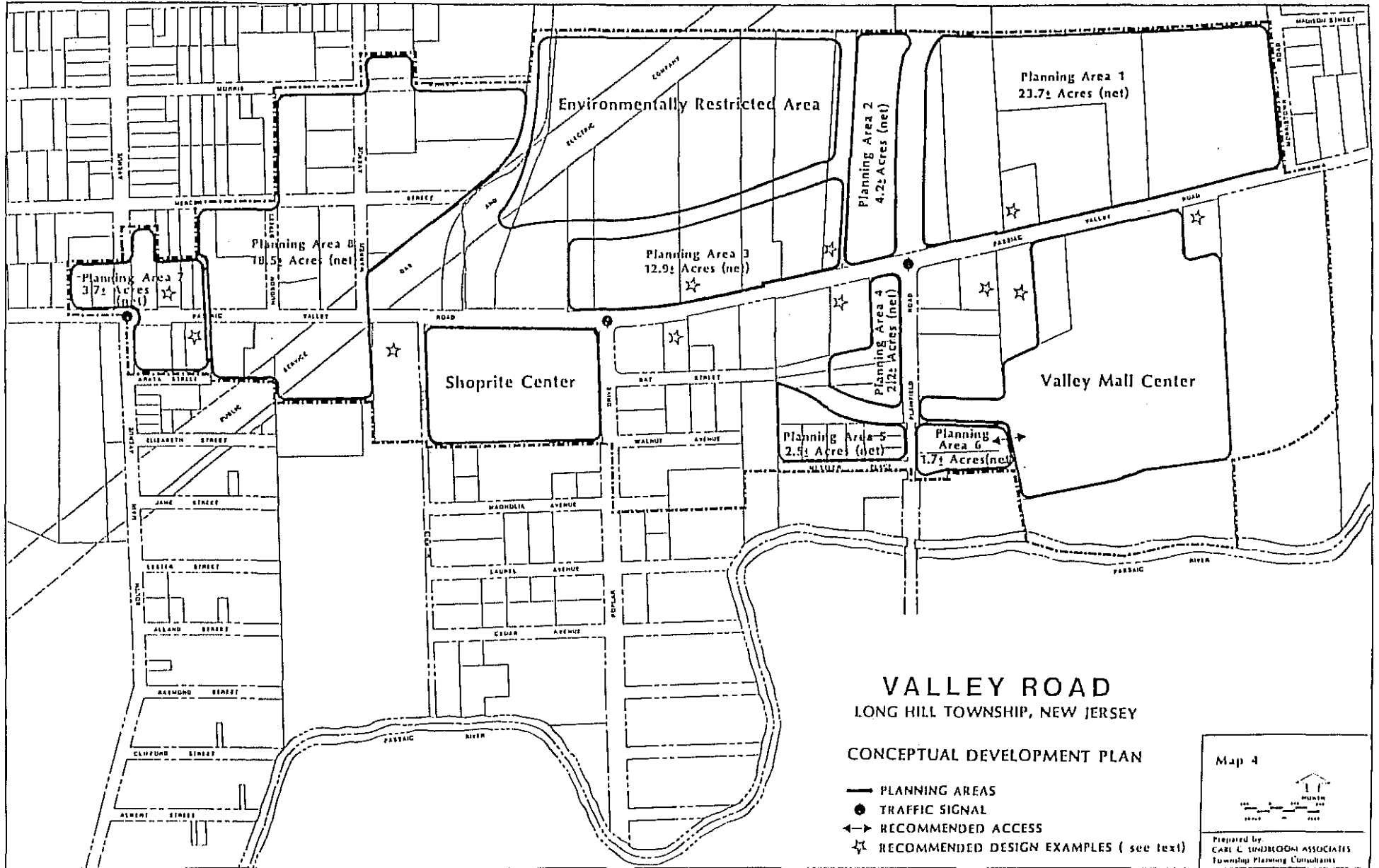
- EXISTING LAND USE AND ZONING**
- RESIDENTIAL
 - COMMERCIAL
 - PUBLIC/QUASI-PUBLIC
 - VACANT
 - ZONE LINE and LIMIT OF STUDY AREA
 - B-2 GENERAL COMMERCIAL ZONE
 - B-3 PLANNED SHOPPING ZONE
 - ED-5 ECONOMIC DEVELOPMENT ZONE
 - O OFFICE ZONE

MAP 1

Prepared by:
CARI C. INDBLOOM ASSOCIATES
Township Planning Consultants







VALLEY ROAD
 LONG HILL TOWNSHIP, NEW JERSEY
 CONCEPTUAL DEVELOPMENT PLAN

- PLANNING AREAS
- TRAFFIC SIGNAL
- ↔ RECOMMENDED ACCESS
- ☆ RECOMMENDED DESIGN EXAMPLES (see text)

Map 4

Prepared by
 CARL C. SUNDBLOOM ASSOCIATES
 Township Planning Consultants

LONG HILL TOWNSHIP
MASTER PLAN
BACKGROUND STUDY REPORTS

LONG HILL TOWNSHIP

MORRIS COUNTY, NEW JERSEY

MASTER PLAN REVISION

BACKGROUND STUDIES REPORT #1

POPULATION, HOUSING AND LABOR CHARACTERISTICS

Prepared for the Township Planning Board by:

**Carl G. Lindbloom Associates
Township Planning Consultant**

July, 1994

INTRODUCTION

This background studies report of the Long Hill Township Master Plan examines the population, housing and labor characteristics of the community and its residents. Some of the material presented — such as population growth or housing unit size — may have direct consequences for the planning policies established by future sections of this master plan. Other material is presented simply to provide a more thorough look at life in Long Hill.

Much of the data used in this report is taken from the 1990 Census of Population and Housing, which provides an up-to-date profile of numerous characteristics in the Township. Older censuses are also consulted, as is data at the County, State and Federal levels.

POPULATION AND HOUSEHOLD CHARACTERISTICS

Population History

The United States Census Bureau reported a 1990 population for Long Hill Township of 7,826 residents, a 7.6 percent increase over 1980 levels. The 1990 population also represented a relatively modest increase over the 1970 population, which was reported at 7,393 residents. Over the last two decades the local population has increased by only 433 residents.

Population growth in Long Hill has not always been so modest. As indicated in Table 1 population gains during the 1950's and 1960's were rather explosive, doubling the Township's population in less than 20 years. The most recent two decades, in fact, represent the most modest population gain for the Township since before 1920.

Table 1

Population History of Long Hill Township

Year	Population	Change	Percent
1920	1,520	-	-
1930	2,149	629	41.4
1940	2,664	515	24.0
1950	3,429	765	28.7
1960	5,537	2,108	61.5
1970	7,393	1,856	33.5
1980	7,275	-118	-1.6
1990	7,826	551	7.6

Source: U.S. Census of Population and Housing

Population Projections

The Morris County Planning Board projects a year 2000 population for Long Hill of 7,825 residents, nearly identical to the 1990 Census. By 2010, the County projects the population will decline slightly to 7,789. Both figures anticipate only modest changes in the Township's population, mirroring the trend over the last two decades.

Age of Population

The Township's population is relatively old when compared to Morris County and the State of New Jersey as a whole. The 1990 Census reports a median age of 36.7 years for Long Hill versus 35.3 and 34.5 years for the County and State, respectively. The Township's median age in 1980 was 33.8 years; like both the County and the State, the local population is aging as the baby boom generation matures.

Age Distribution

The aging population of the Township is highlighted in Table 2, which provides an age chart analysis of the local population in 1980 and 1990. The analysis shows a 41 percent jump in citizens over 65 years of age by 1990, and nearly as large an increase in the 35 to 44 year age group. Population in the school age and early adult age cohorts (5 to 24 years) declined by 25 percent over the decade.

Another noteworthy trend in the local age distribution relates to the preschool age group, which in 1990 stood at 617 residents, up 55 percent over 1980 levels. This increase, reflecting a recent increase in births by the baby boom generation, has begun to increase local school enrollments in the Township School System.

Race

Long Hill is predominantly occupied by white residents, although Table 3 also indicates that Asian, black and other racial groups also reside in the Township. Whites represent 95 percent of the local population while Chinese and Asian Indian residents number 256, or three percent of the Township. There are 62 black residents in Long Hill. Table 3 provides a complete breakdown by race of the local population.

Place of Residence in 1985

The 1990 Census provided a profile of where residents lived five years before the Census was undertaken. As indicated by the data in Table 4, nearly two-thirds of Township residents lived in the same dwelling in 1990 as they did in 1985. This represents a somewhat less transient population than the County population overall.

Of those residents who had moved since 1985, nine percent moved to Long Hill from within the County and another 17 percent moved from another county in New Jersey. Less than nine percent of the local population that moved to Long Hill between 1985 and 1990 did so from outside of the State (see Table 4).

Table 2
Age Distribution, 1980 and 1990
Long Hill Township

Age Group Years	1980		1990	
	Number	Percent	Number	Percent
0 - 4	399	5.5	617	7.9
5 - 9	519	7.1	449	5.7
10 - 14	656	9.0	394	5.0
15 - 19	636	8.7	436	5.6
20 - 24	475	6.5	440	5.6
25 - 29	499	6.9	619	7.9
30 - 34	604	8.3	733	9.4
35 - 44	1,101	15.1	1,351	17.3
45 - 54	1,004	13.8	1,095	14.0
55 - 59	454	6.2	397	5.1
60 - 64	326	4.5	445	5.7
65 & OVER	602	8.3	850	10.9
TOTAL	7,275	100.0	7,826	100.0

NOTE: Figures may not add due to rounding.

Source: U.S. Census of Population and Housing

Table 3
Population by Race, 1990
Long Hill Township

Race	Population
White	7,441
Black	62
American Indian	5
Asian or Pacific Islander	312
Chinese	161
Asian Indian	95
Korean	33
Vietnamese	18
Other Asian	5
Other Race	6
 Total	 7,826

Source: U.S. Census of Population and Housing

Household Size

The average household size in Long Hill was 2.85 residents in 1990, continuing an ongoing decline in household size that has been evident both locally and nationally for several decades. The 1990 average household size represents a drop of 0.28 resident per household since 1980 and a drop of 0.72 residents per household since 1970. In relative terms, the average household size in the Township has dropped by 20 percent since 1970.

The decline in average household size is reflective of a variety of demographic trends, including the aging population, lower fertility rates, later marriage, increasing divorce and other factors. From a planning perspective, the household size trend usually signals the need for smaller homes and the possibility that existing homes are being relatively underutilized. Table 5 provides household size data at the County, State and national levels that indicate the local decline in average household size is being experienced throughout the nation.

Table 4

1990 Population by Place of Residence in 1985

Long Hill Township and Morris County

Residence in 1985	Long Hill		Morris County	
	Number	Percent	Number	Percent
Same house	4,715	65.4	240,869	61.2
Different house	2,494	34.6	153,007	38.8
Same County	622	8.6	65,743	16.7
Different County in NJ	1,249	17.3	44,564	11.3
Different State	467	6.5	32,527	8.3
Abroad	156	2.2	10,173	2.6
Total	7,209	100.0	393,876	100.0

- Notes: 1. Data reflect persons five years and older.
2. Figures may not add due to traveling.

Source: U.S. Census of Population and Housing

Household size in Long Hill is also examined by Table 6, which shows the number of households by size in the Township in 1990. Reflective of the shrinking household size trend in the Township, almost one of every two households in Long Hill is occupied by one or two persons; in 1980, 40 percent of all households were so sized.

Larger households — those with five or more persons — represented eleven percent of total households in the Township in 1990.

Table 5
Changes in Average Household Size, 1970 - 1990
Long Hill Township and Other Jurisdictions

	1970	1980	1990	Change 1970-80	Change 1980-90
United States	3.11	2.75	-	-.36	-
New Jersey	3.17	2.84	2.70	-.33	-.14
Morris County	3.40	3.09	2.78	-.31	-.31
Long Hill Township	3.57	3.13	2.85	-.44	-.28

Source: U.S. Census of Population and Housing

Table 6
Households by Size, 1990
Long Hill Township

Household Size	Number of Households	Percent
1 person	384	13.9
2 persons	948	34.4
3 persons	548	19.9
4 persons	575	20.9
5 persons	194	7.0
6 or more persons	104	3.8
Total	2,753	100.0

Note: Figures may not add due to rounding.

Source: U.S. Census of Population and Housing

Household Type

Table 7 provides a profile of the types of households that live in Long Hill. As indicated, three-quarters of all local households are the "married couple family." Of these married couple families, 1,170 are without children and 896 have children.

Other family households—including single parent families and other households with related individuals living together, total 194, or seven percent of all households in the Township.

Non family households—including individuals who live alone, unrelated roommates and housemates and other unrelated individuals who live together—total 493, or 18 percent of the total household count in the Township (see Table 7).

Table 7
Household Types, 1990
Long Hill Township

Household Type	Number of Households	Percent
Married Couple Family		
With Own Children	896	32.5
No Own Children	1,170	42.5
Other Family Households		
Male householder, with own children	6	0.2
Male householder, no own children	31	1.1
Female householder, with own children	54	2.0
Female householder, no own children	103	3.7
Non Family Households	<u>493</u>	<u>17.9</u>
Total	2,753	100.0

Note: Figures may not add due to rounding.

Source: U.S. Census of Population and Housing

HOUSING CHARACTERISTICS

Tenure and Vacancy Rates

The 1990 Census reports a total of 2,804 housing units in Long Hill, an increase of 417 units, or 17 percent, over 1980 levels. That the local housing stock grew at a rate over twice as fast as the local population can be explained by the previously discussed declining household size.

Table 8 provides a breakdown of the Township's housing inventory by tenure and vacancy rate. As indicated, the vast majority of local homes are owner-occupied, representing eight of every ten homes in the community. There are 452 rental units in Long Hill as well, or 16 percent of the total housing stock.

Vacant housing units in the Township are exceedingly rare, indicating a high demand for housing in Long Hill. As shown in Table 8, the owner occupied vacancy rate — reflecting vacant, "for sale" homes — is 0.4 percent while the rental vacancy rate ("for rent units") is 2.9 percent. Both vacancy rates are well below the generally recognized vacancy rates for a "normal" housing market, demonstrating the desirability of Long Hill as a residential community.

The inclusion of other vacant units — including seasonal, recreational, occasional use and "other" vacant uses — brings the total count of vacant units in Long Hill to 61 units, or 2.2 percent of the local housing stock.

Table 8

Housing Tenure and Vacancy Rates 1990

	Long Hill Township, 1990		
	Total ¹	Owner-Occupied ²	Renter Occupied ³
All Units	2,804	2,313	452
Vacancy Units	61	9	13
Vacancy Rate	2.2%	0.4%	2.9%

- Note:
1. Includes all vacant units.
 2. Includes vacant units "for sale" only.
 3. Includes vacant units "for rent" only.

Source: U.S. Census of Population and Housing

Housing Types

Single family detached homes represent 84 percent of all housing units in the Township. Other housing types — including single family attached units (townhouses), two to four family homes and units — do exist in the Township in abundant supply and provide a diverse housing stock. In total, there were 460 housing units in Long Hill in 1990 that were not classified as single family homes. These units include the Sunrise at Gillette townhouses, the Stirling Manor apartments, scattered two to four family units in Stirling and other locations, and a number of other units not classified as single family homes (see Table 9).

Table 9
Housing Unit Type, 1990
Long Hill Township

Housing Type	Number of Units	Percent
Single family detached	2,344	83.6
Single family attached	124	4.4
Two to four family	208	7.4
Multi-family	93	3.3
Other	35	1.2
Total	2,804	100.0

Notes: Figures may not add due to rounding.

Source: U.S. Census of Population and Housing

Unit Size

Long Hill has a housing stock with relatively large individual units. As indicated in Table 10, over four units in ten have eight or more rooms while another 15 percent have seven rooms. The large number of single family homes in the Township makes the smaller housing unit the exception rather than the norm. Nevertheless the Township reported 601 homes with five or fewer rooms in 1990.

The average home in Long Hill has 7.1 rooms, making it significantly larger than the average home in Morris County (6.5 rooms) and New Jersey (5.7 rooms).

Table 10

Housing Units by Number of Rooms, 1990

Long Hill Township

Size	Number of Units	Percent
1 to 3 rooms	107	3.8
4 rooms	210	7.5
5 rooms	284	10.1
6 rooms	590	21.0
7 rooms	428	15.2
8 rooms	550	19.6
9 rooms or more	635	22.6
Total	2,804	100.0

Mean rooms per unit: 7.2

Note: Figures may not add due to rounding.

Source: U.S. Census of Population and Housing

Date of House Construction

Table 11 provides estimated construction dates for all housing in Long Hill. The data, which indicate fairly even home construction during all decades except the 1940's, again speak to the variety of housing found in the Township. The median year built for local homes is 1959 versus 1962 for the County and 1959 for the State.

Recent Home Construction

Building permit data are summarized in Table 12 to examine recent home construction trends in Long Hill. Consistent with area-wide trends, the Township realized very active home construction during the mid-1980's and then very modest activity from 1987 through 1992. This cyclical activity seems to have again reversed itself in 1993, when 39 housing units were authorized for construction.

Table 11
Year of Housing Construction
Long Hill Township

Year Built	Number of Units	Percent
1980 to March 1990	491	17.5
1970 to 1979	334	11.9
1960 to 1969	508	18.1
1950 to 1959	539	19.2
1940 to 1949	175	6.2
Before 1940	757	27.0
Total	2,804	100.0

Mean Year Built: 1959

Note: Figures may not add due to rounding.

Source: U.S. Census of Population and Housing

A total of 472 housing units were permitted from 1980 to 1993, of which 67 were for multi-family units.

During the 1980's, 339 units were authorized for construction, yet the Census indicated a net gain of 417 units during the decade. This discrepancy of 78 units may be the result of slightly different reporting periods or reporter errors, but may also be an indication of some amount of illegal conversions in the Township housing market.

Housing Density

Long Hill has an average housing density of 0.36 housing units per acre, the seventh lowest housing density among Morris County's 39 municipalities. This low residential density is indicative of the community's rural/suburban development pattern and the presence of The Great Swamp National Wildlife Refuge and other large tracts of public and private open space.

The Township's housing density is significantly lower than the County (0.51 housing units/acre) and the State (0.64), as indicated in Table 13.

Table 12

Recent Home Construction, 1980 - 1993

Long Hill Township

Year	Number of Units Authorized by Permit		Total
	Single Family	Multi Family	
1980	33	—	33
1981	23	—	23
1982	27	4	31
1983	33	4	37
1984	63	6	69
1985	73	12	85
1986	55	24	79
1987	19	0	19
1988	7	17	24
1989	6	0	6
1990	6	0	6
1991	11	0	11
1992	10	0	10
1993	39	0	39
Total	405	67	472

Total Housing Units, 1980 Census: 2,387

Total Housing Units, 1990 Census: 2,804

Net Increase Authorized by Permit: 339 units

Net Increase, 1980 - 1990: 417 units

Source: Long Hill Township Building Department of Labor and U.S. Census of Population and Housing

Table 13

Housing Unit Density, 1990

Long Hill Township, Morris County and New Jersey

	Long Hill	Morris County	New Jersey
Land Area (acres)	7,808	305,792	4,779,520
Total Housing Units	2,804	155,748	3,075,310
Units Per Acre	0.36	0.51	0.64

Source: Morris County Planning Board

Housing Values and Rents

A summary of housing values and rents for the Township, County and State is provided in Table 14. As shown, the mean value of owner occupied units in the Township is \$262,311 while the median value of similar units is \$240,200. These levels are seven and 11 percent higher than similar price levels throughout the County.

The median gross rent for Long Hill is \$902 monthly, 25 percent higher than the County.

Table 14

Selected Housing Values and Rents, 1990

Long Hill Township, Morris County and New Jersey

	Long Hill	Morris County	New Jersey
Mean Value of Owner Occupied Units	\$262,311	\$245,695	\$183,745
Median Value of Owner Occupied Units	240,200	216,400	161,200
Median Gross Rent	902	724	592

Source: U.S. Census of Population and Housing

LABOR CHARACTERISTICS

Industry Groups of Resident Work Force

Despite the widespread construction of office space in the region over the last two decades, the manufacturing and retail industry groups employ larger numbers of local workers than any other groups. As indicated in Table 15, over 13 percent of all workers are employed in the each of these two industry groups. Other major industries for employment by local residents include finance, insurance and real estate; and professional services and education. The wide array of industry groups employing local residents indicates no overdependence on any one particular group.

Table 15
Employed Residents by Industry, 1990
Long Hill Township

Industry	Number	Percent
Manufacturing	618	13.7
Retail Trade	590	13.1
Finance, Insurance, Real Estate	531	11.8
Professional Services	454	10.1
Education	406	9.0
Business and Repair Services	302	6.7
Communications and Utilities	289	6.4
Health Services	260	5.8
Wholesale Trade	244	5.4
Transportation	238	5.3
Construction	219	4.9
Personal, Entertainment & Recreation Services	128	2.8
Public Administration	118	2.6
Agricultural, Mining and Related Industries	<u>99</u>	<u>2.2</u>
Total	4,496	100.0

- Note: 1. Data reflect employed persons 16 years of age and older.
2. Figures may not add due to rounding.

Source: U.S. Census of Population and Housing

Occupations of Resident Work Force

Two occupation groups identified by the Census, “managerial and professional” and “technical, sales and clerical,” each employ nearly four of every ten Township residents in the work force. Generally blue collar occupations represent the balance of local workers (see Table 16).

Table 16

Occupation of Resident Labor Force

Long Hill Township

Occupation	Number	Percent
Managerial and Professional	1,761	39.2
Technical, Sales and Clerical	1,711	38.1
Precision Production, Craft and Repair	392	8.7
Operators, Fabricators and Laborers	306	6.8
Service	260	5.8
Farming, Forestry and Fishing	<u>66</u>	<u>1.5</u>
Total	4,496	100.0

Note: Figures may not add due to rounding.

Source: U.S. Census of Population and Housing

Means of Transportation to Work

As expected, the large majority of local workers — over eight in ten — use a car, truck or van to drive to work. Another eight percent carpool, while less than five percent use public transportation. These means of transportation are typical of workers living in a rural/suburban community (see Table 17).

Travel Time to Work

The average travel time to work for Township residents is 26 minutes, a figure nearly identical to the State average commute. As indicated in Table 18, almost 40 percent of local workers take under 20 minutes to commute, while another 42 percent take between 20 and 44 minutes. A total of 127 residents worked at home (see Table 18).

Table 17

Means of Transportation to Work

Long Hill Township

Means of Transportation	Number of Workers	Percent
Car, truck or Van Drove Alone	3,635	83.0
Car Pooled	356	8.1
Public Transportation		
Railroad	158	3.6
Bus	31	0.7
Walked to Work	44	1.0
Other Means	28	0.6
Worked at Home	<u>127</u>	<u>2.9</u>
Total	4,379	100.0

Note: Figures may not add due to rounding.

Source: U.S. Census of Population and Housing

Table 18

Means of Transportation to Work

Long Hill Township

Time to Work	Number of Workers	Percent
Under 20 minutes	1,705	38.9
20 to 29 minutes	853	19.5
30 to 44 minutes	996	22.7
45 to 89 minutes	590	13.5
90 or more minutes	108	2.5
Worked at Home	<u>127</u>	<u>2.9</u>
Total	4,379	100.0

Mean Travel Time to Work 26.2 Minutes

Note: Figures may not add due to rounding.

Source: U.S. Census of Population and Housing

Employment in the Township

The New Jersey Department of Labor reports a total of 2,030 "covered" jobs in Long Hill as of 1992, an increase of 469 jobs, or 30 percent from a decade earlier. The local job base was spread among 264 establishments for an average of eight jobs per business establishment.

The employment data in Table 19 also show that local job counts have varied only slightly since 186, when 1,902 jobs were reported. Excluding the recent recession the total count in Long Hill has grown steadily since municipal level data were first reported in 1972.

Income Levels

Various 1989 income levels are summarized at the Township and County level in Table 20. In each case, the data show local residents earn significantly more than do residents throughout the County.

The median household income in 1989 for Long Hill residents was \$66,689, 18 percent higher than the County median. Median family income in the Township stood at \$71,398, 14 percent higher than the County (see Table 20).

Table 19

**Covered Employment and Number of
Business Establishments, 1972 - 1992**

Long Hill Township

Year	Number of Establishments	Number of Jobs
1972	—	1,140
1973	—	985
1974	—	1,106
1975	—	1,057
1976	—	1,150
1977	—	1,365
1978	—	1,458
1979	—	1,459
1980	—	1,517
1981	167	1,522
1982	181	1,534
1983	189	1,561
1984	203	1,563
1985	217	1,775
1986	231	1,902
1987	248	1,949
1988	241	2,037
1989	242	2,012
1990	235	1,927
1991	276	1,989
1992	264	2,030
Change, 1972 - 1982	—	394 (34.6%)
Change, 1983 - 1992	75 (40.0%)	469 (30.0%)

Note: Figures may not add due to rounding.
Source: U.S. Census of Population and Housing

Table 20

Income Characteristics, 1989

Long Hill Township and Morris County

	Long Hill	Morris County
Median Household Income	\$66,689	\$56,273
Median Family Income	71,398	62,749
Median Non family Income	36,979	31,859
Per Capita Income	27,557	25,177

Source: U.S. Census of Population and Housing

SUMMARY and IMPLICATIONS for PLANNING

This master plan background studies report has examined the population, housing and labor characteristics of Long Hill Township. The major summary points, and planning implications, of the report are as follows:

1. The Township's 1990 population was 7,826 residents, a 7.6 percent increase over 1980 levels. Population growth in the Township since 1970 has been very modest, and population projections by Morris County indicate the same can be expected through the 1990's.
2. The median age of local residents was 36.7 years, an increase of nearly three years over 1980 levels. Senior citizens and pre-school children represent the fastest growing age groups in the Township.
3. The Township's average household size is now 2.85 persons per occupied housing unit, continuing a decline that is consistent with national trends. The local average household size, which has dropped by 20 percent since 1970's, explains why the Township's ongoing home construction has resulted in only minor changes in the overall population of Long Hill.
4. Nearly half of all housing units in Long Hill are occupied by one or two person households.
5. The "married couple family" represents three-quarters of all households in Long Hill, but the majority of the couples do not live with their own children. Married couples with children represent one of every three households in the Township.
6. There were 2,804 housing units in Long Hill at the time of the 1990 Census, a 17 percent increase over 1980 levels. The local housing stock has a very low vacancy rate, indicating a high demand for Township housing.
7. Eight of ten homes in the Township are owner occupied; a similar share are single family detached structures. But census data also show the presence of numerous other housing types, indicating that a variety of housing options are available in the community.
8. The Township's average housing unit has 7.1 rooms, relatively large when compared to County and State standards. The average house size, when compared to the average household size of 2.85 persons, indicates a relatively underutilized housing sock by most planning standards.

9. Home-building in the Township, which peaked during the mid-1980's and then plummeted in recent years now appears on the upswing again. Thirty-nine homes were started in 1993 versus only ten in 1992.
10. The 1990 Census noted a net gain of 417 housing units during the 1980's, yet only 339 were authorized for construction by building permits. This may indicate that some illegal conversions are taking place in the Township.
11. Long Hill's gross housing density is 0.36 units per acre, the seventh lowest housing density of Morris County's 39 municipalities, indicative of a rural/suburban development pattern.
12. The Township's average home price in 1990 was \$262,311; its average rent was \$902 per month. Both levels are higher than Morris County as a whole.
13. Nine of ten local workers use cars, trucks or vans to commute to work, most without the benefit of a carpool. The average commute for a working resident is 26 minutes, consistent with statewide levels.
14. A total of 2,030 jobs were located in Long Hill in 1992, a 30 percent increase from a decade earlier. These jobs were provided by a total of 264 business establishments. Excluding the most recent recession, when the job count was largely unchanged, jobs in the community have increased steadily for nearly two decades.
15. The median household income for Long Hill residents in 1989 was \$66,689, 18 percent higher than the County as a whole.

**LONG HILL TOWNSHIP
MORRIS COUNTY, NEW JERSEY**

**Master Plan Revision
Background Studies Report #2**

Existing Land Use

Prepared for the Township Planning Board by:

**Carl G. Lindbloom Associates
Township Planning Consultant**

August, 1994

Introduction

A crucial background study in the formation of a new municipal master plan is an analysis of existing land use. This type of study looks at land development by dividing the community into various land use categories, such as residential, business, industrial, public and other classifications. The existing land use information assists the master planning process by identifying established neighborhoods, recent development activity and the location of vacant or underdeveloped properties in the municipality.

The last existing land use study in Long Hill Township was completed in 1986 as a prelude to the 1987 Master Plan. This study involved a lot-by-lot survey of land uses and a graphic depiction of these uses on a display board that has been at the Township Municipal Building since the last master plan was completed.

This current existing land use study updates the 1986 work with additional field survey work, research of development approvals, and two new displays: a lot-by-lot colored land use exhibit has again been prepared and will be on display at the Township Municipal Building. Additionally, a generalized existing land use map has also been prepared. This second map is included in this study and depicts the broad land use patterns evident from the more detailed mapping.

The findings of this study are discussed in the following sections of this report.

Existing Land Uses

The current land use survey work indicates a land use pattern that has been evident in Long Hill Township for several decades: large single-family residential neighborhoods located among several equally large, if not larger, areas of public open space and vacant land. A one mile long commercial corridor along Valley Road, together with several village or hamlet business districts, comprise much of the Township's business areas. Relatively small pockets of other land uses—including multi-family housing, industry and public and semi-public properties—round out the development pattern in Long Hill.

These land uses are presented in generalized fashion on Map 1. A large scale lot by lot existing land use map is also on display at the Municipal Building.

Recent Land Use Changes

As indicated in the Master Plan Reexamination Report much of the recent land development in the Township,¹ depicted on the detailed land use exhibit prepared as part of this study, includes the following projects:

¹ Development that has taken place since the 1986 Land Use study was completed.

- Lounsberry Meadow, a 52 unit senior citizen and handicapped housing complex on Valley Road;
- The Knoll at Millington, a 51 unit townhouse complex site, from which was subdivided off the adjacent Lounsberry Meadow project area;
- Stirling Manor, a 60 unit apartment complex on Somerset Street in Stirling;
- Chestnut Run, a 40 unit patio home and apartment complex on Morristown Road now under construction;
- Clover Hill, a 71 lot single-family subdivision on Valley Road;
- Stirling at Long Hill, a 43 lot single-family near Long Hill Road;
- The new Millington Bank, a 10,500 square foot bank and office building on Long Hill Road; and
- Major expansions and renovations at the Valley Mall and Shop-Rite shopping centers on Valley Road.

Other recent land development, such as smaller residential subdivisions and infill home construction, has also taken place since 1986. During this period, the Township has also witnessed some of its first redevelopment projects, i.e., the demolition of older structures and their replacement with new construction. And several public and semi-public construction projects, including the new first aid squad building on Valley Road, an addition to the police station in Stirling and a new educational center at the Raptor Trust on White Bridge Road, have also taken place.

Open Space

While land development has continued its seemingly inexorable march through the Township, public agencies have maintained ongoing programs to acquire more open space lands. These programs at the Federal, County and local levels, have each added significant new land parcels to the public open space land inventory, an inventory that now holds more acreage than at any other point in the Township's history. The major open space acquisitions since the 1987 Master Plan include the following:

- The Great Swamp has continued its land acquisitions with purchases of both home sites and vacant parcels. These land acquisitions have included more purchases along White Bridge Road, and have also pushed the Swamp's boundaries out to Carlton Road. Acquisitions near Broadview Road and Crestwood Road have extended these federal land holdings still further south into the Township, almost reaching both Long Hill Road and Meyersville Road.

The Great Swamp acquired approximately 230 additional acres since the last Master Plan.

- Morris County has aggressively acquired more lands along the Township's southern boundary. These purchases, which focus on wetland and flood plain lands along the Passaic River, have included large vacant tracts adjacent to the Clover Hill, Indian Run and Lounsberry Meadow projects. These recent acquisitions include approximately 492 acres of new public open space.
- The Township has also acquired more open space through the Stirling at Long Hill and Jodi Lane cluster subdivisions, where 23 acres and six acres respectively, have recently been obtained.

Overall the current public open space inventory in the Township now totals 3,335 acres, or 41.7 percent of the Township's total land area. A breakdown of this acreage is provided in Table 1.

TABLE 1

Public Open Space in Long Hill Township

Agency	Land Area (acres)
Great Swamp	2,335 ¹
State of New Jersey	100 ²
Morris County	639 ³
Long Hill Township	<u>261⁴</u>
Total	3,335

- Notes:
- 1 Calculated from 1994 existing land use map, planimetric measurements and tax records.
 - 2 McAvoy State Game Reserve.
 - 3 Includes 147 acre tract along Township's eastern border and 492 acres along Passaic River.
 - 4 Includes open space from cluster subdivisions along Cottage Place, Vicki's Place, Indian Run, Ave Maria Court, Shawnee Path, Stirling at Long Hill, Lower Overlook Road and Jodi Lane. Also includes Hicks tract and other scattered parcels.

Development Density

The recently adopted Master Plan Reexamination Report points out that the Township's overall residential development density of 0.36 housing units per acre is the seventh lowest density in Morris County and is indicative of the community's rural/suburban development pattern. The existing land use survey provides some detail on the components of this development density and how it lends itself to the character of Long Hill Township.

Despite a recent surge in multi-family residential development, Long Hill remains a single-family residential community. Large neighborhoods of single-family homes are located in Millington, Stirling, Meyersville and Gillette. In each case, most of the developments in these neighborhoods have been developed with lots averaging less than an acre in size, with lot frontage typically ranging from 50 to 200 feet. These physical lot characteristics are indicative of suburban style lotting and development. New construction at the Clover Hill and Stirling at Long Hill developments also meet this basic description.

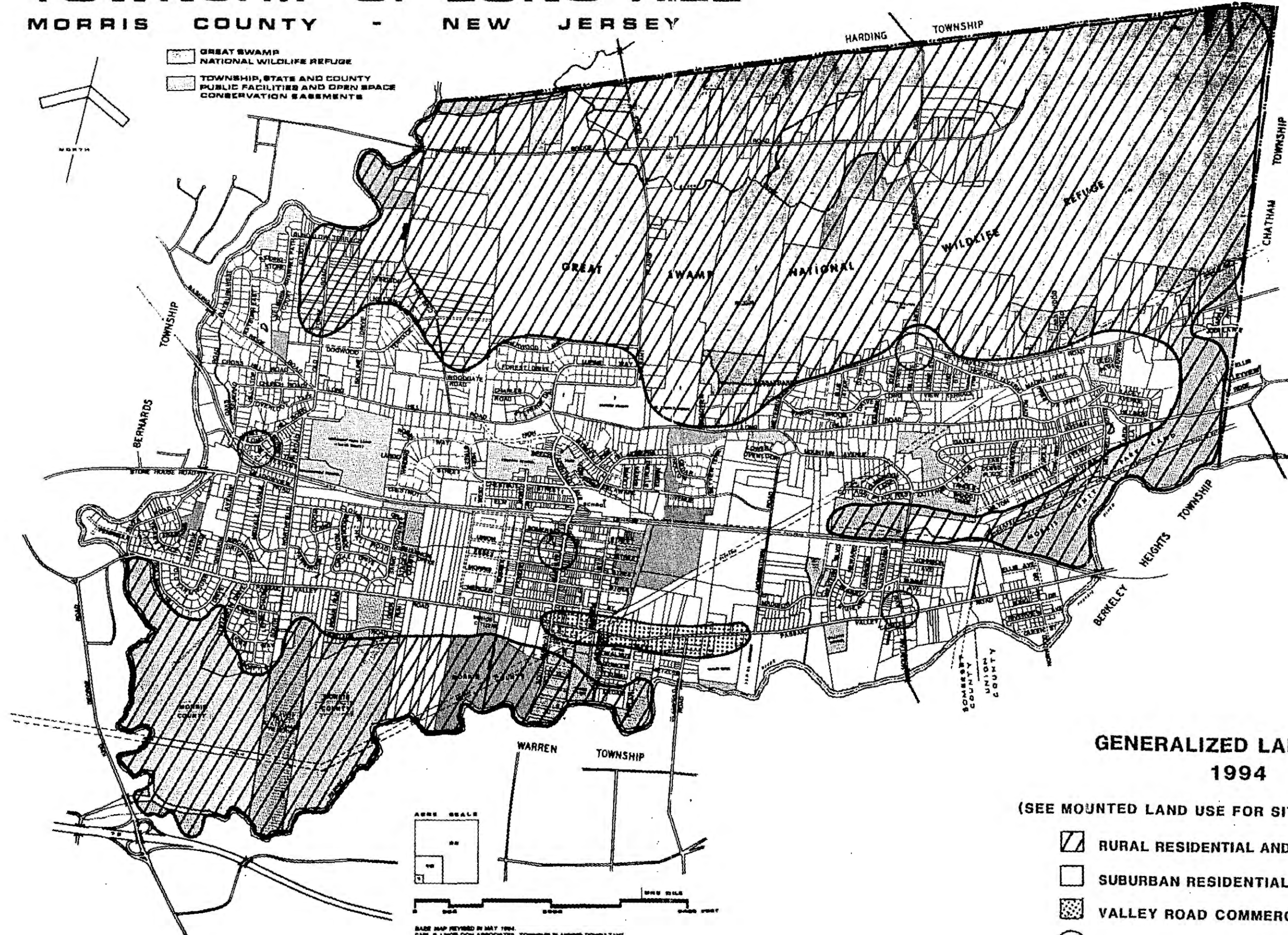
In several instances, home development in Long Hill has taken place on larger lots, creating a more rural development pattern. Examples of this rural development, where lot sizes generally exceed two acres in size, would be Old Forge Road, Carlton Road, New Vernon Road, and sections of Meyersville Road.

But in many cases, the availability of public open space and other vacant land parcels create the appearance of a rural residential community, even when surrounding development is decidedly suburban in nature. The many half acre lots along Cottage Place, for example, are located adjacent to large tracts of Township open space that were created as part of this cluster subdivision. The overall character of Mountain Avenue in this area, therefore, takes on a more rural flavor that one would expect with such a relatively high development density. Other examples of this pattern are evident throughout the Township, including the Indian Run/Deer Run open space on Valley Road and various Great Swamp parcels through the Northern portion of the Township.

The large open space inventory in the Township is crucial to its rural identity: without it, the overall residential development density of Long Hill would be approximately 0.63 units per acre, slightly higher than Morris County as a whole (0.51) and more comparable to suburban communities such as Denville, East Hanover, Hanover, and Florham Park.

TOWNSHIP OF LONG HILL

MORRIS COUNTY - NEW JERSEY

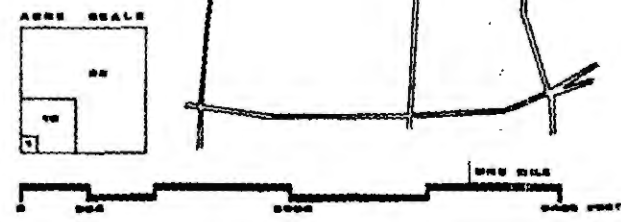


GREAT SWAMP NATIONAL WILDLIFE REFUGE
 TOWNSHIP, STATE AND COUNTY PUBLIC FACILITIES AND OPEN SPACE CONSERVATION ASSESSMENTS

GENERALIZED LAND USE 1994

(SEE MOUNTED LAND USE FOR SITE SPECIFIC DETAIL)

- RURAL RESIDENTIAL AND OPEN SPACE
- SUBURBAN RESIDENTIAL
- VALLEY ROAD COMMERCIAL CORRIDOR
- NEIGHBORHOOD BUSINESS DISTRICT



BASE MAP REVISED IN MAY 1994. CARL S. LEIBLON ASSOCIATES, TOWNSHIP PLANNING CONSULTANT.

LONG HILL TOWNSHIP
MORRIS COUNTY, NEW JERSEY

Master Plan Revision
Background Studies Report #3

Circulation

September, 1994

Prepared for the Township Planning Board by:

Carl G. Lindbloom Associates
Township Planning Consultant

July, 1994

INTRODUCTION

The purpose of this report is to examine the traffic and circulation pattern in the Township in order to update the 1987 Master Plan's circulation background data report. This report considers such factors as the regional highway network, local circulation patterns, traffic volumes, vehicular accidents, and recent trends affecting traffic and circulation.

REGIONAL HIGHWAY SYSTEM

The regional highway system for the Long Hill Township area is now complete with the extensions of Interstate Routes 78 and 287, and State Highway 24. This improved access will have an indirect development impact on the Township by increasing development pressure in those nearby communities with available developable land area. As those communities continue to develop they will generate additional local traffic in Long Hill Township, primarily on the two major east-west roadways of Valley Road and Long Hill Road.

ROAD JURISDICTION

The road network in the Long Hill Township is made up entirely of municipal and county roads. The Township contains no state, federal or interstate highways. The major roadways belong to the Morris County system. These roads have the following County classifications:

Valley Road	Minor Arterial Street
Plainfield Road	Minor Arterial Street
Basking Ridge Road	Minor Arterial Street
Mountain Avenue	Minor Arterial Street (North to Valley)
Mountain Avenue	Collector Street (North from Valley)
Meyersville Road	Collector Street
Division Avenue	Collector Street
Long Hill Road	Rural Minor Collector
New Vernon Road	Rural Minor Collector

The County Road classifications were taken from the County's 1992 Straight Line Diagrams report for county roads. These classifications are based on federal funding guidelines and include such factors as volumes, numbers of lanes, type of area (urban or rural) served, etc. The Township Circulation Plan Element should develop its own classification system for all roadways. This classification can then be used to provide roadway standards for all new and upgraded roadway improvements.

TRAFFIC VOLUMES

Table One provides Township traffic volumes on the major road network for the years 1964, 1978 and 1990. Analysis of these volumes offers insights into the use of these roads and suggests future traffic trends. For example, the increase in volumes on Mountain Avenue reflects the increased residential development north of Valley Road, and the connection to a completed Route 78 to the south of Valley Road.

The lack of large tracts of land available for development within the Township means that future increases in traffic volumes will be influenced more by external traffic than by locally generated traffic. This also means that such volume increases will be limited to major through roadways such as Valley Road and Long Hill Road, and major collector/connector roadways such as Main/Central, Morristown Road, Mountain Avenue, Basking Ridge Road, and Meyersville Road.

TRAFFIC ACCIDENTS

Table Two lists reported traffic accident locations in the Township for years 1971, 1984 and 1993. As might be expected, most of the reported traffic accidents have occurred on the more heavily traveled roadways of Valley Road, Long Hill Road and Central and Main Avenues. (83% of the 1993 total accidents occurred on these roadways.) However, the increase in number of accidents between 1984 and 1993 on those roadways cannot be attributed only to traffic volume increase. As indicated by a comparison of Tables One and Two, on some roads volumes increased but accidents declined and on other roads the percentage of increase in accidents is greater than the percentage of increase in volume.

One major factor in vehicular accidents is the traffic conflicts related to vehicles entering and exiting a major roadway. This factor probably accounts for the significant increase in accidents along Valley Road between 1984 and 1993. This period witnessed a major increase in development along Valley Road, requiring many new driveways and a related increase in traffic conflicts along an already busy roadway.

The number of traffic accidents along roadways such as Valley Road can be reduced by reducing the number of new access points, and by funneling traffic to signal controlled access points. Other methods include making existing access drives safer with improved signage, right turn only requirements, left turn lanes, combining access points, and improving sight distances.

TABLE 1

24 HOUR TRAFFIC COUNTS
Long Hill Township — 1964 to 1990

Township Count Location	Daily Traffic Volume		
	1990	1978	1964
Valley Road at:			
River Road	8,474	6,634	3,205*
500 feet east of Division	—	7,294	4,128
200 feet west of Main	—	10,214	5,536
500 feet west of Plainfield	16,057	16,047	10,789
200 feet east of Morristown	—	11,820	6,511
Union County line	9,961	11,293	5,684
Plainfield Road Bridge	—	8,395	4,369
Mountain Avenue Bridge	8,437	5,114	4,107
Mountain Ave. - 300' N. of Valley	5,504***	2,825	1,561
Division Ave. - 500' N. of Valley	—	1,735	1,207
At RR Crossing	3,532**	—	—
Division Ave. - 200' S. of Long Hill	—	3,795	1,744
Basking Ridge Road Bridge	6,820	6,404	4,167
Long Hill Road at:			
500 feet east of Division	—	4,731	1,489
St. Joseph's Shrine	—	3,174	1,732
500 feet west of New Vernon	—	2,046	1,694
Chatham Township Line	—	3,397	1,642
West of Central Avenue	5,744**	—	—
New Vernon Road - 500' N. of Long Hill	—	3,388	1,328
Meyersville Road - Chatham Township Line	—	1,742	1,149*
Main Avenue north of Valley Road	—	6,831	—
Central Avenue south of Long Hill	—	3,755	—
Morristown Road at Railroad	—	1,768	—
Northfield at Railroad	—	2,507	—
	** 1989 Count		*1967 Count
	*** 1991 Count		

Source: Morris County Planning Board

TABLE 2
MOTOR VEHICLE ACCIDENT LOCATION BY ROAD
Long Hill Township

	1971	1984	1993
Valley Road	49	57	127
Long Hill Road	13	25	37
Central Avenue and Main Avenue	12	16	24
Meyersville Road	11	12	5
New Vernon Road	11	6	6
Mountain Avenue	5	11	15
Northfield Road	5	16	1
Basking Ridge Road	3	7	4
Plainfield Road	3	2	2
Pleasant Plains	2	0	1
Division Avenue	2	5	3
Hickory Tavern Road	0	2	1
	123*	149*	227

* These figures include seven isolated accidents (no more than one accident per roadway) in 1971 and six isolated accidents in 1984.

Source: Long Hill Township Police Department

IMPLICATIONS FOR PLANNING

With the increasing urbanization and growth of non-residential development in the region, circulation and transportation considerations will continue to gain in importance. Unfortunately, the Township's role in the regional transportation picture is, and will be, a limited one. The primary circulation network for Long Hill utilizes county roads, and road improvement decisions for those roads will be made by the County. Similarly, mass transit, which also has an important effect on local residents, is run by several quasi-public agencies with little accountability to the Township.

Traffic volumes on a given road are a function of roadway capacity. In a built-up area, the ability to increase roadway capacity, without damage to community amenity, is limited. For Long Hill, road improvements should be limited to eliminating unsafe conditions rather than speeding traffic flow.

The above comments do not mean that local hands are completely tied as far as circulation and transportation are concerned. The Township could consider, in appropriate areas, the removal of on street parking, eliminating left hand turns, and the provision of left turn lanes.

The major factors to consider in a new Circulation Plan Element include the following:

- 1) Valley Road will remain the Township's primary development and access corridor. Future development and redevelopment along this corridor should consider the reduction in traffic conflict points to the greatest extent possible.
- 2) Every effort should be made to encourage the use of mass transit facilities; these efforts might include improved access and parking and related user incentives.
- 3) The new Circulation Plan Element should include a review and appropriate revisions to, the Sidewalk Plan map, including the addition of bicycle paths and open space trails and easements to connect adjacent neighborhoods.
- 4) The new Circulation Plan Element should include a comprehensive roadway classification system that will provide road improvement standards that can be utilized in the review of new development in the Township.

LONG HILL TOWNSHIP
MORRIS COUNTY, NEW JERSEY

MASTER PLAN REVISION

BACKGROUND STUDIES REPORT 4

COMMUNITY FACILITIES AND SERVICES

Prepared for the Township Planning Board by:

Carl G. Lindbloom Associates
Township Planning Consultant

August, 1994

INTRODUCTION

The purpose of this background study report of the Long Hill Township Master Plan is to examine the Township's community facilities and services from a planning perspective. The report will identify and map various local facilities and services and make broad comments about the adequacy and future needs of each system. Recommendations regarding Township community facilities and services will be based on these background findings and will be incorporated into the plan element that will be prepared as part of the Master Plan.

MUNICIPAL BUILDING

The Long Hill Township Municipal Building is located on Long Hill Road in Millington and houses most of the Township's administrative offices. The 19,000 square foot site accommodates the municipal offices, a meeting room and parking for approximately a dozen cars. From an operational perspective, the building is overtaxed for the needs of the Township; office and storage space are cramped; the meeting room is often too small to meet attendance demands, and off-street parking is almost always unable to meet local needs, particularly during evening meetings. The building is also located in a residential area, creating impacts on surrounding homes, and also providing for poor visibility and access for one of the Township's most important buildings.

The 1958, 1964, 1972 and 1987 Master Plans have all suggested the municipal building be relocated. Potential sites have included the Elm Street School, Gillette School, the Hicks Tract, and a new building on Valley Road near Warren Avenue. In the last two years, the idea of a new municipal building has resurfaced; in this case, the concept seems centered on new construction on Valley Road as opposed to a re-use project. The new master plan, through its land use and community facility plan elements, should be used in the siting of any new municipal complex, as well as the re-use of the existing building.

EMERGENCY SERVICES

The Long Hill Township Police Department is located on Mercer Street in Stirling and has been at this location since 1977. The department recently undertook a building expansion to roughly double its size. And while the police department may eventually be consolidated into a new municipal complex, its newly expanded building appears adequate to meet current needs.

The Township also has fire companies in Stirling and Millington, and a first aid squad on Valley Road in Stirling. A second first aid squad operates out of the Millington Fire Company building on Long Hill Road. Both the Millington Fire Company and Long Hill Township First Aid Squad building on Valley Road have been expanded recently. And although equipment upgrading and replacement may be periodically necessary, these emergency service buildings appear adequately sized and located to meet current needs.

PUBLIC WORKS

The Township Public Works Department is located at the sewer treatment plant site just south of Valley Road. The public works site includes various office, storage and maintenance facilities and also includes the Township recycling facility. A major upgrading of this site, including a new public works building, was recently approved by the Township. This upgrading will be accompanied by the construction of a Morris County Parks Department building on the same site.

From a planning perspective, the public works property combines a centralized location and well-concealed site operations to form what is basically an ideal site for this important Township function.

LIBRARY

The Township's Public Library is located on Central Avenue in Stirling and occupies approximately 5,000 square feet of space. Like the Municipal Building, the library is somewhat undersized for its needs, and lacks adequate off-street parking. Expansion and/or relocation of the

library is now being considered by library officials. Any significant changes in the facility should be incorporated into the new master plan elements.

PUBLIC SCHOOLS

The Long Hill Township Board of Education operates three local schools: Gillette School on Valley Road, Central School on Central Avenue and Millington School on Northfield Road. The three schools are all grade schools; high school students attend a regional high school in Warren Township. The Board of Education also maintains administrative offices at the Elm Street School building in Stirling.

After years of declining enrollment and discussions over possible school closings, the Board of Education, like many school districts throughout the State, began experiencing an opposite trend in recent years. This trend — an upswing in enrollments caused by the ongoing “mini baby boom” — has created pressure to expand the existing schools and, at least for the short term, eliminated any possibility of re-using Gillette School for a new municipal building.

At this point, the Board of Education’s plans seem centered on building additions to its Gillette and Millington Schools, along with a reorganization of the grades that attend each of the three schools. These plans would be consistent with the new master plan.

RECREATION

The Township and Board of Education operate various recreational facilities for the enjoyment of Long Hill residents. These facilities, which include school fields, parks, and the Little League fields, are identified by name, location, size and function in Table 1.

As indicated, the local recreation inventory provides approximately 34 acres of facilities for residents. In addition to these facilities, passive recreation areas such as a new pocket park at the senior citizen complex and Turtle Rock Park provide neighborhood level areas for less active users.

The recreation inventory has been improved recently with the lighting of one of the Little League fields in Stirling and the construction of a new playground at Stirling Lake. But school expansion plans at Millington School may eventually eliminate the tennis court at this location.

There is an overall belief among local residents that the Township's recreation facilities are inadequate to meet local needs. Suggestions have been made at various times for more ballfields, soccer fields, tennis courts, playgrounds, as well as jogging and bicycle trails. Other suggestions have centered on the need for maintenance of existing facilities. All these concerns should be explored as the new master plan elements are prepared.

The current community facilities plan element of the master plan, adopted in 1990, recommends the creation of eight neighborhood level pocket parks in the Township. To date two of the recommendations have been implemented: the senior citizen center and Stirling Lake. The remaining six are shown on the community facilities map that accompanies this study.

OPEN SPACE

Perhaps the Township's most notable community facility is its open space. As indicated in the background study of existing land use in Long Hill, this open space covers 3,335 acres, or 42.7 percent of total Township land area. This predominantly undeveloped open space is largely responsible for the rural character of the community.

The Township's open space serves various purposes. The largest open space area — the Great Swamp Wildlife Refuge — provides some recreational activities such as cross country skiing, hiking, biking and bird watching. Other open space, including the Morris County lands, is less active in its functions but still provides important scenic and environmental functions, as does the Great Swamp. Local open space also acts as buffers between developments and serves to enhance the rural residential identity of Long Hill.

The new master plan elements should explore ways to increase open space in the Township.

COMMUNITY FACILITIES MAP



The existing and proposed community facilities are shown on the map that accompanies this report.

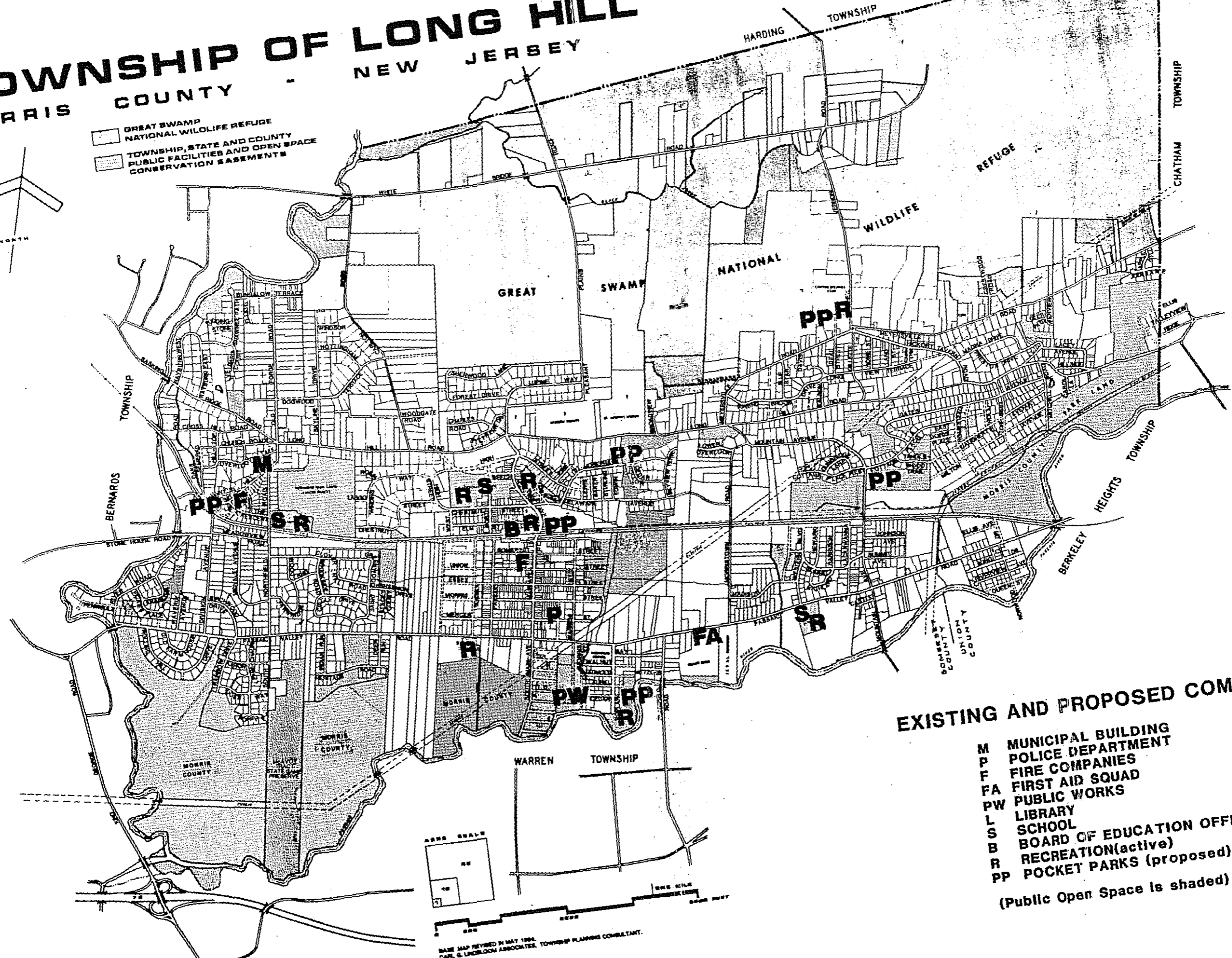
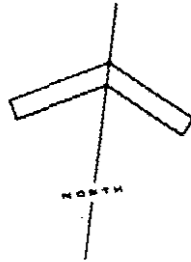
TABLE 1
LONG HILL TOWNSHIP RECREATION FACILITIES INVENTORY

NAME AND LOCATION	FUNCTION	PRESENT FACILITIES	ACREAGE	OWNERSHIP
Stirling Lake	Township Park	Swimming, Picnicking, Playground	8.8	Township
Meyersville Field (New Vernon Road)	Play Field	Ball Field, Tennis Court, Playground	2.1	Township
Little League Field (Poplar Drive)	Play Field	3 Ball Fields (one lighted)	2.2 ±	Township
Millington School	School Play area	Ball Field, Soccer Field, Playground Tennis Court	5.0 ±	Board of Ed.
Gillette School	School Play area	Ball Field, Playground	3.2±	Board of Ed.
Elm Street School	School Play area	Ball Field, Tennis Court	0.2 ±	Board of Ed.
Central School	School Play area	Ball Field, Basketball Court	12.6 ±	Board of Ed.
TOTAL ACREAGE			34.1 ±	

TOWNSHIP OF LONG HILL

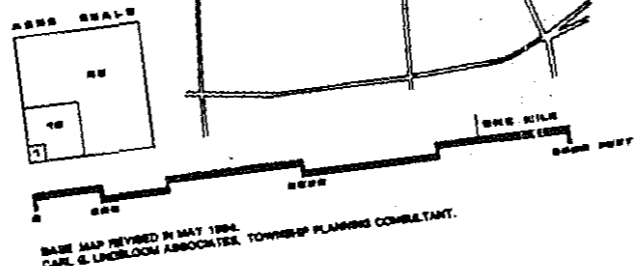
MORRIS COUNTY NEW JERSEY

-  GREAT SWAMP NATIONAL WILDLIFE REFUGE
-  TOWNSHIP, STATE AND COUNTY PUBLIC FACILITIES AND OPEN SPACE CONSERVATION BASEMENTS



EXISTING AND PROPOSED COMMUNITY FACILITIES

- M MUNICIPAL BUILDING
 - P POLICE DEPARTMENT
 - F FIRE COMPANIES
 - FA FIRST AID SQUAD
 - PW PUBLIC WORKS
 - L LIBRARY
 - S SCHOOL
 - B BOARD OF EDUCATION OFFICES
 - R RECREATION(active)
 - PP POCKET PARKS (proposed)
- (Public Open Space is shaded)



LONG HILL TOWNSHIP
MORRIS COUNTY, NEW JERSEY

MASTER PLAN REVISION
BACKGROUND STUDIES REPORT 5
NATURAL RESOURCES

Prepared for the Township Planning Board by:

Carl G. Lindbloom Associates
Township Planning Consultant

September, 1994

INTRODUCTION

This background study report of the Long Hill Township Master Plan presents a mapping and discussion of the Township's many natural resources. The report is intended to provide readily accessible information on the numerous environmental features of the Township that affect land use. Derived mostly from existing information sources, the natural resource maps created for this report will be available in three formats: 11 by 17 inch maps of each topic explored are included in this report; 36 by 42 inch base maps with the same information will be available at the municipal building for public review; and similarly sized acetate overlays will be available for site specific composite studies of a property's environmental features.

The following text discusses the natural resources explored by this report.

WETLANDS



Wetlands present one of the most significant constraints to land development in the State, and constitute one of the three "critical" areas identified and regulated by the Township's critical area ordinance. State regulations require most land development projects to secure a "letter of interpretation" regarding the absence or presence of site wetlands, and frequently require the use of buffers to protect wetlands when they are located on a property.

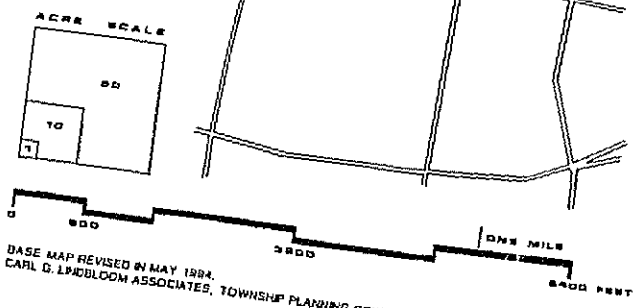
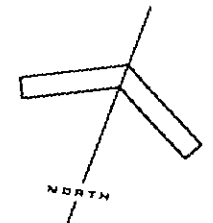
Many wetlands are part of unique ecosystems that provide important area drainage functions and serve as a habitat to a wide variety of plants and animals. Not only is land development actually prohibited in wetlands, but secondary activities such as active recreation or the normal backyard functions of a residence can frequently be curtailed by this sensitive natural resource.

Map 1 uses New Jersey Department of Environment Protection (DEP) wetland maps to illustrate the significant presence of wetlands in Long Hill. As indicated, these areas include virtually the entire Great Swamp Wildlife Refuge Area, together with a broad "belt" of wetlands that covers the entire southwestern corner of the Township and then runs east along the railroad through Stirling and Gillette. These mapped wetlands cover approximately half of the land area of the Township.

The wetlands shown on Map 1 are generalized in terms of their location and are derived from DEP information that includes aerial photographs, soil surveys and field inspections. In all cases the actual absence or presence of wetlands should be field verified whenever land development is proposed.

MUNICIPALITY OF LONG HILL NEW JERSEY

-  GREAT SWAMP NATIONAL WILDLIFE REFUGE
-  TOWNSHIP, STATE AND COUNTY PUBLIC FACILITIES AND OPEN SPACE CONSERVATION EASEMENTS



BASE MAP REVISED IN MAY 1984.
CARL G. LINDBLUM ASSOCIATES, TOWNSHIP PLANNING CONSULTANT.

Map 1 FRESHWATER WETLANDS

SOURCE: Freshwater Wetlands Map, NJ Department of Environmental Protection

NOTE: Delineation from various sources including 1986 aerial photography, County soil surveys and some portions field verified. The actual presence of wetlands is not guaranteed. Page 207 of 272

FLOOD HAZARD AREAS

Flood hazard areas represent the second of the Township's critical areas and another major consideration in the use of land in Long Hill. These areas include the floodway, i.e., lands that are located immediately adjacent to water bodies and flood so frequently that virtually all development is prohibited by State law, and a secondary area that is prone to flooding during a 100 year storm. These outer areas of the flood hazard area are also environmentally sensitive, and frequently constrain a variety of land uses. A Township ordinance requires individuals and developers to obtain a development permit for any development in a flood hazard area. In many cases, flood hazard areas in the Township are coterminous with wetlands, thereby providing exceedingly formidable constraints to land development.

Map 2 uses DEP information to update the floodways in the Township, and maps provided by the Federal Emergency Management Agency (FEMA) to identify the 100 year flood line (flood hazard area).

STEEP SLOPES



Steep slopes represent the last of the Township's critical areas, and, unlike wetlands and flood hazard areas, are not subject to State regulations. The Township's critical area ordinance, however, prohibits the construction of principal buildings on steep slopes (defined by ordinance as lands exceeding 25 percent in grade), and also imposes other restrictions on steep slopes.

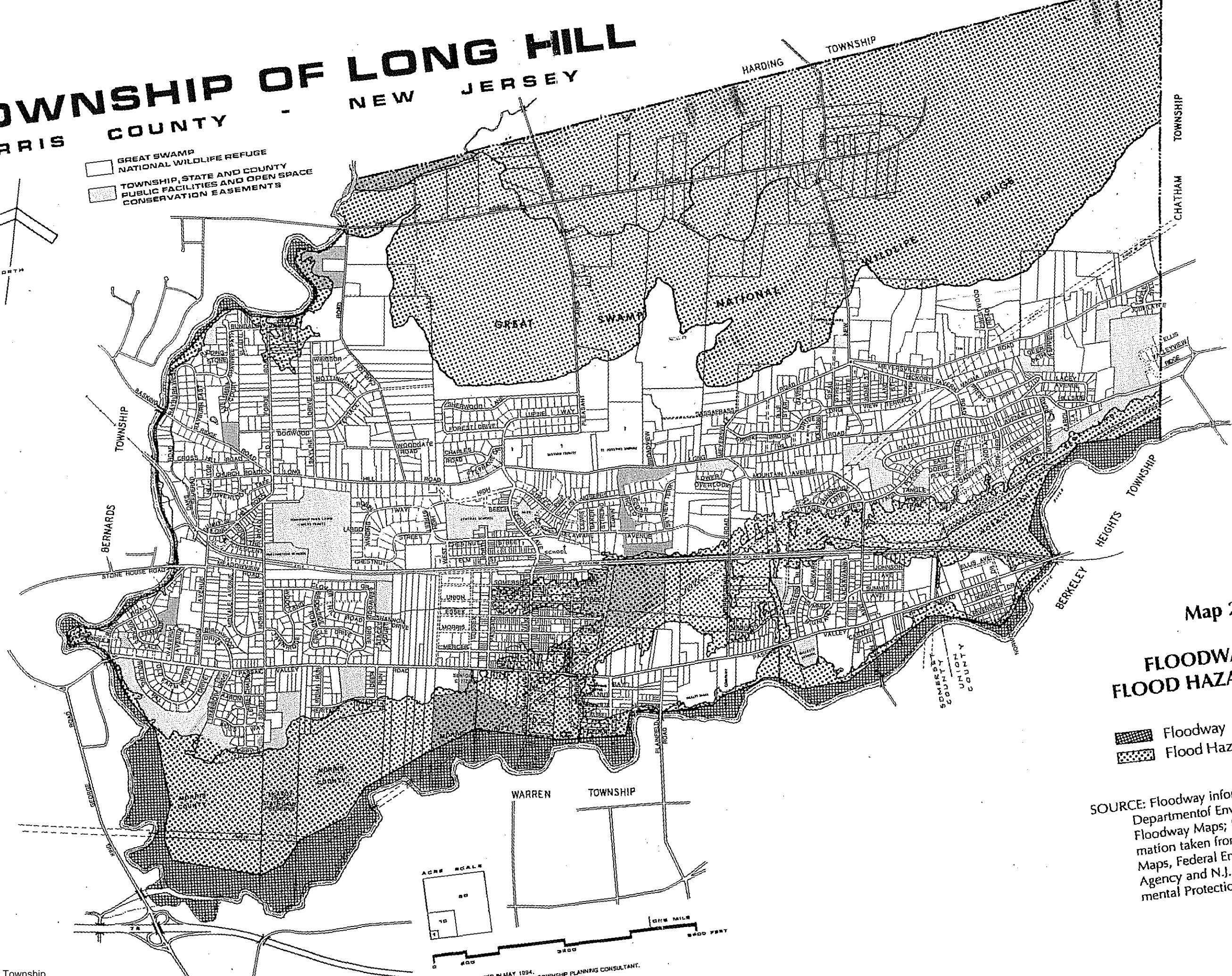
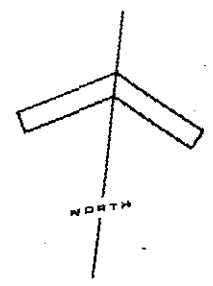
Steep slopes in Long Hill are mostly located along the mountain ridge line that parallels Long Hill Road. These slopes are usually heavily wooded and provide a major scenic asset to the community. Aside from their use as a visual amenity, steep slopes are also a constraint to development in that they are not as usable as flat lands. Because of the need to extensively grade steep slopes when they are built upon, land development of these areas often results in the near total degradation of this important natural resource. And when trees and other vegetation are removed from steeply sloped areas, other difficulties, such as accelerated storm water runoff and erosion, can be encountered.

Map 3 shows steep slopes in the Township at the 25 percent grade level now recognized by the Township's critical area ordinance. The same map also shows steep slopes at 15 percent grade, the standard used by the Council on Affordable Housing and other planning sources.

TOWNSHIP OF LONG HILL



MORRIS COUNTY NEW JERSEY

-  GREAT SWAMP NATIONAL WILDLIFE REFUGE
-  TOWNSHIP, STATE AND COUNTY PUBLIC FACILITIES AND OPEN SPACE CONSERVATION EASEMENTS

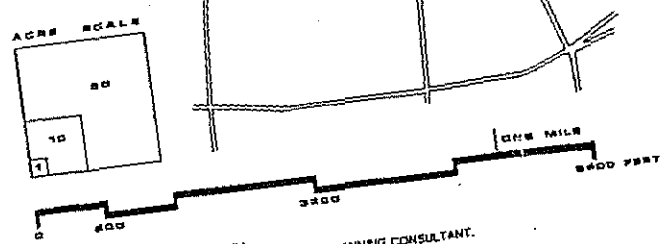


Map 2

FLOODWAY and FLOOD HAZARD AREAS

-  Floodway
-  Flood Hazard Area



SOURCE: Floodway information taken from N.J. Department of Environmental Protection Floodway Maps; Flood hazard area information taken from Flood Insurance Rate Maps, Federal Emergency Management Agency and N.J. Department of Environmental Protection Floodway Maps.

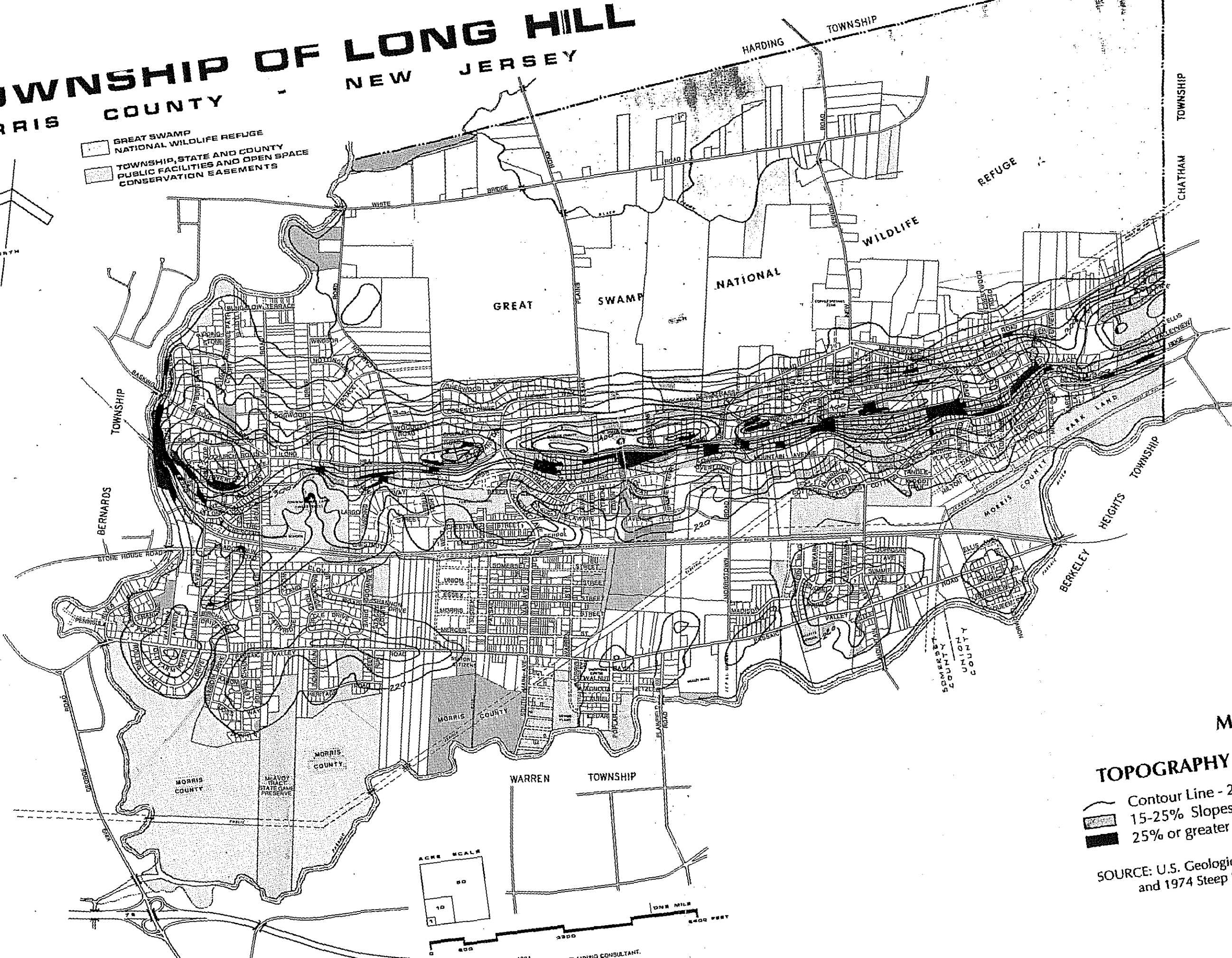
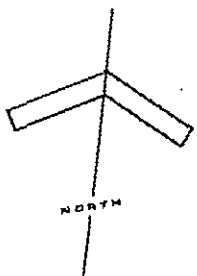


BASE MAP REVISED IN MAY 1994.
CARL G. FROBLOOM ASSOCIATES, TOWNSHIP PLANNING CONSULTANT.

TOWNSHIP OF LONG HILL NEW JERSEY




MORRIS COUNTY

-  GREAT SWAMP NATIONAL WILDLIFE REFUGE
-  TOWNSHIP, STATE AND COUNTY PUBLIC FACILITIES AND OPEN SPACE CONSERVATION EASEMENTS

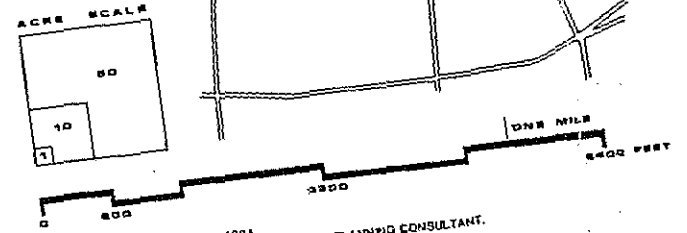


Map 3

TOPOGRAPHY and STEEP SLOPES

-  Contour Line - 20 foot intervals
-  15-25% Slopes
-  25% or greater Slopes

SOURCE: U.S. Geological Survey 1981 quadrant map and 1974 Steep Slopes quadrant maps.



BASE MAP REVISED IN MAY 1994.
CARL G. LINDBLOOM ASSOCIATES, TOWNSHIP PLANNING CONSULTANT.

SOILS

Long Hill possesses a wide variety of soil types, ranging from the wet, boggy soils of the Great Swamp and similar areas to the relatively "high and dry" soils in many of the Township's residential neighborhoods. As with the Township's critical areas, soil types play an important role in determining land use. For this reason, this background study provides three different perspectives on local soils: a mapping of soils is provided on a lot-by-lot basis in Map 4; a listing of soil type by depth to bedrock and depth to the seasonal high water table appears in Table 1, and a summary of development constraints by soil type appears in Appendix 1. This last item provides information on soil limitations for dwellings (with and without basements), lawns, septic tanks, roads and parking lots and athletic fields. Used in concert with other portions of this report, readers can obtain a fairly complete review of a parcel's suitability for a variety of land uses.

APPENDIX ONE

Soil Types By Limitations for Various Land Uses

Soil series and map symbols	Foundations for dwellings—		Lawns, landscaping, and golf fairways	Septic tank absorption fields	Local roads, streets, and parking lots	Athletic fields
	With basement	Without basement				
Adrian: Ad	Severe: frequent flooding; seasonal high water table at surface; low bearing strength.	Severe: frequent flooding; seasonal high water table at surface; low bearing strength.	Severe: seasonal high water table at surface.	Severe: frequent flooding; seasonal high water table at surface; low bearing strength.	Severe: frequent flooding; low bearing strength; seasonal high water table at surface.	Severe: frequent flooding; seasonal high water table at surface; low bearing strength.
Alluvial land: Ae	Severe: frequent flooding; seasonal high water table at a depth of 2 to 4 feet.	Severe: frequent flooding.	Severe: frequent flooding.	Severe: frequent flooding; seasonal high water table at a depth of 2 to 4 feet.	Severe: frequent flooding.	Severe: flooding more than once in 2 years during season of use.
Biddeford: Bd	Severe: frequent flooding; seasonal high water table at surface.	Severe: frequent flooding; seasonal high water table at surface.	Severe: frequent flooding; seasonal high water table at surface.	Severe: frequent flooding; seasonal high water table at surface.	Severe: frequent flooding; seasonal high water table at surface.	Severe: frequent flooding; seasonal high water table at surface.
Carlisle: Cm	Severe: frequent flooding; seasonal high water table at surface; low bearing strength; severe subsidence.	Severe: frequent flooding; seasonal high water table at surface; low bearing strength; severe subsidence.	Severe: frequent flooding; seasonal high water table at surface.	Severe: frequent flooding; seasonal high water table at surface; low bearing strength.	Severe: frequent flooding; seasonal high water table at surface; low bearing strength; severe subsidence.	Severe: frequent flooding; seasonal high water table at surface; low bearing strength; severe subsidence.
Ellington variant: E1B	Moderate: seasonal high water table at a depth of ½ foot to 4 feet.	Moderate: seasonal high water table at a depth of ½ foot to 4 feet.	Moderate: seasonal high water table at a depth of ½ foot to 4 feet.	Severe: moderately slow permeability; seasonal high water table at a depth of ½ foot to 4 feet.	Severe: seasonal high water table at a depth of ½ foot to 4 feet; high frost-action potential.	Severe: seasonal high water table at a depth of ½ foot to 4 feet.
E1C	Moderate: seasonal high water table at a depth of ½ to 4 feet.	Moderate: seasonal high water table at a depth of ½ foot to 4 feet.	Moderate: seasonal high water table at a depth of ½ foot to 4 feet; slope; hazard of erosion.	Severe: seasonal high water table at a depth of ½ foot to 4 feet; moderately slow permeability.	Severe: seasonal high water table at a depth of ½ foot to 4 feet; high frost-action potential.	Severe: seasonal high water table at a depth of ½ foot to 4 feet; slope.
E1D	Severe: steep	Severe: steep	Severe: steep; hazard of erosion.	Severe: steep	Severe: steep; hazard of erosion; seasonal high water table at a depth of ½ foot to 4 feet; high frost-action potential.	Severe: steep

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Soil series and map symbols	Foundations for dwellings—		Lawns, landscaping, and golf fairways	Septic tank absorption fields	Local roads, streets, and parking lots	Athletic fields
	With basement	Without basement				
Holyoke: HrE	Severe: hard bedrock at a depth of less than 1 1/2 feet; steep or very steep; rock outcrop.	Severe: hard bedrock at a depth of less than 1 1/2 feet; steep and very steep; rock outcrop.	Severe: hard bedrock at a depth of less than 1 1/2 feet; steep or very steep; rock outcrop.	Severe: hard bedrock at a depth of less than 1 1/2 feet; steep or very steep; rock outcrop.	Severe: hard bedrock at a depth of less than 1 1/2 feet; steep or very steep; rock outcrop.	Severe: hard bedrock at a depth of less than 1 1/2 feet; steep or very steep; rock outcrop.
Klinesville: KIE	Severe: bedrock at a depth of less than 1 1/2 feet; steep.	Severe: bedrock at a depth of less than 1 1/2 feet; steep.	Severe: bedrock at a depth of less than 1 1/2 feet; steep.	Severe: steep; bedrock at a depth of less than 1 1/2 feet.	Severe: steep; bedrock at a depth of less than 1 1/2 feet.	Severe: steep; bedrock at a depth of less than 1 1/2 feet.
Minoa: MIA, MIE	Severe: seasonal high water table at a depth of 1/2 foot to 1 1/2 feet.	Moderate: seasonal high water table at a depth of 1/2 foot to 1 1/2 feet.	Moderate: seasonal high water table at a depth of 1/2 foot to 1 1/2 feet.	Severe: seasonal high water table at a depth of 1/2 foot to 1 1/2 feet.	Severe: seasonal high water table at a depth of 1/2 foot to 1 1/2 feet; high frost-action potential.	Severe: seasonal high water table at a depth of 1/2 foot to 1 1/2 feet.
Muck: Mu, Mv	Severe: frequent flooding; seasonal high water table at surface; low bearing strength; severe subsidence.	Severe: frequent flooding; seasonal high water table at surface; low bearing strength; severe subsidence.	Severe: frequent flooding; seasonal high water table at surface.	Severe: frequent flooding; seasonal high water table at surface; low bearing strength.	Severe: frequent flooding; seasonal high water table at surface; low bearing strength; severe subsidence.	Severe: frequent flooding; seasonal high water table at surface; low bearing strength; severe subsidence.
Neshaminy: NeB	Slight: hard bedrock at a depth of more than 6 feet in most places.	Slight	Moderate: gravel	Slight: bedrock at a depth of 6 feet or more in most places; stony in places.	Moderate: moderate frost-action potential.	Severe: excessive gravel.
NeC	Moderate: slope; hard bedrock at a depth of 4 to 10 feet or more.	Moderate: slope	Moderate: gravel; slope; hazard of erosion.	Moderate: hard bedrock at a depth of 4 to 10 feet or more; stony in places.	Moderate: slope; hazard of erosion; moderate frost-action potential; hard bedrock at a depth of 4 to 10 feet.	Severe: slope; excessive gravel.
NiD	Severe: steep; excessive stones.	Severe: steep; excessive stones.	Severe: steep; excessive stones.	Severe: steep; excessive stones.	Severe: steep; excessive stones.	Severe: steep
Parsippany: Ph, Pk	Severe: frequent flooding; seasonal high water table perched at a depth of 0 to 1 foot.	Severe: frequent flooding; seasonal high water table perched at a depth of 0 to 1 foot.	Severe: frequent flooding; seasonal high water table at a depth of 0 to 1 foot.	Severe: frequent flooding; seasonal high water table at a depth of 0 to 1 foot.	Severe: frequent flooding; seasonal high water table at a depth of 0 to 1 foot.	Severe: frequent flooding; seasonal high water table at a depth of 0 to 1 foot.

Soil series and map symbols	Foundations for dwellings—		Lawns, landscaping, and golf fairways	Septic tank absorption fields	Local roads, streets, and parking lots	Athletic fields
	With basement	Without basement				
Penn: PnB	Moderate: rippable shale bedrock at a depth of 1½ to 3½ feet; water perched over bedrock in places for short periods.	Slight: rippable shale bedrock at a depth of 1½ to 3½ feet.	Moderate: bedrock at a depth of 1½ to 3½ feet.	Severe: rippable shale bedrock at a depth of 1½ to 3½ feet.	Moderate: rippable shale bedrock at a depth of 1½ to 3½ feet; moderate frost-action potential.	Moderate: excessive shale; rippable shale bedrock at a depth of 1½ to 3½ feet.
PnC	Moderate: rippable shale bedrock at a depth of 1½ to 3½ feet; water perched over bedrock in places for short periods.	Moderate: strong slopes; rippable shale bedrock at a depth of 1½ to 3½ feet.	Moderate: bedrock at a depth of 1½ to 3½ feet.	Severe: rippable shale bedrock at a depth of 1½ to 3½ feet.	Moderate: rippable shale bedrock at a depth of 1½ to 3½ feet; moderate frost-action potential.	Severe: strong slopes.....
PoD	Severe: steep; bedrock at a depth of 1 foot to 3½ feet.	Severe: steep; bedrock at a depth of 1 foot to 3½ feet.	Severe: steep; bedrock at a depth of 1 foot to 3½ feet.	Severe: steep; bedrock at a depth of 1 foot to 3½ feet.	Severe: steep.....	Severe: steep.....
Pompton: P1B	Severe: seasonal high water table at a depth of ½ foot to 1½ feet.	Moderate: seasonal high water table at a depth of ½ foot to 1½ feet.	Moderate: seasonal high water table at a depth ½ foot to 1½ feet.	Severe: seasonal high water table at a depth ½ foot to 1½ feet.	Severe: seasonal high water table at a depth of ½ foot to 1½ feet; high frost-action potential.	Severe: seasonal high water table at a depth ½ foot to 1½ feet.
Preakness: PVA	Severe: frequent flooding; seasonal high water table at a depth of 0 to 1 foot.	Severe: frequent flooding; seasonal high water table at a depth of 0 to 1 foot.	Severe: seasonal high water table at a depth of 0 to 1 foot.	Severe: frequent flooding; seasonal high water table at a depth of 0 to 1 foot.	Severe: frequent flooding; seasonal high water table at a depth of 0 to 1 foot.	Severe: seasonal high water table at a depth of 0 to 1 foot.
Preakness variant: Pw	Severe: frequent flooding; seasonal high water table at surface.	Severe: frequent flooding; seasonal high water table at surface.	Severe: seasonal high water table at surface.	Severe: frequent flooding; seasonal high water table at surface.	Severe: frequent flooding; seasonal high water table at surface.	Severe: seasonal high water table at surface.
Reaville variant: ReB	Severe: seasonal high water table at a depth of ½ foot to 4 feet.	Moderate: seasonal high water table at a depth of ½ foot to 4 feet.	Moderate: seasonal high water table at a depth of ½ foot to 4 feet; shaly surface layer.	Severe: seasonal high water table at a depth of ½ foot to 4 feet.	Severe: seasonal high water table at a depth of ½ foot to 4 feet; high frost-action potential.	Severe: seasonal high water table at a depth of ½ foot to 4 feet.

Soil series and map symbols	Foundations for dwellings—		Lawns, landscaping, and golf fairways	Septic tank absorption fields	Local roads, streets, and parking lots	Athletic fields
	With basement	Without basement				
Urban land:						
Uk	Slight: hard bedrock at a depth of more than 6 feet in most places.	Slight	Moderate: gravel content.	Slight: bedrock at a depth of more than 6 feet in most places.	Moderate: moderate frost-action potential.	Severe: excessive gravel.
Um	Severe: depth to bedrock.	Moderate: depth to bedrock.	Severe: depth to bedrock.	Severe: depth to bedrock.	Moderate: depth to bedrock.	Severe: excessive shale.
Uw	Severe: seasonal water table moderately high.	Moderate: seasonal water table moderately high.	Moderate: seasonal water table moderately high.	Severe: seasonal water table moderately high.	Severe: seasonal water table moderately high; high frost-action potential.	Severe: seasonal water table moderately high.
Whippany: WhA, WhB, WIA, WIB.	Severe: seasonal high water table at a depth of ½ foot to 1½ feet.	Severe: seasonal high water table at a depth of ½ foot to 1½ feet.	Moderate: seasonal high water table at a depth of ½ foot to 1½ feet.	Severe: seasonal high water table at a depth of ½ foot to 1½ feet.	Severe: seasonal high water table at a depth of ½ foot to 1½ feet; high frost-action potential.	Severe: seasonal high water table at a depth of ½ foot to 1½ feet.

Note: See Map 4 for Soil Locations.

Source: Soil Survey of Morris County, U.S. Department of Agriculture, Soil Conservation Service, 1976.

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TABLE 1

**Soil Types by Depth to Bedrock and Depth
to Seasonal High Water Table
Township of Long Hill**

Soil Series and Map Symbol	Depth to Bedrock (feet)	Depth to Seasonal High Water Table (feet)
Adrian: AD	10+	0
Alluvial land: Ae ¹	6+	1-4
Biddeford: Bd	10+	0 ²
Carlisle: Cm	10+	0 ²
Ellington Variant: EIB, EIC, EID	10+	1/2 - 4
Klinesville: KIE	1 - 1 1/2	- ²
Holyoke: HvE	1 - 1 1/2	- ²
Minoa: MIA, MIB	10+	1/2 - 1 1/2
Muck: Ms, Mu	10+	0
Neshaminy: NeB, NeC, NfD	4 - 10	10+
Parsippany: Ph, Pk	10+	0 - 1
Penn: PnB, PnC, PoD	1 1/2 - 3 1/2	4 - 6+
Pompton: PtB	10+	1/2 - 1 1/2
Preakness: PvA	6+	0 - 1
Preakness variant: Pw	10+	0
Reaville: ReB	3 1/2 - 5	1/2 - 4
Urban Land: Uk, Um, Uw	- ³	- ³
Whippany: WhA, WhB, WIA, WIB	10+	1/2 - 1 1/2

-
- Notes:
1. Most properties are too variable to estimate.
 2. Not determined.
 3. Properties are too variable to estimate.

Source: *Soil Survey of Morris County*, U.S. Department of Agriculture,
Soil Conservation Service, 1976.

WOODLANDS

The Township's woodlands represent a natural resource that is every bit as important as the community's critical areas, but currently receive no protection from either State or local regulations. Providing important functions that include buffering, storm water control, erosion control, animal habitats, scenic beauty, and shade and moderation of the surrounding microclimate, woodlands represent a major asset to the Township. Consisting of both large tracts of wooded areas in a variety of locations, as well as treed canopies along many major roadways in the Township, woodlands form one of the crucial elements that form the Township's rural character.

Map 5 uses aerial photography and field inspections to identify large wooded parcels as well as the many treed corridors that exist in Long Hill.

BIG TREES

Located among the many woodlands of the Township are a number of especially noteworthy trees that the Long Hill Shade Tree Committee has identified and mapped as "big trees." These trees have been identified by reason of their size, age or species as being particularly important to the Township. The location of each of the big trees is shown on Map 6. The map is keyed to the following information in Table 2.



TABLE 2

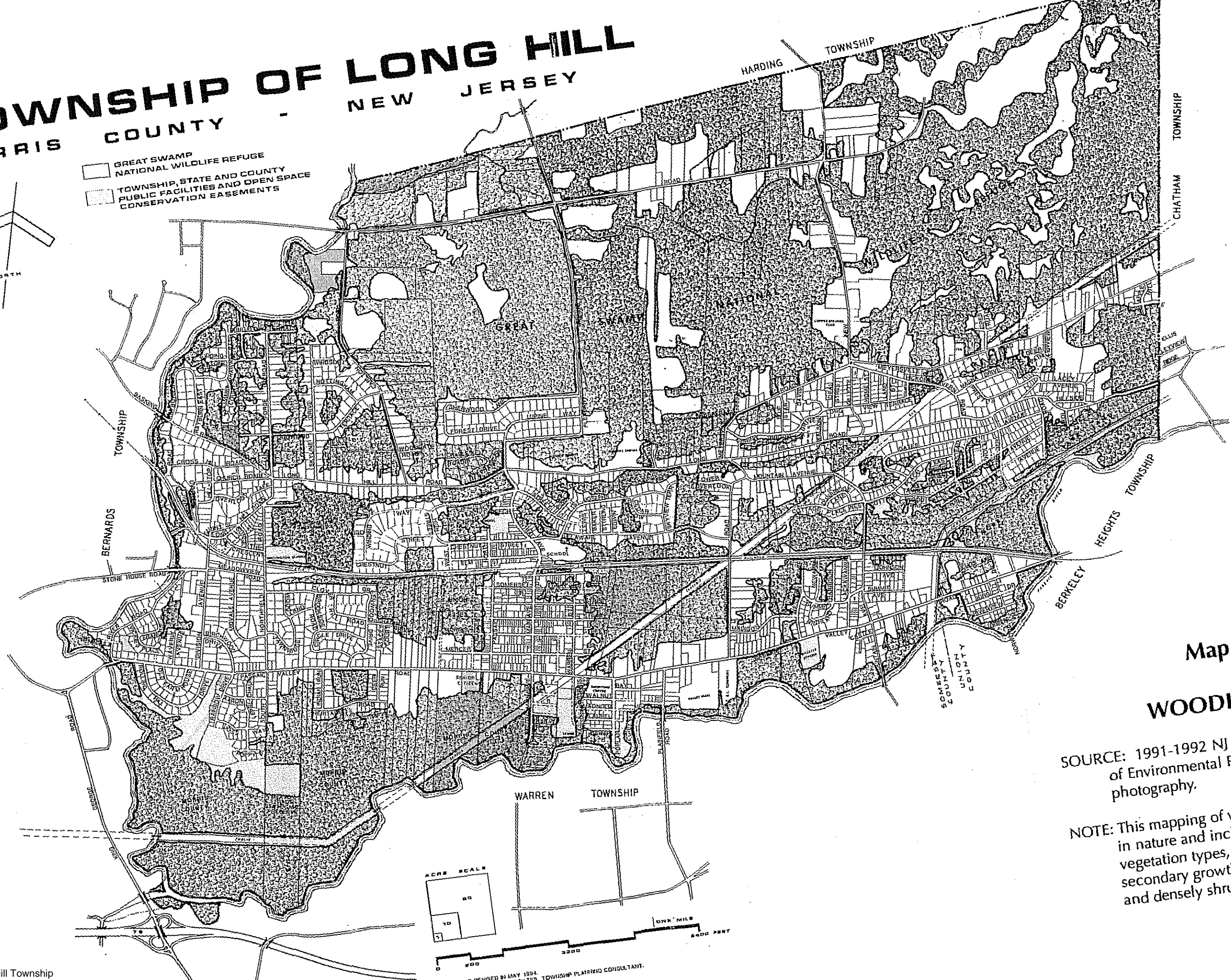
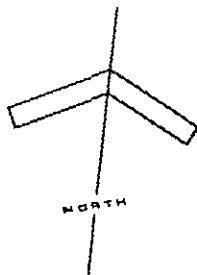
BIG TREES IN LONG HILL TOWNSHIP

Key	Tree	Size (inches)	Location
1	Catalpa	45	738 Valley Road
2	American Elm	42	183 Meyersville Road
3	Black Locust	27	223 Meyersville Road
4	White Willow	62	542 Meyersville Road
5	Upright European Beech	16	Sassafras Lane
6	Lebanon Cedar	19	Sassafras Lane
7	Weeping Higan Cherry	13	Sassafras Lane
8	European Larch	22	Sassafras Lane
9	Kousa Dogwood	9	Broadview Road
10.	Sugar Maple	42	1050 Long Hill Road
11.	Tulip Poplar	47	1050 Long Hill Road
12.	Redbud	N/A	1143 Long Hill Road
13.	Ginkgo	36	1292 Long Hill Road
14.	Sassafras	24	1292 Long Hill Road
15.	White Oak	58	141 Carlton Road

TOWNSHIP OF LONG HILL

MORRIS COUNTY NEW JERSEY

-  GREAT SWAMP NATIONAL WILDLIFE REFUGE
-  TOWNSHIP, STATE AND COUNTY PUBLIC FACILITIES AND OPEN SPACE CONSERVATION EASEMENTS

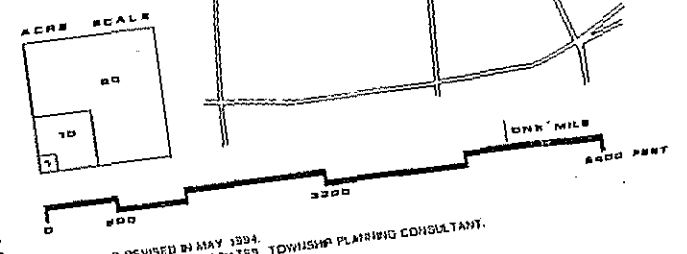


Map 5

WOODLANDS

SOURCE: 1991-1992 NJ Department of Environmental Protection aerial photography.

NOTE: This mapping of woodlands is generaliz in nature and includes a variety of major vegetation types, including mature and secondary growth woodlands, marshland and densely shrubbed areas.



BASE MAP REVISED IN MAY 1994
CARL G. LINDLOOM ASSOCIATES, TOWNSHIP PLANNING CONSULTANT.

16.	Blackgum	19	Carlton Road
17.	Red Oak	N/A	White Bridge Road
18.	Zelkova	17	Main Street
19.	White Ash	43	256 Main Street
20.	Red Pine	28	Stirling Railroad Station
21.	White Pine	39	Stirling Railroad Station
22.	Pin Oak	41	490 Chestnut Street
23.	Silver Maple	46	150 North Avenue
24.	American Sycamore	65	47 Old Mill Road
25.	Norway Spruce	32	42 Old Mill Road
26.	Shagbark Hickory	17	42 Old Mill Road
27.	Hackberry	18	101 Oaks Road
28.	London Plane	50	30 Basking Ridge Road
29.	Horse Chestnut	43	1764 Long Hill Road
30.	Eastern Red Cedar	12	Hicks Tract
31.	American Chestnut	10	Hicks Tract
32.	Scotch Pine	17	Hicks Tract
33.	Honey Locust	21	206 Northfield Road
34.	American Beech	66	1803 Valley Road
35.	American Holly	12	1803 Valley Road
36.	Mulberry	46	443 South Northfield Road
37.	Red Maple	57	443 South Northfield Road
38.	American Arborvitae	31	7 Indian Run

Source: Long Hill Township Shade Tree Committee

OPEN SPACE

Public open space lands were mapped and quantified by owner and acreage in the background study report on existing land use. This report indicated that public open space in Long Hill now covers 3,335 acres, or 42.7 percent of the Township's land area. In addition to this open space, however, certain natural resources of the Township pose such severe constraints to the development of private lands that these lands are essentially undevelopable. These lands therefore function as additional open space parcels, despite their private ownership.

Map 7, therefore, presents a composite of public open space and the "de facto" open space created by severe environmental constraints on certain large tracts of private property. These constraints are limited, for the purposes of this study, to the presence of wetland and flood hazard areas; other constraints may permanently inhibit development of even more land. As indicated in the map, the private "open space" is located in three main areas:

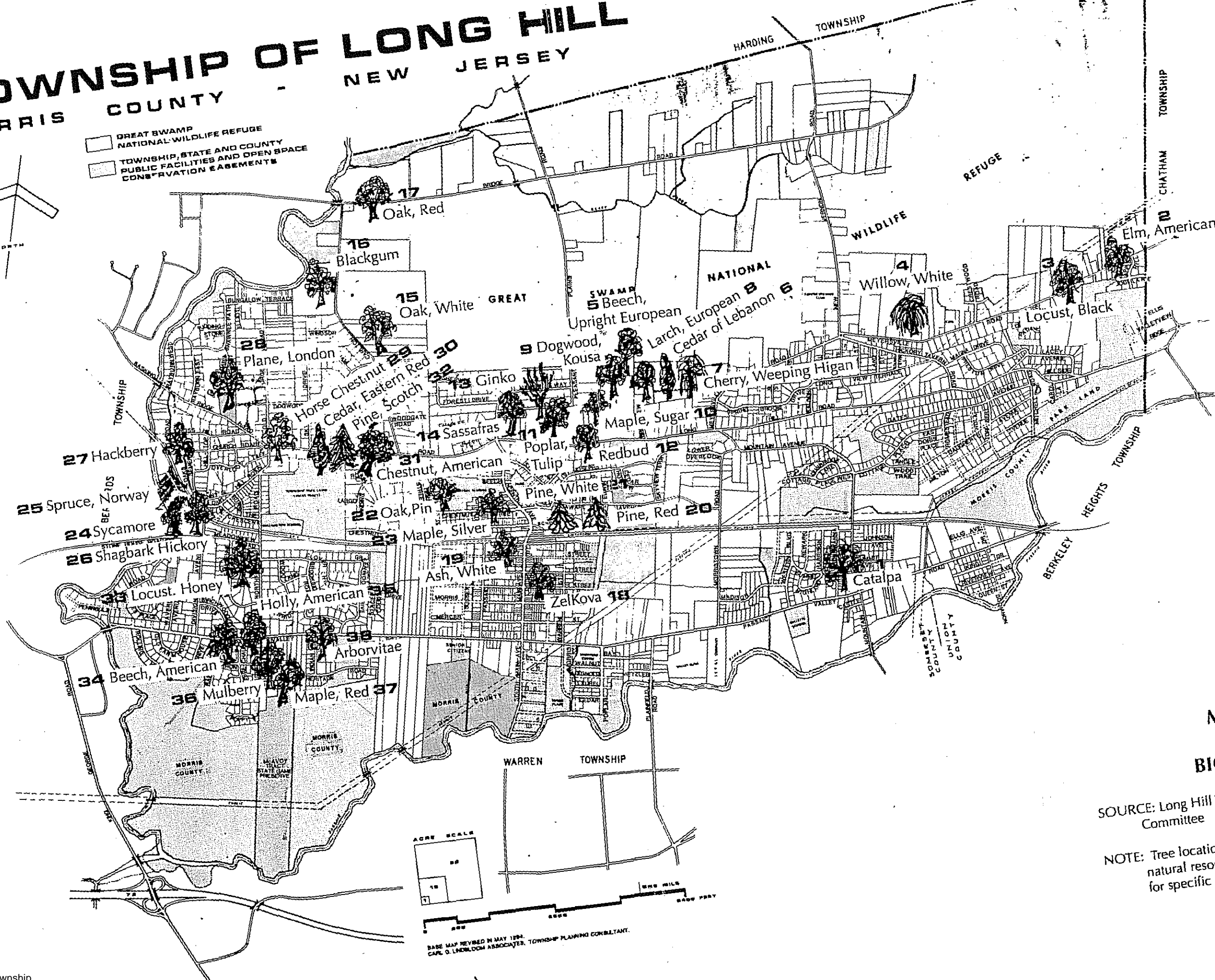
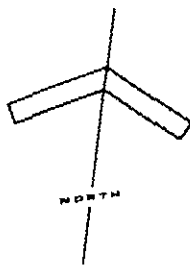
- Two large blocks of private open space — each covering roughly 100 acres — flank the Stirling business district to the east and west.
- Three other tracts, totaling over 120 acres, essentially connect the Morris County open space along the Berkeley Heights border with two Township open space parcels located just south of Cottage Place.
- Wetlands and flood hazard areas located along the Passaic River create a band of open space along this water body that connects the Morris County land holdings along the river with the Berkeley Heights border.

When viewed as a whole, the private “open space,” created by way of severe environmental constraints to development, combines with open space purchased by public agencies to form three broad “greenbelts” that run east to west through the Township. These greenbelts include the Great Swamp area; the Passaic River corridor, and a third belt of open space that generally parallels the railroad in the eastern half of Long Hill. These greenbelts include many of the individual natural resources discussed earlier in this report and combine to form perhaps the most significant environmental feature of the community.

TOWNSHIP OF LONG HILL

MORRIS COUNTY NEW JERSEY

GREAT SWAMP NATIONAL WILDLIFE REFUGE
 TOWNSHIP, STATE AND COUNTY PUBLIC FACILITIES AND OPEN SPACE CONSERVATION EASEMENTS

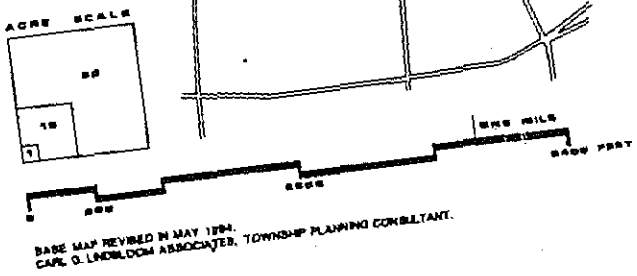


Map 6

BIG TREES



SOURCE: Long Hill Township Shade Tree Committee

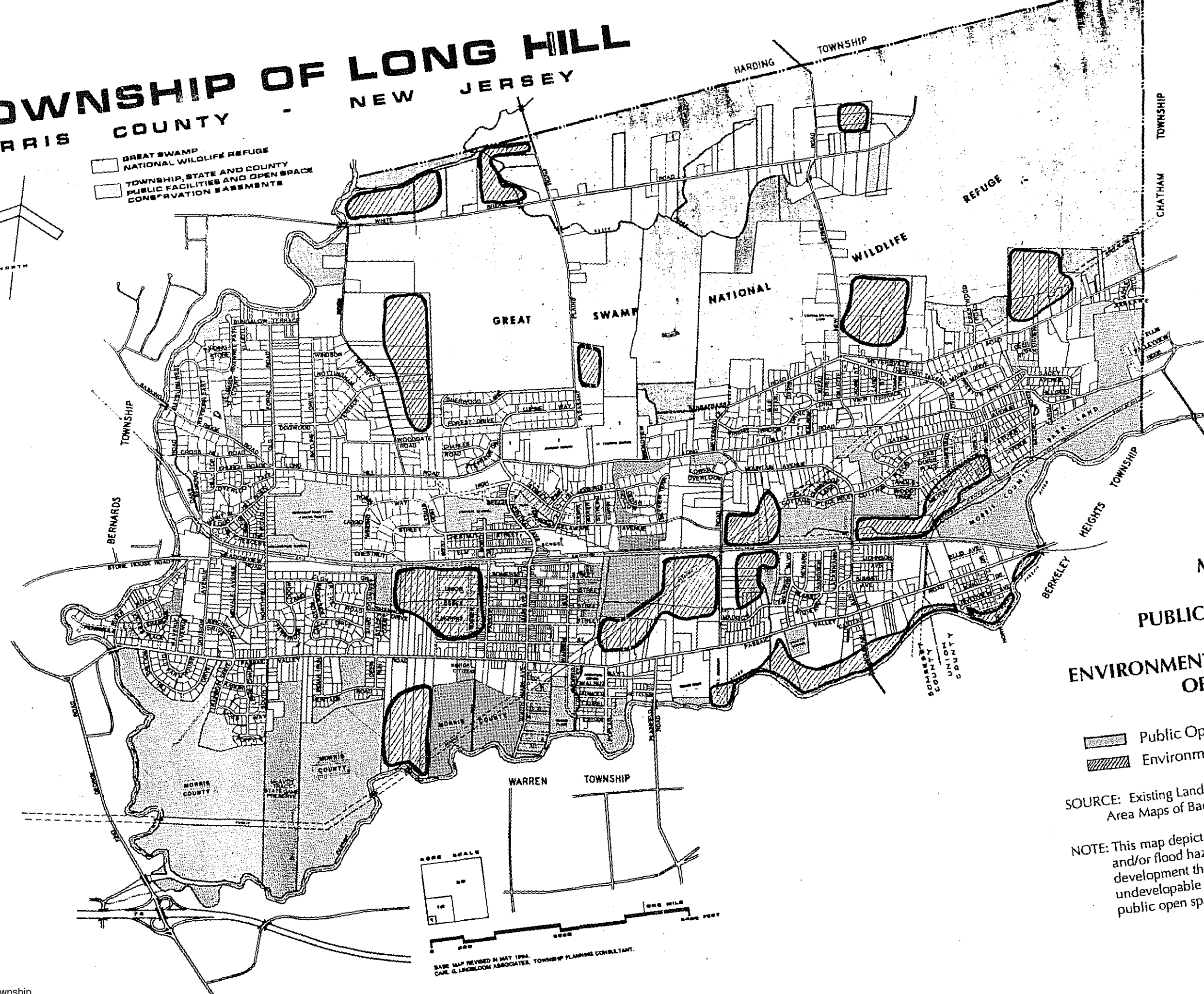
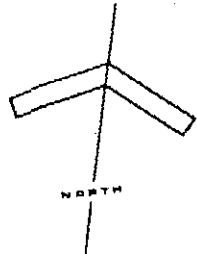
NOTE: Tree locations are approximate; please see natural resource background study report for specific addresses of each tree.





TOWNSHIP OF LONG HILL

MORRIS COUNTY NEW JERSEY

-  GREAT SWAMP NATIONAL WILDLIFE REFUGE
-  TOWNSHIP, STATE AND COUNTY PUBLIC FACILITIES AND OPEN SPACE CONSERVATION EASEMENTS

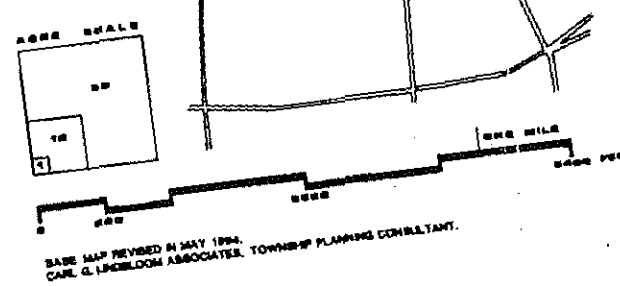


Map 7
**PUBLIC OPEN SPACE
 and
 ENVIRONMENTALLY CONSTRAINED
 OPEN LAND**

-  Public Open Space
-  Environmentally Constrained Private Land

SOURCE: Existing Land Use and Wetlands and Flood Hazard Area Maps of Background Study Reports.

NOTE: This map depicts private lands whose severe wetland and/or flood hazard area characteristics so constrain development that the properties are essentially undevelopable and serve the same basic function as public open space.



LONG HILL TOWNSHIP
MORRIS COUNTY, NEW JERSEY

MASTER PLAN REVISION
BACKGROUND STUDIES REPORT 6

HOUSING

Prepared for the Township Planning Board by:

Carl G. Lindbloom Associates
Township Planning Consultant

September, 1994

INTRODUCTION

This background study of the Long Hill Master Plan focuses on housing related issues and will provide the foundation for the eventual adoption of the Township's second housing plan element of its master plan. The first housing plan element of the Township, created in response to the Fair Housing Act of 1985 and the subsequent formation of the Council on Affordable Housing (COAH), was certified by COAH on May 2, 1988 and was largely responsible for a variety of home construction projects in the Township over the last several years.

COAH guidelines stipulate that the Township must adopt a new housing plan element within six years of the initial document, but also allows for an interim certification process that essentially extends the six year term by another nine months. The Township has indeed secured an interim certification from COAH with an effective date of June 6, 1994. This means the Township's new housing plan element must be adopted and submitted to COAH by March 6, 1995. Once submitted — and before certification is actually granted — the Township will be protected from housing related lawsuits for up to two years.

This background study report is intended to meet COAH's requirements regarding the mandatory contents of a housing plan element and to update Long Hill's progress on the implementation of its 1988 housing plan. This background study report also discusses the credits available from COAH for recent affordable housing development in the Township, and possible obstacles facing the Township if it seeks to simply recertify its initial housing plan. As with all background study reports in this master plan, this housing study will stop short of making actual planning recommendations, leaving this important step for the actual housing and land use plan elements of the master plan.

MANDATORY CONTENTS OF A HOUSING ELEMENT

The Municipal Land Use Law at N.J.S.A. 52:270-310 requires that the following items be included in a municipality's housing element.

- a. 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;
- b. 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;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;

- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. 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 of low and moderate income housing; and
- f. 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.

Items a through d above are covered in great detail in background study report #1 which explores the population, housing and labor characteristics of Long Hill. The central findings of this report, which will be sent in its entirety to COAH as part of the Township's new housing plan element, are as follows:

1. The Township's 1990 population was 7,826 residents, a 7.6 percent increase over 1980 levels. Population growth in the Township since 1970 has been very modest, and population projections by Morris County indicate the same can be expected through the 1990's.
2. The median age of local residents was 36.7 years, an increase of nearly three years over 1980 levels. Senior citizens and pre-school children represent the fastest growing age groups in the Township.
3. The Township's average household size is now 2.85 persons per occupied housing unit, continuing a decline that is consistent with national trends. The local average household size, which has dropped by 20 percent since 1970's, explains why the Township's ongoing home-construction has resulted in only minor changes in the overall population of Long Hill.
4. Nearly half of all housing units in Long Hill are occupied by one or two person households.
5. The "married couple family" represents three-quarters of all households in Long Hill, but the majority of the couples do not live with their own children. Married couples with children represent one of every three households in the Township.
6. There were 2,804 housing units in Long Hill at the time of the 1990 Census, a 17 percent increase over 1980 levels. The local housing stock has a very low vacancy rate, indicating a high demand for Township housing.

7. Eight of ten homes in the Township are owner occupied; a similar share are single family detached structures. But census data also show the presence of numerous other housing types, indicating that a variety of housing options are available in the community.
8. The Township's average housing unit has 7.1 rooms, relatively large when compared to County and State standards. The average house size, when compared to the average household size of 2.85 persons, indicates a relatively underutilized housing stock by most planning standards.
9. Home-building in the Township, which peaked during the mid-1980's and then plummeted in recent years now appears on the upswing again. Thirty-nine homes were started in 1993 versus only ten in 1992.
10. The 1990 Census noted a net gain of 417 housing units during the 1980's, yet only 339 were authorized for construction by building permits. This may indicate that some illegal conversions are taking place in the Township.
11. Long Hill's gross housing density is 0.36 units per acre, the seventh lowest housing density of Morris County's 39 municipalities, indicative of a rural/suburban development pattern.
12. The Township's average home price in 1990 was \$262,311; its average rent was \$902 per month. Both levels are higher than Morris County as a whole.
13. Nine of ten local workers use cars, trucks or vans to commute to work, most without the benefit of a carpool. The average commute for a working resident is 26 minutes, consistent with statewide levels.
14. A total of 2,030 jobs were located in Long Hill in 1992, a 30 percent increase from a decade earlier. These jobs were provided by a total of 264 business establishments. Excluding the most recent recession, when the job count was largely unchanged, jobs in the community have increased steadily for nearly two decades.
15. The median household income for Long Hill residents in 1989 was \$66,689, 18 percent higher than the County as a whole.

THE 1988 HOUSING PLAN

Most items in the 1988 housing plan element have been successfully implemented: projects at Lounsberry Meadow, Stirling Manor and Chestnut Run have been completed or are under construction; a regional contribution agreement (RCA) with Newark has been finalized, and other plan components regarding rezoning, rehabilitation and accessory apartments are either in place or in progress. The Township's Master Plan Reexamination Report, adopted June 14, 1994, summarized the progress of Long Hill's attempt to provide a realistic opportunity to provide the COAH-mandated obligation of 198 housing units. (See Table 1 on the following page.)

Since the completion of the Reexamination Report, two additional accessory apartments have been authorized bringing the total number of such units to ten and increasing the number of units implemented or in progress to 152.

CURRENT COAH RULES

COAH has recently adopted (effective June 6, 1994) new rules and regulations that will affect Long Hill's next housing plan element. The major development in these rules for the Township is that COAH has established the Long Hill 1993-1999 housing obligation at zero units. This means that the Township remains responsible for the completion of its 1987-1993 obligation of 198 units, but that no further housing obligation will be assigned to Long Hill until at least the year 2000.

The new COAH rules also change the way rental units are credited. In the past rentals were given a one and one-third credit for each unit constructed. The new rules retain the old credit for senior citizen housing but grant a two for one credit for all non-senior rentals. This increase in the credit arrangement is a positive development for Long Hill which has developed non-senior rental units at both Lounsberry Meadow (handicapped units) and Stirling Manor.¹

COAH's new rules also limit accessory apartment programs to ten units per housing plan. Long Hill's last housing plan element had an accessory apartment program involving 53 units, of which ten have been completed or approved.

¹ Rental credits do not apply to accessory apartments because said units provide affordability controls of only 10 years versus 30 years for non-accessory units.

TABLE 1

**SUMMARY AND CURRENT STATUS OF
LONG HILL TOWNSHIP'S HOUSING PLAN**

<u>Program</u>	<u>Proposed Number of Affordable Units</u>	<u>Current Status</u>
1. Lounsberry Meadow Senior Citizen and Handicapped Housing Complex	42 Senior Units (37 eligible) 10 Handicapped Units 52 Total Units	Project is built and fully occupied. (Credit for 47 units)
2. Accessory Apartments	53 Units	Eight units have been provided to date. Two more are in progress.
3. Inclusionary developments, including Chestnut Run (Morristown Road) and Valley Road site	22 Units (Requires 88 market units)	Chestnut Run site (eight units) now approved and ready for development; Valley Road site has had no activity.
4. Stirling Manor (Silk Mill Site)	6 Rental Units	Project is built and fully occupied.
5. Credits for Rental Units	9 Units	All units have been credited.
6. Rehabilitation (of existing units)	17 Units	Eight units completed. Four more are in progress.
7. Regional Contribution Agreement (To Newark)	42 Units	Implemented. (Funded by Township bond issue and developer* contributions)
8. Rehabilitation Credits	2 Units	Credits taken for pre-1989 activity.
Total Units	198 (Required)	150 (Implemented or in progress)

*Meadowview at Millington; Stirling at Long Hill; and Clover Hill.

Although not specifically expressed in COAH's new rules, a recent meeting with COAH representatives indicated some reluctance to accepting previously zoned sites for inclusion in the new housing plan, if the older sites have shown little or no probability of being developed. In Long Hill, one site on Valley Road has been zoned for R-MF-2 (multi-family development) without any apparent activity involving site development.

THE HOUSING ISSUES

Several key housing issues must be addressed by the Township as it prepares its new housing plan element. These issues, which will be discussed at an upcoming meeting between Township and COAH representatives, include the following:

1. If COAH grants the aforementioned credits as prescribed by their new rules and regulations, the Township could have up to 36 credited units (including Lounsberry Meadows senior and handicapped units, Stirling Manor and possibly Chestnut Run). The previous plan claimed only nine units of rental credits.

That the new credit arrangement applies retroactively should be confirmed with COAH.

2. The Township's accessory apartment program is working quite well, and has been augmented by below market rate financing by a local bank and a down payment grant program by Morris County. It is clearly in the Township's best interest to continue this program, despite COAH's new limitations on these units. This matter should be discussed with COAH as well; failure to continue the program may require the Township to rezone lands for 33 additional affordable units.
3. The Township's R-MF-2 site on Valley Road is a valid multi-family residential site that should be allowed to continue in the new housing plan. Without it, 14 additional units would have to be provided elsewhere through additional inclusionary rezoning. The appropriateness of the Valley Road site should be discussed with COAH.

LONG HILL TOWNSHIP

MORRIS COUNTY, NEW JERSEY

MASTER PLAN REVISION

BACKGROUND STUDIES REPORT #7

AREA PLANNING CONSIDERATIONS

Prepared for the Township Planning Board by:

Carl G. Lindbloom Associates
Township Planning Consultant

December, 1994

Introduction

The Municipal Land Use Law (40:55D-28d) requires that all local master plans include a specific policy statement indicating the relationship of the proposed development of the municipality as indicated in the master plan to:

- 1) the master plans of contiguous municipalities;
- 2) the master plan of the County;
- 3) the State Development and Redevelopment Plan; and
- 4) the district solid waste management plan of the County.

The purpose of this background studies report is to describe the applicable plans of the above jurisdictions. This information will assist the Long Hill Township Planning Board in determining the impact of its planning proposals, as they are developed, on the plans of these area jurisdictions.

In addition to a review of plans for the above jurisdictions, this report examines the current plans and proposals of other agencies (The Great Swamp Watershed; N.J. Transit) that should be considered in the preparation of Township Master Plan proposals.

State Development and Redevelopment Plan

In June of 1992 the State Development and Redevelopment Plan was adopted. The plan divides the State into planning areas and establishes numerous policies with respect to where development should take place, where infrastructure should be provided and how State funds should be appropriated. After much deliberation with the County as part of the "Cross Acceptance" process, the Township received a designation as an Environmentally Sensitive Planning Area (Planning Area 5), described by the plan as "large contiguous land areas with valuable ecosystems and wildlife habitats." In addition to the Planning Area 5 designation, four "centers" were identified in the Township. The State Plan recommends that, if appropriate, higher density development be located in such centers, rather than in the surrounding environmentally sensitive areas. For Long Hill Township, the four centers include three existing villages: Gillette, Millington and Stirling, and one existing hamlet: Meyersville.

The State Plan only identifies centers; center designation is a formal process that requires a formal application to the State Plan Commission. The application process includes a specific delineation of the boundaries of each center as well as supporting justification for designation. County Planning Board endorsement is required.

An important benefit of center designation is the coordination of local facility and service needs with State agency programs and the potential for funding priority. The Planning Board should determine, as part of the Master Plan development process,

the potential benefits of preparing center designation applications, as part of Master Plan implementation.

Area Municipal Master Plans

The map at the end of this report illustrates the proposed land use for those areas in municipalities adjacent to the Long Hill Township boundary. Five townships (Bernards, Harding, Chatham, Berkeley Heights and Warren) in three counties (Somerset, Morris, and Union) are represented. This map should be referred to in developing township land use proposals for those areas adjacent to neighboring communities.

Because of the presence of existing natural buffers already in place between Long Hill Township and most of its neighbors (the Great Swamp on the north and east, County and Township open space areas on the east and south; and the Passaic River) land use conflicts are not anticipated. However regional traffic increases, as a result of land use changes, can impact the Township. Two new office developments in Warren Township that could impact traffic in Long Hill include the 800,000± square foot, 5 building AT and T complex on King George Road at Route 78, and the 200,000± square foot addition to the Chubb complex on Mountain Avenue. These potential impacts, and others, such as increased demand for retail space and housing, should be examined as part of the Master Plan development process.

NJ Transit (Kearny Connection)

Morris and Essex (M&E) Line commuters to New York City from Long Hill must now switch to PATH trains or ferries at Hoboken to reach Manhattan. The Kearny Connection Project of NJ Transit, scheduled for completion in 1995, will allow trains from the M&E to access Amtrak's Northeast Corridor line, providing direct access from Long Hill to Penn Station in midtown Manhattan.

NJ Transit expects about 3,000 new M&E riders as a result of this connection and a growth rate of 1 to 3 percent per year for the next ten years. The new Township Master Plan should examine the potential impact of this anticipated growth on the three Township rail stations, and particularly the possible need for additional parking facilities.

Great Swamp Watershed Association

The Great Swamp Watershed Association is a private, non-profit organization dedicated to the preservation and enhancement of the natural resources within the Great Swamp basin. The most recent publication of the Association (June, 1992) is entitled "Designing Our Future," and it suggests environmentally sensitive land use alternatives for the region.

The report analyzes the "build-out" potential in the five area municipalities which impact the Great Swamp (Bernards, Chatham, Harding, Morris and Long Hill). Of these municipalities, Long Hill was the closest to "build-out" with an indicated 395 acres remaining (in the Great Swamp drainage basin) of which only 134 may be developable with a potential for 46 additional housing units. The other municipalities had a much greater potential for additional development and potential detrimental impact on the Great Swamp.

The three recommendations of this report for Long Hill included:

- 1) Pursue redevelopment in Millington, Stirling and Gillette;
- 2) Use TDR (transfer of development rights) to retire all or part of the development rights still available;
- 3) Examine small-scale redevelopment opportunities in Meyersville.

These recommendations should be considered in Township Master Plan development proposals.

Morris County Solid Waste Management Plan

In accordance with the requirements of the New Jersey Solid Waste Management Act (N.J.S.A. 13: 1E-1 *et seq.*), Morris County has been designated as a solid waste management district, along with each of the remaining New Jersey Counties and the Hackensack Meadowlands Development Commission. Each solid waste management district has been charged with the responsibility of developing a long-range solid waste management plan. The Morris County Municipal Utilities Authority (MCMUA) has been designated by the Morris County Board of Chosen Freeholders as the agency responsible to implement the Morris County Solid Waste Management Plan.

In 1985 the MCMUA prepared a multi-faceted solid waste management strategy incorporating resource recovery in the form of maximum recycling and development of a waste-to-energy facility, as well as sanitary land filling of the process residue and non-processible waste. That plan was amended several times and the most recent amendment (February, 1993) deletes waste-to-energy as the preferred resource recovery technology in favor of source reduction, recycling, materials recovery, and out-of-state landfill disposal.

The source reduction goals include:

- declining increases in per capita waste generation growth to 1995;
- no per capita change from 1995 to 2000;
- a per capita decrease from 2000 to 2005; and
- a stable per capita generation rate thereafter.

For Long Hill Township the Plan includes the following source reduction goals:

Year	Population	Tons/year	Tons/person
1990	7,826	9,685	1.2375
1995	7,782	9,990	1.2837
2000	7,739	10,107	1.3060
2005	7,679	9,961	1.2972
2010	7,618	10,010	1.3140

The above projections for Long Hill Township assume a declining population over the next 15 years. The population projections in our Housing Plan Element indicate an increase in Township population to 8,875 by the year 2000. When the Township Master Plan is completed, it should be forwarded to the MCMUA; they may wish to reconsider the population projections and tonnage goals for Long Hill.

Morris County Future Land Use Plan

The Morris County Land Use Plan Element, adopted in December of 1975, is nearly 20 years old. Other plan elements are of more recent vintage, but it is the Land Use Plan that is intended to provide a framework for municipal plans. In spite of its age, the two basic principles of this plan are still valid:

- 1) That all future development proceed only after careful analysis of environmental considerations, and within any limitations imposed by such an analysis; and
- 2) That future growth be clustered, in order to preserve open land, and to render utility services and public transportation feasible and economical.

The County Plan recognizes the large amount of environmentally sensitive open space in the Great Swamp and Passaic River areas of Long Hill Township. The Plan also notes the continued presence of three village settlements in Long Hill (Millington, Stirling and Gillette) and forecasts no major population-employment centers for the Township.



TOWNSHIP OF LONG HILL

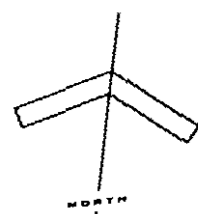
NEW JERSEY

MORRIS COUNTY

PL, Public Land Zone

WA, Wilderness Area District

-  GREAT SWAMP NATIONAL WILDLIFE REFUGE
-  TOWNSHIP, STATE AND COUNTY PUBLIC FACILITIES AND OPEN SPACE CONSERVATION EASEMENTS



Medium Density Residential District (40,000 sq. ft. minimum lot size with cluster option)

R-1A, Residential Dist. (100,000 sq. ft. minimum lot size with cluster option)

R-3, Residential Dist. (20,000 sq. ft. minimum lot size)

CP, County Park District

Public and Quasi-Public Lands

B, Commercial-Retail and Office Area

R-15, Single Family Residential (15,000 sq. ft. minimum lot size)

Medium Density Residential District (30,000 sq. ft. minimum lot size with cluster option)

R-65 1/2 Acre Residential

P/OS/REG, Park / Open Space / Recreation District

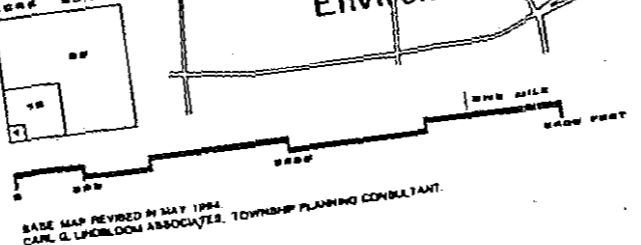
PS, Public Service

G-1, General Industrial

EP-250 6 Acre Residential Environmental Protection

MASTER PLANS IN SURROUNDING MUNICIPALITIES

SOURCE: Master Plan in individual municipalities



LONG HILL TOWNSHIP
MORRIS COUNTY, NEW JERSEY

MASTER PLAN REVISION
BACKGROUND STUDIES REPORT #8

Water and Sewer Service

Prepared for the Township Planning Board by:

Carl G. Lindbloom Associates
Township Planning Consultant

December, 1994

Introduction

This master plan background study report examines existing levels of water and sewer service in the Township of Long Hill. As the two utilities most likely to affect local land use, water and sewer service areas, together with the operational capacity of each respective system, form important considerations for the new master plan.

Water

Most of Long Hill is provided with public water through the New Jersey American Water Company. As indicated on Map 1, public water lines are located throughout the Township, with only a handful of lightly populated areas remaining on wells. Areas on wells are generally limited to homes along White Bridge Road, New Vernon Road, Pleasant Plains Road and a portion of Meyersville Road. Map 1 also shows the location of all fire hydrants in the Township.

Sewerage

The Long Hill Township Sewerage Treatment Plant is located off Valley Road and handles most of the Township's waste water. As indicated in the Master Plan Reexamination Report, the Township has recently completed a major upgrading of the treatment plant, increasing its permitted capacity to 0.9 million gallons daily (mgd) and its design capacity to 1.2 mgd. The plan upgrading ended a four and one-half year moratorium on new connections to the plant that was imposed by the Department of Environmental Protection (DEP) in 1988.

The Township's current average daily flow through the plant is approximately 0.7 mgd. The balance — approximately 0.2 mgd — should be sufficient to accommodate the following approved or under construction residential development projects:

TABLE 1

Anticipated Residential Connections to Sewerage Treatment Plant

Project	Size (Number of Units)
Clover Hill	71
Stirling at Long Hill	43
Chestnut Run	40
Knoll at Millington	51
Meadowview at Millington	33
Design Build & Management	3
Farst	10
Enseidler	18
Dedecker	6
Rajput	6

Millington Associates	4
Other (single sites)	17

Total 302 Dwelling Units

These 302 units, at an estimated 300 gallons of waste water per day, are projected to add another 90,600 (0.09 mgd) to the plant's daily flow.

Additionally, the Township has adequate surplus capacity to connect many sections of the Township now on septic systems to the sewerage treatment system. As indicated on Map 2, which shows both sewerred and unsewerred sections of the Township, several large areas of Long Hill remain served by septic systems. At least two of these areas — New Vernon Road and White Bridge Road¹ — are impractical to sewer because of their remote locations and low development densities. But many other areas can be sewerred eventually, including the following:

TABLE 2

Septic Areas Suitable for Connection to Sewerage Treatment Plant

Area	Number of Connections (Units)
Morristown Road/Mountain Avenue	14
Long Hill Road (East)	80
Long Hill Road (West)	32
Upper Meyersville Road	25
Lower Meyersville Road (East)	87
Delaware Avenue/Stirling Road	22
Upper Central Avenue	5
South Northfield Road	9
Scattered Sites	59
Total	333 Dwelling Units

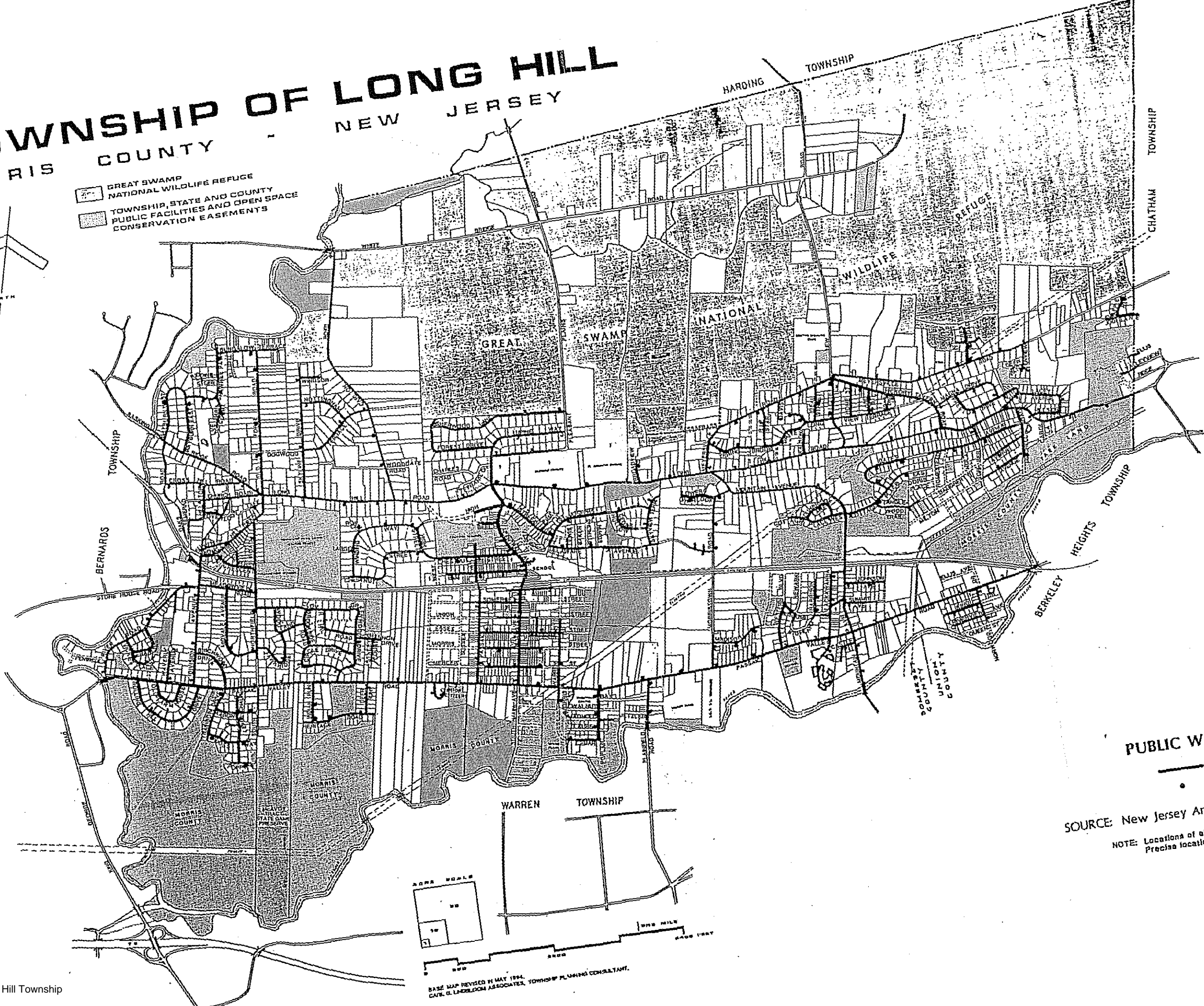
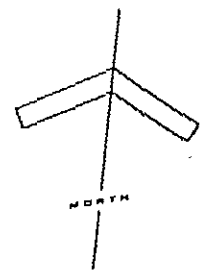
Connecting 333 homes to the sewerage treatment plan would generate approximately 100,000 gallons (0.1 mgd) of additional flow into the plant. When combined with recently approved or under construction residential development projects and their anticipated waste water flow, nearly all of the remaining daily capacity of 0.2 mgd can be committed to one of these two sewerage hook-up projections. Sewer connections for approved, but unbuilt, non-residential development projects may actually take the Township's average daily flow over its permitted capacity. This could require a lengthy and expensive application to DEP to increase the plant's operating capacity.

¹These areas have a total of 65 homes on septics.

TOWNSHIP OF LONG HILL



MORRIS COUNTY NEW JERSEY

-  GREAT SWAMP NATIONAL WILDLIFE REFUGE
-  TOWNSHIP, STATE AND COUNTY PUBLIC FACILITIES AND OPEN SPACE CONSERVATION EASEMENTS



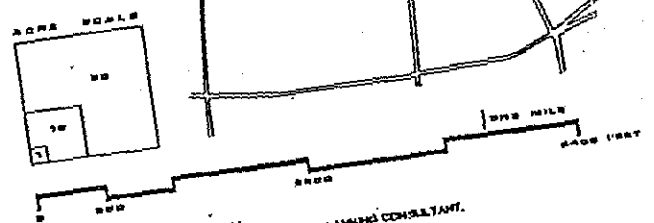
Map 1

PUBLIC WATER SERVICE AREA

-  Water Line
-  Fire Hydrants

SOURCE: New Jersey American Water Company Distribution



NOTE: Locations of all sewerage facilities are general in nature. Precise location must be confirmed with Township Engineer.

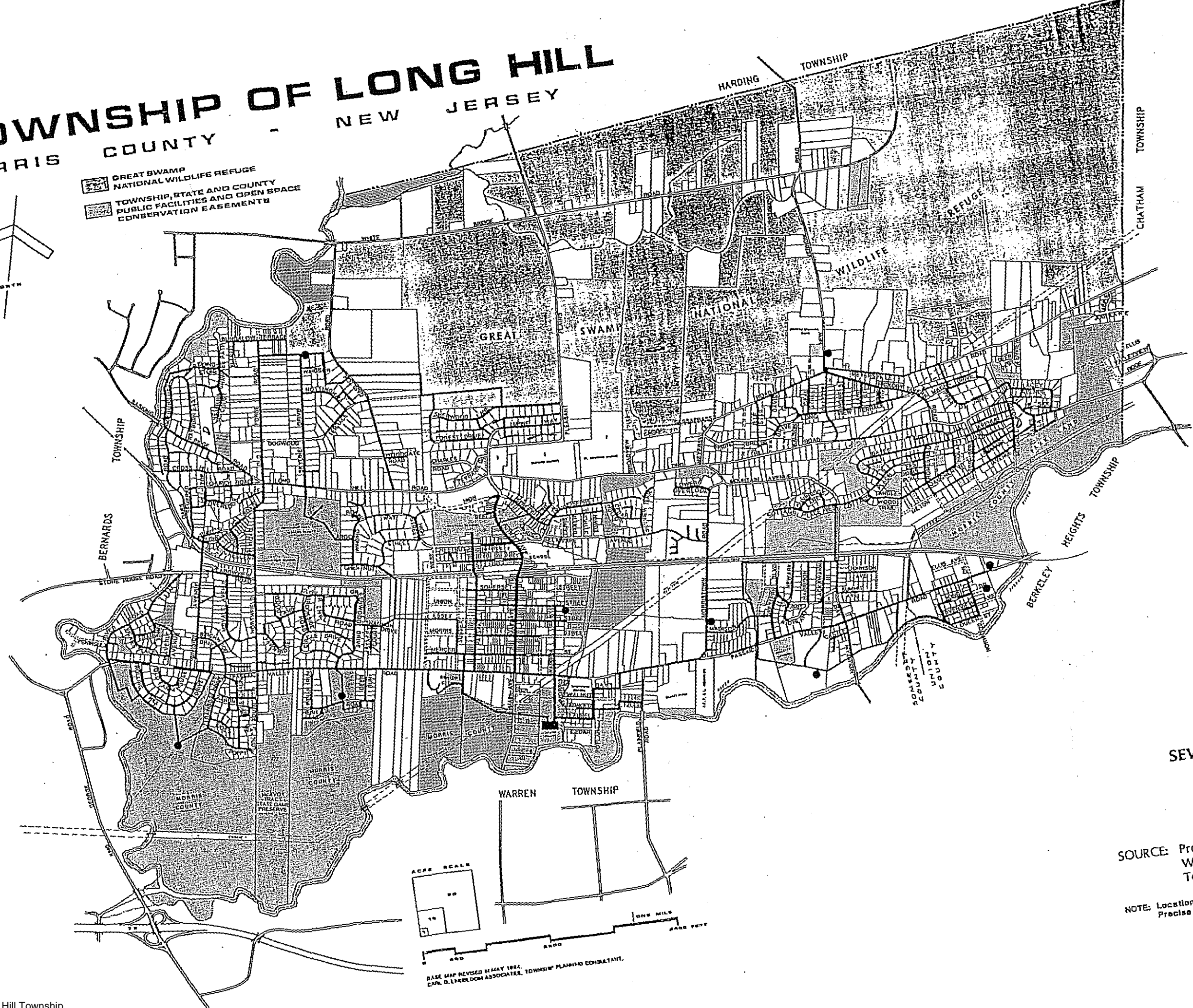
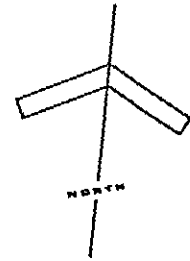


BASE MAP REVISED IN MAY 1994.
GARY G. LINDGREN ASSOCIATES, TOWNSHIP PLANNING CONSULTANT.

TOWNSHIP OF LONG HILL




MORRIS COUNTY NEW JERSEY

-  GREAT SWAMP NATIONAL WILDLIFE REFUGE
-  TOWNSHIP, STATE AND COUNTY PUBLIC FACILITIES AND OPEN SPACE CONSERVATION EASEMENTS



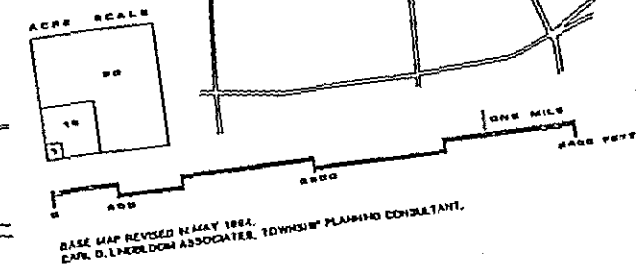
Map 2

SEWERAGE SERVICE AREA

-  Sanitary Sewer
-  Pumping Station
-  Treatment Plant

SOURCE: Project report in conjunction with NJ State Wastewater Funding Program and Tax Maps Township of Long Hill, 1994

NOTE: Locations of all sewerage facilities are general in nature. Precise location must be confirmed with Township Engineer.



BASE MAP REVISED IN MAY 1994.
CARL D. LINDLUND ASSOCIATES, TOWNSHIP PLANNING CONSULTANTS.

LONG HILL TOWNSHIP
MORRIS COUNTY, NEW JERSEY

MASTER PLAN REVISION
BACKGROUND STUDIES REPORT 9

PLANNING ISSUES

Prepared for the Township Planning Board by:

Carl G. Lindbloom Associates
Township Planning Consultant

November 1994

INTRODUCTION

This background study report of the Long Hill Township Master Plan provides a broad overview of many of the planning issues the Township Planning Board can expect to explore as it moves from the background study and data collection phase of the master plan into the actual preparation of the individual plan elements of the document. The report will explore the goals of the 1987 Master Plan; discuss broad issues that will affect the new master plan and provide an outline of potential master plan goals that the Board should consider for the new master plan.

Although focused on planning issues rather than data and information collection, this report remains a background study of the master plan and not one of its plan elements. It is intended to identify issues and encourage discussion as a prelude to the Planning Board's preparation of the plan elements of the new master plan.

1987 MASTER PLAN GOALS

The Long Hill Township Master Plan Reexamination Report, adopted by the Planning Board on June 14, 1994, summarizes the goals of the 1987 Master Plan and points out that many of these goals have been ongoing planning policy for the Township since at least 1972.

The 1987 goals sought to properly balance land use development to meet local needs and to prohibit development of environmentally sensitive lands. Preserving the low density residential development of the community; directing intensive development to the Valley Road corridor, and providing some affordable housing in the Township were also major goals in 1987.

The complete list of 1987 goals as identified by the Reexamination Report is provided in Appendix 1.

BROAD PLANNING ISSUES INFLUENCING THE NEW MASTER PLAN

As the planning process in Long Hill has evolved in recent years, several broad planning issues or philosophies have been articulated by various interested parties. These perspectives should be recognized by the Planning Board in the preparation of the new master plan, particularly with respect to the need for balance, cooperation and understanding of these often diverse schools of thinking, some of which include the following:

Environmental Protection - Protection of the Township's natural resources has always been a major movement in Long Hill, but concerns over the Great Swamp, wetlands protection, flooding, tree preservation and the overall scenic beauty of the community have increased in recent years. Local environment protection concerns have been buttressed during this period through the State's wetland protection laws, the Township's critical area ordinance and a heightened awareness with respect to tree protection. But ongoing land development has continued to raise numerous concerns and complaints over the environmental impacts of this activity.

Private Property Rights - While the New Jersey Department of Environmental Protection (DEP) plays a major role in the protection of natural resources, the State remains firmly supportive of private property rights, i.e., the right to allow individual property owners the opportunity to at least some use of their land. Augmented by a high demand for housing, commerce and industry, and a fairly broad prohibition on the "taking" of property, private property rights frequently translates into widespread land development that compromises the environment and the semi-rural character of the Township. But this same land development also equates to new housing, jobs and tax ratables for the community.

NIMBY - Both private land development and the construction of new public facilities are frequently inhibited by the NIMBY syndrome. This "not in my backyard" attitude sometimes presents appropriate planning rationale that land development not take place in a given location, but at other times amounts to narrowly focused, localized opposition to often beneficial and appropriate land uses. The NIMBY syndrome - which most typically presents itself in and around existing residential areas - increases in frequency as a community develops because dwindling land resources frequently create a higher concentration of people and activities and therefore a greater sense of real and perceived conflict.

Change vs. No Change - Long Hill lies on the outskirts of the most intensely developed metropolitan area in the country, a location that forces it to be subjected to seemingly constant changes in its land use, transportation patterns and environment. These changes are greeted warmly by some parties, who view the changes as "progress", and with disdain by others, who prefer the community

retain as many of its ties to the past as possible. These two perspectives are frequently articulated when new land development is proposed, but also impact debates on the need for physical improvements in the Township's business districts and the provision of new community facilities.

POTENTIAL NEW GOALS FOR THE MASTER PLAN

As the Planning Board begins deliberation on the plan elements for the new master plan, it should first consider the formulation of a new statement of broad policy goals for community planning for the next six years. In preparing this statement, the Planning Board should first explore the aforementioned 1987 planning goals of the Township and then consider what new planning goals might be appropriate. The eventual statement of goals should then be used as the foundation of the new master plan.

Some potential new goals the Board may wish to consider include the following:

Environment - Increasing concerns about the local and regional environment may warrant the adoption of a strong policy statement supportive of this important issue.

Land Use - The frequently stated desire of the community to remain semi-rural should perhaps be strengthened by the new goals statement. Whether the Township wishes to lower its overall permitted development density should also be considered.

Housing - With the Township's Mt. Laurel obligation now apparently satisfied, the Planning Board should decide what, if any, goal statement is appropriate with respect to housing in general and, in particular to the continuation of the accessory apartment program and other Mt. Laurel related housing that has yet to develop.

Community Facilities/Open Space - The Planning Board should play a major role in the ongoing discussion on the expansion or relocation of local community facilities, including the municipal complex, library, parks/recreation/open space

and other facilities. This matter should be the focus of a specific policy statement.

Circulation - Although the road network of the Township is largely completed, some thoughts on the policy of new road construction projects should be developed, particularly with the need to balance roadway safety with the substantial environmental impacts of new roads. An additional goal on the creation of new bikeways, paths, trails and sidewalks should also be considered.

Business District Appearance - Recent years have seen substantial public outcry regarding the appearance of local business districts and the need for more attractive buildings, better signage and improved site design. If this continues to be the direction of the Township, it should be so articulated in the new policy statement.

Utilities - As pointed out in the Reexamination Report, the Township now has adequate sewerage capacity to serve all approved but yet unbuilt development projects as well as most of the remaining homes on septic. Beyond these connections, however, little capacity exists for any new development. A major policy decision, therefore, must be made on the subject of a septic system elimination, and a possible new moratorium on hook-ups to the new sewerage system.

APPENDIX

Objectives Relating to Land Development

The 1987 Master Plan included a statement of "plan goals" that established a policy statement with respect to land development in the Township. Because the 1987 Plan represented a part of a continuous planning process that dated back to the 1972 Master Plan, and to a lesser extent the 1958 and 1964 plans, most of the 1987 goals were largely unchanged since 1972. New plan goals with respect to utility services, drainage and sidewalks were also added. The plan goals of the 1987 Master Plan are repeated herein in their entirety:

General — Because Township land is not a product or an unlimited commodity, but rather a precious resource to be husbanded, future land use development must be properly balanced to meet local physical, social and economic needs. Development of environmentally sensitive land should be prohibited.

Land Use — The existing characteristic of the Township as a relatively low density residential community should be preserved. Intensive development should be directed to appropriate areas along the Valley Road corridor where the provision of necessary transportation and other community facilities is feasible.

The development of the Valley Road commercial area as the primary shopping area should be encouraged; the existing satellite centers of Millington, Stirling, Gillette and Meyersville should be oriented toward neighborhood facilities.

The Valley Road primary shopping area should become a major Township focal point by encouraging the development of office, civic, cultural, recreational and other appropriate uses.

The economic base of the Township should be directed toward as broad a range of employment opportunities as possible consistent with the present high quality of living conditions.

Housing — Because of insufficient developable land area appropriate for multi-family use, the Township has no legal fair share obligation for lower income housing, other than its indigenous need. However, it is proposed that the Township provide for lower income housing through the construction of Township sponsored senior citizen housing, the establishment of accessory apartments, and the rehabilitation of units to provide for indigenous need.

Community Facilities and Resources — Township municipal services, including police and fire protection, library service, utilities and recreational facilities should be maintained at a level consistent with the growth of the community and the needs of the population.

In order to discourage development of low-lying areas and maintain present open space characteristics, density modification housing developments and similar open space retention methods should be encouraged.

Circulation — In order to provide a convenient and safe means for the movement of traffic through the Township and the distribution of local traffic within the Township, an overall system of local collector and secondary streets should be established.

The development of a comprehensive system for pedestrian and non-street movement, including sidewalks, bicycle paths, bridal paths and open space trails and easements, should be prepared.

Every effort should be made to encourage the maintenance and improvement of existing rail facilities and to encourage the provision of supplemental public mass transportation.

Visual Appearance and Conservation — The maintenance and, where necessary, the improvement of the Township's visual appearance should be undertaken with a view toward making the community a more attractive place in which to live.

The major natural assets in the Township — the Passaic River, Long Hill Ridge and the large open spaces — are an intrinsic part of the Township's composition and, as such, should be protected from inappropriate development.

The man-made assets of the Township, in particular its many historic structures, should be preserved and their environments enhanced.

Severe soil capability limitations and other development constraints exist in much of the Township and intensive development in such areas should be discouraged.

Utility Services — The Township Sewer Treatment Plant capacity should not be expanded beyond that necessary to serve the development projected by this plan, estimated to be one million gallons per day.

Drainage — The regulation of flood plain fill and construction should be strictly enforced and such land limited to low intensity uses consistent with sound flood plain management and good planning. Surface water detention should be required for all major developments.

Sidewalks — All future development should provide sidewalks as called for in the Sidewalk Plan map.

LONG HILL TOWNSHIP

MORRIS COUNTY, NEW JERSEY

MASTER PLAN REVISION

SUMMARY OF BACKGROUND STUDIES

REPORT #10

Prepared for the Township Planning Board by:

**Carl G. Lindbloom Associates
Township Planning Consultant**

January, 1995

INTRODUCTION

The purpose of this final report of the background study series for the Township master plan revision is to provide a single document that summarizes the salient findings of each of the nine studies. This final report will be a useful reference guide as work on the actual Master Plan background proposals moves forward. Of course, each of the full background study reports will be available for review at the Planning Board office should that be necessary.

Although the primary purpose of the background studies is to provide the Planning Board with the information needed to prepare the Master Plan proposals, they are also needed to provide support for the planning decisions represented by the Master Plan.

The following is a list of the Master Plan background studies summarized in this report:

1. Population, Housing and Labor Characteristics
(July, 1994)
2. Existing Land Use
(August, 1994)
3. Circulation Plan Update
(July, 1994)
4. Community Facilities and Services
(August, 1994)
5. Natural Resources
(September, 1994)
6. Housing
(September, 1994)
7. Area Planning Considerations
(December, 1994)
8. Water and Sewer Service
(December, 1994)
9. Planning Issues
(November, 1994)

Report No. 1

Population, Housing and Labor Characteristics (July, 1994)

This master plan background studies report examined the 1990 population, housing and labor characteristics of the Township. The major summary points, and planning implications, of the report are as follows:

- The Township's 1990 population was 7,826 residents, a 7.6 percent increase over 1980 levels. Population growth in the Township since 1970 has been very modest, and population projections by Morris County indicate the same can be expected through the 1990's.
- The median age of local residents was 36.7 years, an increase of nearly three years over 1980 levels. Senior citizens and pre-school children represent the fastest growing age groups in the Township.
- The Township's average household size is now 2.85 persons per occupied housing unit, continuing a decline that is consistent with national trends. The local average household size, which has dropped by 20 percent since 1970's, explains why the ongoing home construction has resulted in only minor changes in the overall population.
- Nearly half of all housing units in Long Hill are occupied by one or two person households.
- The "married couple family" represents three-quarters of all households in Long Hill, but the majority of the couples do not live with their own children. Married couples with children represent one of every three households in the Township.
- There were 2,804 housing units in Long Hill at the time of the 1990 Census, a 17 percent increase over 1980 levels. The local housing stock has a very low vacancy rate, indicating a high demand for Township housing.
- Eight of ten homes in the Township are owner occupied; a similar share are single family detached structures. But census data also show the presence of numerous other housing types, indicating that a variety of housing options are available in the community.
- The Township's average housing unit has 7.1 rooms, relatively large when compared to County and State standards. The average house size, when compared to the average household size of 2.85 persons, indicates a relatively underutilized housing stock by most planning standards.

- Home-building in the Township, which peaked during the mid-1980's and then plummeted in recent years now appears on the upswing again. Thirty-nine homes were started in 1993 versus only ten in 1992.
- The 1990 Census noted a net gain of 417 housing units during the 1980's, yet only 339 were authorized for construction by building permits. This may indicate that some illegal conversions are taking place in the Township.
- Long Hill's gross housing density is 0.36 units per acre, the seventh lowest housing density of Morris County's 39 municipalities, indicative of a rural/suburban development pattern.
- The Township's average home price in 1990 was \$262,311; its average rent was \$902 per month. Both levels are higher than Morris County as a whole.
- Nine of ten local workers use cars, trucks or vans to commute to work, most without the benefit of a carpool. The average commute for a working resident is 26 minutes, consistent with statewide levels.
- A total of 2,030 jobs were located in Long Hill in 1992, a 30 percent increase from a decade earlier. These jobs were provided by a total of 264 business establishments. Excluding the most recent recession, when the job count was largely unchanged, jobs in the community have increased steadily for nearly two decades.
- The median household income for Long Hill residents in 1989 was \$66,689, 18 percent higher than the County as a whole.

Despite a recent surge in multi-family residential development, Long Hill remains a single-family residential community. Large neighborhoods of single-family homes are located in Millington, Stirling, Meyersville and Gillette. In each case, most of the developments in these neighborhoods have been developed with lots averaging less than an acre in size, with lot frontage typically ranging from 50 to 200 feet. These physical lot characteristics are indicative of suburban style loting and development.

But in many cases, the availability of public open space and other vacant land parcels create the appearance of a rural residential community, even when surrounding development is decidedly suburban in nature. The many half acre lots along Cottage Place, for example, are located adjacent to large tracts of Township open space that were created as part of this cluster subdivision. The overall character of Mountain Avenue in this area, therefore, takes on a more rural flavor that one would expect with such a relatively high development density.

The large open space inventory in the Township is crucial to its rural identity: without it, the overall residential development density of Long Hill would be approximately 0.63 units per acre, slightly higher than Morris County as a whole (0.51) and more comparable to suburban communities such as Denville, East Hanover, Hanover, and Florham Park.

PUBLIC AND PRIVATE OPEN SPACE IN LONG HILL TOWNSHIP

1972 - 1994

AGENCY	1972		1994	
	Land Area (Acres)	% of Total	Land Area (Acres)	% of Total
Great Swamp	1,067	13.3	2,335	29.2
State of New Jersey	0	0	100	1.3
Morris County	147	1.8	639	8.0
Long Hill Township	73	0.9	261	3.3
Private Clubs	76	1.0	18	0.2
Totals	1,363	17.0%	3,353	42.0%

NOTES:

Total Township Land Area = 8,000 Acres
Sources: 1972 and 1994 Existing Land Use Maps

Report No. 3

Circulation Plan Update (July, 1994)

The purpose of this report was to examine the traffic and circulation pattern in the Township in order to update the 1987 Master Plan's circulation background data report. This report considered such factors as the regional highway network, local circulation patterns, traffic volumes, vehicular accidents, and recent trends affecting traffic and circulation. The major findings and planning implications of this report are summarized here.

- **Regional Highway System**

The regional highway system for the Long Hill Township area is now complete with the extensions of Interstate Routes 78 and 287, and State Highway 24. This improved access will have an indirect development impact on the Township by increasing development pressure in those nearby communities with available developable land area. As those communities continue to develop they will generate additional local traffic in Long Hill Township, primarily on the two major east-west roadways of Valley Road and Long Hill Road.

- **Road Jurisdiction**

The road network in the Township is made up entirely of municipal and county roads. The Township contains no state, federal or interstate highways. The major roadways belong to the Morris County system.

- **Traffic Volumes**

Township traffic volumes on the major road network for the years 1964, 1978 and 1990 was tabulated. Analysis of these volumes offers insights into the use of these roads and suggests future traffic trends. The lack of large tracts of land available for development within the Township means that future increases in traffic volumes will be influenced more by external traffic than by locally generated traffic. This also means that such volume increases will be limited to major through roadways such as Valley Road and Long Hill Road, and major collector/connector roadways such as Main/Central, Morristown Road, Mountain Avenue, Basking Ridge Road, and Meyersville Road.

- **Traffic Accidents**

This study lists reported traffic accident locations in the Township for years 1971, 1984 and 1993. As might be expected, most of the reported traffic accidents have occurred on the more heavily traveled roadways of Valley Road, Long Hill Road and Central and Main Avenues. (83% of the 1993 total accidents occurred on these roadways.) One major factor in vehicular accidents is the traffic conflicts related to vehicles entering and exiting a major roadway. This factor probably accounts for the significant increase in accidents along Valley Road between 1984 and 1993.

- **Implications For Planning**

With the increasing urbanization and growth of non-residential development in the region, circulation and transportation considerations will continue to gain in importance. Unfortunately, the Township's role in the regional transportation picture is, and will be, a limited one. The primary circulation network for Long Hill utilizes county roads, and road improvement decisions for those roads will be made by the County. Similarly, mass transit, which also has an important effect on local residents, is run by several quasi-public agencies with little accountability to the Township.

These comments do not mean that local hands are completely tied as far as circulation and transportation are concerned. The Township could consider, in appropriate areas, the removal of on street parking, eliminating left hand turns, and the provision of left turn lanes.

The major factors to consider in a new Circulation Plan Element include the following:

- 1) Valley Road will remain the Township's primary development and access corridor. Future development and redevelopment along this corridor should consider the reduction in traffic conflict points to the greatest extent possible.
- 2) Every effort should be made to encourage the use of mass transit facilities; these efforts might include improved access and parking and related user incentives.
- 3) The new Circulation Plan Element should include a review and appropriate revisions to, the Sidewalk Plan map, including the addition of bicycle paths and open space trails and easements to connect adjacent neighborhoods.
- 4) The new Circulation Plan Element should include a comprehensive roadway classification system that will provide road improvement standards that can be utilized in the review of new development in the Township.

Report No. 4

Community Facilities and Services (August, 1994)

The purpose of this report was to examine the Township's community facilities and services from a planning perspective. The report identified and mapped local facilities and services and made broad comments about the adequacy and future needs of each system. Recommendations regarding Township community facilities and services will be based on these background findings and will be incorporated into the plan element that will be prepared as part of the master plan. The findings of this report, for each Township component, are summarized here.

- **Municipal Building**

From an operational perspective, the present municipal building is overtaxed for the needs of the Township; office and storage space are cramped; the meeting room is often too small to meet attendance demands, and off-street parking is almost always unable to meet local needs, particularly during evening meetings. The building is also located in a residential area, creating impacts on surrounding homes, and also providing for poor visibility and access for one of the Township's most important buildings.

Previous Township Master Plans have all suggested the municipal building be relocated. Potential sites have included the Elm Street School, Gillette School, the Hicks Tract, and a new building on Valley Road near Warren Avenue. The new master plan, through its land use and community facility plan elements, should be used in the siting of any new municipal complex, as well as re-use proposals for the existing building.

- **Emergency Services**

The Township Police Department building, located on Mercer Street in Stirling, was recently expanded and renovated and is adequate to meet current needs. The Township has two fire companies and two first aid squads. Although equipment upgrading and replacement are periodically necessary, the buildings appear adequately sized and located to meet current needs.

- **Public Works**

A major upgrading of the public works site, located with the sewer treatment plant, was recently approved by the Township. From a planning perspective, this use combines a centralized location and well-concealed operations to form an ideal site for this important function.

- **Library**

Like the municipal building, the 5,000 square foot Township Library, located on Central Avenue in Stirling, is somewhat undersized for its needs and lacks adequate off-street parking. Expansion and/or relocation will be a consideration in master plan development.

- **Public Schools**

The Long Hill Township Board of Education operates three K-8 grade schools; high school students attend Watchung Hills Regional High School in Warren Township. The Board of Education also maintains administrative offices at the Elm Street School building in Stirling.

After years of declining enrollment and discussions over possible school closings, the Township has experienced an upswing in enrollments caused by the ongoing "mini baby boom," creating pressure to expand the existing schools and, at least for the short term, eliminating any possibility of re-using Gillette School for a new municipal building.

At this point, the Board of Education's plans seem centered on building additions to its Gillette and Central Schools, along with a reorganization of the grades that attend each of the three schools. School Boards are required to prepare, and update periodically, Facility Master Plans and such plans should be consistent with the Township Master Plan.

- **Recreation**

The Township and Board of Education operate various recreational facilities for the enjoyment of Long Hill residents. The local recreation inventory provides approximately 34 acres of facilities. In addition to these facilities, passive recreation areas such as a new pocket park at the senior citizen complex and Turtle Rock Park provide neighborhood level open space for less active users.

Many residents feel that the Townships recreation facilities are inadequate to meet local needs. Suggestions have been made at various times for more ball fields, soccer fields, tennis courts, playgrounds, as well as jogging and bicycle trails. Other suggestions have centered on the need for maintenance of existing facilities. All these concerns should be explored as the new master plan elements are prepared.

- **Open Space**

Perhaps the Township's most notable community facility is its open space. As indicated in the background study of existing land use in Long Hill, this open space covers 3,335

acres, or 42 percent of total Township land area. This predominantly undeveloped open space is largely responsible for the rural character of the community.

The Township's open space serves various purposes. The largest open space area — the Great Swamp Wildlife Refuge — provides some recreational activities such as cross country skiing, hiking, biking and bird watching. Other open space, including the Morris County lands, is less active in its functions but still provides important scenic and environmental functions, as does the Great Swamp. Local open space also acts as buffers between developments and serves to enhance the rural residential identity of Long Hill. The new master plan elements should explore ways to increase Township open space.

Report No. 5

Natural Resources (September, 1994)

This report presents a mapping and discussion of the Township's many natural resources. The report is intended to provide readily accessible information on the many environmental features of the Township that affect land use. The natural resource maps created for this report include large-scale mounted exhibits with acetate overlays for composite studies of a property's environmental features. The major findings and planning implications of this report are summarized here.

- Wetlands
- Flood Hazard Areas
- Steep slopes

These natural features constitute the three "critical" areas identified and regulated by the Township's critical area ordinance, and represent the most significant constraints to land development in the Township.

The report wetlands map includes virtually the entire Great Swamp Wildlife Refuge Area, together with a broad "belt" of wetlands that covers the entire southwestern corner of the Township and then runs east along the railroad through Stirling and Gillette. These mapped wetlands cover approximately half of the land area of the Township and represent a major constraint to development.

Mapped flood hazard areas include the floodway, i.e., lands that are located immediately adjacent to water bodies and flood so frequently that virtually all development is prohibited by State law, and a secondary area that is prone to flooding during a 100 year storm. These outer areas of the flood hazard area are also environmentally sensitive, and frequently constrain a variety of land uses. In many cases, flood hazard areas in the Township are coterminous with wetlands, thereby providing exceedingly formidable constraints to land development.

As indicated in the report, 15 and 25 percent steep slopes in Long Hill are mostly located along the mountain ridge line that parallels Long Hill Road. These slopes are usually heavily wooded and provide a major scenic asset to the community. Aside from their use as a visual amenity, steep slopes are also a constraint to development. Because of the need to extensively grade steep slopes when they are built upon, land development of these areas often results in the degradation of this important natural resource.

- **Soils**

Long Hill possesses a wide variety of soil types, ranging from the wet, boggy soils of the Great Swamp and similar areas to the relatively "high and dry" soils in many of the Township's residential neighborhoods. As with the Township's critical areas, soil types play an important role in determining land use. For this reason, this background study provides three different perspectives on local soils: a mapping of soils is provided on a lot-by-lot basis; a listing of soil type by depth to bedrock and depth to the seasonal high water table; and a summary of development constraints by soil type are shown in tabular format.

- Woodlands
- Big Trees

Existing Woodlands areas are mapped in the report. Woodlands provide important functions that include land use buffering, storm water control, erosion control, animal habitats, scenic beauty, and shade and moderation of the surrounding microclimate, and represent a major asset to the Township. Consisting of both large tracts of wooded areas in a variety of locations, as well as treed canopies along many major roadways in the Township, woodlands form one of the crucial elements that define the Township's rural character, but currently are not protected by either State or local regulations.

Located among the many woodlands of the Township are a number of especially noteworthy trees that the Long Hill Shade Tree Committee has identified and mapped as "big trees." These trees have been identified by reason of their size, age or species as being particularly important to the Township. The location of each of the big trees is mapped in this report.

- **Open Space**

Public open space areas were discussed in reports two and four. This report maps a composite of public open space and the "de facto" open space created by severe environmental constraints on several large tracts of private property. When viewed as a whole, the private "open space," created by way of severe environmental constraints to development, combines with public open space to form three broad "greenbelts" that run east to west through the Township. These greenbelts include the Great Swamp area; the Passaic River corridor, and a third belt of open space that generally parallels the railroad in the eastern half of Long Hill. These greenbelts include many of the individual natural resources discussed earlier and combine to form perhaps the most significant environmental feature of the community.

Report No. 6

Housing (September, 1994)

This background study focused on housing related issues and provided background information for the preparation of a new Housing Plan Element for the master plan. In order to meet a submission deadline of the New Jersey Council on Affordable Housing (COAH) of March 6, 1995, the new Housing Element was prepared in a report dated October, 1994, and was adopted by the Planning Board on November 8, 1994, as an amendment to the existing master plan. The following is a summary of that plan element.

- **Fair Share Determination (Housing Plan Element)**

In 1993 COAH refined its affordable housing need methodology, and using 1990 Census data applied this methodology to the 1987-1999 time frame. The resulting state-wide affordable housing need was less than that projected for the 1987-1993 period, and a reduced obligation for many municipalities. For Long Hill, the 1987-1999 total pre-credited need was reduced to only 86 units and, since more than that have already been implemented, the new obligation for the Township to 1999 has been set at zero.

In addition to meeting its 1987-1999 obligation, the Township now has a surplus of 67 units, plus an additional potential surplus of 16 units for those sites zoned or approved but not yet built. Credit for all of these units may be eligible for application to the next COAH affordable housing need cycle.

The plan element recommends that no changes be made in the Township affordable housing program at this time. Although the potential affordable units from the remaining zoned, but undeveloped, Valley Road site are not required for the current COAH housing need cycle, any change in site use or status should be part of the overall master plan process. In any case, any changes in the current affordable housing program should await COAH review and comments on the housing plan as part of the current certification process.

Report No. 7

Area Planning Considerations (December, 1994)

The Municipal Land Use Law requires that all local master plans include a specific policy statement indicating the relationship of the proposed development of the municipality as indicated in the master plan to:

- 1) the master plans of contiguous municipalities;
- 2) the master plan of the County;
- 3) the State Development and Redevelopment Plan; and
- 4) the district solid waste management plan of the County.

The purpose of this background report is to describe the applicable plans of the above jurisdictions. This information will assist the Township Planning Board in determining the impact of its planning proposals, as they are developed, on the plans of these area jurisdictions.

In addition to a review of plans for the above jurisdictions, this report examines the current plans and proposals of other agencies (The Great Swamp Watershed; NJ Transit) that should be considered in the preparation of Township master plan proposals. The following is a summary of report findings and recommendations.

- **State Development and Redevelopment Plan**

The State Plan identifies four "centers" in the Township: three existing villages (Gillette, Millington and Stirling) and the existing hamlet of Meyersville. The Planning Board should determine, as part of the master plan process, the potential benefits of preparing and submitting center designation applications to the State Plan Commission.

- **Area Municipal Master Plans**

Because of the presence of existing natural buffers already in place between Long Hill Township and most of its neighbors, land use conflicts are not anticipated. However regional traffic increases, as a result of land use changes, can impact the Township. Two new office developments in Warren Township that could impact traffic in Long Hill include the 800,000± square foot, five building AT&T complex on King George Road at Route 78, and the 200,000± square foot addition to the Chubb complex on Mountain Avenue. These potential impacts, and others, such as increased demand for retail space and housing, should be examined as part of the master plan development process.

- **NJ Transit (Kearny Connection)**

The Kearny Connection Project of NJ Transit, scheduled for completion in 1995, will allow trains from the Morris and Essex line to access Amtrak's Northeast Corridor line, providing direct access from Long Hill to Penn Station in midtown Manhattan. NJ Transit expects about 3,000 new M&E riders as a result of this connection and a growth rate of 1 to 3 percent per year for the next ten years. The new Township master plan should examine the potential impact of this anticipated growth on the three Township rail stations, and particularly the possible need for additional parking facilities.

- **Great Swamp Watershed Association**

The Great Swamp Watershed Association is a private, non-profit organization dedicated to the preservation and enhancement of the natural resources within the Great Swamp basin. The most recent publication of the Association is entitled "Designing Our Future," suggests environmentally sensitive land use alternatives for the region.

The three recommendations of this report for Long Hill, which should be considered in master plan preparation, included:

- 1) Pursue redevelopment in Millington, Stirling and Gillette;
- 2) Use TDR (transfer of development rights) to retire all or part of the development rights still available;
- 3) Examine small-scale redevelopment opportunities in Meyersville.

- **Morris County Solid Waste Management Plan**

The Morris County Municipal Utilities Authority (MCMUA) has been designated by the Morris County Board of Chosen Freeholders as the agency responsible to implement the Morris County Solid Waste Management Plan. In 1985 the MCMUA prepared a multi-faceted solid waste management strategy incorporating resource recovery in the form of maximum recycling and development of a waste-to-energy facility, as well as sanitary land filling of the process residue and non-processible waste. That plan was amended several times and the most recent amendment (February, 1993) deletes waste-to-energy as the preferred resource recovery technology in favor of source reduction, recycling, materials recovery, and out-of-state landfill disposal.

The plan projections for Long Hill Township assume a declining population over the next 15 years. The population projections in our Housing Plan Element indicate an increase in Township population to 8,875 by the year 2000. When the Township master plan is completed, it should be forwarded to the MCMUA; they may wish to reconsider the population projections and tonnage goals for Long Hill.

- **Morris County Future Land Use Plan**

The Morris County Land Use Plan Element, adopted in December of 1975, is nearly 20 years old. Other plan elements are of more recent vintage, but it is the Land Use Plan that is intended to provide a framework for municipal plans. In spite of its age, the two basic principles of this plan are still valid:

- 1) That all future development proceed only after careful analysis of environmental considerations, and within any limitations imposed by such an analysis; and
- 2) That future growth be clustered, in order to preserve open land, and to render utility services and public transportation feasible and economical.

Report No. 8

Water and Sewer Service (December, 1994)

This background study report examines existing levels of water and sewer service in the Township. As the two utilities most likely to affect local land use, water and sewer service areas, together with the operational capacity of each respective system, form important considerations for the new master plan.

- **Water**

Most of Long Hill is provided with public water through the New Jersey American Water Company. Public water lines are located throughout the Township, with only a handful of lightly populated areas remaining on wells. Areas on wells are generally limited to homes along White Bridge Road, New Vernon Road, Pleasant Plains Road and a portion of Meyersville Road.

- **Sewerage**

The Long Hill Township Sewerage Treatment Plant is located off Valley Road and handles most of the Township's waste water. The Township has recently completed a major upgrading of the treatment plant, increasing its permitted capacity to 0.9 million gallons daily (mgd) and its design capacity to 1.2 mgd. The plant upgrading ended a four and one-half year moratorium on new connections that was imposed by the Department of Environmental Protection (DEP) in 1988.

The Township's current average daily flow through the plant is approximately 0.7 mgd. The balance — approximately 0.2 mgd — should be sufficient to accommodate approved or under construction residential development projects totaling 302 dwelling units. These units, at each an estimated 300 gallons per day, are projected to generate 0.09 mgd to the plant.

Additionally, the Township has adequate surplus capacity to connect many areas of the Township now on septic systems to the sewerage treatment system. At least two of these areas — New Vernon Road and White Bridge Road — are impractical to sewer because of their remote locations and low development densities. But many other areas can be sewered eventually, including an estimated 333 homes.

Connecting 333 homes to the sewerage treatment plan would generate approximately 100,000 gallons (0.1 mgd) of additional flow into the plant. When combined with recently approved or under construction residential development projects and their anticipated waste water flow, nearly all of the remaining daily capacity of 0.2 mgd

can be committed to these two sewerage hook-up projections. Sewer connections for approved, but unbuilt, non-residential development projects may actually take the Township's average daily flow over its permitted capacity. This could require a lengthy and expensive application to DEP to increase the plant's operating capacity. A more precise projection of sewer plant impact from both new and existing development will be an important consideration in master plan proposals.

Report No. 9

Planning Issues (November, 1994)

This background report provides a broad overview of many of the planning issues the Township Planning Board can expect to explore as it moves from the background study and data collection phase into the actual preparation of the plan itself. The report explores the goals of the 1987 Master Plan; discusses broad issues that will affect the new master plan and provides an outline of potential master plan goals that the Board should consider.

This report notes that as the planning process in Long Hill has evolved in recent years, several broad planning issues or philosophies have been articulated by various interested parties. These perspectives should be recognized by the Planning Board in the preparation of the new master plan, particularly with respect to the need for balance, cooperation and understanding of these often diverse schools of thinking, some of which include the following:

- **Environmental Protection**

Protection of the Township's natural resources has always been a major movement in Long Hill, but concerns over the Great Swamp, wetlands protection, flooding, tree preservation and the overall scenic beauty of the community have increased in recent years. Local environment protection concerns have been buttressed during this period through the State's wetland protection laws, the Township's critical area ordinance and a heightened awareness with respect to tree protection. But ongoing land development has continued to raise numerous concerns and complaints over the environmental impacts of this activity.

- **Private Property Rights**

Augmented by a high demand for housing, commerce and industry, and a fairly broad prohibition on the "taking" of property, private property rights frequently translates into land development that compromises the environment and the semi-rural character of the Township. But this same land development also equates to new housing, jobs and tax ratables for the community.

- **NIMBY**

Both private land development and the construction of new public facilities are frequently inhibited by the NIMBY syndrome. This "not in my backyard" attitude

sometimes presents appropriate planning rationale that land development not take place in a given location, but at other times amounts to narrowly focused, localized opposition to often beneficial and appropriate land uses. The NIMBY syndrome — which most typically presents itself in and around existing residential areas — increases in frequency as a community develops because dwindling land resources frequently create a higher concentration of people and activities and therefore a greater sense of real and perceived conflict.

- **Change vs. No Change**

Long Hill lies on the outskirts of the most intensely developed metropolitan area in the country, a location that forces it to be subjected to seemingly constant changes in its land use, transportation patterns and environment. These changes are greeted warmly by some parties, who view the changes as “progress,” and with disdain by others, who prefer the community retain as many of its ties to the past as possible.

POTENTIAL NEW GOALS FOR THE MASTER PLAN

As the Planning Board begins deliberation on the plan elements for the new master plan, it should first consider the formulation of a new statement of broad policy goals for community planning for the next six years. In preparing this statement, the Planning Board should first review the 1987 planning goals of the Township and then consider what new planning goals might be appropriate. The eventual statement of goals should then be used as the foundation of the new master plan. Some potential new goals the Board may wish to consider include the following:

- **Environment**

Increasing concerns about the local and regional environment may warrant the adoption of a strong policy statement supportive of this important issue.

- **Land Use**

The frequently stated desire of the community to remain semi-rural should perhaps be strengthened by the new goals statement. Whether the Township wishes to lower its overall permitted development density should also be considered.

- **Housing**

With the Township’s Mt. Laurel obligation now apparently satisfied, the Planning Board should decide what, if any, goal statement is appropriate with respect to housing

in general and, in particular, to the continuation of the accessory apartment program and other Mt. Laurel related housing that has yet to develop.

- **Community Facilities/Open Space**

The Planning Board should play a major role in the ongoing discussion on the expansion or relocation of local community facilities, including the municipal complex, library, parks/recreation/open space and other facilities. This matter should be the focus of a specific policy statement.

- **Circulation**

Although the road network of the Township is largely completed, some thoughts on the policy of new road construction projects should be developed, particularly with the need to balance roadway safety with the substantial environmental impacts of new roads. An additional goal on the creation of new bikeways, paths, trails and sidewalks should also be considered.

- **Business District Appearance**

Recent years have seen substantial public outcry regarding the appearance of local business districts and the need for more attractive buildings, better signage and improved site design. If this continues to be the direction of the Township, it should be so articulated in the new policy statement.

- **Utilities**

The Township now has adequate sewerage capacity to serve all approved but yet unbuilt development projects as well as most of the remaining homes on septics. Beyond these connections, however, limited capacity exists for new development. A major policy decision, therefore, must be made on the subject of a septic system elimination and the need for a new moratorium on hook-ups to the sewerage system.

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