

Plans, Master Plans and Amendments

Report to the Board – April 20th, 2012 through June 14th, 2012

Municipality	Township of Long Hill
Document	Valley Road Business District Element of the Master Plan
Public Hearing	June 21, 2012
Summary	Amendment to the Circulation Plan Element to incorporate “Complete Streets” polices, performance measures and guidance for consideration in local transportation decisions.

- The purpose of the Valley Road Business District Plan is to establish the Valley Road corridor between Main Avenue in Sterling and Morristown Road in Gillette as Long Hill’s “downtown”. The plan envisions a downtown area that is “highly accessible to pedestrians, hikers, bikers, transit and automotive modes of travel.” The plan proposes a redesign of traffic patterns that would allow this portion of Valley Road to evolve from a through road to a community focal point with a sense of place that is of human scale.
- Changes are proposed to promote a mix of business development that include combining the B-2 and O zones and allowing business, commercial and office uses to mix together. The plan also recommends eliminating industrial zones directly along Valley Road and maintaining the B-3 zone at its present location. Residential uses along the corridor would be prohibited.



- Under the Plan, the goal for Valley Road is to transform it into a “Road for All Users.” The Plan proposes consideration of a “Complete Streets” policy for Valley Road “to accommodate all road users of all abilities for all trips”, making the road “convenient for all users, including children, persons with disabilities, bicyclists, motorists, seniors, movers of commercial goods, pedestrians and users of Public transportation.” The Plan envisions development of separate bike lanes, bus shelters, north/south crossing of Valley Road for pedestrians, and reduced entrances and curb cuts along the roadway. The plan encourages connecting recreational, school and municipal uses with sidewalks and bicycle paths.
- Other proposed changes address environmental best practices, the establishment of the tree-lined greenway along Valley Road and potential Valley Road Boulevard, reduced Valley Road building setbacks and other building and design considerations.

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Municipality	Township of Mount Olive
Document	Mount Olive Township Highlands Preservation Area Master Plan Element.
Public Hearing	June 12, 2012
Summary	Mandatory Master Plan Amendment incorporating the Highlands Regional Master Plan goals, policies objectives and strategies for that part of Mount Olive located in the Preservation Area of the Highlands Region.

- The Mount Olive Township Preservation Area Master Plan Element (Plan) was developed in response to the Highlands Water Protection and Planning Act requirement for municipal conformance to the Highlands Regional Master Plan in the Highlands Preservation Area. The Plan introduced by Mount Olive is based on the model Highlands Master Plan Element developed by the Highlands Council. Mount Olive is conforming in the Preservation Area only and the new Plan applies only to this area.
- The model element provided by the Highlands Council addresses all goals, policies, objectives and major components of the Highlands Regional Master Plan as applicable to municipal land use and supplements the existing Master Plan for the Preservation Area. The new Preservation Element addresses the Land Use Plan, Housing Plan, Conservation Plan, Utility Service Plan, Circulation Plan, Land Preservation/Land Stewardship Plan, Agricultural Retention/Farmland Preservation Plan, Community Facilities Plan, Sustainable Economic Development Plan, Historic Preservation Plan and Relationship of the Master Plan to State, Regional and Local Plans.
- Only minor amendments have been made to the Highlands model element to reflect the unique characteristics of Mount Olive, such as the identification of several Mount Olive redevelopment areas. Redevelopment area examples identified include the Gold Mine Partners quarry site on Gold Mine Road and an area along Route 46 between Naughton Road and Harris Lane that includes the A&P Shopping Center Site, car dealerships and several vacant lots.