

Plans, Master Plans and Amendments

Report to the Board November 20th 2013 through January 8th 2014

Municipality	Township of Long Hill
Document	2013 Reexamination Report
Public Hearing	12/10/2013
Summary	This Reexamination Report (Report) constitutes the Master Plan Reexamination mandated by the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-89.

- The last comprehensive Township of Long Hill Master Plan was adopted in 1996 and this Plan was reexamined in 2003. Since then, various updates have been completed including a Stormwater Management Plan (2007), a Housing Element and Fair Share Plan (2008), Meyersville Hamlet Element (2009) and Valley Road Business District Element (2012). The current Reexamination Report (Report) is described as a starting point for further analysis and refinement of the Township’s zoning ordinances.
- The Report restates all existing goals and objectives included in the 1996 Master Plan and 2003 Reexamination and expressly reaffirms those goals and objectives.
- Significant issues are identified for consideration. Samples include:
 - Flooding/Stormwater: number of severe storms, availability of funding to buy out flood impacted properties and river desnagging.
 - Sewer: capital improvements and enhancements to capacity.
 - Recreation: preserve more property along the Passaic River.
 - Community Improvements: safe routes to school, appearance of Valley Road and the Valley Mall, use of complete streets policies.
 - Utilities: lack of emergency communication between utility companies and Township.
 - Zoning: Zoning around Warren Ave. and Union St. and the R-2 zone on south side of Valley Rd. west of Main Ave.
 - Planning: Valley Rd. ordinance, Millington TDR study, architectural standards.
- Various recommendations are included in the report, including but not limited to:
 - Investigate all available federal, state and county funding to buy flood impacted properties in the flood plain, remove structures from abandoned properties in the flood plain and continue river desnagging.
 - Support capital improvements to improve wastewater treatment.
 - Continue to develop a Riverwalk trail, seek more property along the river for recreation and work with Morris County to improve the Passaic River Park.
 - Establish more safe routes to school, establish a complete streets program.
 - Consider changes to the C zone, R-MF zone and consider other zone and bulk regulations changes.
 - Complete the Valley Road draft ordinance, the Millington TDR study and the Morristown Road rezoning study.
- Long Hill Township does not anticipate the designation of any areas as ‘areas in need of redevelopment.’”

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Municipality	Town of Morristown
Document	Morristown Moving Forward: A Mobility and Community Form Plan
Public Hearing	January 23, 2014
Summary	Mobility & Community Form Plan which meet MLUL land use and circulation element requirements; linking land use planning to a transportation plan via a new form based code.

The Morristown Master Plan was last comprehensively reviewed in 2003. Since then, the Town adopted a Reexamination Report (2008) and Housing Element (2011). The Mobility & Community Form Plan directly links land use and transportation planning, with the primary goal of balancing the amount, location and type of transportation facilities with the community's land use patterns. Its intent is to promote responsible development and growth, protect existing neighborhoods, and ensure that the mobility networks (pedestrian, cyclists, buses, trains, cars and trucks) are optimized (with a focus on walkability). NJDOT initiated a Mobility and Community Form Program in 2008 to help municipalities create local Mobility and Community Form Elements and development of the Morristown Plan was funded in part by the NJTPA. Its development included public outreach, workshops, open houses, presentations, a "Charrette Week" in 2013 and use of an interactive website. Major sections of the Plan include:

1. Mobility and Streets Plan

The section includes an inventory of roadways, parking, transit and bikeway facilities, and describes strategies to reduce congestion, improve walkability and cycling conditions, create parking efficiencies, expand transit options, and improve circulation. The focus is on increasing alternative transportation options, increasing efficiencies, complete streets, pedestrians, meeting parking demand, identifying street function and the introduction of a new street classification system and related street design criteria based on street type, i.e. primary activity corridor, secondary activity street, town thoroughfare, neighborhood thoroughfare, residential street. This new streets plan is intended to govern the design of streets, sidewalks and streetscapes. The Plan recommends continuing Morristown's Complete Streets Policy, including utilization of a Complete Streets Checklist to ensure new and reconstructed roadways incorporate the needs of all users.

2. Land Use and Community Form Plan

This section reinforces Morristown's role as a walkable, active, and mixed-use urban center, noting that recent development decisions have occurred largely case-by-case, based on developers proposals. The Plan states that the existing zoning code does not reflect existing conditions and is incapable of promoting the types of buildings, housing mix and neighborhood character that residents have envisioned for Morristown. For example, the current ordinance does not promote multifamily and mixed-use building types appropriate for a downtown setting, e.g. housing is not permitted above a retail or office use, and the downtown business zones do not set minimum density or height standards for residential development

The Land Use and Community Form Plan takes a more progressive approach to regulating development by using physical form rather than land use as the organizing principle. The Plan is organized around strategies to promote: (1) healthy residential neighborhoods; (2) thriving commercial and mixed-use areas; (3) sustainable, pedestrian-friendly building and site design; (4) active, connected streets and public spaces; (5) historic preservation; and (6) open, efficient government.

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The Community Form Plan provides a regulatory framework to meet various goals:

- Preserve the physical character and fabric of existing neighborhoods.
- Promote healthy, complete neighborhoods, where residents have safe and convenient access to the goods, services, and institutions they require every day.
- Continue to preserve and create a range of housing choices that are affordable to low-, middle-, and moderate-income households.
- Preserve and enhance the downtown experience to support continued residential growth, business attraction, and retail spending.
- Promote walkable, human-scale design that respects Morristown’s historic character.
- Strengthen connections between neighborhoods and local/regional open space.

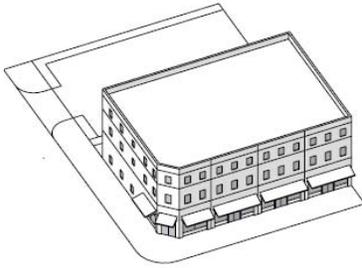
A series of “community form areas” (not zoning districts) are identified and use, design character, street types and building types are identified for each area. For example:

COMMUNITY FORM DESIGNATION	APPROPRIATE LAND USES	GENERAL DESIGN CHARACTER	APPROPRIATE STREET TYPES	APPROPRIATE BUILDING TYPES
TC-3 Town Core High Intensity	<ul style="list-style-type: none"> • Mixed-use • Commercial/office • Multi-family residential 	<p>Building Placement:</p> <ul style="list-style-type: none"> • Street-facing façades of Mixed-Use and Multi-Family buildings shall be built to or just behind the sidewalk <p>Building Frontage:</p> <ul style="list-style-type: none"> • Mixed-Use/Commercial buildings shall have shopfronts with at least 40% transparency at street level along primary street frontage • Interactive uses are encouraged at street level • At least one entrance shall face the primary street frontage <p>Building Height:</p> <ul style="list-style-type: none"> • 2 stories minimum • 6 stories maximum (permitted only under certain conditions) <p>Parking:</p> <ul style="list-style-type: none"> • Shall be located behind the street-facing building façade on primary streets 	<ul style="list-style-type: none"> • Primary Activity Corridor • Secondary Activity Street • Town Thoroughfare 	<p>Mixed-Use/Commercial Types:</p> <ul style="list-style-type: none"> • Mixed-Use/Commercial • Parking Structure <p>Multi-Family Types:</p> <ul style="list-style-type: none"> • Apartment

Appropriate Street Types and Building types are identified by form category and graphically illustrated, e.g.



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Commercial (Urban)

A building that contains one or more commercial uses. Typical design features include:

- Street-facing façades built to or just behind the sidewalk
- Zero-step entries from sidewalk
- Tall street-level story
- Shopfront windows at street level with more glazing than opaque wall
- Parking located to the rear of the site

Redevelopment Areas are also specifically identified:



3. Plans for Places

Specific areas Morristown, i.e. “Places” were identified during public meetings as requiring more detailed analysis. These include the Town Green and downtown core: the Train Station District, parts of Speedwell Ave., South Street and Washington Street. Issues are identified for each Place and proposed land use/transportation strategies are identified, including conceptual redevelopment plans.

4. Implementation

The creation of a Master Plan Implementation Committee is recommended to oversee the implementation of the Plan and other Morristown Master Plan Elements. The Implementation Committee will focus on several priorities, including the adoption of a new form-based zoning code, the completion of a comprehensive traffic pedestrian and bike study for the Green, a study of downtown parking, further redevelopment and enhancement of Speedwell Ave., and further redevelopment and enhancement of the Train Station District.