

Plans, Master Plans and Amendments

Report to the Board September 12th through November 25th 2014

Municipality	Jefferson Township
Document	Highlands Environmental Resource Inventory
Adopted	October 14, 2014
Summary	Environmental Resource Inventory based on the Highlands Council Model required for adoption by all conforming municipalities.

- As part of their Highlands Conformance requirements, Jefferson Township has adopted a Highlands Environmental Resources Inventory (ERI). The new Jefferson ERI is based on a model ERI supplied to all conforming Highlands municipalities and incorporates the standards and requirements currently listed in the Highlands Regional Master Plan (RMP).
- The ERI identifies and maps various environmental resources as specifically defined in the Highlands RMP. These include watersheds, forest resources, open waters and riparian areas, steep slopes, critical habitat, carbonate rock areas, water resources, prime groundwater recharge areas, agricultural, cultural, historic and archaeological resources. The ERI also incorporates various Highlands RMP regulatory policies and initiatives including Highlands Land Use Capability zones, land preservation and stewardship, water quality, wellhead protection and septic system yield standards. Other issues addressed include contaminated sites, infrastructure, water and wastewater utilities, roadways and transit.
- A series of figures based on Highlands mapping of these resources and conditions for the entire township area included. Jefferson is conforming only in Preservation Area of the municipality; however this accounts for 88% of the Township.
- Jefferson Township adopted its Highlands Preservation Area Master Plan Amendment in April 2014.

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Municipality	Montville Township
Document	Circulation Plan Element
Public Hearing	November 13, 2014
Summary	Update to the 1993 Circulation Plan Element to the Montville Master Plan

- The last Circulation Plan Element to the Montville Master Plan was adopted in 1993 and a Sidewalk/Walkway Plan Element was also adopted in 1993. The proposed document is the first subsequent update to these plan elements.
- The new Circulation Plan Element is divided into two sections. The first summarizes existing conditions, i.e. roadway classification, traffic volume and safety, public transit, bicycle/pedestrian transportation and existing commuting patterns. The second section includes recommended improvements, i.e. new roadways and roadway alignments, intersection improvements, traffic calming measures, proposed sidewalks, walkways and bicycle routes. The recommendations propose an integrated transportation network for drivers, pedestrians, bicyclists, public transportation and residents of all ages and abilities, a.k.a “complete streets.”
- Major Plan recommendations include:
 - Specific Route 202 Corridor Upgrades, including bypass roads, traffic calming measures and traffic signal modifications, an extension of Changebridge Road and various sidewalk and bicycle lane improvements.
 - Improvements to Towaco Center, including a realignment of Route 202 to eliminate parking and drainage problems, upgraded crosswalks/pedestrian improvements, and on-street parking restrictions.
 - Bloomfield Avenue Traffic Calming, including limited curb cut widths, increased landscape buffers and enhanced landscape bump-outs, clearly marked on-street parking and shared parking and cross-circulation (to reduce potential conflicts).
 - Specifically identified alignment improvements, intersection improvements, and roadway widening.
 - Development of a comprehensive complete streets program including the establishment of performance standards and integration into various procedures and decision making bodies.
 - Implementation of the existing sidewalk/walkway plan, bikeway plan and associated land use ordinance requirements.
 - Investigation of public transit and park and ride facility expansion opportunities.

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Municipality	Montville Township
Document	Community Facilities Plan Element
Public Hearing	November 13, 2014
Summary	Update to the 1993 Community Facilities Plan Element

- The last Community Facilities Plan Element was adopted in 1993. The purpose of the 2014 Community Facilities Plan Element is to 1) identify current needs and 2) provide a blueprint for the upgrading of those facilities which are determined to be in need of upgrading and expansion. Need will be determined by assessment of current usage, trends and an estimation of future needs based on population growth and demographic changes.
- The document includes an assessment of existing community facilities including, but not limited to: municipal building, Montville Senior House, youth center and field house, animal shelter, the Eckhart Activities Barn, Montville Township Public Library, Montville Museum, public safety buildings (police and municipal court), emergency service facilities (first aid squad, fire department), public works and sewer, and Board of Education facilities (administration and schools). A evaluation of Township recreation facilities is also included.
- A series of detailed recommendations are provided, which include, but are not limited to:
 - Increased connectivity via trails and pathways, addition of bicycle racks and evaluation of ADA compliance to increase accessibility of all public facilities.
 - Incorporation of green design standards to apply to the construction, addition or reconstruction of new and/or exiting public buildings.
 - Upgrades to the Eckhardt Activities Barn, interior and exterior library improvements and asphalt resurfacing at the Montville Museum.
 - Identification of potential acquisition sites for school expansion to address current capacity issues.
 - Evaluation and possible acquisition of various sites to increase the number of mini-parks throughout the more developed portions of the Township.
 - Exploration of opportunities to address currently identified active recreation deficiencies.
 - Development of a comprehensive Open Space and Recreation Plan to more fully assess open space and recreation needs, including maintenance and improvement of existing parks and facilities.

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Municipality	Montville Township
Document	Historic Preservation Plan Element
Public Hearing	November 13, 2014
Summary	Update to the 1988 Historic Preservation Plan Element, last amended in 1992.

- The last Historic Preservation Plan Element titled “The Survey and Report of Historic Districts and Individual Sites in Montville” was adopted in 1988 and was last amended in 1992. The currently proposed Historic Preservation Plan consists of four basic sections: 1) Background Information, 2) Historic Resources, 3) Plan Recommendations and 4) Plan Consistency. Unlike the previous “Survey and Report,” this current version of the Historic Preservation Plan includes historic preservation plan goals and objectives and recommendations to achieve those goals and objectives.
- The Plan provides a brief history of Montville and lists historic sites as identified in the New Jersey and National Registers of Historic Places, as well as locally designated historic sites and districts. A detailed description of each of 70 historic sites and/or districts is provided, including related photos of structures and maps locating each site and the boundary of each district.
- A series of detailed recommendations are provided, which include, but are not limited to:
 - Amend historic resource designations and district boundaries where subdivision and demolition have removed previously designated historic resources, expanding districts where necessary to protect existing resources.
 - Coordinate the Historic Preservation Plan Element with the Land Use Element and the Open Space Plan Element. For example, consider the use of historic buffer requirements for properties adjacent to historic districts or sites and identify recreational pathway linkages to these sites within the Open Space Plan Element.
 - Amend the Township Zoning Map to eliminate errors in the depiction of the Morris Canal and Capstick Historic Districts.
 - Evaluate previously undesignated sites for possible inclusion in the National and State Registers of Historic Places. Specific block and lot additions to historic districts and specific sites/structures are identified.
 - Expand educational programs/develop additional educational activities to increase awareness of local historic resources and provide instruction on proper care and maintenance of these resources.
- Finally, the Plan reviews other Township Plan Elements to determine the potential impact and relationship of each to the Historic Preservation Plan Element. Reviews are provided for the Land Use Plan, Housing Element and Fair Share Plan, Open Space and Recreation Plan, Circulation Plan (draft) and Community Facilities Plan (draft).

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Report to the Board September 12th through November 25th 2014

Municipality	Township of Parsippany-Troy Hills
Document	2014 Reexamination of the Master Plan
Public Hearing	12/1/2014
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 Parsippany-Troy Hills Master Plan was adopted in 1976, followed by subsequent amendments and Reexamination Reports in 1993, 1998 and 2004. The purpose of the current Reexamination is to provide an update and ensure that the Master Plan remains current; however, the report strongly recommends that the next review be undertaken as a comprehensive update.
- The Report identifies prior goals and objectives, problems and objectives identified in the last reexamination and the extent to which they have been addressed. It also identifies major land use issues currently facing the municipality, some of which include.
 - Economic Recession and the Impacts to Parsippany’s Business, Research and Office Districts.
 - Solar Power Installations.
 - Drive Through Retail Uses.
 - Data Storage and Disaster Recovery Facilities in Business Districts.
 - Multi-family Residential Options
 - Promotion of Sustainable Building and Development Initiatives.
- The Report identifies major changes in the assumptions, policies and objectives. Issues noted include but are not limited to: a growing, but aging population, increased racial diversity, increased diversity in housing types, a significant drop off in new residential building permits since 2008, and a substantial increase in rental costs.
- The Report identifies various current goals and issues and makes a number of recommendations. Examples include:
 - Increased buffer and setback provisions in the Office – Transition (O-T) district to accommodate hotel use.
 - The rezoning of several lots in the RM1 residential district to the Recreation, Conservation and Wildlife (RCW) district.
 - Modification of the Research, Office and Laboratory (ROL) zone along Route 10 to allow limited manufacturing and warehousing.
 - Consideration of new regulations pertaining to certain land uses, e.g. personal service establishments, instructional and fitness uses, customary home occupations, data storage facilities and adult day care.
 - Changes in minimum parking requirements.
 - Evaluation of stormwater management regulations
 - Review and modification of streetscape, lighting, slope buffer and signage requirements.
- The Report identifies three redevelopment areas, which include several parcels on Edwards Road, Cherry Hills/Upper Pond roads and along the easterly section of Route 46 and Bloomfield Avenue. The Route 46/Bloomfield Avenue area was studied in association with the Township of Montville utilizing a NJ Smart Growth Planning Grant.