

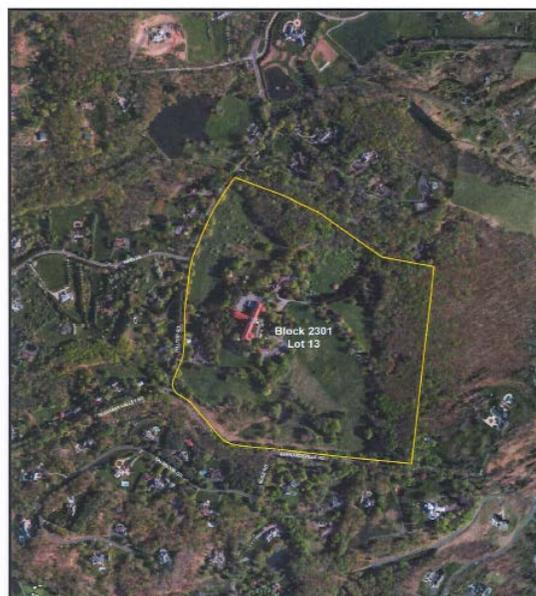
# Plans, Master Plans and Amendments

## Report to the Board July 30<sup>th</sup> through September 9<sup>th</sup> 2015

<b>Municipality</b>	<b>Mendham Borough</b>
<b>Document</b>	Land Use Plan Element Amendment to the 2006 Master Plan
<b>Public Hearing</b>	September 14, 2015
<b>Summary</b>	Master Plan recommendation of a new land use category “Religious Campus” for a single block and lot in the existing R-5 zone.

- The Mendham Borough Land Use Plan Amendment recommends a new zone district be established to accommodate the land use category identified as “Religious District.” The new zone would encompass 112 acres within the existing R-5 Residential district, specifically, Block 13, Lot 2301. The new zone would continue to allow residential use in accordance with R-5 standards.
- The new zone district recognizes the Sisters of Christian Charity religious order which has occupied the site since 1927. The property is currently occupied by two primary buildings and several cottages and storage structures. The new lands use category / zoning regulations will enable improvements to meet the needs of the order, i.e. incorporation of modern housing with chapel, activity rooms, library, central kitchen, common dining room and health /wellness facilities. The religious order structures are currently a nonconforming use.
- The current amendment finds that the new R-5 / Religious Campus zone would meet several goals and objectives of the MLUL and Mendham Borough Master Plan. The 2006 Master Plan identifies the site as “Quasi-Public and this site was specifically excluded from build-out analysis with an expectation that the site would remain in its present use.
- The new land use category would define “Religious Campus” as a contiguous area of land constituting a tract of 80 acres under ownership and control of a single entity, containing living quarters of a religious order or congregation and associated administrative and spiritual facilities. A density will be established equivalent to approximately 1.8 to 2 persons per acre. Accessory functions to the religious order will be permitted.

PROPOSED R-5 / RELIGIOUS CAMPUS ZONE DISTRICT



# Plans, Master Plans and Amendments

## Report to the Board July 30<sup>th</sup> through September 9<sup>th</sup> 2015

<b>Municipality</b>	<b>Township of Long Hill</b>
<b>Document</b>	Downtown Valley Commercial District Element of the Master Plan
<b>Public Hearing</b>	September 8, 2015
<b>Summary</b>	Master Plan recommendations replacing the existing Valley Road Business District Element.

- The Downtown Valley Commercial District Plan (Downtown Plan) encompasses the area in and around Valley Road between Main Avenue and Morristown Road, Plainfield and Bay Streets. Since the Valley Road Business District Element was written in 2012, several changes have taken place, including the creation of the Mathew G. Kantor Memorial Park and the creation of Central Park located at the northeast corner of the Downtown Plan area
- The new Downtown Plan seeks to strengthen this areas role as an economically sustainable commercial center that is highly accessible to pedestrians through connecting pathways and sidewalks. The Plan envisions a redesign of existing traffic patterns to allow the area to evolve into a community focal point rather than a through road. Recommendations have been developed by the Master Plan Committee focusing on: 1) zoning changes 2) attracting quality businesses to downtown, 3) community improvement 4) environmental improvements 5) roadway improvements 6) design and architectural standards and 7) downtown recreation and leisure activities.
- The business district along Valley Road is currently divided into six distinct zoning districts. The report recommends combining portions of these various zones (B-2, B-3, LI-2 and O) into a single “Business Downtown Zone (B-D) to allow a mix of office, commercial and retail uses. Existing industrial uses would be covered by a new Limited Industrial Overlay Zone (LIO) that would allow existing uses to continue as permitted uses without allowing additional industrial uses in the future. The existing LI-2 zone would be eliminated entirely. A new Planned Shopping Overlay Zone (PSO) is recommended for the area encompassing the Shop Rite Mall and Valley Mall, which are currently zoned B-3) .
- Other recommendations include, but are not limited to:
  - Establish a Downtown epicenter between Poplar and Plainfield; encourage park-and-walk by removing natural and manmade barriers between businesses.
  - Provide sidewalks and walking paths to connect surrounding residential zones to the Downtown area; connect the Library and Town Hall to the Valley Mall
  - Connect Bay Street to Plainfield Avenue to create a walkable downtown loop and develop the area to encourage park and stay pedestrian and bicycle friendly environment; discourage new signalization of intersections on Valley Road.
  - Reduce the number of entrances, driveways and curb cuts within the Downtown and encourage interconnections between parking areas and shared parking.
  - Adjust front yard setbacks to bring new buildings closer to the street and require parking to be placed the rear and side yards; encourage lot consolidation and infill development.
  - Increase recreational opportunities along the Passaic River; encourage the establishment of an outdoor area to use for dining, local art, music and other Downtown events.