

Plans, Master Plans and Amendments

Report to the Board – Sept. 13th, 2012 through Oct. 11th, 2012

Municipality	Borough of Lincoln Park
Document	Lincoln Park 2012 Master Plan Re-Examination Report and Downtown Revitalization Action Plan
Public Hearing	October 18, 2012
Summary	Re-examination Report prepared in accordance with MLUL requirements detailed action plan for revitalization of the Lincoln Park downtown area.

- The re-examination report affirms the general goals and objectives contained in the 1983 Master Plan, describes changes in state laws and reports on ordinances adopted since the release of the last re-examination report in 2006. Recommendations include consideration of the downtown business district for designation as an “area in need of rehabilitation” and adoption of changes identified in the Downtown Revitalization Action Plan.
- The Downtown Revitalization Action Plan was developed with assistance from NJDCA Local Planning Services (LPS). Its purpose is to serve as the foundation for identifying redevelopment opportunities, zoning changes and transportation improvements for Lincoln Park’s downtown, i.e. the business district found along both sides of Main Street, Comly Road and Route 202 (Boonton Pike), including the Municipal Complex, Shop Rite Shopping Center, Comly Road Shopping Center and Lincoln Park Train Station. The Plan is based on the input from local government, review of previous studies (including a 2008 Morris County Walkable Community Workshop), the Lincoln Park Economic Development Committee and “focus group” sessions.



- Goals are identified for seven priority areas, i.e. flooding, parking, circulation and safety, business promotion, image makeover, zoning and land use, and redevelopment. Related goals include: managing the impact of flooding on downtown businesses, improving downtown parking, improving downtown pedestrian safety and overall circulation for all modes of transportation, revitalizing downtown business through promotion, events and increased patronage, improving the downtown experience, improving downtown vitality through zoning and land use changes and creating downtown redevelopment opportunities.
- Objectives include development of a flood mitigation plan, expanding parking, filling gaps in the sidewalk system, identify traffic calming measures for Route 202, retrofitting bike lanes, improving transit access, sponsoring community events, and identifying improvements. Proposed changes would expand the B-1 district to encompass surrounding commercial uses, incorporate design guidelines and require minor site plan review for changes in use to allow opportunities for design review. Preparation of redevelopment/rehabilitation plans and building/property maintenance strategies are recommended
- An “Acton Plan Implementation Table” is included outlining a specific action steps for each objective, identifying lead responsibility, and related resources.

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Municipality	Township of Montville
Document	Township of Montville Highlands Environmental Resource Inventory
Public Hearing	October 17, 2012 (Montville Township Environmental Commission)
Summary	Natural Resource Inventory documenting all natural resources for Montville Township as identified in the Highlands Regional Master Plan.

- The Township of Montville is located within the Highlands Region. The northern portion of the Township is located in the Highlands Preservation Area and the southern portion of the Township is located in the Highlands Planning Area. At this time, Montville is conforming with the Highlands Regional Master Plan in the Preservation Area. Highlands conformance requirements include adoption of a Highlands ERI identifying all natural resources in Montville pursuant to their definition and identification in the Highlands Regional Master Plan.
- The ERI prepared by Montville is based on the model ERI prepared by the Highlands Council. Conformance requires the Township to adopt this model document, which have been modified by the Township to incorporate locally specific Highlands Regional Master Plan Land Use Capability Zones and Highlands Environmental Resources as defined by the Highlands Regional Master Plan and identified as present within Montville Township.
- Resources identified and quantified in the Inventory include: Forest Resource Areas, Total Forest Area, Forest Sub-watersheds, Highlands Open Waters, Highlands Riparian Areas, Watershed Values, Riparian Integrity, Steep Slope Protection Areas, Critical Wildlife Habitat, Significant Natural Areas, Vernal Pools, Preserved Lands, Conservation Priority Areas, Special Environmental Zones, Lake Management Areas, Net Water Availability, Prime Groundwater Recharge Areas, HUC 14s on the NJDEP Impaired Waters List, Wellhead Protection Areas, Preserved Farms/SADC Easements, Important Farmland Soils, Historic, Cultural and Archaeological Resources, Scenic Resources, Contaminated Sites, Public Community Water Systems, Domestic Sewerage Facilities, Roadway and Transit Networks. Maps depicting the location of these resources are included.
- Although the Township is conforming only in the Preservation Area, the inventory and associated mapping quantifies resource totals and locations in both the Preservation and the Planning Areas.

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