

TOWNSHIP OF LONG HILL

MEYERSVILLE HAMLET ELEMENT of the MASTER PLAN

Prepared for:
The Long Hill Township
Planning Board
12 May 2009

Meyersville Final Hamlet Element V6 060209

Kevin O'Brien, P.P., A.I.C.P.
Shamrock Enterprises, Ltd.
NJ License #5348

LONG HILL TOWNSHIP
PLANNING BOARD RESOLUTION

WHEREAS, the Municipal Land Use Law requires planning boards to reexamine their Master Plans and the municipal development regulations at least every six years; and,

WHEREAS, the last Master Plan was adopted in 1996 and the last Master Plan Reexamination Report was adopted in 2003; and,

WHEREAS, the Long Hill Township Planning Board has prepared a new Meyersville Hamlet Element of the Master Plan with the assistance of Township Planner Kevin O'Brien, P.P., which has been the subject of discussion at 6 Planning Board meetings and a noticed public hearing:

NOW THEREFORE BE IT RESOLVED, that the Long Hill Township Planning Board hereby adopts the 12 May 2009 Meyersville Hamlet Element of the Master Plan, as referenced above; and,

BE IT FURTHER RESOLVED, that the Planning and Zoning Administrator/Secretary be directed to send a copy of the adopted report with this resolution to the Morris County Planning Board and to the clerks of each adjoining municipality.

I, Dawn V. Wolfe, Planning and Zoning Administrator/Secretary to the Planning Board of the Township of Long Hill in the County of Morris, do hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Planning Board at a regular meeting held on the 12th day of May, 2009.

Dawn V. Wolfe
Planning and Zoning Administrator/Secretary

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I. INTRODUCTION

Meyersville is distinct from the other areas of Long Hill Township and is more a crossroads of a hamlet than an actual hamlet. The designated Meyersville Hamlet Zone consists of 8 properties that surround the Meyersville Circle and includes three eateries, a church, an antique shop and residences. Yet Meyersville encompasses an entire community that surrounds the core hamlet. The people of Meyersville have a long history of protecting their small corner of Long Hill Township as a quiet, peaceful, unrushed place removed from the bustling modern world.

The hamlet is centered on the Meyersville Circle where four roads intersect: Meyersville Road (Morris County Route 638); New Vernon Road (Morris County Route 604) Hickory Tavern Road; and Gillette Road. The 'circle' consists of an oval shaped island offset slightly to the east of the intersection of New Vernon and Meyersville Roads.

The people of Meyersville appreciate the peace and quiet of their hamlet and have expressed their interest in keeping it that way. New development and redevelopment in general are not seen as a positive unless it conforms to the current low density, semi-rural character of the hamlet.

Meyersville is the oldest section of the Township and was settled in the 1730's. People in Meyersville have attended the Presbyterian Church since 1895, gone to social events at the Grange for 100 years and played ball on the municipal field. Some pause to consider the monument to Lou Schwankert, former Civil Defense Director, in the Meyersville Circle. This dedication to community is a very strong characteristic of the community.

The location of Meyersville is of great importance to the people of Long Hill Township. Meyersville serves as one of the gateways to the community and also represents one of the entry points to the Great Swamp, a major recreational asset.

This **Meyersville Hamlet Element** of the Master Plan is based upon public comments at public hearings of the Planning Board, responses to a community survey, review of the 1993 Master Plan Element authored by Carl Lindbloom, P.P. and observation of the area. This document examines existing conditions in the hamlet and recommends goals on how the hamlet may be developed in the future.

II. ACKNOWLEDGEMENT

This **Meyersville Hamlet Element** was prepared with the assistance of a Smart Growth planning grant from the Association of New Jersey Environmental Commissions (ANJEC). The Planning Board and Environmental Commission thank ANJEC for their support, guidance and encouragement throughout this effort.

III. BACKGROUND STUDIES

The following Background Studies were performed to gather information about Meyersville and are attached to the document as Appendices.

A. ANJEC Grant

Details of the ANJEC Grant from 2007 are listed in Appendix A.

B. Community Involvement in Master Planning

A list of Planning Board meetings on the Meyersville Element is provided showing public involvement in the Master Plan effort in Appendix B.

C. Community Survey

The Planning Board surveyed the Meyersville Community during March 2009. Surveys were distributed through the Township website and Township offices, and sent to Meyersville property owners.

The survey garnered 76 responses with 32 identified as Meyersville residents, 34 from Gillette, nine from Millington and one from Stirling. The survey was by no means a scientific one, and represents the opinions of those who chose to take the time to respond. A majority of the respondents had attended a Planning Board hearing (21) or learned of the survey from another person (22).

The general sentiment expressed was to keep Meyersville as it is and few people wished to see any change to the existing Meyersville streetscape in terms of lighting, street trees and sidewalks.

There were some mixed sentiments expressed, such as a majority supporting the current regulation allowing apartments above the first floor (38-27) while a majority also supported a prohibition of apartments above the first floor (38-26). A clear majority was also against townhomes (58 – 13). A copy of the tabulated survey is attached in Appendix C.

D. Current zoning

The current B-1-20 Neighborhood Business Zone regulations have been attached in Appendix D.

E. Property review

Characteristics of the existing Meyersville properties are shown in Addendix E.

F. Traffic Study

The Long Hill Township Police Department (Lieutenant Mazzeo and Officer Winstock) graciously assisted this study by supplying area traffic counts. Manual car counts were conducted on Wednesday, 18 March 2009 of the entire intersection. Peak hour traffic was calculated from the data and compared to the 1993 data. The data is included in Appendix F.

Very notable was the 41% drop in AM peak hour traffic, from 1,131 vehicles in 1993 to 671 vehicles in 2009. PM peak hour traffic also dropped, but only by 13% from 819 vehicles to 712. Among the reasons for the drop are: large scale construction on Routes I-287 and I-80 during 1993, the loss of ATT World Headquarters in Bernards Township as a major employer, and the current economic downturn.

G. 1994 Meyersville Development Plan

The Meyersville Element of the Master Plan served as the initial starting point for the community discussion about Meyersville. A number of points made in the Report are still valid today. A copy of this document is on file in the Township Clerk's office and the Planning and Zoning Administrator's office in Town Hall.

IV. PLAN GOALS AND RECOMMENDATIONS

A. 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 hamlet while the recommendations provide specific details on how the goals can be implemented.

B. PLAN GOALS

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

1. To preserve and maintain the current low density, semi-rural character of the hamlet by limiting future commercial development to the present Hamlet Business 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 businesses.
2. To establish a Meyersville Hamlet Zone (MH) that would set specific standards for the Meyersville Business District applicable to the unique properties and specific physical characteristics of Meyersville.
3. To create zone standards that preserves the current low density, semi-rural character of the hamlet.
4. To encourage existing businesses in the area to continue to improve their sites and to generally improve the visual appeal of the hamlet.
5. To cooperate with Morris County in improving the Meyersville Circle to make it as safe as possible through additional or modified signage and if necessary, redesign of the traffic circle.
6. To encourage the continued cooperation of merchants, property owners, residents and government in the future planning of Meyersville.
7. To allow live/work units for artists, artisans, professionals and Internet entrepreneurs.
8. To emphasize the Great Swamp National Wildlife refuge as a destination through appropriate signage and Meyersville as its southern gateway.

9. To insist on environmental best practices throughout the hamlet for both new development and redevelopment and encourage the use of LEED and other green building technology

10. To recognize and promote the safety of the large number of recreational bicyclists in the region through traffic plans and signage.

C. PLAN RECOMMENDATIONS

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

1. When sidewalk improvements are necessary for safety reasons, use alternative sidewalk materials whenever possible to minimize the visual impact of the sidewalks on the rural character of the area. Encourage pedestrian walkways where prudent to connect public areas. Safety of pedestrians, bicyclists and motorists is a critical concern in this area.

2. Replace the "cobra" light fixture near the center of Meyersville with fixtures that will reinforce the low density and semi rural character of the hamlet. Additional streetlights at other locations are not recommended unless required for public safety. Lighting standards should be consistent with Township standards for energy efficiency.

3. Maintain existing street tree plantings and replace when necessary throughout the hamlet. Provide new tree plantings where appropriate in a manner consistent with the character of the hamlet.

4. Install new traffic safety signs at the Meyersville Circle which are consistent with locally established traffic patterns should be installed after consultation with Morris County. Generally, the signs should provide greater clarity and direction for vehicular movements. New stop signs may also be appropriate.

5. Meyersville area roadways should not be widened and should maintain a consistent width and speed limit in the area, subject to safety considerations.

6. Create new zoning standards for the Meyersville Hamlet zone to encourage uses that will preserve the low density and semi-rural character of Meyersville as well as serve the area community.

7. Establish minimum and maximum front yard setback standards that consider the current physical development of the hamlet.

8. Require that all new development or renovations in the hamlet provide an architectural design that is compatible with the low density and semi-rural character of the area.
9. Review the list of permitted uses and adjust them as necessary to insure business establishments are in scale with the hamlet.
10. Continue to allow residential uses on the second floor of commercial buildings.

V. EPILOGUE

The Planning Board extends its gratitude to their colleagues on the Environmental Commission chaired by Dr. Leonard Hamilton for securing the ANJEC grant which allowed the Township to embark on the rewriting of the **Meyersville Hamlet Element**.

The Board also wishes to express its gratitude to Mayor George Vitureira who started the process of reexamining Meyersville by inviting Rutgers University to study our community and make invaluable suggestions.

We also express our thanks to Lieutenant Michael Mazzeo and Officer Lisa Winstock of the Long Hill Police Department and Joan Donat and Donna Ruggiero of the Long Hill Tax Office for their invaluable assistance in providing data.

This **Meyersville Hamlet Element** is the product of innumerable hours of time contributed by many, many members of the Long Hill Community. We thank each and every one of them for their guidance and wisdom. Without them, this document would not have been possible.

VI. TOWNSHIP COMMITTEE AND BOARD MEMBERS

The Planning Board thanks the many concerned citizens who gave their time, dedication and knowledge to the preparation of the **Meyersville Hamlet Element** of the Master Plan. We also give our thanks to the selfless volunteers and staff who make up the following bodies:

TOWNSHIP COMMITTEE

George Vitureira, Mayor
Mead Briggs III, Deputy Mayor
Jerry Aroneo
Nanette Harrington
Michael Mazzucco

PLANNING BOARD

Richard Albers, Chair
Chris Connor, Vice Chair
Mead Briggs, III, Committeeperson
AJ Batista, Esq.
Thomas Behr, Ph.D.
Donald Butterworth
Lisa DeMizio, Esq.
Thomas DeGenaro
Kevin Dempsey
Leonard Hamilton, Ph.D.
George Vitureira, Mayor

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Felix Ruiz
Michael Smargiassi

STAFF

Richard Sheola, Township Administrator
John R. Pidgeon, Esq., Township Attorney
Dawn Wolfe, Planning & Zoning Administrator
Kevin O'Brien, P.P., Township Planner
Barry Hoffman, Esq., Board Attorney

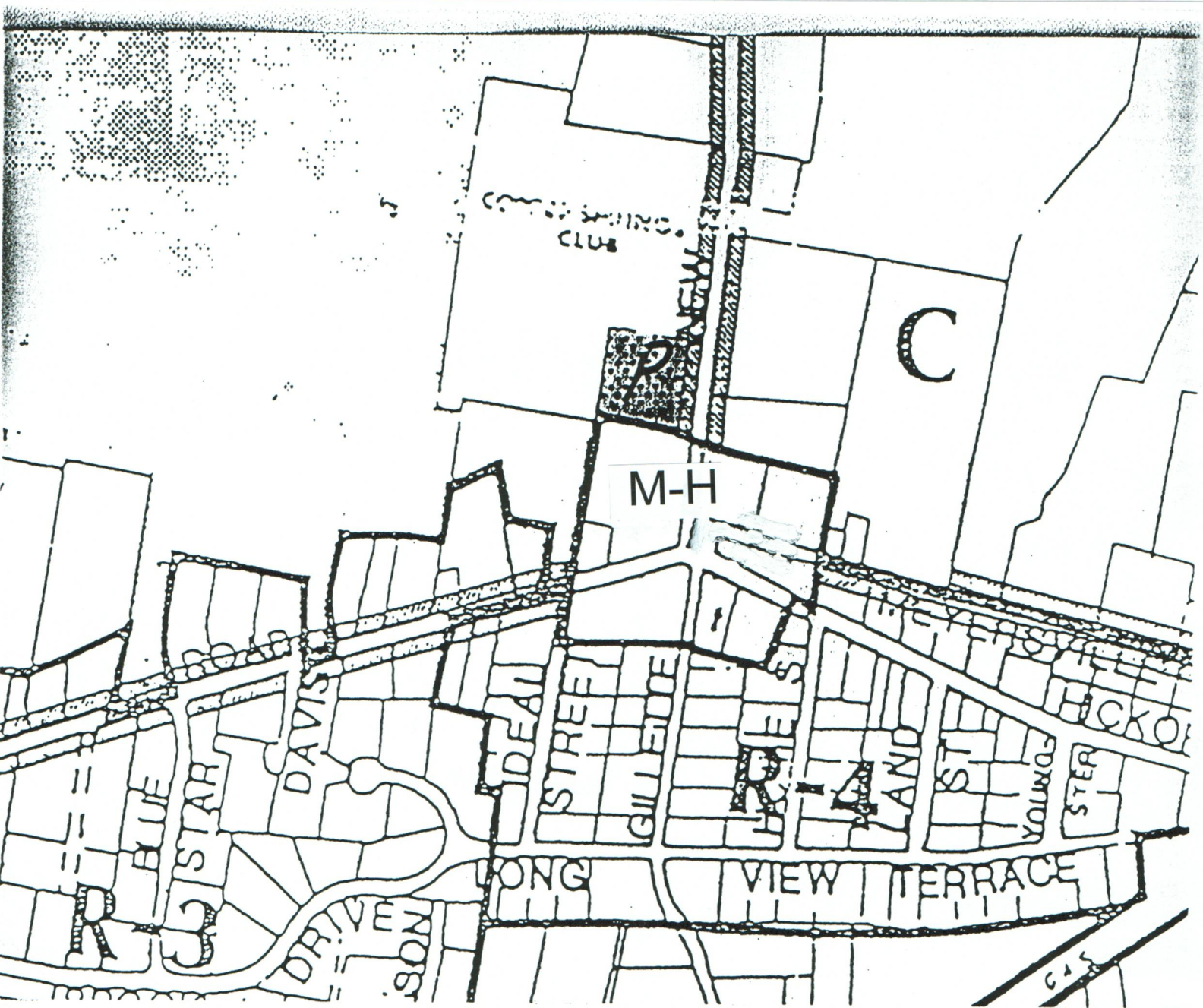
VII. MAPS

- A. CURRENT ZONING OF MEYERSVILLE
- B. PROPOSED ZONING DISTRICTS
- C. MEYERSVILLE CIRCLE
- D. AERIAL PHOTO

A. CURRENT ZONING OF MEYERSVILLE



B. PROPOSED ZONING DISTRICTS

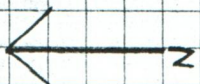


C. MEYERSVILLE CIRCLE

Meyersville Circle

Traffic Counts

Wednesday, 18 March 2009



North Vernon Rd
South
North

Meyersville Rd
East
West

West
East
Meyersville Rd

South
North
Silette Rd

East
West
East Hickory Tavern Rd

Shanrock Enterprises

D. AERIAL PHOTO



VIII. BACKGROUND STUDIES

- A. ANJEC GRANT
- B. COMMUNITY INVOLVEMENT IN MASTER PLANNING
- C. COMMUNITY SURVEY
- D. CURRENT ZONING
- E. PROPERTY REVIEW
- F. TRAFFIC STUDY
- G. 1994 MEYERSVILLE MASTER PLAN ELEMENT

A. ANJEC GRANT

The Township Environmental Commission chaired by Dr. Len Hamilton applied for a smart growth grant from the Association of New Jersey Environmental Commissions (ANJEC) in early 2007. The Township Environmental Commission approved Resolution 07-105 on 21 March 2007 authorizing the application for a Smart Growth Grant.

The grant was awarded on June 27, 2007 at a kickoff meeting with the grant steering committee, which consisted of: Dr. Hamilton, Environmental Commission Chair and Planning Board member; Mayor George Vitureira, Planning Board member; Chris Connor, Vice Chair of the Planning Board; Walter Carrell, Shade Tree Committee member; and staff members Richard Sheola, Township Administrator; Dawn Wolfe, Planning and Zoning Administrator; Justin Lizza, Township Engineer; and Kevin O'Brien, Township Planner. The kickoff meeting was preceded by a steering committee meeting on June 14, 2007 to review the proposed grant and develop the general plan.

The grant awarded \$8,000 to the Township and required Long Hill to provide \$5,500 in cash and \$4,000 in in-kind contributions. The agreement called for a six-month study of the Valley Road corridor, followed by a six month study of the village of Meyersville.

The Proposal to ANJEC reads as follows:

The Township wishes to redirect significant development in ways that:

- *Preserve and sustain our natural resources*
- *Preserve the traditional character and quality of life in our town*
- *Revitalize our commercial business areas.*

The first portion of this proposal is requesting funds to update two elements of our Master Plan:

- *Valley Road Commercial Business District*
- *Meyersville Village Center*

The goal will be to develop a new vision for both of these areas that will include traffic calming, pedestrian friendly circulation, and a streetscape that is more consistent with a traditional village (small- scaled structures, close to street, etc.) rather than mall or strip mall configurations.

The second portion of the proposal seeks assistance in revising the Long Hill Township Land Use Ordinances in support of the revised Master Plan.

The goals of this revision will include:

- *Best Management Practices for control of stormwater for every project, not just those that trigger the N.J. Stormwater Regulations. The Valley Road corridor is bounded by wetlands or flood plain areas and Meyersville is immediately adjacent to the Great Swamp National Wildlife Refuge. Both areas, and in fact the entire Township, should have this additional level of protection.*

Among the topics that would receive special consideration are:

- *Reduction in the use of curbing*
- *Permeable walkways and driveways*
- *Use of bioretention areas*
- *Use of rain gardens*

Long Hill Township has slipped into the same mode as most towns in New Jersey, gradually permitting the automobile to guide development. Under our current regulations for both the Valley Road and the Meyersville areas, variance-free applications result in large setbacks from the roadway, large concrete parking lots for each establishment, multiple turning lanes, and so forth. The Planning Board envisions more modern concepts of Smart Growth that create areas with more aesthetic appeal and less environmental destruction. Among the topics that would receive special consideration are:

- *Storefronts that are closer to the street*
- *Shared parking facilities where practical*
- *Required trees and greenways within parking areas*
- *Pedestrian-friendly ways to get from one shop to another*
- *Trails and walkways that link nearby neighborhoods*
- *Traffic calming*

These goals represent a major overhaul of both the Master Plan and the Land Use Ordinances. Most of the expenses will be for services of the professionals that serve the Planning Board and the Township Committee. Long Hill Township has been graced with a deep and talented pool of volunteers on both the Planning Board and the Environmental Commission who will be involved in all aspects of this project.

The Study concluded the initial part of the effort with the adoption of the Valley Road Business District Element of the Master Plan on 25 November 2008.

The Master Plan process has been conducted by the Planning Board as required by the Municipal Land Use Law (MLUL) however, the Environmental Commission continues to administer the grant and report on progress to ANJEC. Full community participation has been a primary goal of both the Planning Board and the Environmental Commission throughout this process.

The Commission continues to issue quarterly reports to ANJEC, which commenced in September 2007. The adoption of this Element will conclude the Study and the Grant.

B. PLANNING BOARD HEARINGS AND COMMUNITY INVOLVEMENT IN MASTER PLANNING

The Township Planning Board held numerous hearings to discuss Meyersville, including:

10 February 2009

Discussion of timeline and resident survey.

24 February 2009

Finalize survey.

10 March 2009

Public comment.

24 March 2009

Discuss survey results and traffic counts.

14 April 2009

Discuss final survey results and final traffic counts and traffic comparison to 1993.

28 April 2009

Discuss Draft Master Plan Element.

12 May 2009

Adopt Meyersville Hamlet Element/

Throughout the public hearings the public was given an opportunity to be heard and numerous public comments were given to the Board for consideration. The Planning Board is quite proud of this lengthy, yet thorough, review of Meyersville. Without the help of the concerned members of the public the Board would not have been able to fully study and consider the numerous proposals and ideas that comprise this **Meyersville Hamlet Master Plan Element**.

C. COMMUNITY SURVEY

**TO: Chairman Albers and the Long Hill Township Planning Board
Mayor Vitureira and the Long Hill Township Committee**

FROM: Kevin O'Brien, P.P.

DATE: 14 April 2009

SUBJECT: Meyersville Master Plan Survey Final Report

The Planning Board surveyed the community about their opinions concerning Meyersville and what direction the Board should take in their review of the Meyersville Element of the Master Plan. Copies of the survey were sent directly to affected land owners, published on the Township web site and distributed in several places in the Township including Town Hall, the Library and Police Headquarters.

I offer a word of caution to the Board in its review of the responses. This survey is by no means a scientifically accurate survey of Meyersville residents, or even of Long Hill residents. It represents the opinions of those who chose to take the time to respond. A majority of the 76 individuals who responded had attended a Planning Board hearing (21) or learned of the survey from another person (22).

Surveys were collected between 10 March and 31 March. A total of 76 surveys were returned. Three additional surveys were not tabulated because two did not provide personal identification and one was from another town.

During the course of the survey I fielded 14 calls asking general questions about where to get the survey, where to return it and a few that complained about the survey.

Respondents identified themselves as from: Meyersville - 32, Gillette - 34, Millington – 9, and Stirling – 1.

A general refrain among the written comments was to leave Meyersville as it is and to discourage change. Few people wished to see any physical change to the Meyersville streetscape such as lighting, street trees and sidewalks. Many agreed the resources of the Great Swamp should be more positively promoted.

A very clear majority was opposed to on street parking and any change to the Circle. There was very little interest in studying shuttle service from the Great Swamp and/or Meyersville to a train station.

A majority supported the current regulation allowing apartments above the first floor (38 – 27), while also agreeing to prohibit apartments above the first floor (38 – 26). A majority also called for residential uses on the first floor of any building (43 – 12). A clear majority were against single family homes or townhomes in Meyersville.

A majority felt that little to no new business should be brought into Meyersville while some people felt more restaurants were desirable (24-31), along with Professional Offices (25-35) and a Great Swamp Visitor Center (25-32).

A majority felt that building setbacks should be greater than what exists and should meet the existing 50 foot requirement. A similar majority felt that existing height standards should be maintained. Most felt that parking standards should remain unchanged. A very clear majority felt that the Gillette Post office should remain where it is and should not consider a return to Meyersville.

Now that the survey has been tabulated, I shall remove the personal information from the ones that wished to be anonymous and will make the surveys available for inspection in the Planning & Zoning Administrator's office.

Meyersville Survey Final report to PB 041409

SURVEY RESULTS

ITEM	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
OVERALL APPEARANCE					
The Planning Board should seek to “harmonize” the streetscape appearance of Meyersville through improvements such as:	11	0	0	1	3
A. Sidewalks	34	9	8	10	12
B. Street lighting	32	8	3	16	10
C. Street trees	31	10	2	14	14
D. Other (please add)					
E. Other (please add)					
F. Other (please add)					
The Planning Board should not suggest any streetscape improvements in Meyersville.	8	14	5	8	37
If streetscape improvements are desired, the Township Committee should use public funds to finance the improvements in Meyersville.	23	12	9	12	14
If streetscape improvements are desired, the Township Committee should consider combining public/private funding to finance the improvements in Meyersville.	28	8	13	13	8
If streetscape improvements are desired, the Planning Board should leave the improvements to the property owners and specific individual development applications.	16	9	10	9	30
The Master Plan should preserve the historic character and “look and feel” of Meyersville as a village.	0	0	7	15	50
The current “look and feel” of Meyersville should not be used as a model for future development.	39	12	10	6	6
The environmental and recreational resources of the Great Swamp should be more positively promoted.	12	8	10	18	21

ITEM	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
TRAFFIC/TRANSIT					
On street parking should be allowed.	49	7	7	3	6
No on street parking should be allowed	6	3	6	11	45
The Planning Board should consider expansion and minor relocation of the traffic circle to provide more public space and better traffic flow.	50	1	5	8	9
The traffic Island should be removed.	53	5	3	1	2
The traffic Island should remain unchanged.	7	5	8	4	47
The Township should explore establishing a shuttle from Meyersville to the Gillette and/or Stirling train stations to encourage the use of mass transit.	45	8	10	5	6
The Township should explore establishing a shuttle from the Gillette and/or Stirling train stations to provide access to the Great Swamp.	55	4	10	0	3
HOUSING					
The Master Plan, which currently allows apartments above the first floor of a building, should remain unchanged.	24	3	7	20	18
The Master Plan should be changed to prohibit apartments above the first floor.	22	16	9	2	24
The Master Plan should consider the addition of a new zoning category that would allow a standard 2 story home plus a business use, similar to some existing properties.	43	3	17	7	3
Residential uses should be allowed on the first floor of any building in Meyersville.	12	0	15	17	26
The Master Plan for Meyersville should discourage townhouse style residential development.	8	5	4	6	52
The Master Plan for Meyersville should encourage townhouse style residential development.	54	3	9	1	5

ITEM	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
RETAIL					
Little to no new business should be brought in to Meyersville.	10	13	8	9	30
New business should be encouraged in Meyersville.	31	8	6	13	11
If new businesses were to be brought into Meyersville, I would like to see:					
G. More restaurants	26	5	12	16	8
H. Liquor store	52	5	7	3	2
I. Bank	48	5	9	5	2
J. Pharmacy	48	6	4	6	3
K. Professional Offices such as lawyers, accountants, etc.	32	3	9	15	10
L. Hair/Spa/Nail salon	44	8	12	5	1
M. Garden Center/Gift Shop	42	3	9	9	5
N. Auto Service Station	51	9	7	0	0
O. Small Retail	31	3	9	17	5
P. Private social club/banquet hall	41	6	6	11	4
Q. Great Swamp Visitor center	28	4	10	13	12
R. Bike/swim shop	37	3	12	11	4
S. Other					
T. Other					
U. Other					

ITEM	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
ZONING REGULATIONS					
Future new development and re-development of existing properties in the center of Meyersville should encourage setbacks close to the street such as at the Meyersville Inn and the Tielman property.	28	8	8	14	7
Future new development should meet the existing 50 foot front yard setback such as at Dom's General Store.	10	7	9	10	34
Future new development and re-development of existing properties in the center of Meyersville should maintain the allowed building height of 2 stories or 35 feet.	7	0	13	11	41
Future new development and re-development of existing properties in the center of Meyersville should allow increased building height.	55	10	5	4	2
Parking standards should reduce the amount of impervious coverage while providing for the maximum efficiency of building development.	30	1	18	12	8

ITEM	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
POST OFFICE					
At one time a U. S. Post Office was located in Meyersville. Should the Planning Board encourage the re-location of the Post Office from Valley Road, Gillette to Meyersville?	52	8	8	1	4
The Planning Board should encourage the Post Office to remain in Gillette.	5	0	13	7	47

Where did you FIRST learn of this survey? (Please check one)

Attended Planning Board meeting 21 Watched Planning Board meeting on TV 3 Newspaper article 1 LHTV Bulletin Board Long Hill Township website 8 other website 2 Saw survey at counter 2 Heard about it from another person 22

Other 4

D. CURRENT ZONING

1. ALLOWED USES IN B-1-20 (MEYERSVILLE) ZONE

122.5 B-1-5 and B-1-20 Village Business and M, Millington Village Business Zones.

a. Permitted Primary Uses.

1. Retail trade uses, including food and convenience 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; health clubs; fitness centers; repair shops; and studios.
3. Business, medical and professional offices.
4. Restaurants.
5. Financial institutions.
6. Apartments, in accordance with the provisions of subsection 124.1.
7. Child care centers.
8. Any other use, in the opinion of the approving authority, primarily intended to serve a village business function or which in the opinion of the approving authority is substantially similar to those identified in this subsection.

b. Permitted Accessory Uses.

1. Signs.
2. Parking facilities.
3. Satellite earth station antennas, in accordance with subsection 124.6.
4. Live entertainment at restaurants and existing bars.
5. Other accessory uses customarily incidental to a permitted primary use.

c. Permitted Conditional Uses.

1. Outdoor dining at permitted restaurant uses.
2. Public and institutional uses.
3. Public utilities.
4. Drive-up windows for pharmacy uses. (Ord. No. 24A-99 § 1; Ord. No. 08-236 § 3)

2. B- 1 – 20 VILLAGE BUSINESS ZONE (MEYERSVILLE) BULK REQUIREMENTS

Minimum Lot Area	20,000 Sq. Feet
Minimum Lot Width (feet)	100
Minimum Floor Area (<u>square feet</u>)	800 (ground floor)
Minimum Building Width (<u>feet</u>)	20 (5)
Maximum Height of Building (<u>stories/feet</u>)	2 stories/35 feet
Minimum Front Yard (<u>feet</u>)	50
Minimum Side Yard (<u>feet</u>)	20 (7)
Minimum Rear Yard (<u>feet</u>)	25
Maximum Building Coverage (<u>percent</u>)	20
Lot Coverage (<u>percent</u>)	40
Floor Area Ratio (FAR)	.40
Buffer (feet)	25 (9)

- (5) If building contains more than one business unit, building width requirement shall be fifteen (15) feet. Maximum store size in M, B-1 -5 and B-1 -20 zones shall be three thousand (3,000) square feet.
- (7) Aggregate of both side yards must be of at least fifty (50) feet; side and rear yards shall be a minimum of thirty (30) feet when property abuts a residential use or zone.
- (9) Buffer is required when property abuts or is located across a street from a residential use or zone.

E. PROPERTY REVIEW

Property review of Meyersville Hamlet Properties – Proposed M-H Zone

Property	Lot area	Building Floor Area	Floor Area Ratio (FAR)	Owner
B 13901, L 1.01 609-615 Meyersville	55,016 SF	2385 SF	.04	Restore Meyersville LLC Casa Maya
B 13905, L 15				Trading Post
B 13905, L 16 223 Hickory Tavern	31,233 SF			Meyersville Presbyterian Church
B 13906, L 1 625 Meyersville	74,400 SF	1148SF	.015	Rosina Chiera Meyersville Cafe
B 14602, L 10 632 Meyersville Rd	125,017 SFG	5170 SF	.04	632 Meyersville LLC Meyersville Inn
B 14602, L 11 Meyersville Rd	16,509 SF	vacant		Dominick Chiera
B 14701, L 27 596 Meyersville Rd	65340 SF	2591 SF	.039	Restore Meyersville, LLC Archie's
B 14701, L 28 624 Meyersville Rd	173,369	2368 SF	.013	Meyersville Corner, LLC La Massena

F. TRAFFIC STUDY

MEYERSVILLE TRAFFIC CIRCLE PEAK HOUR COMPARISON 1993 - 2009					
FROM	TO	1993 AM Peak Hour	2009 AM Peak Hour	1993 PM Peak Hour	2009 PM Peak Hour
	HICKORY TAVERN WESTBOUND				
	Gillette South	7	6	0	2
	Meyersville West	24	21	22	12
	New Vernon North	90	44	39	30
	Meyersville East	6	3	5	6
	TOTAL	127	74	66	50
	MEYERSVILLE WESTBOUND				
	Hickory Tav East	6	0	9	4
	Gillette South	2	3	3	1
	Meyersville West	65	63	101	110
	New Vernon North	96	31	51	38
	TOTAL	169	97	164	153
	MEYERSVILLE ROAD EASTBOUND				
	New Vernon North	520	259	85	79
	Meyersville East	72	78	50	69
	Hickory Tav East	13	10	16	21
	Gillette South	2	5	4	6
	TOTAL	607	352	155	175
	NEW VERNON ROAD SOUTHBOUND				
	Meyersville West	83	55	322	227
	Gillette South	0	7	0	7
	Hickory Tav East	80	39	72	56
	Meyersville East	37	16	40	33
	TOTAL	200	117	434	323
	GILLETTE ROAD NORTHBOUND				
	Meyersville West	4	10		3
	New Vernon North	14	13		4
	Hickory Tav East	2	3		1
	Meyersville East	8	5		3
	TOTAL	28	31		11
	TOTALS	1131	671	819	712

MEYERSVILLE TRAFFIC COUNTS - WEDNESDAY 18 MARCH 2009

FROM		MEYERSVILLE ROAD EASTBOUND				NEW VERNON ROAD SOUTHBOUND			
TO	New Vernon	Meyersville	Hickory Tav	Gillette	Meyersville	Gillette	Hickory Tav	Meyersville	
DIRECTION	North	East	East	South	West	South	East	East	
MOVEMENT	1	2	3	4	5	6	7	8	
AM COUNTS									
7:00-7:15	36	22	0	2	11	1	6	3	
7:15-7:30	53	19	1	1	23	0	5	2	
7:30-7:45	59	17	2	2	12	2	11	6	
7:45-8:00	61	16	2	3	15	1	7	5	
8:00-8:15	66	18	3	0	15	1	11	3	
8:15-8:30	73	27	3	0	13	3	10	2	
8:30-8:45	59	25	1	0	16	0	7	5	
8:45-9:00	51	24	2	0	16	1	6	14	
Totals	458	168	14	8	121	9	63	40	
MOVEMENT	1	2	3	4	5	6	7	8	
PM COUNTS									
4:00-4:15	20	10	3	4	25	1	3	5	
4:15-4:30	20	12	8	2	44	1	9	7	
4:30-4:45	16	19	4	0	60	0	8	5	
4:45-5:00	10	9	2	2	27	0	14	9	
5:00-5:15	19	12	2	0	44	0	14	5	
5:15-5:30	24	23	7	0	59	2	11	16	
5:30-5:45	22	22	9	4	73	2	15	8	
5:45-6:00	14	12	3	2	51	3	16	4	
Totals	145	119	38	14	383	9	90	59	
MOVEMENT	1	2	3	4	5	6	7	8	
NEW VERNON ROAD SOUTHBOUND									
FROM		MEYERSVILLE ROAD EASTBOUND				NEW VERNON ROAD SOUTHBOUND			
TO	New Vernon	Meyersville	Hickory Tav	Gillette	Meyersville	Gillette	Hickory Tav	Meyersville	
DIRECTION	North	East	East	South	West	South	East	East	
Totals	603	287	52	22	504	18	153	99	

GILLETTE ROAD NORTHBOUND				HICKORY TAVERN WESTBOUND			
Meyersville West	New Vernon North	Hickory Tav East	Meyersville East	Gillette South	Meyersville West	New Vernon North	Meyersville East
9	10	11	12	13	14	15	16
2	3	0	0	0	8	8	1
1	4	0	1	2	1	4	8
4	1	0	1	4	7	11	0
3	3	1	3	0	4	14	1
3	4	1	1	0	5	8	1
0	5	1	0	2	5	11	1
2	1	1	1	1	2	14	0
2	5	0	1	0	2	11	2
17	26	4	8	9	34	81	14
9	10	11	12	13	14	15	16
2	0	1	1	0	2	7	0
0	0	1	0	2	4	11	1
0	1	0	1	0	2	6	0
0	2	0	0	1	2	2	1
3	1	0	1	0	2	9	1
0	1	0	0	0	3	12	2
0	1	0	2	0	2	4	2
0	1	1	0	2	5	5	1
5	7	3	5	5	22	56	8
9	10	11	12	13	14	15	16
GILLETTE ROAD NORTHBOUND				HICKORY TAVERN WESTBOUND			
Meyersville West	New Vernon North	Hickory Tav East	Meyersville East	Gillette South	Meyersville West	New Vernon North	Meyersville East
22	33	7	13	14	56	137	22

MEYERSVILLE WESTBOUND						TOTALS	FROM
Hickory Tav East	Gillette South	Meyersville West	New Vernon North				TO
17	18	19	20				DIRECTION MOVEMENT
							AM COUNTS
1	0	12	4			120	7:00-7:15
0	0	9	3			137	7:15-7:30
0	0	19	7			165	7:30-7:45 * Peak Hr
0	1	15	9			164	7:45-8:00 *
0	1	16	4			161	8:00-8:15 *
0	1	13	11			181	8:15-8:30 *
1	1	14	7			158	8:30-8:45
1	0	10	8			156	8:45-9:00
3	4	108	53			1242	Totals
17	18	19	20				MOVEMENT
							PM COUNTS
0	0	30	8			122	4:00-4:15
2	0	23	12			159	4:15-4:30
3	0	16	5			146	4:30-4:45
1	0	34	13			129	4:45-5:00
2	1	21	10			147	5:00-5:15 * Peak Hr
1	0	36	18			215	5:15-5:30 *
1	0	26	6			199	5:30-5:45 *
0	0	27	4			151	5:45-6:00 *
10	1	213	76			1268	Totals
17	18	19	20				MOVEMENT
							FROM
							TO
							DIRECTION
13	5	321	129			2510	Totals
MEYERSVILLE WESTBOUND							
Hickory Tav East	Gillette South	Meyersville West	New Vernon North				
13	5	321	129				

G. 1994 MEYERSVILLE MASTER PLAN ELEMENT

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 news-stands.
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

Property	Map No.1	Approximate Lot Area (sq. ft.)	Building Coverage (sq. ft. / %) ²	Gross Floor Area (sq. ft. / FAR) ³
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.

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

Topics	Assets	Liabilities
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.

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 apartments 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.

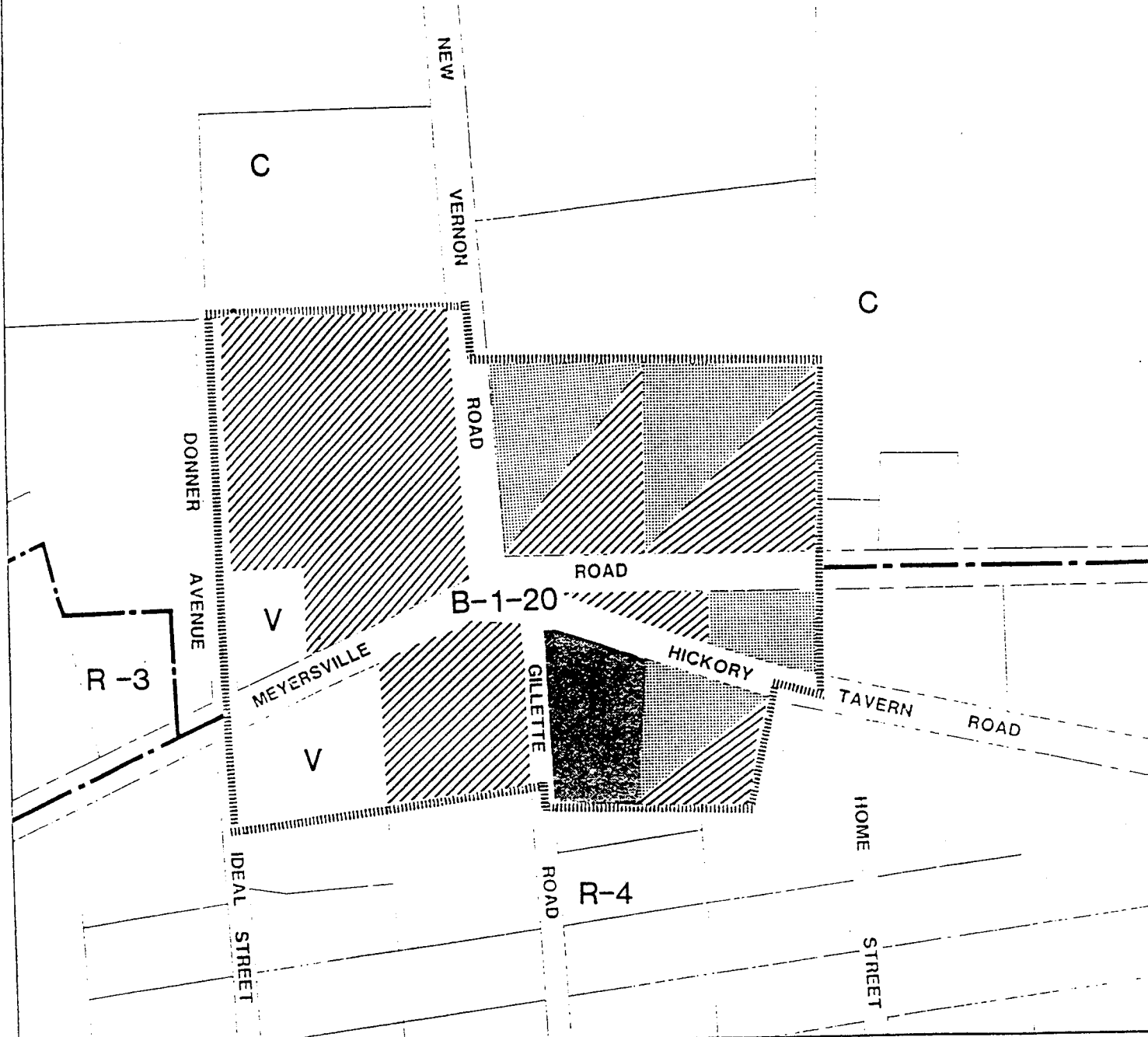
3. New traffic safety signs at the Meyersville circle should be installed after consultation with Morris County. Generally, the signs should provide greater clarity and direction for vehicular movements, preferably creating a counterclockwise traffic flow. New stop signs may also be appropriate.
4. Encourage 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.






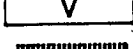


ILLUSTRATIVE DESIGN
BUILDING IMPROVEMENT
CASA MAYA RESTAURANT

MEYERSVILLE

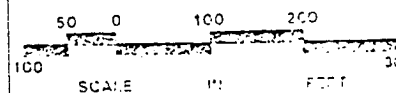
LONG HILL TOWNSHIP, NEW JERSEY



EXISTING LAND USE AND ZONING

-  RESIDENTIAL
-  RETAIL
-  PUBLIC/QUASH-PUBLIC
-  VACANT
-  B-1-20 ZONE LINE AND LIMIT OF STUDY AREA
-  ZONE LINE

MAP 1



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

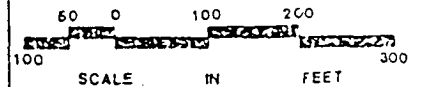
- SIGNS**
- NP NO PARKING
 - M SPEED LIMIT (SPEED)
 - S STOP SIGN
 - N STREET NAME
 - T TOWN DIRECTORY
 - D DEER CAUTION

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

MAP 2



NORTH

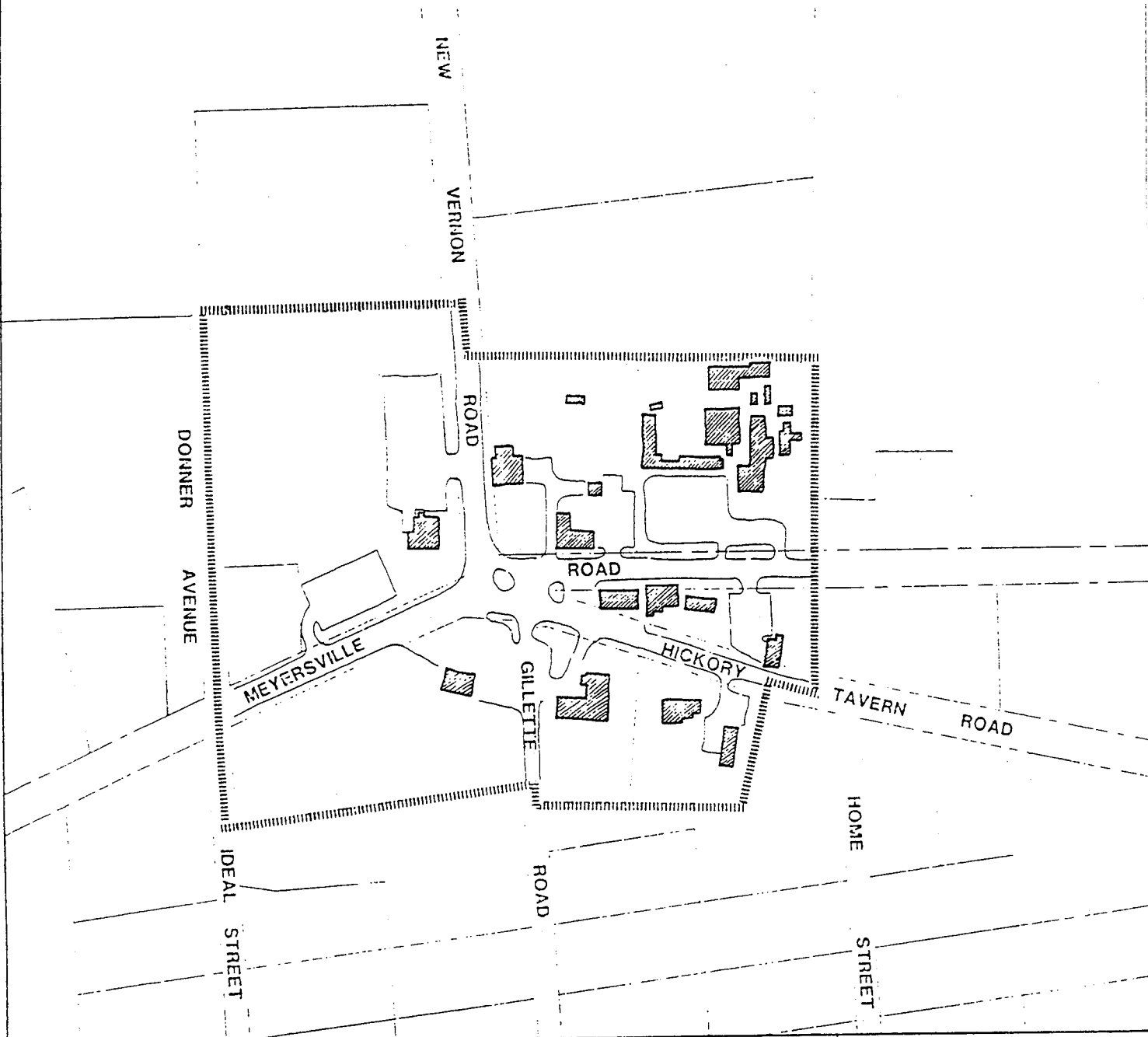


PREPARED BY:
CARL G. LINDBLOOM ASSOCIATES, TOWNSHIP PLANNING CONSULTANTS.

DECEMBER 1993

MEYERSVILLE

LONG HILL TOWNSHIP, NEW JERSEY



BUILDING AND PARKING AREAS (EXISTING)



BUILDING



PARKING/DRIVEWAYS
(Generalized)

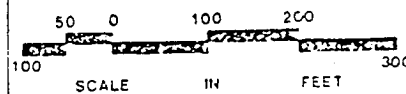


LIMIT OF STUDY AREA

MAP 3



NORTH

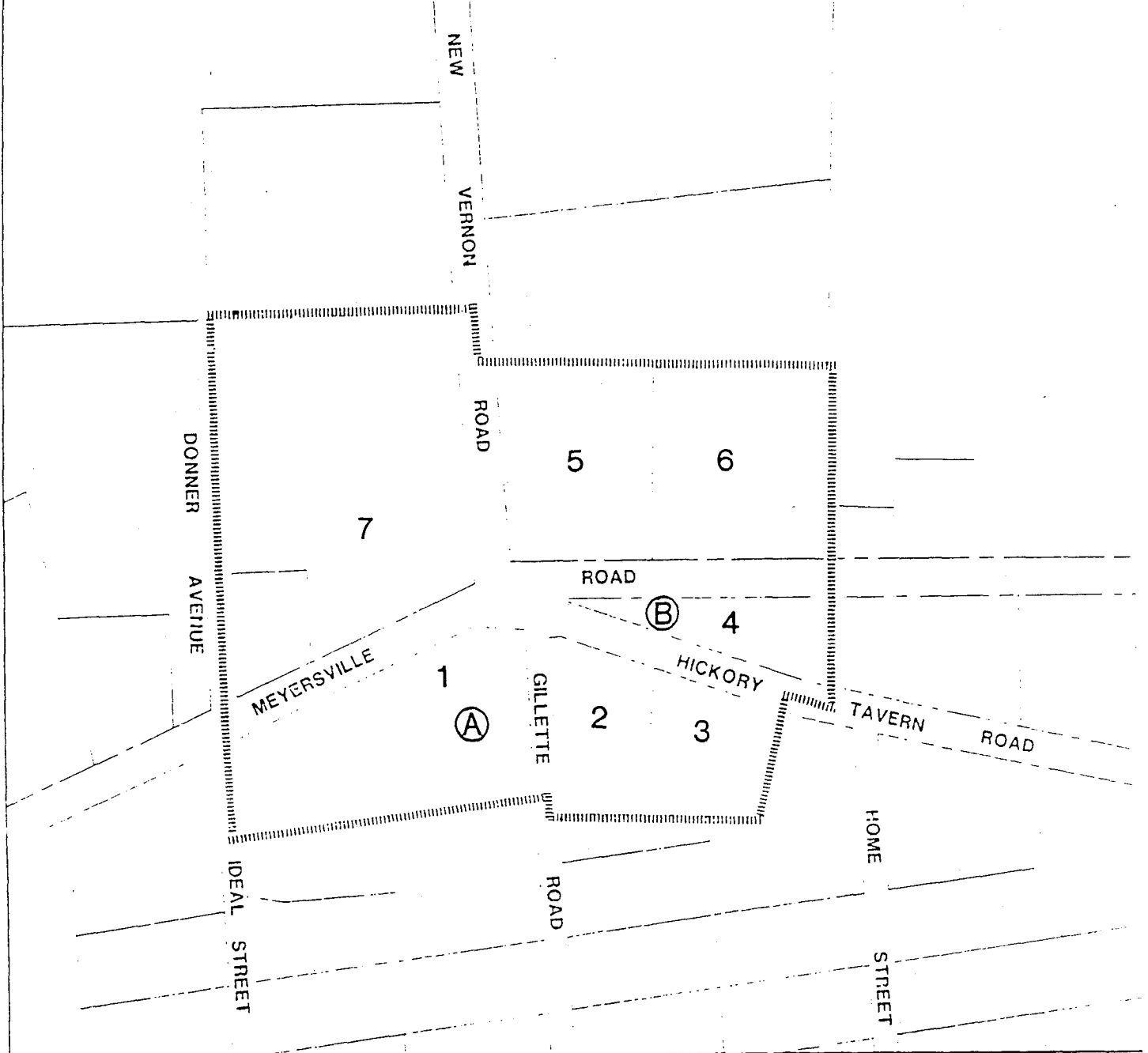


PREPARED BY:
CARL G. LINDBLOOM ASSOCIATES, TOWNSHIP PLANNING CONSULTANTS.

DECEMBER 1993

MEYERSVILLE

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PROPERTY IDENTIFICATION MAP

1 SITE IDENTIFICATION NUMBER
(See Text)

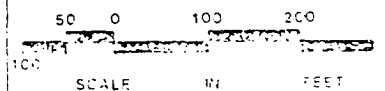
(A) PRESSURE POINT
(See Text)

----- LIMIT OF STUDY AREA

MAP 4

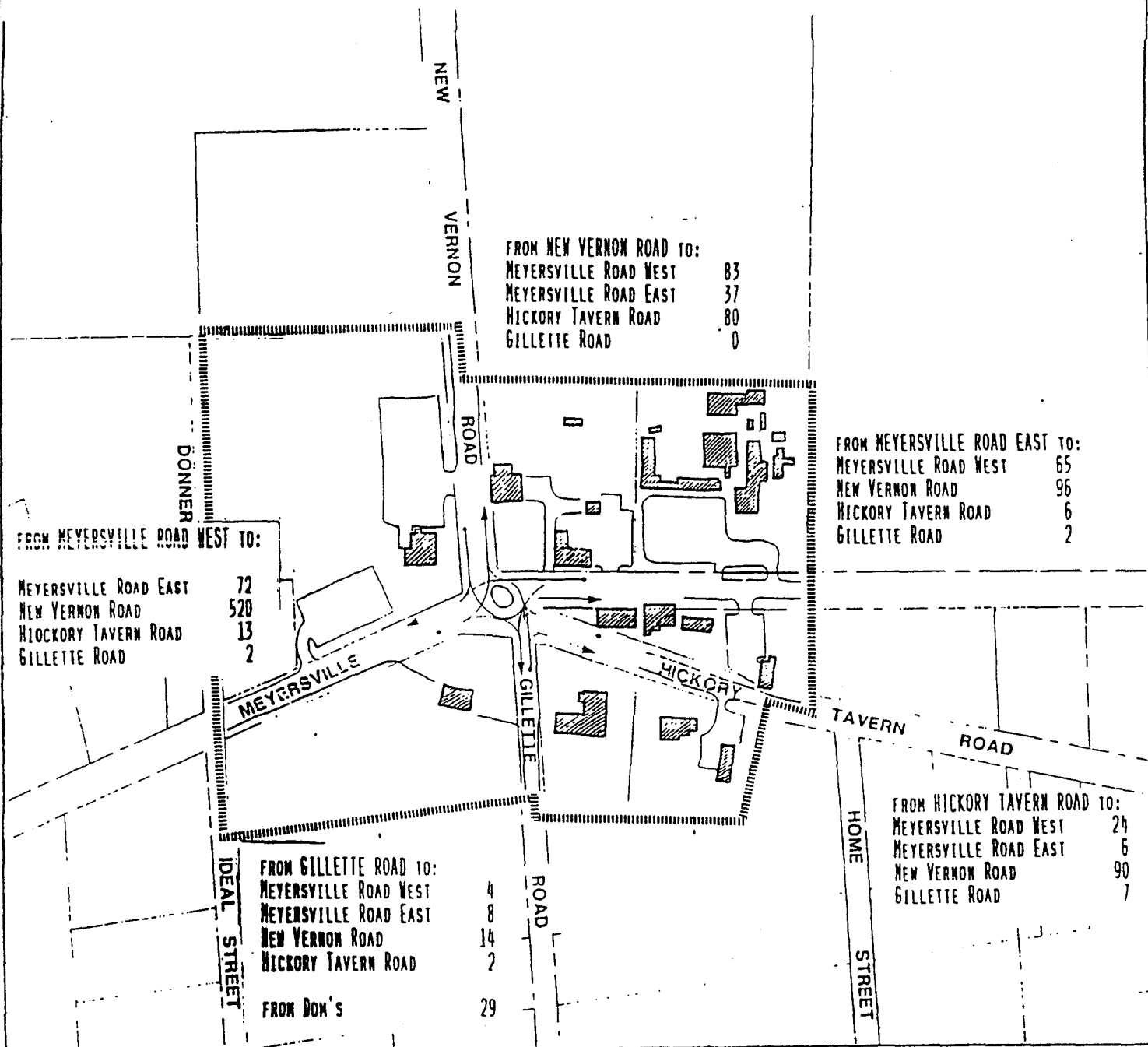


NORTH



MEYERSVILLE

LONG HILL TOWNSHIP, NEW JERSEY



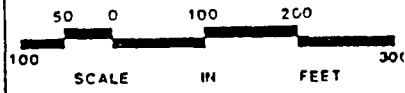
PEAK TRAFFIC VOLUMES

7:15 - 8:15 A.M.

MAP 5



NORTH

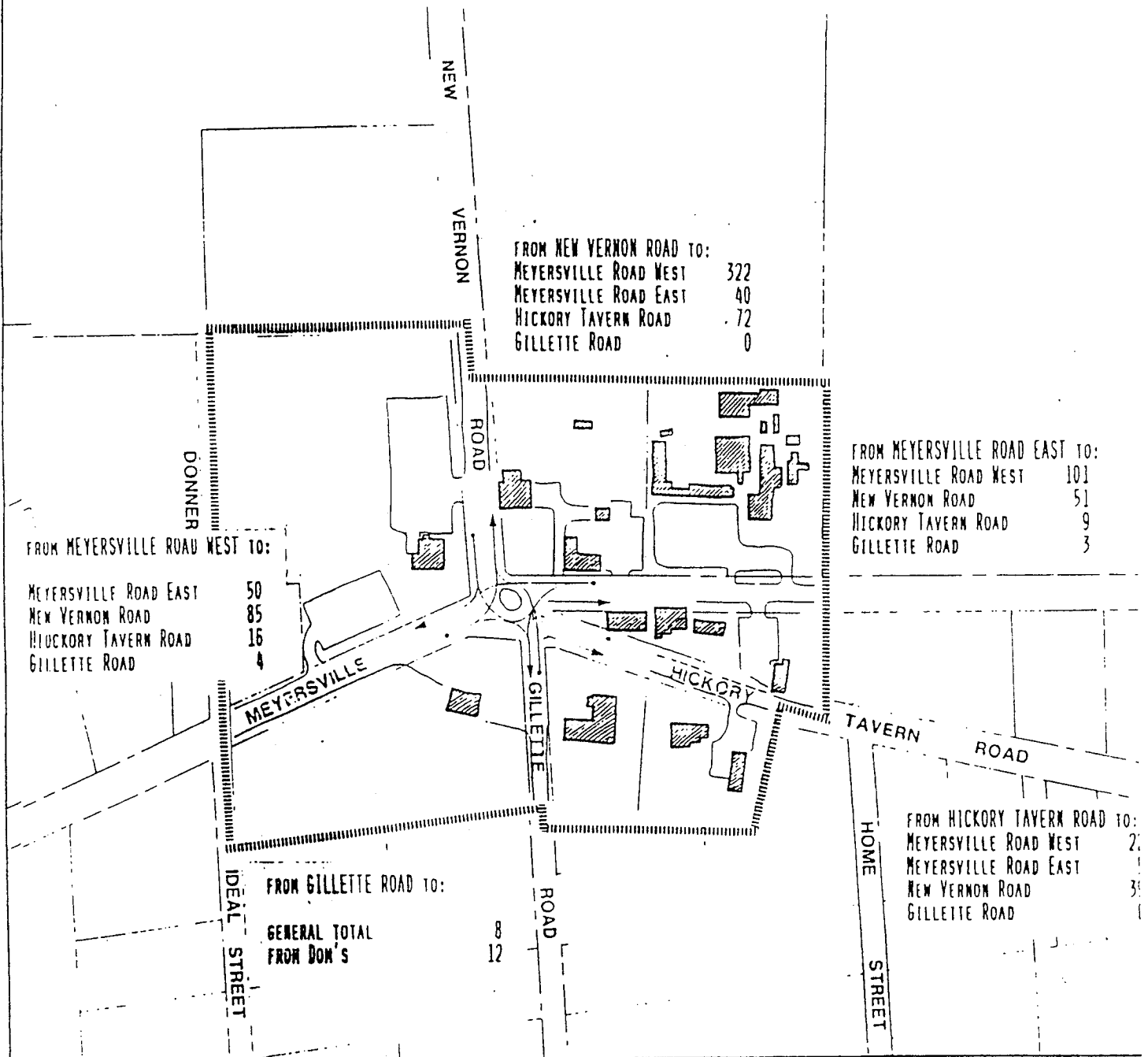


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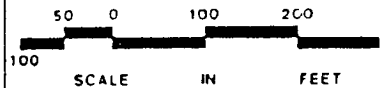
PEAK TRAFFIC VOLUMES

4:30 - 5:30 P.M.

MAP 5 A



NORTH

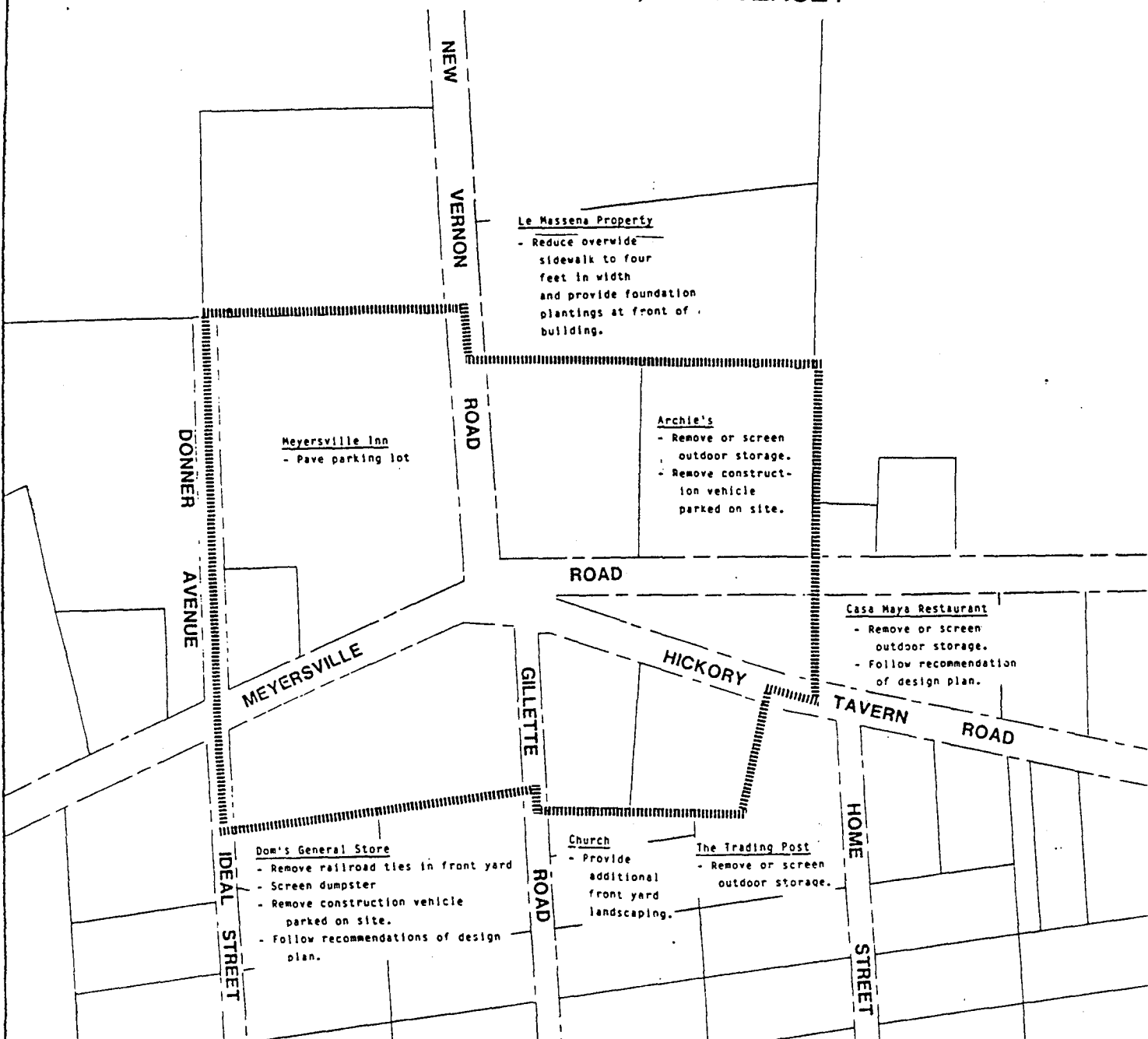


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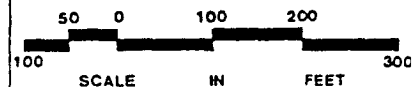


DEVELOPMENT CONCEPT MAP

MAP 6



NORTH



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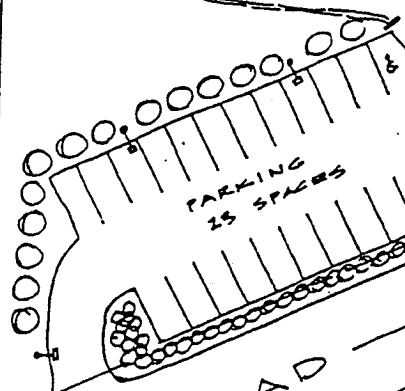
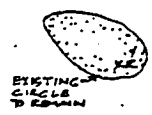
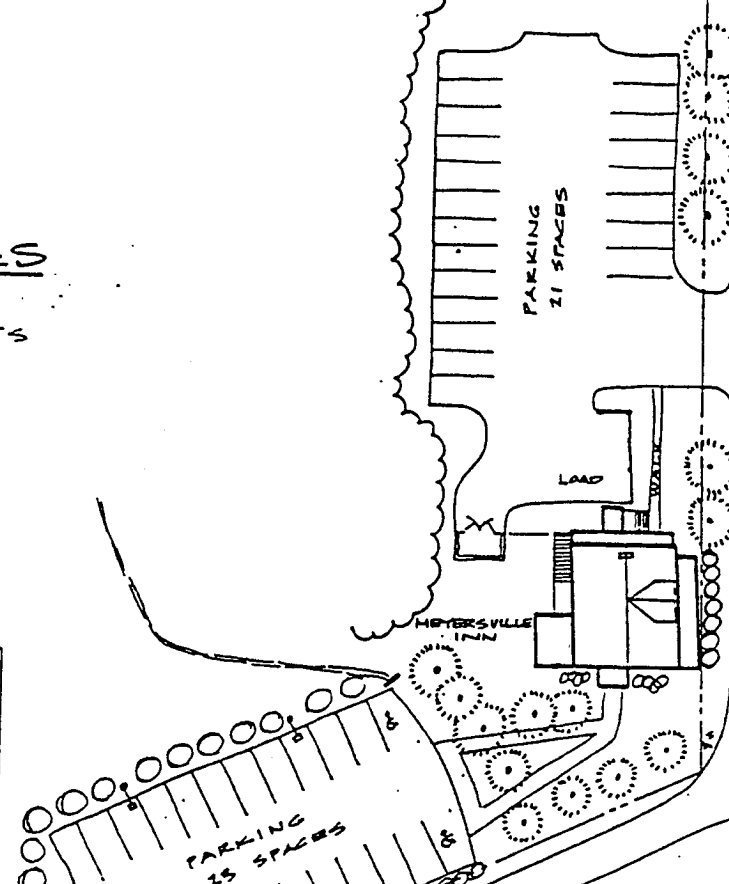
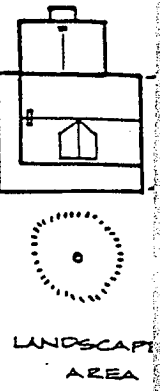
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PLAN NOTES

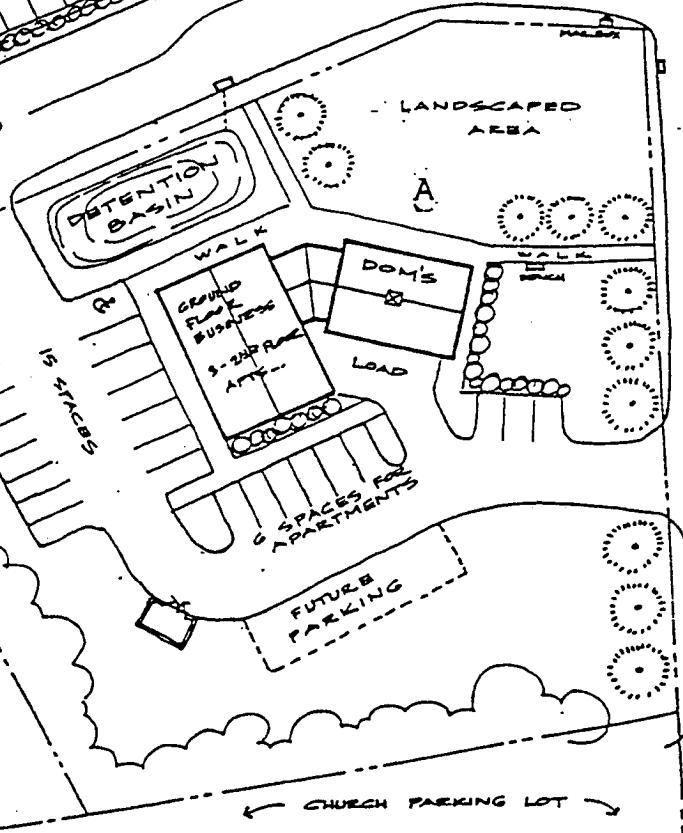
- 1. PRESSURE POINTS
 - A. DOM'S
 - B. CASA MAYA
- 2. SIGNS +
 - S - STOP
 - KR - KEEP RIGHT
 - Y - YIELD

DONNER AVE.

TO THE GREAT SWAMP
NEW VERNON ROAD →



MEYERSVILLE ROAD



DOM'S FUTURE DEVELOPMENT

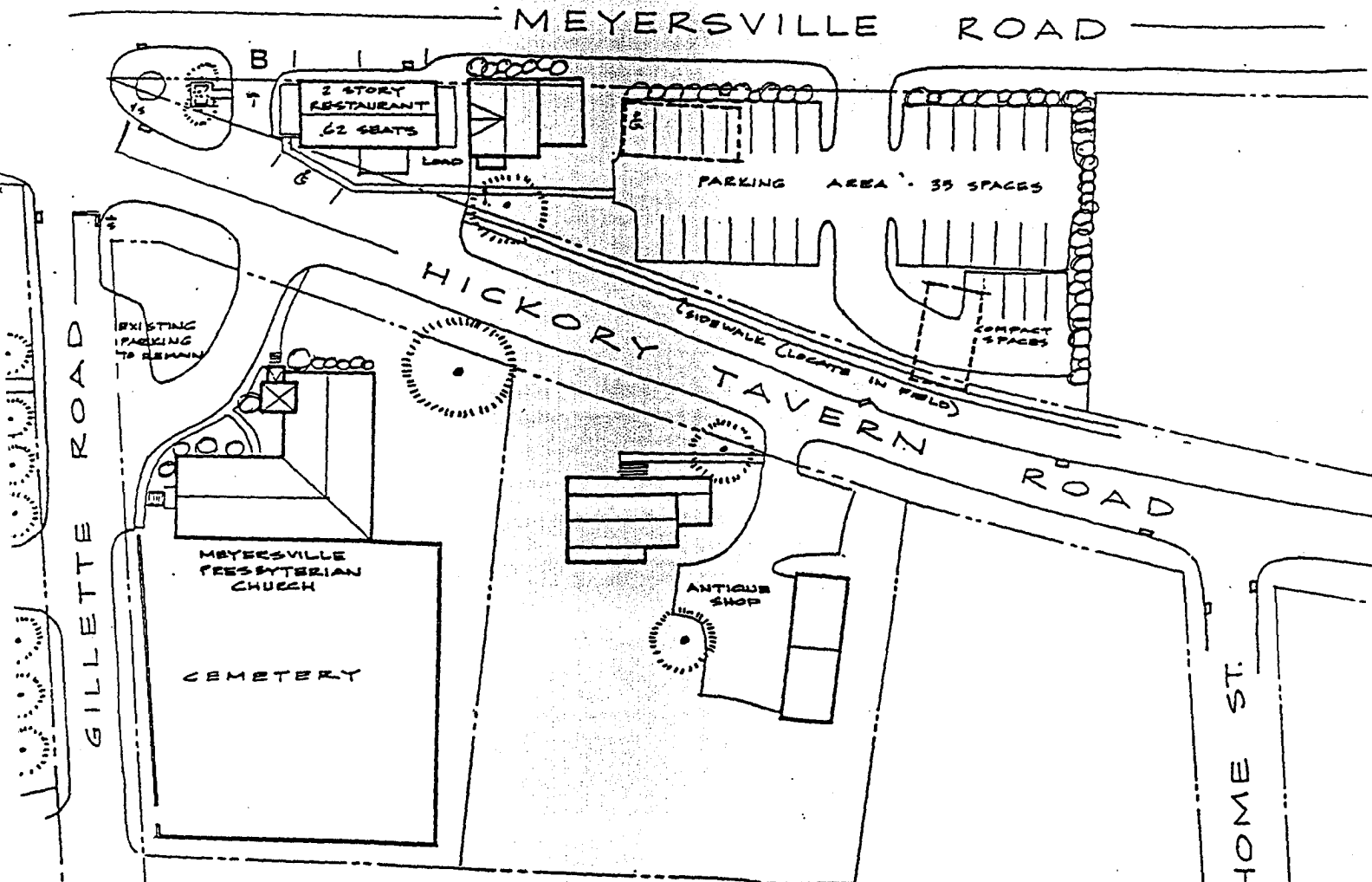
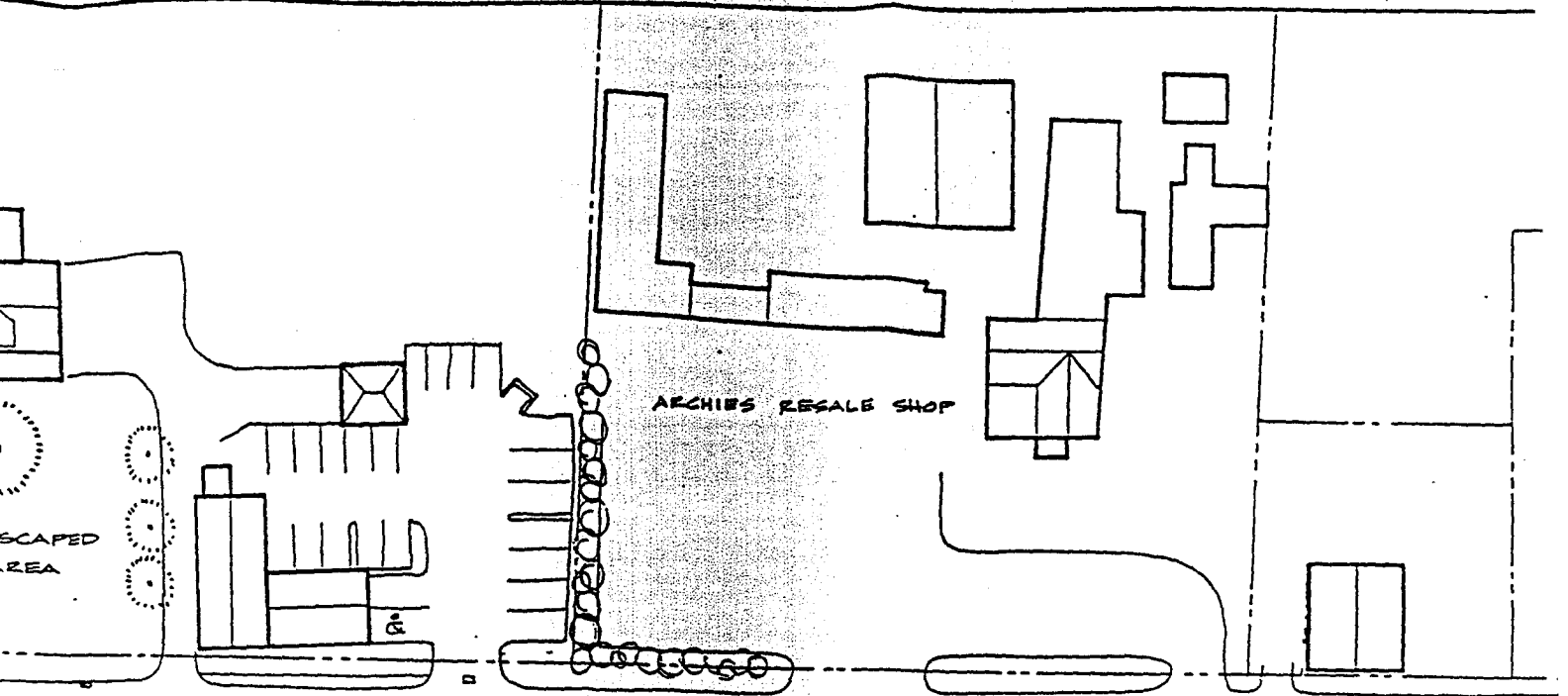
IDEAL ST.

← CHURCH PARKING LOT →



MEYERSVILLE

SCALE IN FEET
DECEMBER, 1993



LE DESIGN PLAN
CARL G. LINDBLOOM ASSOCIATES
PRINCETON, NEW JERSEY