

Plans, Master Plans and Amendments

Report to the Board – March 12th through April 14th, 2011

Municipality	Township of Parsippany Troy Hills
Document	Open Space and Recreation Plan
Public Hearing	April 4, 2011
Summary	The Plan includes an inventory of open space, recreation facilities, associated recommendations and an updated inventory of environmental resources.

- The Township of Parsippany Troy Hills Open Space and Recreation Plan was prepared as an update to the 1999 Open Space and Recreation Plan. As per the new Plan, 13.2% (2,162.5 acres) of the Township is permanently preserved open space made up of municipal, county, NJDEP and other lands.
- The Plan includes an existing open space and recreation inventory identifying all public lands, permanently preserved open space, private recreation lands, (lake associations), lakes and ponds, golf courses, wildlife preservers, tax exempt lands (churches and other), agricultural lands and other non-improved vacant lands. In addition, the Plan identifies 32 local parks and describes all facilities located at each park.
- The Plan includes a three-part analysis of open space need that is based on NJ Green Acres Balanced Land Use guidelines, the NPRA Population Ratio and an analysis of accessibility of population centers to various types of parks. According to the analysis, the Township meets and exceeds all open space needs standards.
- The Plan proposes to increase the efficient use of existing facilities, particularly as organized sports have become a year round rather than seasonal activity. In addition, the ethnic composition of the township is changing, increasing the demand for new types of recreation sports demand, such as cricket, soccer and field hockey. The Plan recommends the consideration of new mini-parks located throughout different neighborhoods and supports the increased preservation of open space for environmental protection reasons, particularly the protection of groundwater.
- Approximately 610 acres of vacant (non-agricultural) land remains in the Township, of which 537 acres are environmentally constrained. Even so, the Township had developed a specific block and lot inventory of lands targeted for preservation through acquisition or conservation easement, which contains over 4,000 acres with “open space potential”. Some of these properties are deeded restricted, but are not on the ROSI, and are proposed for this designation. The list includes over 1,500 acres associated with Troy Meadows and about 1,100 acres connected with the Jersey City Reservoir. Other properties of note include the Mount Tabor Golf Course (and adjacent acreage), properties owned by existing lake communities (e.g. Rainbow Lake), and vacant properties located along the Rockaway River.

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Report to the Board – March 12th through April 14th, 2011

Municipality	Town of Boonton
Document	Master Plan Reexamination Report and Master Plan Amendment
Public Hearing	April 13, 2011
Summary	Reexamination of Master Plan and Development Regulations pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-89, and amendment of the Master Plan to include supermarkets as a permitted use in the B-5 District.

- The Town of Boonton last adopted a Master Plan Reexamination Report in 2008. The 2011 reexamination report addresses a single issue, that being the inclusion of supermarkets as a permitted use in the B-5 Business District. Supermarkets are currently listed as a prohibited use in that zone.
- In the report, the Planning Board determines that the exclusion of supermarkets from the B-5 zone is “problematic”, and that the supermarkets are a use consistent with other uses currently permitted in the zone, including retail stores, banks and restaurants.
- The Board also finds that the B-5 zone is located in the core of the Town’s commercial corridor, which is highly accessible from local and major roadways in the area.
- The Board also finds that supermarket uses would benefit the area, providing a “magnet to shoppers” that would be able to combine trips to the supermarket with visits to other nearby commercial establishments, thereby promoting pedestrian traffic and minimizing vehicular traffic between various commercial facilities. The Board finds that this “synergy would result in no substantial negative impacts.”
- Finally, the Board finds that the “existing shopping center located in the B-5 District” provides more than five parking spaces per 1,000 square feet and that if a supermarket or a “supermarket element” is located in an “existing commercial facility”, there will be adequate parking to accommodate that use.



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