

Plans, Master Plans and Amendments

Report to the Board September 10th through November 23th 2015

Municipality	Borough of Butler
Document	2015 Master Plan Re-examination and Master Plan Update
Public Hearing	November 12, 2015
Summary	This Reexamination Report constitutes the Master Plan Reexamination mandated by the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-89.

- Butler Borough adopted its last Comprehensive Master Plan in 2004. The proposed Reexamination Report (Report) identifies major changes and problems and the extent to which these have been addressed since that time.
- The Report identifies demographic changes between 2000 and 2013 and identifies major concerns expressed in the 2004 Master Plan and the extent to which they have been addressed. Noted accomplishments include various intersection and roadway improvements, the completion of several large multi-family developments (Cambridge Heights, Argonne Woods and River Place), and the approval and/or completion of several large commercial developments, including the Lowes Home Center, the Wendys/Applebees, Roseme Motor Lodge and 7-11 convenience store, all located on Route 23.
- The report also discusses changes at the State level, including the Highlands Act, the 2011 draft State Strategic Plan, the 2008 Water Quality Management Planning Rules, the 2011 State Energy Master Plan, the movement of COAH responsibilities to the courts and changes to the MLUL.
- Concerning specific changes to the Master Plan, the Report sets forth additional goals and objectives. These include, but are not limited to the following (abridged) goals and objectives:
 - To preserve and protect the residential character and overall density of the community by restricting incompatible land uses and limiting intensities.
 - To enhance the central business district by coordinating signage, façade appearance and overall community character along the Main street corridor.
 - To preserve and integrate historic features and foster the Borough's unique identity.
 - To maintain adequate separation of commercial and residential uses.
 - To ensure that redevelopment respects the Borough's environmental features and complements the surrounding area.
 - To preserve steeply sloped areas, wetlands, flood plains and stream buffers to the greatest extent possible.
 - To implement municipal actions that comply with NJDEP reduction of flood risk through Low Impact Development-Best Management Practices.

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Municipality	Mount Arlington Borough
Document	2015 Master Plan
Public Hearing	November 9, 2015
Summary	This document constitutes an update of the Master Plan including new goals and objectives, updated demographics, a new land use and recycling plan element.

- The Mount Arlington Master Plan was last updated in 1999, followed by Reexamination Reports in 2005 and again in 2015. The current plan focus is to increase opportunities for commercial development while maintaining and enhancing existing high quality neighborhood characteristics. The Plan goals include but are not limited to:
 - Protection and capitalization of the Lake Hopatcong area through historic rehabilitation, integration of new buildings within the historic character of the area and promotion of tourist oriented businesses.
 - Development and redevelopment of the Village Center in a manner generally consistent with State Plan “village center” policies.
 - Development of non-residential uses in the Village Center and along Howard Boulevard near the Route 80 interchange.
- The land use focus is on scattered infill development and redevelopment. Key opportunities for new development include the Valley Road Redevelopment Area, slated for a 300 unit apartment community and redevelopment of a former landfill site in the northeastern portion of the Borough (in the Highlands Preservation area) into an alternate energy generation facility with parking for recreation vehicles.
- The Plan identifies a new Village Center (VC) Zoning Designation within the Village Center to support the existing mix of uses while allowing the redevelopment and rehabilitation of key sites. The zone would expand housing and non-residential use options, encourage increased population within walking distance of the Village Center, promote streetscape improvements and include locations for common/public parking so as to increase development opportunities.
- The Plan also includes a description of Mount Arlington’s two historic districts and a summary of municipal demographic characteristics and municipal recycling activities and responsibilities.

Map: Proposed Village Center Area

